

8834

BUSINESS

**BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

FILE No. 8834

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, Jutaro

HOME ADDRESS: 566 Powell St., Vancouver, B. C.

REGISTRATION NUMBER 10156 SEX: Male AGE: 61

OCCUPATION: grocery store

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

EMPLOYER: "Self"

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Shige

ADDRESS OF WIFE OR HUSBAND: 566 Powell St., Vanc'r, B. C.

NAMES OF ANY LIVING CHILDREN: Shigeo(M); Juzo(M); Mitsuo (M); Kiyo(W);

Yaeko(F); Atsuko(F); Shizuko (Mrs. Y. Ohashi)

Mrs. U

ADDRESS OF CHILDREN: 566 Powell St., Vancouver, B. C.

AGE OF CHILDREN: 26; 21; 18; 16; 14; 12; 28 years respectively.

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

1. LOCATION AND DESCRIPTION: (1) 566 Powell St., Vanc'r, B. C.

B1307, Lot 13, Blk. 53, D. L. 196

(2) 16th Ave., West Pt. Grey - 12689, Lot 14, Blk. 118, D. L. 540

(3) 16th Av., West Pt. Grey - 12688 Lot. 13, Blk. 118, D. L. 540

2. BUILDINGS AND OTHER IMPROVEMENTS: (1) Brick building
1-2 storey wooden frame (store and garage on 1st floor and 6 suites on 2nd floor. (2) & (3) none

3. INSURANCE (Give particulars; state where policies are) \$7,000.00 Ohio Farmers Ins. Co. Policy B.C.23351 and \$4,000.00 , Buffalo Ins. Co. Policy #B.C.10565

on building occupied as store and rooming house at 566 Powell St., Vanc'r, B.C

4. TAXES (Amount and where payable) total taxes \$242.42 paid 1941 payable City Hall, Vanc'r, B. C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) (1) occupied as store and rooming house formerly - new - owner. Declarant will turn the key over to the Custodian upon his evacuation, (2) & (3) None

and the key to the suites will be handed to R. Otagi. and the lease suite 7.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Bank of Commerce ~~Managers & Pender~~ Sts., Vanc't, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None
9. IF FARM LAND STATE CROPS SOWN. None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

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

4. STATE WHEREABOUTS OF LEASE: None

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

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Store fixtures: ~~show case(2); 3-counters; 2-sealed 1-cash register;~~
Office fixtures: ~~2-desks; 1-filing cabinet; safe;~~

~~Household: kitchen utensils & wares; rice machine;~~ also about

\$2,000.00 in store stock, (the rest of furniture of dwelling the declarant expects to take with him) This property will be left at 566 Powell St., Vanc't along with property belonging to former Japanese tenants of which he has not responsibility and the key to store will be left with the Custodian.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

S. ~~John~~ ~~by~~ ~~William~~ 19/10/47 None See Extract - 26/10/44 - Vancouver 515
Kensington 514. See Extract - 15/12/44 - Vancouver 57

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)
Declarant was formerly a grocery store owner and he has on his
books several Japanese debtors who have been evacuated and names
and addresses are impossible to get thus he would rather leave
business as is without with \$5,000.00 book accounts outstanding.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None

8. BANK ACCOUNTS Bank of Commerce Hastings & Pender, Vanc'r, B. C.
Ant. \$2100.00

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 12th day of May 1942.

AR. W. M. M. M.

Witness

(Signature)

J. Nishimura

FOR DEPARTMENTAL USE

P.D.

INFORMATION FROM R.C.M.P.

Date August 11/43

Our File No. 8834

Full Name NISHIMURA, Jutaro
(Surname in Block Letters)

Registration No. 10156 ^V Male - Female
(check) Age Sept 1, 1880

Former Address 566 Powell Street, City.

Date Evacuated May 18/42 Naturalized - Canadian-Born - National
(check) 15/8/42

Present Address Coldstream Ranch, Vernon, B. C.

^V Married - Single
(check)

Name of Wife ONO, Shige #10159

Name of Husband - - -

Name of Mother ^{nee} (ENDO) Tsuge (Dec'd)

Name of Father Jusaburo (Dec'd)

Names of Children under 16 Kio (F) 10/1/26; Yaye (F) 20/5/28; Atsuko (F)
5/8/30.

Requested by V. Scott

Registered with Custodian Yes
(Yes or No)

Additional Information Grocery store proprietor. Owner of house and
lot at above address, also lot at 16th Avenue. 1 Truck.

Catalogue No. 384
No. 385

File No. 8834

Jutaro NISHIMURA (Mr.)

Reg. No. 10156

Civic Address:

16th Avenue & Carnarvon, Vancouver, B. C.

Legal Description:

Lots 13 & 14, Blk. 118, D. L. 540, Group 1,
N. W. D., Plan 2015

Classification:

Vacant Lots.

SOLD

File No. 8834

-- SUMMARY --

June 6th, 1946

-- REAL ESTATE --

Reg. No 10156

Lot 13, Block 53, District Lot 196,
Plan 196, Vancouver, B.C.

Catalogue No: 206
Japanese Name: Jutaro NISHIMURA
Civic Address: 566 Powell Street, Vancouver, B.C.
Legal Description: Lot 13, Block 53, District Lot 196, Plan 196, Vancouver, B.C.
Classification: Store, garage, suites

Registered in the name of: Jutaro NISHIMURA

Title: Clear

Sold to:

Title delivered to:

Hans Koch for Cash \$5300.00 as Sept. 26, 1944.

H. Koch, Jan 25, 1945. Certificate No. 113083-L. The old Certificate No. 75446K was declared by NISHIMURA as being in the Canadian Bank of Commerce, Main & Pender Sts, Vancouver B.C., but the application to register the transfer to New Owner, does not indicate that the old Certificate was surrendered to the Land Registry Office.
Adjustments made.

account of Jutaro NISHIMURA January 15, 1945.

Not involved.

Funds are released to:

Chattels:

Insurance:

Fire and Plate Glass in respect to Building were transferred to Hans Koch as Sept. 26, 1944.

June 7th, 1946

NOTE: Certificate
#75446K now on file.

The above Summary is certified to be in
accordance with the information on file,
June 6th, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

*Delivered to Cranner
Oct 5/46*

June 6 1946

File No. 8834

Jutaro NISHIMURA
Reg. No. 10156

Catalogue #206

Lot 13/53/196/Vancouver, B.C.
566 Powell Street,

Assessment Value - 1944

Land -	\$800.00
Improvements-	<u>5900.00</u>
	\$6700.00

Appraisal -

Reid -	\$4500.00
Committee-	<u>5300.00</u>

Sale Price - \$5300.00


B.R. Dusenbury
Office of the Custodian

File No. 8834

-- SUMMARY --

June 6th, 1946

-- REAL ESTATE --

Reg. No. 10156

Lots 13 and 14, Block 118, District Lot 540,
Vancouver, B.C. Vacant Property.

Catalogue NO: 384 for Lot 13
" " 385 for Lot 14

Japanese Name: Jutaro NISHIMURA,

Civic Address: 16th Avenue and Carnarvon, Vancouver, B.C.

Legal Description: Lots 13 and 14, Block 118, District Lot 540, Plan 2015,
City of Vancouver, B.C.

Classification: Vacant Lots

Registered in the name of: Jutaro NISHIMURA

Title: Clear

Sold to: John Joseph Sullivan for \$600.00 Cash as April 28, 1944

Title delivered to: John J. Sullivan June 9, 1944. Certificate No. 102462-L. The old Certificate No. 51109K was declared by NISHIMURA as being in the Canadian Bank of Commerce, Main & Pender Sts. Vancouver, B.C. but the application to register the transfer to new Owner, does not indicate that old Certificate was surrendered to the Land Registry Office. Adjustments made.

Funds released to: Account of Jutaro NISHIMURA as June 6, 1944.

Chattels: Not involved.

Fire Insurance: Nil - vacant Lots.

June 7th, 1946

NOTE: Certificate No. 51109K
now on file

*Delivered to James
Oct 5 46*

The above Summary is certified to be in
accordance with the information on file,
June 6th, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

NISHIMURA, Jutaro
Evacuee File No. 8834
566 Powell St., Vancouver, B. C.



Picture taken April 8th, 1943

Catalogue No. 206
File No. 8834
566 Powell Street
Vancouver/13/53/196

Receipt of Certificate of Title No. 113083-L is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of British Columbia Plate Glass Insurance Company policy No. 31349 and Legal & General Assurance Society Ltd. policy No. 14136 both of which have been assigned to me.

Dated at Vancouver, B. C. this 25th day of January 1945

H. Kork.

Catalogue Nos. 384 & 385
File No. 8834
16th Avenue & Carnarvon
13/14/118/540

Receipt of Certificate of Title No. 102462-L is by me hereby acknowledged
and I agree that all adjustments and incidents in connection with the sale
to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of cheque for \$8.76 representing closing
adjustments on sale to me of 16th Avenue & Carnarvon Street.

DATED at Vancouver, B. C., this 9th day of June 1944.

John J. Sullivan

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

Dear Sirs:-

Re: 566 Powell 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,

.....*M. Kah*.....Signed

File No. 8834.
Catalogue No. 206.

October 3rd, 1944.

MEMORANDUM

TO: Mr. E. W. Wright

FROM: Mr. D. A. Gramer

Jutaro NISHIMURA - Reg. No. 10156
City of Vancouver
Lot 13, Blk. 53, D.L. 196, Sp. 1,
N.W.D., Plan 196. Certificate
of Vesting No. 36338.

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..... HANS KOCH.
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.
6. Real Property Memorandum from Administration Department.

Certificate of Indefeasible Title No. 75446-E, is being held for safekeeping only in Bank of Commerce, Main & Pender.

DAC:JS
Encls.

P.S.

Please have these documents sent AIR MAIL to Ottawa.

D. A. Gramer

File No. 8834.
Catalogue No. 206.

January 2nd, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Jutaro NISHIMURA
Lot 13, Blk. 53, D.L. 196,
Gp. 1, N.W.D., Plan 196.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated November 7th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 113082-L, dated November 7th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 113083-L, dated November 7th, 1944, registering the property in the name of Hans Koch (Deed).
3. Duplicate of Transmission dated October 11th, 1944.
4. Duplicate of Deed dated October 11th, 1944 - Secretary of State to Hans Koch.
5. Certificate of Indefeasible Title number 113083-L, dated December 22nd, 1944, covering the above property in the name of Hans Koch.

D. A. Cramer

DAC:JS
Attch.

File No. 8834.
Catalogue Nos. 384 & 385.

June 3rd, 1944.

MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D. A. Cramer

Jutaro NISHIMURA
Lots 13 & 14, Blk. 118,
D.L. 540, Gp. 1, N.W.D.,
Plan 2015.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated May 12th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 102461-L, dated May 12th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 102462-L, dated May 12th, 1944, registering the property in the name of John Joseph Sullivan (Deed).
3. Duplicate of Transmission dated May 4th, 1944.
4. Duplicate of Deed dated May 4th, 1944 - Secretary of State to John Joseph Sullivan.
5. Certificate of Indefeasible Title number 102462-L, dated May 30th, 1944, covering the above property in the name of John Joseph Sullivan.

DAC:JS
Encls.

D. A. Cramer

File No. 8834.
Catalogue Nos. 384 & 385.

May 1st, 1944.

MEMORANDUM

TO: Mr. K. W. Wright

FROM: Mr. D. A. Gramer

Jutaro NISHIMURA - Reg. No. 10156
City of Vancouver
Lots 13 and 14, Blk. 118, D.L. 540,
Op. 1, N.W.D., Plan 2015.
Certificate of Vesting No. 36328.

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..... JOHN JOSEPH SULLIVAN.
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. 51109-K is in the Canadian Bank of Commerce, Hastings & Pender Sts., Vancouver, B. C. (per JP).

Main

DAG:JB
Encls.

D. A. Gramer

Date... April 21st, 1944...

REAL PROPERTY MEMORANDUM

File No. 8834

Name... NISHIMURA, Jutaro Registration No. 10156

Re: Catalogue Nos. 384 & 385

Address: 16th Avenue & Carnarvon Street, Vancouver, B. C.

✓ Legal Description: 13 & 14/118/540/Gp.1, N.W.D., Plan 2015
Vacant Land.

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 51109-K

Main Canadian Bank of Commerce,
Whereabouts: Hastings & Pender Streets,
Vancouver, B.C. (per "JP")
Reg. No. 10156

Registered owner: NISHIMURA, Jutaro

✓ Property: City of Vancouver,
Lots 13, and 14, Block 118,
District Lot 540, Group 1,
New Westminster District,
Plan 2015

✓ B. Charges.

Registered: None.

✓ Vesting: Filing 36328. 7/6/43.

✓ Unregistered: No evidence found.

Taxes: Lot 13: \$21.49

Lot 14: \$18.25 1943 paid.

✓ Water: No service.

Insurance: None

Assessed Value: Land: Lot 13: \$430.00 Improvements: Nil

Lot 14: \$365.00 Nil

Valuation by Appraiser: \$525.00

Amount of Bid: \$600.00

Approved by Advisory Committee: April 19th, 1944

✓ Paid as shown in attached letter: \$600.00

Name of transferee as attached letter: John Joseph Sullivan, 2145 West 10th Avenue

ADMINISTRATION.

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

VACANT LAND

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

Chattels: Particulars of those stored on the premises.

NONE

Named Agent:

Simpson-MacPherson Ltd.,
2549 Alma Road, Vancouver, B.C.

STATEMENT RE SALE OF:

Catalogue No: 206
 Street Address: 566 Powell St.
 Legal Description: Vancouver, B.C.
 13/53/196

Name: NISHIMURA, Jutaro

File No: 8834

Reg. 10196

Date of Sale and Adjustments September 26th, 1944

Sale Price

5300.00

Real Estate Agents Commission

\$ 265.00

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance

37.96

Taxes

50.13

Water

4.92

283.92

5388.09

Net Proceeds credited to your account

as of September 26th, 1944

5104.17

Date:..... May 14th, 1945

Compiled by:..... Mr. George Peters

Catalogue No. 206
File No. 8834
966 Powell Street, Vancouver
13/53/196

January 12, 1945.

HANS KOCH
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at September 26, 1944)

	DEBIT	CREDIT
Purchase price	\$5,300.00	
Cheques received		\$5,300.00
Water - July 5 to Sept. 25 - 82 days @ 6¢		4.92
<u>Amount of rent collected</u>		
Thompson - Sept. 26 to Oct. 11 - 15/30 x \$10.45		5.23
Oct. 12th to Nov. 11th & Nov. 12th to Dec. 11th		20.90
Gas - Sept. 26 to Oct. 11 - 15/30 x \$1.06		.53
Oct. 12 to Dec. 11 - 2 months @ \$1.06		2.12
Lenny - Nov. 6th to Nov. 7th - 1 day		.35
Hruschuk - Oct. 18 to Nov. 4 - for		6.07
Satori - Sept. 26 to Oct. 13 - 17/30 x \$11.40		6.46
Oct. 14 to Nov. 13 - 1 month @ \$11.40		11.40
Gas - Sept. 26 to Oct. 13 - 17/30 x \$.80		.45
Oct. 14 to Nov. 13 - 1 month @ 80¢		.80
Stewart - Sept. 26 to Oct. 9 - 13/30 x \$12.35		5.35
Oct. 10 to Nov. 9 - 1 month @ \$12.35		12.35
Dane - Sept. 26 to Oct. 4 - 8/30 x \$10.45		2.79
Oct. 5 to Nov. 4 & Nov. 5 to Dec. 4 - 2 mos.		20.90
Registration fees on deed - \$5,300.00	15.30	
Insurance premium - 95.1¢ x \$35.10	33.38	
Insurance premium - 21.1¢ x \$21.70	4.58	
Purchaser's proportion of 1944 taxes -		
76/365 x \$190.60	50.13	
Sept. 28/44 - Stewart - wages	4.00	
Oct. 14/44 - " - supplies	2.05	
Oct. 19/44 - " - gas	.80	
Oct. 30/44 - " - wages	4.00	
Nov. 8/44 - Light and gas	10.52	
Balance owing by purchaser		24.14
	<u>\$5,424.76</u>	<u>\$5,424.76</u>

BALANCE OWING BY PURCHASER

\$24.14

June 6th, 1946

-- PERSONAL PROPERTY --

re:- Jutaro NISHIMURA,
Reg. No. 10156

CHATELS:

See Chatels Summary

MERCHANDISE:

The "Store Stock" referred to in registration of NISHIMURA dated May 12, 1942 has been disposed of as per Chatels Summary and Auction sheets referred to therein.

ACCOUNTS
RECEIVABLE:

See registration of NISHIMURA dated May 12, 1942 page 3 in which it is noted NISHIMURA says "Declarant was formerly a Grocery Store owner and he has on his books several Japanese debtors who have been evacuated and names and addresses are impossible to get thus he would rather leave business as is with \$5,000.00 book accounts outstanding." No action was taken by this office. Later on the file he designated some accounts owing to him as follows:-

1. Miyuki TAKASAKI, File 8005 - \$700.00

This was denied by Miyuki TAKASAKI and so reported to NISHIMURA. Later he claimed from Wataru TAKASAKI \$420.00 being a balance of a \$700.00 transaction (File #7641) and received payment and credit for \$420.00 on that account Nov. 1-45. Efforts are being made to have NISHIMURA clarify his claim against Miyuki TAKASAKI and we are presently awaiting reply to a letter of ours.

2. Shigegi KAMACHI, File #3612 - \$350.00

This was admitted by KAMACHI who stated that he was unable to pay. This was reported to NISHIMURA March 5, 1945 and no further action was taken by this office.

3. Tomekichi OHASHI - File #3344 - \$182.40

This was paid through this office as March 7th, 1945 by credit to account of Jutaro NISHIMURA.

STOCK:

Under date of March 29, 1945 we received from Killam & Shakespeare, Barristers, the sum of \$120.00 being reported as derived from sale of capital stock of Vancouver Shoya Manufacturers Ltd. in name of Jutaro NISHIMURA. Our letter April 6, 1945 advised NISHIMURA of the receipt of this amount from this source and that it was credited to his account.

BANK ACCOUNT:

Registration dated May 12th, 1942 by NISHIMURA revealed as follows:-

"Bank of Commerce Hastings & Pender, Vanc'r.B.C.
Amt. \$2100.00"

As this did not vest with the Custodian, no action was taken by this office.

SPECIFIED ARTICLES:

On the R.C.M.P. memo dated August 11th, 1943 is a (over)

File No. 8834 - SUMMARY - PERSONAL PROPERTY - continued

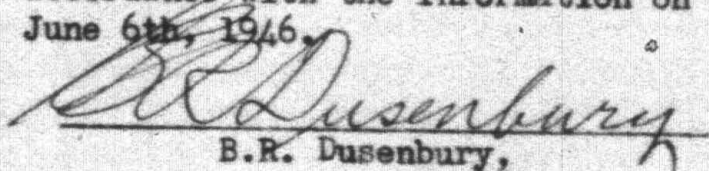
SPECIFIED ARTICLES:

reference to "1 Truck". As the file does not reveal any other reference to this item we are today inquiring of NISHIMURA as to disposition of said Truck.

There are no Cameras, Radios, Fire Arms, Vessels, or other motor vehicles, revealed in the registration or the file.

No other Personal Property revealed on the file.

The above Summary is certified to be in accordance with the information on file,
June 6th, 1946.


B.R. Dusenbury,
Administration Department.

File No. 8834

Jutaro NISHIMURA,
Reg. No. 10156

June 6th, 1946

Lots 13 and 14, Block 118,
District Lot 540, Vancouver, B.C.

Assessment Value - 1943
Lots 13 and 14,
Land(Vacant) \$795.00

Appraisal -(Reid)
Lot 13 - \$300.00
" 14 - 225.00

Sale Price - \$600.00


B.R. Dusenbury
Office of the Custodian

8834

April 19, 1943.

Mr. Jutaro NISHIMURA,
Registration No. 10156,
c/o Mr. H. E. Talbot,
Westwold, B. C.

Dear Sir:

On January 20th we were advised by Pemberton Insurance Corporation to the effect that they were holding you covered to the extent of \$3,000.00 on stock, household furniture, and Rice Milling Machinery and Equipment located at 566 Powell Street, Vancouver, and they wrote to you asking your instructions in connection with the renewal of this coverage.

On March 11th we again heard from Pemberton Insurance Corporation concerning the same matter advising us that you had asked for a statement concerning the rent at 566 Powell Street in order that you could decide in connection with renewing and increasing the insurance referred to above.

Acting on this request we sent you the statement covering your property at 566 Powell Street on the 16th of March.

Today I received another letter pointing out to us again that they were holding you covered for \$3,000.00 since January 20th, and had attempted since that time to get definite instructions from you concerning the renewal. Enclosed in this last letter from them is a copy of your letter to them dated, April 13th, in which you state that you would like to renew the insurance in question, but that you have recently been informed that all Japanese properties were being sold and that, therefore, you considered it was not necessary for you to renew the insurance.

If you do not wish insurance carried on these chattels and equipment as referred to above and wish to take the risk on your own shoulders, that will be quite alright as far as we are concerned, but in the event of fire destroying your property you would be the loser to that extent.

Would you kindly write me by return mail and let me know which you desire, to have this renewal put through that Pemberton's have been holding covered for you since January 20th or do you wish to give instructions to drop the coverage.

SAC:WAT

S. M. Gibson,
Insurance Department.

Yours truly,

Kindly advise without delay in connection with this matter.

Should you wish to have the policy written the premium
can be paid from this office and charged to your account.

March 22, 1948

File No.
8834

AMENDED
SINCE DETAILS
RECEIVED March 20, 1948,

REAL PROPERTY SECTION

ANALYSIS OF
CLAIM

Jutaro NISHIMURA,
Reg. No. 10156

REAL PROPERTY: - Catalogue #206 being
566 Powell St. Vancouver, B.C.
known as Lot 13/53/196/196,

REAL PROPERTY: Catalogue #384 and 385
16th and Carnarvon St. Vancouver, B.C.
known as Lots 13 and 14/118/540

Jutaro NISHIMURA makes claim
for (Gross)

566 Powell St. Vancouver, B.C. - \$12500.00

Land 2 lots -
16th Ave. & Carnarvon - 1500.00 14000.00

Sale price of Cat. #206 - 5300.00
" " Cats. 384 & 385 600.00

Appraisal for Catalogue #206 - \$4500.00

Appraisal for Catalogue #384- 300.00
" " 385 225.00

Tenders - Catalogue #206

(a) Pembertons - 2 letters - \$4800.00
(b) " 2 " 5300.00
(c) Acceptance of (b) - 5300.00

Tenders - Catalogues No. 384 and #385

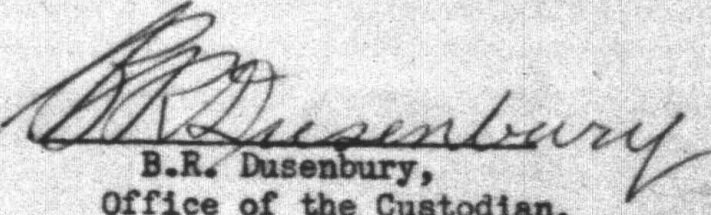
(a) Sullivan - 2 letters - 600.00
(b) Acceptance of (a) - 600.00

RECAP:

Gross amount claimed 14000.00

" " of sale 5900.00

NOTE: The makeup of the claim was not received until March 20, 1948.


B.R. Dusenbury,
Office of the Custodian.

March 20th, 1948

File No.
8834

Jutaro NISHIMURA
Reg. No. 10156

Makeup of Gross Claim
of \$18600.00 as follows:-

566 Powell Street	-	\$12500.00
Land - 2 lots		
16th and Carnarvon	-	1500.00
Accounts Receivable	-	3000.00
Store & Fixtures	-	1000.00
Rice machine & Motor	-	600.00
		<u>18600.00</u>

This make up received March 20th, 1948. It
did not accompany the Claim when lodged.



16

MEMORANDUM

File Nos. 8834
Int. 470

January 31, 1946.

TO: Mr. W. J. Johnston

FROM: Mr. G. B. Spain

RE: P/W A-414 ISHIBASHI, Yoshichiro

In reply to your memorandum of the 29th instant, I would report that all chattels found at 566 Powell Street, in the absence of other identification, were moved to our warehouse, and there sold in the name of Jutaro NISHINURA.

Clothing was found to be infested with moths and was discarded.

The Internee claims a wardrobe, but reference to auction sales on the NISHINURA file discloses 3 wardrobes sold in auction No. 514, one of which probably belonged to the Internee. Two were sold at \$13.00 and one at \$15.00.

If you agree, we might transfer a \$13.00 value to the Internee file.

GBS:LEM

Mr. G. B. Spain

Transferred 2/2/46

*OK.
W. J. Johnston*

C.G.

8834

October 2, 1944

Mr. Jutaro NISHIMURA,
Reg. No. 10156,
Coldstream Ranch,
Vernon, B.C.

Dear Sir

Re: Catalogue No. 206,
566 Powell Street,
Lot 13, Blk. 53, D.L. 196.

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

We note from your J.P. Form that Title No. 75446-K Indef. covering this property is in safe-keeping in the Bank of Commerce, Main and Pender Street Branch, Vancouver. Would you kindly make arrangements to have this title delivered to us, or forward a letter to this office giving the Custodian permission to open the box and get the title.

Yours truly,

George Peters,
Administration Department.

GP:AS

10156		NAME NISHIMURA, Jutaro		FILE NO. 8834		
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
B.C. Plate Glass Insurance Co.	<i>Transferred to Hans Koch - 12/11/44</i> 31349	---	May	15	1945	566 Powell St. Vancouver, B. C.
Buffalo Insurance Company	<i>Renewed - Pol # 14136 - Legal & Gen. Assn. Soc.</i> BC10565	\$4000.00	Sept.	7	1944	Lot 13, Bldg. 53, D.L. 106, 566 Powell St. Vancouver, B. C.
Ohio Farmers Insurance Co.	<i>Renewed - Pol # 14136 - Legal & Gen. Assn. Soc.</i> BC23351	\$4000.00	Sept.	7	1944	Lot 13, Bldg. 53, D.L. 106, 566 Powell St. Vancouver, B. C.
Legal & General Assn. Society Ltd.	<i>Renewed - Pol # 17065 - Legal & Gen. Assn. Soc.</i> 12661	\$3,000.00	Jan.	20th	1944	No. 566 Powell Street, Vancouver, B. C.
Legal & General Assurance Society	<i>Note Renewed</i> 17065	\$1,000.00	Jan.	20	1945	566 Powell Street, Vancouver, B. C.
Legal & General Insurance Soc., Ltd.	<i>Transferred to Hans Koch - 12/11/44</i> 14136	\$4,500.	Sept.	7	1945	566 Powell St., Vancouver, B. C.

— SUMMARY —

June 6th, 1946

— INSURANCE —

Re:- Jutaro NISHIMURA,
Reg. No. 10156

Fire and Plate Glass Insurance in respect to Building was maintained while required and when premises were sold was transferred to Hans Koch, the purchaser. Return premium amounting to \$37.96 was allowed NISHIMURA.

It is noted that NISHIMURA in his registration dated May 12, 1942 declared \$8000.00 Fire Insurance on the Building. At the expiration of these policies, as Sept. 7th, 1944 this amount was reduced to \$4500.00 and that was the amount of Fire Insurance on Building turned over to the purchaser.

Fire Insurance was carried on Stock, household furniture, and rice mill machinery & equipment for \$3,000.00 Policy #12661 expiring Jan. 20, 1944. Insurance on stock was not renewed as from that date; Insurance on Furniture & Machinery was renewed for \$1,000.00 Policy #17065 for 1 year. As these items were removed to storage, this insurance was not renewed on expiry date, Jan. 20, 1945.

The above Summary is certified to be in accordance with the information on file,
June 6th, 1946.

B.R. Dusenbury
B.R. Dusenbury
Administration Department.

File No. 8834

-- SUMMARY --

June 6th, 1946

-- LIABILITIES --

Re:- Jutaro NISHIMURA
Reg. No. 10156

The following Claims are revealed on the file against
Jutaro NISHIMURA:-

1. Vancouver General Hospital \$27.50
a/c Jack NISHIMURA

This Claim was incorrectly filed and was
removed to file #2894-Gengo(Jack)
NISHIMURA., and admitted on that
file.

2. Dr. M. UCHIDA 3.00
" " 9.00

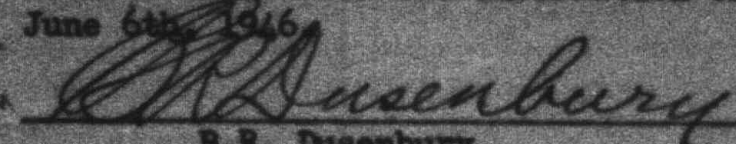
These Claims were withdrawn by General
Ltr. of Dr. UCHIDA dated Aug. 3/43.

3. Dr. Anthony, Balance 10.00
a/c Juzo NISHIMURA

This Claim was paid through this office
March 11th, 1946.

No other Claims against or indebtedness of
Jutaro NISHIMURA are revealed on the file.

The above Summary is certified to be
in accordance with the information on file,
June 6th, 1946.


B.R. Dusenbury,
Administration Department.

June 7th, 1946

CHATELS

Re:- Jutaro NISHIMURA,
Reg. No. 10156

In Registration of NISHIMURA dated May 12th, 1942, he declared on Page 2 as follows:-

"Store fixtures; show case(2); 3-counters; 2 scales, 1 cash register;
Office fixtures; 2 desks, 1 filing cabinet, safe;
Household; kitchen utensils & wares; rice machine; also about \$2,000.00
in store stock".

located at 566 Powell St., Vancouver, B.C. No inventory of these assets is revealed on the file. They remained at this location until sometime in 1944 and were insured as follows:- \$2,000.00 on ~~sw~~ stock-in-trade, \$500.00 on Rice Milling machinery and Equipment and \$500.00 on Household furniture, personal effects etc; Subsequently they were removed to Willards Sales Rooms at 1047 Seymour St. for sale. The first sale is indicated as Oct. 19, 1944. The Auction sheets comprise Nos 514, 515, 516, 517, 522, 37, 39, 41, 42 and 57. Certain of the items were considered as of no value as indicated on the memos Oct. 26, 1944 and December 13th, 1944. The report of the Protection Department as June 5th, 1946 indicates only "Some ledgers and photos" left at 604 Cordova St. as "personal". The total net amount of these sales amount to \$656.56, which amount is credited to the account of Jutaro NISHIMURA.

While there is no "freeze order" against his account it appears that there may be some other Japanese with interest in some of the contents at 566 Powell Street. Jutaro NISHIMURA is now being asked if such was the case and Auction sheet No. 57 is being forwarded to him, he having received all other Auction sheets as May 15th, 1945.

NOTE: It is revealed on the file that Insurance policy above referred to covered in part "2,000.00 on stock-in-trade consisting principally of groceries and confectionery". This is stated by both Mr. Spain and Mr. Wills of Protection Department to be incorrect as the "Stock-in-trade" consisted of such items of merchandise as are indicated in the Auction sheets referred to herein.

The above Summary is certified to be in
accordance with the information on file, June
7th, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

File No. 8834

CHATTEL SCHEDULE

January 3, 1948

Re: Jutaro NISHIMURA,
Ref. No. 10156

Declared.	Sold at Auction	Abandoned	Remarks
<u>STORE FIXTURES</u>			
Show case (2)	(1) #514	.....	See Mr. Spain's memo dated Jan 31/46. Ind. 16 See also NISHIMURA's letter Oct. 14, 1947 in which he says in part:- Please also notice that there is no mention of any other persons properly on the list but only mine". Index 22
3 Counters	(1) #517	.....	
2 scales	(1) #514 & (1) #37	.....	
1 Cash register	#514	.....	
<u>OFFICE FIXTURES</u>			
2 desks	(1) #514	.....	No inventory can be found on file.
1 Filing cabinet	#514	.....	
safe	#515	.....	
<u>HOUSEHOLD</u>			
Kitchen utensil	#514	.....	
Wares	"	.....	
Rice Machine, also about \$2,000.00 in store stock".	#42	.....	

The rest of furniture of dwelling the declarant expects to take with him. This property will be left at 566 Powell St. Vanc'r., along with property belonging to former Japanese tenants of which he has no responsibility and the key to store will be left with the Custodian."

See also articles sold at Auction but not identifiable on declaration on Auction sheets #514, 515, #516, 517, #522, #37, 39 #41 #42, #57. Above items are included on these sheets.

1 heater-broken
1 ironing board n.v.
1 buffet top n.v. - Oct. 26/44
1 buffet top n.v. Dec. 13/44

M.D.A. Davidson

NAME WISHIMURA, JutaroREGISTRATION NO. 10156FILE NO. 8834

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

Wooden tubs	\$ 1.35
Small glass case	0.25
Whet stones	1.80
Rice bowls	1.00
Paper roll holders	0.25
Candy jars	1.75
Large plates	13.50
Large plates	6.70
Large plates	22.20
Box misc.	2.10
Crock	1.20
Garbage burner	2.75
Incense decorations	0.50
Trays	2.20
Wire	0.25
Vegetable graters	1.25
Dishes	9.00
Glasses	8.00
Lacquer ware	1.10
Crockery	2.80
Spices	1.50
Fruit Bowl	1.10
Basket & contents	1.50
Dishes	10.45
Glass ware	8.90
Ornament	1.10
2 Tea sets	2.40
Tea pots	2.50
Box	1.00
Total to be carried forward	\$ 110.40

~~Less Expenses:~~~~Net Proceeds credited:~~~~Witnesses of Custodian Staff Present.~~~~Extracted from Auctioneering List No.~~~~Remarks~~

NAME NISHIMURA, JutaroREGISTRATION NO. 10156FILE NO. 8834

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

	Brought forward:	\$ 110.40
Box of cups		3.50
Collars		1.30
Tray & platter		0.95
7 Tubs & contents		10.10
Box of dishes		2.25
2 Crooks		3.00
2 Poles		0.70
Hat		0.35
Wardrobe		13.00
Wardrobe		15.00
Oliver Typewriter		2.50 ✓
Filing cabinet		20.50 ✓
8 pc. Dining suite		30.00 ✓
End table		2.30
Show case		12.00 ✓
Toledo computing scale		14.00 ✓
"National" cash register		9.00 ✓
Small table lamp		1.00
Box of tea-pots		2.30
Paper bags		0.85
Rice bags		1.60
2 Iron pots		2.70
Foot-warmers		1.60
Nop squeezer		2.20
Ornament (cat)		4.50
Office Desk (damaged)		16.50 ✓
Total		<u>\$284.10</u>
(Auctioneer's Fee:	\$28.41	
Less Expenses: (Advertising:	8.74	\$ 74.45
(Moving:	<u>37.30</u>	
		<u>209.65</u>
Net Proceeds Credited:		<u>\$</u>

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 514

Remarks.

219.75
 9.60
 \$209.65
 D

NAME NISHIMURA, JutaroREGISTRATION NO. 10156FILE NO. 8834

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

Sewing machine	\$20.00
Wooden tubs	1.60
Pots and pans	2.80
Dishes	3.20
Glassware	3.90
Dishes	4.20
Burner	1.15
Trays	3.00
Hose (condition poor)	0.45
Carpet sweeper	0.70
Bed warmers	3.10
Ornaments (cats)	22.00
Toy Buddas	0.60
Tray	1.10
12 Tea Sets (Jap)	15.00
Crockery	3.25
Ornaments (glass-ware)	1.90
Bowls	12.05
Dishes	9.50
9 Glass bowls	1.40
Tea-pots	12.75
Tea-sets (Japanese)	6.20
Crockery	14.85
Crockery	11.90
Toy Buddas	1.30
Dishes	13.90
Lamp	3.25
Total	\$ 174.85

Carried Forward

~~Less Expenses.~~~~Not Processed or credited.~~~~Not Processed or credited.~~~~Not Processed or credited.~~~~Not Processed~~

NAME NISHIMURA, Jutaro

REGISTRATION NO. 10156

FILE NO. 8834

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

	Brought Forward	
Wooden spoons		\$174.85
4 Home made tables		1.05
Shelves		1.25
Wash stand		0.65
Cupboard		0.50
Cupboard		3.90
Hat rack		5.00
Ice Box		1.60
Piano stool (broken)		11.50 ✓
Safe		0.25
110 Rice Bowls		175.00 ✓
		18.00

Total		\$1393.55
Less Expenses:		\$ 90.88
(Auctioneer's Fee: \$39.36		
(Advertising: 15.09		
(Moving: 36.43		
Net Proceeds Credited:		\$ 302.67

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 515

Remarks. Not listed on inventory

*Original sent
May 15/45*

NAME NISHIMURA, Jutaro

REGISTRATION NO. 10156

FILE NO. 8834

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver on November 2, 1944.

Saucers	\$	1.65
Cups		1.40
Tea pots		3.00
Crockery		4.85
Several boxes of small saucers		10.40
6 Japanese tea sets		5.65
Dishes		6.90
Glass ware		2.80

Total		
	(Auctioneer's Fee: \$3.66	
Less Expenses:	(Advertising: 0.81	

\$	36.65
\$	4.47
\$	32.18

Net Proceeds Credited:

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 516.

Remarks. Moving charged in previous auction.

See inventory on V.P.

*Original sent
May 15/45*

NAME NISHIMURA, Jutaro

REGISTRATION NO. 10156

FILE NO. 8834

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver on November 9, 1944.

Box of sealers	\$0.75
2 Iron Pots and saucepan	1.60
Keg	0.10
5 Gallon crock (broken)	0.10
Dishes	0.95
6 Picture frames	1.00
Iron	1.60
3 Old trays	0.50
Glass	0.55
Home made table	0.10
Bamboo bookshelf	1.40
Counter for store	3.00 ✓
High chair and 4 kitchen chairs (poor condition)	1.60
Card table	0.25
Small chest	0.25
Chest of drawers	1.20
Cereal cabinet	0.60 ✓

Total	\$ 15.55
Less Expenses: (Auctioneer's Fee: \$1.56	\$ 8.16
(Advertising: 0.67	
(Movings: 5.93	
Net Proceeds Credited:	\$ 7.39

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 517

Remarks. *no inventory on file see J.P. Original sent May 15 1945*

NAME NISHIMURA, Sataro

REGISTRATION NO. 10156

FILE NO. 8834

The following chattels were sold by public

auction at 1047 Seymour St., Vancouver, B. C. on December 14, 1944.

Cabinet	\$ 3.10 /
Rack or what-not	0.20
Small window	0.45
Buffet top (incomplete)	2.50
Buffet base (incomplete)	1.45

Total

\$	<u>7.70</u>
\$	<u>1.04</u>
\$	<u>6.66</u>

Less Expenses: (Auctioneer's Fee: \$0.77
(Advertising: 0.27
(Moving: 2.04)

Net Proceeds Credited:

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

Extracted from Auctioneering List No. Vancouver 522

Remarks. Moving charged in previous auction. *no list on file*

*Original sent
May 15-1945*

NAME NISHIMURA, Jutaro

REGISTRATION NO. 10156

FILE NO. 8834

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B.C. on December 15, 1944.

12 Japanese Tea Pots	\$ 1.65
12 Japanese Tea Pots	1.65
12 Japanese Tea Pots	1.65
12 Japanese Tea Pots	1.65
12 Japanese Tea Pots	1.65
12 Japanese Tea Pots	1.65
12 Japanese Tea Pots	1.65
12 Japanese Tea Pots	1.65
Carton of crockery	2.25
Carton of crockery	2.25
Iron Pot	1.50
Tea Pot and bowls	0.50
Scales	2.50 ✓
2 Wash basins	0.75
6 Dozen small bowls	2.50
Dishes and jug	1.50
Box of dishes	6.00
3 Pictures	1.25
12 Japanese Tea Pots	1.65

Total	(Auctioneer's Fee: \$3.42	\$ 34.20
Less Expenses:	(Advertising: 1.14	\$ 10.51
	(Movings: 5.95	
Net Proceeds Credited:		\$ 23.69

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 37

Remarks. Not listed on manifest

*Original sent
May 15 1945*

NAME NISHIMURA, Jutaro

REGISTRATION NO. 10156

FILE NO. 8834

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B. C. on January 31, 1945.

Pump, basket and lantern
Paper rack

\$ 1.70
0.25

Total

Less Expenses: (Auctioneer's Fee) \$ 0.19
(Advertising) 0.06
(Movings) 0.42

Net Proceeds Credited:

\$ 1.95
\$ 0.67
\$ 1.28

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 39.

Remarks. *no inventory - see J.P.*

*Original sent
May 15/45*

NAME NISHIMURA, Jutaro

REGISTRATION NO. 10156

FILE NO. 8834

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B. C. on February 28, 1945.

7 H. P. Motor

\$ 50.00 /

*See L. 1004147
Nishimura*

Total

\$ 50.00

Less Expenses: (Auctioneer's Fee: \$5.00
(Advertising: 3.00
(Movings: 10.03

\$ 18.03

Net Proceeds Credited:

\$ 31.97

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 41

Remarks. *Not listed as inventory*

*Original sent
May 15/45*

NAME NISHIDAURA, Jutaro

REGISTRATION NO. 10156

FILE NO. 6834

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B. C. on March 14, 1945.

Rice mill

\$ 50.00 /

Total

Less Expenses: (Auctioneer's Fees \$ 5.00
(Advertising 1.01
(Movings 2.70

Net Proceeds Credited:

\$	50.00
\$	9.71
\$	40.29

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 42.

Remarks.

See J.P.

*Original sent
May 15-45*

NAME NISHIMURA, Jutaro *Nishimura*

REGISTRATION NO. 10156

FILE NO. 8834

The following chattels were sold by public
auction at Vancouver, B. C. on December 14th, 1945.

Festival toys
Trunk

\$.50
\$.50

Total

Less Expenses: (Auctioneer's Fee \$.10
(Advertising .05
(Moving .07)

Net Proceeds Credited:

\$ 1.00

\$.22

\$.78

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 57

Remarks.

*original sent
June 1946
H*

October 24th, 1947

REGISTERED

Mr. Jutaro NISHIMURA,
Reg. No. 10156, *q28 v*
c/o Coldstream Ranch,
Vernon, B.C.

Dear Sir:-

We have received your letter of the 14th instant in respect to the matter of chattels of K. NATSUMURA and of others who possibly had some located at your former address 566 Powell Street, Vancouver, B.C. Your letter very definitely states that none of the items shown on the Auction sheets sent to you belongs to any one but yourself, even to the 7 H.P. motor referred to in your letter. We called to your mind in our letter of the 12th December last that you did not specifically list a motor, in fact, your description of the chattels, equipment etc. left by you was far from definite or satisfactory. So much so, that we are dependent upon records other than yours for the lists that we have. Taking your assurance of letter of the 14th instant as correct, and that you are responsible for the statements therein, we are forwarding you the amount to your credit on our books, which contains the full amount of proceeds from the sale of the chattels, equipment etc., sold as per Auction sheets above referred to.

In this review of your file we wish to forward to you a brief report of your affairs that have come under our control.

It is noted that your principal assets in addition to the above referred to personal property, consisted of two pieces of Realty in Vancouver, B.C. These you placed in the hands of Pembertons, who looked after them during administration and liquidation, reporting and forwarding to this office matters affecting them including rentals collected for your account.

The Realty at 566 Powell Street, known as Lot 13, Block 53, District Lot 196, the building on which was occupied as Store, Garage and Suites was handled by these Agents. In due course this property was sold for \$5300.00 in September 1944. You were advised of the sale and later when details were completed, you were forwarded a General Statement of your account, together with particulars of sale of 566 Powell Street. This was in our letter of May 15, 1945.

The other Realty consisted of 2 vacant lots known as Lots 13 and 14, Block 118, District Lot 540, Vancouver, B.C. at or near 16th Avenue and Carnarvon Street. These were sold for \$600.00 in April 1944 and you were forwarded a General Statement of your account, together with particulars of sale of these lots, in our letter of July 6, 1944.

In addition to the net sales above referred to, your account has had credit for Rentals from 566 Powell Street property, Auction sales of chattels etc., collection of OHASHI and Wataru TAKASAKI claims and from stock of Vancouver Shoyu Manufacturing Co. These have been reported to you from time to time and show on the General Statements sent to you.

continued - VANDUIN 041012 J

We have prepared a statement to date of your account and are enclosing to you herewith:-

1. - General statement as above;
2 - Our cheque for \$724.48 representing your balance on our books as shown in statement.

The foregoing, together with previous letters, reports and statements would seem to account for your interests that have come under our control, and we shall be obliged if you will continue same when convenient. This letter and attached cheque.

For your convenience in replying we enclose a self-addressed

[illegible]

Yours truly,

B.R. Dusenbury,
Office of the Custodian.

BTD/DD.
Encs. 3

8834

22nd April, 1944.

J.J. Sullivan Esq.,
2145 West 10th Avenue,
Vancouver, B.C.

Dear Sir:

Re: Catalogue Nos. 384/5
Cr. F. 16th Ave. & Carnarvon
and Bear F. 16th Ave. & Carnarvon.

Further to your letter of the 8th instant in which you submitted an offer to purchase the above property for the sum of \$600.00 and our reply of the 10th instant, 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 \$600.00 the full amount of the purchase price. Will you also kindly advise us the full name, address and occupation in which this property is to be registered and also state whether or not the Transferee is a British subject.

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

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

Yours truly,

F. G. Shears,
Director.

PMH

Rec'd	APR 10 1944
File No.	8834
Ans.	
Returned	HARROP

April 8/44
Vancouver B.C.

To the Custodian of Eschery Property.

I wish to tender a bid on the following property.

Lot 13, - N. W. corner 16th Ave & Carnarvon St
" 14 " " " " "

Catalogue No 384/5

Title 8834

I will pay (\$600.00) Six hundred dollars
for these two lots

F. J. Sullivan
2145-W-10th
Vancouver

B.C.

Phone
Bay 8802

8834

6c
September 26, 1944.

Pemberton Realty Corp. Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 206
566 Powell Street
13/53/196

This will acknowledge receipt of your letter of September 22nd, in which you enclosed your certified cheque for \$5,300.00, being the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of Hans Koch, Poultryman, of 2834 East 49th Avenue, Vancouver, B. C., British Subject.

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

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

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

Yours truly,

F. G. Shears,
Director.

[Handwritten signature]
CP 123

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
September 19, 1944.

68

Rec'd	SEP 19 1944
File No.	88 34
Replied	

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

Dear Sir:

re Catalogue #206,
566 Powell Street.

property.

We have to-day received an offer of \$5,300 on the above

Kindly advise us.

Faithfully yours,

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore.

WGM-JM

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
September 5, 1944.

62

Rec'd	SEP 6 1944
File No.	8834
W.S.	
Patented	Stamp

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

re Catalogue #206-566 Powell Street.

Dear Sirs:

Your letter of the 31st of August received, in connection with the offer of \$4,800 which we made on the above property. You state in this letter that your lowest price is \$5,300.

We feel that our client's offer is fully \$500 more than the property is worth, but our client is desperately in need of a building. This property is a 2-storey brick building, with twelve rooms on the second floor, without any heating accommodation. The only heat they have at present is stoves, with stove pipes leading from the rooms, across the hallway to the chimneys, which are all on the opposite side of the hallway from the rooms.

We believe that should this property be sold, the City will condemn the heating system. There is one bath, connected only with the cold water.

The rents we are receiving for these rooms are \$69.00 per month, which are the maximum rentals.

We could draw your attention to several properties that have been sold for less and would refer you to the one closest to the property in question, viz. Catalogue #210, 620-22 Powell Street. This is a 3-storey brick building, with hot water heating plant. This building is not as long as the one in question but the extra storey makes it a better rental proposition. The rent for this building was \$60.00 per month, which was not the maximum rent, as the tenant had a lease and was subletting. This property was sold for \$4,350.

It is just possible that someone may pay \$5,300, but it would only be in desperation, knowing they were paying too much but have to get the building, and would be an inflated price, which we are all trying to avoid.

Yours very truly,

W. G. Moore
W. G. Moore,
PEMBERTON REALTY CORPORATION LIMITED.

WGM-JM

CITY REAL ESTATE

APPRAISALS

PROPERTY MANAGEMENT

MORTGAGES

FARM LANDS

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 6241

418 HOWE STREET
VANCOUVER, CANADA
August 25, 1944.

62

Rec'd	AUG 26 1944
File No.	8834
Ans.	H.H.
Referred	Harrop

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

re Catalogue #206,
566 Powell Street.

Dear Sir:

We have to-day received an offer of \$4,800 on the
above property.

Kindly advise us.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore

W. G. Moore.

WGM.-JM

Juliano FISHMAN

File No. 8834
Reg. No. 10156

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 23	Rents collected - September to December		\$ 254.00	
	Gas accounts collected - Nov. & Dec.		8.98	
	Cash sent in by you to Agents		25.00	
	Agent's commission	13.95		
	Insurance premium	21.25		
	Water	33.75		
	Light & gas	47.15		
	Caretaker's wages	26.93		
	Decorating	48.50		
1943 December 29	Rents collected - Jan. to Dec.	40.85		827.00
	Gas accounts collected - Jan to Dec.	25.75		85.29
	Agent's commission	48.55		
	Insurance premium	217.75		
	Water	96.00		
	Light & gas	10.04		
	Caretaker's wages	2.10		
	Electrical repairs	.59		
	Electric bulbs & fuses	12.81		
	1 Broom	21.50		
	Plate glass	7.50		
	Decorating	3.00		
	Roof repairs	16.00		
	Repair fire gang	8.00		
	City license	12.57		
	Cleaning chimney	2.00		
	B. C. Electric Railway - light & gas repairs	35.61		
	Land Registry Office - Certificate of Encumbrance (2)	191.66		
	Sun Life Assurance Co.	39.74		
	Taxes 1943 - Powell St.			
	" - 16 & Carmanon \$18.25 & \$21.49			
1944 April 28	Credit re sale of property - 16th & Carmanon		535.54	
August 23	Rents collected - Jan to Aug.		513.00	
	Gas accounts collected - Jan to Aug.		60.47	
	Agent's commission	25.76		
	Insurance premium	43.60		
	Water	41.20		
	Light & Gas	204.49		
	Caretaker's wages	64.00		
	Electrical repairs	11.50		

STATEMENT RE SALE OF:

Name: HISHIMURA, Jutaro #10156

Catalogue No: 384 & 385

File No: 8834

Street Address: 18th Avenue & Carnarvon Street, Vancouver

Legal Description: Lots 13 & 14, Block 118, D. L. 540

Date of Sale and Adjustments April 28th, 1944.

Sale Price \$ 600.00

Real Estate Agent's Commission \$ 30.00

Charge for Valuation 10.00

Charge for Advertising 8.00

Land Registry Office Transmission Fee 3.50

Encumbrances:

~~Unpaid vendor~~~~Mortgages~~~~Arrears of taxes~~~~Other charges~~

Adjustments:

~~Fire Insurance~~

Taxes to April 28, 1944 12.96

~~Water~~

64.46

\$ 600.00

Net Proceeds credited to your account

\$ 535.54

July 6, 1944.

Date:.....

George Peters

Compiled by:.....

8834 & 3612

March 5, 1945

Mr. Jutaro NISHIMURA,
Reg. No. 10156,
c/o Goldstream Ranch,
Vernon, B. C.

Dear Sir:

As requested in your letter of February 23rd, enclosed find cheque for \$3,000.00. This will leave a balance with us of \$3,310.29 to the credit of your account with the Custodian. A detailed statement of the sale of your property at 566 Powell Street will be sent to you in the course of a few days.

Referring to your other letter of the above date, Mr. Shigeji KAMACHI, whose present address is North Kamloops, acknowledges to us that he owes you \$350.00 but we have no assets belonging to him nor do we know of any. We would suggest that you write him at North Kamloops.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

File No. 8834

MEMORANDUM

To: Mr. Spain
From: Mr. Milson

October 5th, 1944

Re: 566 Powell Street.

The above property has been sold and the purchaser desires to obtain possession of the store as soon as possible. I understand that the store is very crowded with chattels. Will you please take under advisement the matter of having an auction on the premises or moving the goods to storage.

GDM/GH

E. Milson

8834

October 2, 1944.

Mr. Jutaro NISHIMURA,
Reg. No. 10156,
Coldstream Ranch,
Vernon, B.C.

Dear Sir:

Re: Catalogue No. 206,
566 Powell Street,
Lot 13, Blk. 53, D.L. 196.

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

We note from your J.P. Form that Title No. 75446-K Indef. covering this property is in safe-keeping in the Bank of Commerce, Main and Pender Street Branch, Vancouver. Would you kindly make arrangements to have this title delivered to us, or forward a letter to this office giving the Custodian permission to open the box and get the title.

Yours truly,

George Peters,
Administration Department.

GP:AS

File

MEMORANDUM

File No.: 8834

May 26th, 1944

To: Mr. Wilson

From: Mr. Green

Re: Jutaro NISHIMURA

With reference to yours of April 12th and my
reply of April 13th, typed at the foot, I have written
twice to the owner but have been unsuccessful in identi-
fying the other parties who have their belongings stored
at 566 Powell Street. We are still having a difficult
time keeping up with moving to storage and unless there
is especial urgency, I prefer to do nothing for the time
being.

RM

b.

HFG:IF

8834

February 29, 1944.

Mr. Jitaro NISHIMURA,
Registration No. 10156,
Westwold,
Kamloops, B.C.

Dear Sir:-

Re: Legal & General Policy No. 12661

Mr. Spain of our Protection Department answered your letter of February 15th. I notice that in the last sentence of your letter you say "Upon receipt of your letter I shall give you my definite answer." I take for granted that that refers to definite instructions about renewing coverage under the above expired policy, insofar as it effects rice milling machinery, equipment and household furniture stored at 566 Powell Street.

Fembertons have been good enough to hold this covered from January 20th and will continue to do so until March 7th next. If no definite instructions are received from you by that date, the fire protection will be discontinued, so it will be in your own best interests to advise us about the renewal prior to that date.

Yours truly,

S.M. Gibson,
Insurance Department

SMG:FM

HEALTH DEPARTMENT

STEWART MURRAY
M.D., D.P.H.
MEDICAL HEALTH OFFICER



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

Nov. 26th, 1943.

Office of the Custodian,
675 W. Hastings St.,
Vancouver, B. C.

Attention Mr. Milsom

Dear Sirs:-

Re: 566 Powell St.,
Owner - Nishimuro, Jutaro.
Agents - Pemberton's.

The above noted premises, operated as a lodging house and providing living accommodation for six families, is without baths or showers, required by the Lodging House By-law.

There is a bathroom here complete except for the tub, which has been removed.

The Lodging House By-law requires two baths or showers here for the number of suites to be accommodated.

A copy of this letter is being sent to the Agents, Pemberton's.

Yours truly,

A handwritten signature in cursive script, likely belonging to the Chief Sanitary Inspector.

GAR:EM

CHIEF SANITARY INSPECTOR.

EVACUATION SECTION	
Rec'd	NOV 29 1943
File No.	8834
Ans.	<i>km</i>
Referred	

"COPY"

BUILDING DEPARTMENT

CITY OF VANCOUVER

Vancouver, B. C.
February 10, 1943.

EVACUATION SECTION
FEB 22 1943

Mr. Mike Hrycuik,
568 Powell Street,
Vancouver, B. C.

Dear Sir:

Re: 568 Powell Street

The District Inspector reports the stairway to the upper floor blocks the passage-way at the side of the building. It will be necessary to remove this stair and replace in another position to allow free and unobstructed passage towards the street.

You are hereby notified, under the provisions of the Building By-law, to make these alterations within thirty (30) days of the date of this notice.

Yours truly,

"A. Haggart"

BUILDING INSPECTOR

*Not for the file
no Japanese interest*

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

TELEPHONE
PACIFIC 1357

August 26, 1942.

Your File No. 8834.

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

Attention Mr. G. H. Peers:

Dear Sirs:

Re- NISHIMURA, Jutaro.

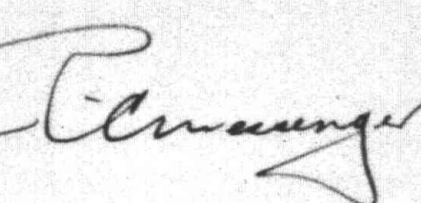
I have today received the key to the ground floor premises of the building at 566 Powell Street, owned by Jutaro Nishimura.

While the upstairs of this building is under the control of Pemberton's and for rent, reference to your file in this case will show that the ground floor is to be untenanted at the request of the owner.

This key was turned over to me by a friend of Nishimura, R. Otsuji, who has been quartered in these ground floor premises with the permission of Nishimura. He is now being evacuated and therefore has turned the key over to me under instructions from Nishimura.

Yours very truly,

H. D. CAMPBELL.

Per. 

RCM:JM

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Jutaro Nishimura

File No. 8834

Nestwood, Kamloops B.C.

Reg. No. 10156

Company Sun Life

Agency Vancouver Agency

Policy No. 846899

Premium - \$ 40.35

Payable: ☒ Annually, ☐ Semi-annually or ☐ monthly

Month October Day 1

REMARKS:

Letter sent 2/2/43

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mrs. Yukiko

File No. 6157

Reg. No.

Company Mutual Life

Agency

Policy No. 528650

Premium - \$50.53

Payable: Annually, Semi-annually or monthly

Month May Day 1

REMARKS:

transferred 8834
1

NOV 27 1947

THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

1: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

8834

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

- (1) NAME Nishimura Jutaro (RCMP) Reg. No. 10156
(Print) Surname Given Name
- (2) Pre-Evacuation Address 566 Powell Street, Vancouver B. C.
- (3) Present Address R.R. #2 Coldstream Ranch, Vernon B.C.
- (4) REAL ESTATE
- (a) Street Address (if any) 566 Powell Street Vancouver B. C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)
✓ LOT. 13 BLK. 53 D.L. 196
Corner of 16th Avenue and Carnovan Street Vancouver B. C.
✓ LOT. 14 BLK. 118 D.L. 540
✓ LOT. 13 BLK. 118 D.L. 540
- (c) Type of Real Property (cross out words which do not apply):
(i) ~~Residence~~
(ii) Residence Type of business General Merchant (upstairs rooming-house)
(iii) Business
(iv) Any other type of property (describe) _____
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)
sole owner
- (e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ _____
(ii) Buildings - - - - - \$ _____
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 18600.00
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 7124.48
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 11475.52

(5) PERSONAL PROPERTY

- (a) Place or places at which property was left by the claimant at date of evacuation
566 Powell Street, Vancouver B. C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
Two story brick building.
- (c) How stored or packed at time of evacuation
put in room and heavily boarded up.

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

IN NO ONE'S CARE

(e) Itemized description of personal property which is the subject of the claim:

1.	Estimated Value \$
2.	Estimated Value \$
3.	Estimated Value \$
4.	Estimated Value \$
5.	Estimated Value \$
6.	Estimated Value \$
7.	Estimated Value \$
8.	Estimated Value \$
9.	Estimated Value \$
10.	Estimated Value \$
TOTAL CLAIM FOR PROPERTY LOSS \$	

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) \$ 11,425.52

(g) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

DOMINION OF CANADA
Province of British Columbia
County of Kamloops
TO WIT:

1. I, JUTAR WISHIMUNA of the RR 2 in the County of Kamloops DO SOLEMNLY DECLARE THAT:
The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City of Kamloops in the Province of British Columbia this 23 day of November A.D. 1947.
A Commissioner &c.
N.B.—This form must be completed and sworn before a Commissioner should be MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C. BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

March 20th, 1948

File No.
8834

Jutaro NISHIMURA
Reg. No. 10156

Makeup of Gross Claim
of \$18600.00 as follows:-

566 Powell Street	-	\$12500.00
Land - 2 lots 16th and Carnarvon	-	1500.00
Accounts Receivable	-	3000.00
Store & Fixtures	-	1000.00
Rice machine & Motor	-	600.00
		<u>\$18600.00</u>

9,000.00
1,000.00

425.00
250.00

This make up received March 20th, 1948. It
did not accompany the Claim when lodged.



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

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E
(HIS HONOUR, JUDGE M.M. COLQUHOUN, SUB-COMMISSIONER)

Vernon, B.C.

April 28, 1948

10

IN THE MATTER OF THE CLAIM OF
JUTARO NISHIMURA

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.S. McTAVISH, Esq.,

appearing for the
Dominion Government

R.J. McMASTER, Esq.,

appearing for the
Claimant.

T.J. MARRION, Esq.,

Secretary to Vernon
Sub-Commission.

G.N.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

30

MR. McMASTER: Jutaro Nishimura, No. 218 on the original list, your honour.

JUTARO NISHIMURA, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

10 MR. McMASTER: Your honour, in this case I would ask leave to amend the claim. There are two claims for real property. The first referred to is Lot 13, Block 53, D.L. 196, and I would ask leave to
— reduce the claim on that property to \$9,000.00. The second property consists of Lots 13 and 14, Block 118, D.L. 540, and I ask to reduce the claim on that property to \$1,000.00. With regard to the first parcel, it was sold by the Custodian for \$5300.00, and with regard to the second parcel, it was sold by the Custodian for \$600.00.

20 *Noted*
The claimant in his original claim claimed a total value of \$18,600.00, and filed with his claim form a letter breaking the claim down. Referring to that letter which is attached to the claim form, the land and buildings at 566 Powell will be \$9,000.00, the land at 16th Avenue and Carnarvon will be \$1,000.00.

— I would ask to abandon the accounts receivable in pursuance of the Commissioner's ruling, to reduce the claim for stock and fixtures to \$425.00 for fixtures only, and to reduce the claim for the rice machine and motor to \$250.00.

30 MR. McTAVISH: Your honour, with regard to this, I

once more must make the same objection I made last time. This claim as filed, except the real property, was simply a real property claim with nothing in it at all with regard to chattels, and the form that my friend just read from was not submitted with the original claim, but was submitted on March 20th, and I contend this chattel claim is out of time and should not be allowed now; it is a new claim, an entirely new claim.

10 MR. McMASTER: I wonder if I might see the claim form that was filed with the Commission? (Handed to Mr. McMaster) There is nothing attached to it.

Your honour, I see that the letter which was attached to my claim form is a letter addressed by the claimant, dated November 23, 1947 to Messrs Norris and MacLennan, who filed the claim on behalf of the Committee, and apparently that information was given to the Custodian. I am not sure whether I am mistaken in that or not.

20 MR. McTAVISH: I have this breakdown, your honour, on my file. There is a note on it: "This break-down received March 20, 1948; did not accompany the claim when lodged."

MR. McMASTER: In any event, I would submit this claim was drawn by the claimant without benefit of legal advice, and in view of the fact that he is considerably reducing the claim and the Custodian and Counsel for the Crown are not taken by surprise, that his explanation of the break-down of the value
30 that he set should be accepted.

THE COMMISSIONER: Well, I am going to take the stand in matters of this kind that the Commissioner will rule on it himself and the evidence will be allowed subject to objection.

DIRECT EXAMINATION BY MR. McMASTER:

Q: Now, witness, with respect to the first property on which you are making a claim, 566 Powell Street, did you instruct me to prepare this statement and is that your signature on the statement?

10

A: Yes.

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I would ask to file that statement as Exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: On behalf of my learned friend, your honour, I would ask to file as Exhibit No. 2 what purports to be a copy of the valuation made by J.R. Reid and Company dated July 18, 1944, for \$4500.00.

20

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. McMASTER: Would my learned friend be good enough to advise the date of sale of the property?

MR. McTAVISH: Sold as of September 26, 1944 to Hans Koch.

MR. McMASTER: At \$5300.00?

MR. McTAVISH: \$5300.00, correct.

30 MR. McMASTER: Would my friend be good enough to advise

THE COMMISSIONER: Well, I am going to take the stand in matters of this kind that the Commissioner will rule on it himself and the evidence will be allowed subject to objection.

DIRECT EXAMINATION BY MR. McMASTER:

10 Q: Now, witness, with respect to the first property on which you are making a claim, 566 Powell Street, did you instruct me to prepare this statement and is that your signature on the statement?

A: Yes.

Q: Are the contents of that statement true to the best of your knowledge and recollection?

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(STATEMENT MARKED EXHIBIT NO. 1)

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(APPRAISAL MARKED EXHIBIT NO. 2)

MR. McMASTER: Would my learned friend be good enough to advise the date of sale of the property?

MR. McTAVISH: Sold as of September 26, 1944 to Hans Koch.

MR. McMASTER: At \$5300.00?

MR. McTAVISH: \$5300.00, correct.

30 MR. McMASTER: Would my friend be good enough to advise

as to whether the Custodian had any appraisal
at \$5300.00?

MR. McTAVISH: As far as I know, your honour, the only
appraisal was the one that has been put in as
exhibit No. 2.

MR. McMASTER: Well, I would ask my friend to be good
enough to undertake to produce any other apprai-
sal which the Custodian has, if any was made.

10 Referring to Exhibit No. 1, your honour, the
property is situated at 566 Powell Street, Vancou-
ver, a store and dwelling suites. On the main
floor there are four sections, and that is used
as a store. Upstairs there are 14 rooms. There
are three toilets and one bathroom upstairs, and
a sink in each suite of 2 rooms. The building was
a brick building with a tar roof, concrete founda-
tion. The main floor was concrete covered with
shiplap and flooring. The walls were all plaster-
ed, and upstairs there was paper over the plaster.
20 The downstairs, as stated, was used for store
purposes, and the upstairs as apartments. The
size of the lot is 25 feet by 120 feet.

The claimant states that he purchased the
property in 1928 for \$8250.00. Since that time
he put a number of improvements on the property
as shown in his form at an estimated cost of
\$3150.00. In addition to the improvements he
kept the premises up and shows expenditures there
for replastering and repairing and for laying
30 linoleum in the halls, and states that he did the

normal necessary repairs each year.

10 He states that the appraiser's report gives a very limited description of the property and his valuation, in the claimant's opinion, is very low. He also states that before selling the premises in September, 1944, the Custodian spent a lot of money from the rent collected on repairs and maintenance. The building was in good condition when the claimant left, so that it must still have been in good condition when sold. He says that he cannot tell from the Custodian's statement how much he spent, but it appears to have been a fairly large quantity. He advises that before evacuation he operated a business in the store on the main floor, lived in four rooms upstairs, and received rents of \$41.00 a month for the rest of the upstairs. After he left, the Custodian apparently got a total rent of \$69.00 per month. The Custodian didn't report the rental arrangements

20 to the claimant, but the statements indicate that in 1944 the rental was greater.

The claimant states that he is not an expert on land values, but he has heard that by September, 1944, commercial premises and rooming houses in Vancouver were at a premium and very hard to obtain, and having regard to this and to the investment in the building, and the rents, he considers that at least \$9,000.00 would be a fair price.

MR. McTAVISH: Your honour, before my friend goes on,

30 I find in one of my documents on the file that

there was a further appraisal. There was an appraisal made by the Committee. That would be Mr. Justice Smith's Committee, I presume.

MR. McMASTER: No, that would be the Advisory Committee to the Custodian, because Mr. Justice Smith's Committee just had to do with vessels.

MR. McTAVISH: I thought that he also headed a committee with regard to city properties in Vancouver.

MR. McMASTER: It is possible. I am sorry, there was
10 an advisory committee on properties, yes.

MR. McTAVISH: There is no copy of that appraisal in the file, your honour, but it is just a memorandum to the effect that that appraisal was \$5300.00.

THE COMMISSIONER: You had better let Mr. McMaster see it for his information.

MR. McTAVISH: That is all I have on it.

(handed to Mr. McMaster)

MR. McMASTER: Well, I would like to see any written report of that appraisal if the Custodian has one.
20 He can produce it at a later date.

MR. McTAVISH: Yes.

MR. McMASTER: Q: Witness, are these statements of account which I show to you statements which you received from the Custodian? A: Yes.

MR. McMASTER: There are three sheets showing the registration number of the claimant at the top of each sheet and also his name, and running in date from September 28, 1942 to April 18, 1945. I would like to file those as the next exhibit. Part of
30 the purpose in filing this, your honour, is to

draw your attention to the fact that the statements appear to be, shall I say, highly inadequate in this respect, that in November, 1942, for instance there were rents collected of \$84.84 and then the statement shows repairs and maintenance \$19.00, commission \$4.05, sundry per rental statement \$17.91.

THE COMMISSIONER: Sundry per what?

10 MR. McMASTER: Sundry per rental statement. In December, the next month, it shows rents collected \$51.14, commission \$2.30, Repairs and maintenance \$8.00, Sundry \$32.93. The next month, rent collected \$89.11, commission \$4.00, repairs and maintenance 59¢, sundry \$21.92. Without referring to all the items, in almost every month there is a very large sum for what is described as "sundry" in addition to commissions and in addition to repairs and maintenance. Then in December, 1943, it shows "rents - less disbursements," the rents, apparently, 20 were \$100.80, disbursements \$47.47. There is no breakdown there. And in the month of April, for instance, the rents are \$74.23 and the disbursements are \$107.37.

Now, I would ask my learned friend to produce or to have the Custodian produce a detailed statement of expenditures of monies collected by rent.

THE COMMISSIONER: Whose statement is that?

30 MR. McMASTER: This is the Custodian's statement. My purpose in asking for that -- I haven't any doubt

that it can be accounted for, but it may show, I don't know, a large quantity of money spent by the Custodian out of this man's income from rents on fixing up these premises.

(STATEMENTS MARKED EXHIBIT NO. 3)

Q: Now, witness, did you instruct me to prepare this statement with respect to the two vacant lots at the corner of 16th and Carnarvon in Vancouver with respect to which you are making a claim, and is that your signature?

A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

Q: Yes.

MR. McMASTER: I file that as the next Exhibit.

(STATEMENT MARKED EXHIBIT NO. 4)

MR. McMASTER: On behalf of my learned friend I file what purport to be two appraisals by J.R. Reid and Company dated April 11, 1944, one covering Lot 13, the other covering Lot 14.

(APPRAISALS MARKED EXHIBIT NO. 5)

MR. McMASTER: These were, as indicated, vacant land, and I don't think I need refer any further to the statement filed on behalf of the claimant.

I would ask my learned friend to admit that in 1944 the assessed value of the Powell Street property, that is, the first property, on the land was \$800.00, on improvements \$5900.00.

MR. McTAVISH: That seems to be correct, your honour.

J. Nishimura
In Chief

MR. McMASTER: And I would ask my friend to admit that the assessed value of these two lots in 1943 was \$795.00.

MR. McTAVISH: That also appears to be correct, your honour.

MR. McMASTER: Q: Witness, did you instruct me to prepare this statement with regard to your rice mill and with regard to your equipment with respect to which you are making a claim? A: Yes.

10 Q: Would you be good enough to sign it, please?

A: (Witness complies)

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I ask to file that statement re personal chattels as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 6)

MR. McMASTER: I would ask my learned friend as to whether any appraisal was made of the rice mill or
20 the other equipment with respect to which a claim is made.

MR. McTAVISH: There doesn't appear to be any record of any appraisal on the file, your honour.

MR. McMASTER: If any appraisal was made, I would ask my learned friend to undertake to produce it before the hearings in Vancouver.

MR. McTAVISH: Yes, your honour.

THE COMMISSIONER: Just for the record, I am assuming that you will give your undertaking when it is
30 asked for unless you state otherwise.

J. Nishimura
In Chief

MR. McTAVISH: That is correct, your honour.

10 MR. McMASTER: Referring to the last statement with regard to chattels which was filed, your honour, the details of the chattels claimed are fully set out in that statement, showing the approximate date of purchase, the condition when purchased -- that is, new or used -- the price paid, condition when evacuated, and the estimated value at the date of evacuation. The claimant states that all the above goods and chattels were stored at 566 Powell Street and locked up, that he declared the same in his J.P. form except shelves and display tables, and the Custodian apparently sold two of the display tables as cabinets. He states that in all cases he has estimated a fair sale price, although the goods were worth more to him, and he also advises that he has dropped his claim with regard to his stock as it is so hard to tell from the auction sheets what goods were sold by the Custodian.

20 Referring to the desk with respect to which he is making a claim, he states that it was not damaged when he left, that the only defect in it was that the lock would not work.

Your witness.

MR. McTAVISH: Your honour, it is submitted that the real property was sold for its fair market value. It is submitted that the personal property was all sold for its fair market value. It is further submitted that some of the personal property claimed for were fixtures and were sold by the Custodian

30

as such and included as part of the consideration in the sale of the real property.

MR. McMASTER: Would my friend mind identifying those items?

MR. McTAVISH: There are certain shelves claimed for, showcases.

MR. McMASTER: The showcases were sold separately, according to the Claims Analysis.

10 MR. McTAVISH: I am not certain whether it was all the showcases or not, and we are not certain whether all the shelves were sold separately or not.

Your honour, with regard to the two vacant lots, that is purely a question of value, and I won't go any further into that.

CROSS EXAMINATION BY MR. McTAVISH:

Q: Witness, what heating system did you have in that Powell Street property?

20 A: There was no central heating system, it was by stove.

Q: On the second floor, did you have a stove in each room? A: For two rooms -- every two rooms had one stove.

Q: And did you have chimneys leading from those stoves into a central chimney -- excuse me, stove pipes leading from those stoves into a central chimney? A: Five chimneys.

Q: Were these all across a hallway from the rooms?

A: They went from the hallway up to the roof.

30 Q: How many baths were there on the second floor?

J. Nishimura
Cross exam.

A: Two baths.

Q: Were these connected with hot and cold water?

A: They were fitted for hot and cold water, but they weren't used because the Japanese went to private baths.

Q: You had done no repairs on the building since 1929, is that correct?

A: I did small repairs to the extent of ten or twenty dollars a year.

10 Q: Except for the constructing of an office, all the major repairs were carried out in 1929?

A: Yes, in 1929.

MR. McTAVISH: Your honour, with regard to the personal

chattels, the rice mill, cleaning machine, pulleys,

elevators, 7 H.P. motor, etc., which are claimed

at \$250.00, the motor was sold for \$50.00, and the

mill was sold for a further \$50.00; shelves were

sold for \$65.00, the claimant claims \$100.00 --

that is one of the items I feel must have been

20

partially included as fixtures -- display tables,

\$30.00 claimed, sold for \$1.05; 3 wooden counters,

for which \$45.00 is claimed, were sold for \$3.00;

Toledo scales, for which \$125.00 is claimed, were

sold for \$14.00; showcase, for which \$50.00 is

claimed, were sold for \$1.00; National cash reg-

ister, for which \$35.00 is claimed, was sold for

\$9.00; a desk and chair, for which \$25.00 is

claimed, was sold for \$16.50, and a filing cabinet,

for which \$30.00 is claimed, was sold for \$20.50.

30

That is all, your honour, it seems to be a

J. Nishimura
Cross exam.

question of value in every case here.

MR. McMASTER: I just want to make sure whether I asked my friend if he had any appraisal on that equipment. I think you undertook to provide me with one?

MR. McTAVISH: Yes, I undertook to get one.

MR. McMASTER: No question.

THE COMMISSIONER: Thank you, witness.

(Witness aside)

10

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

Gordon Hambleton
G. Hambleton,
Official Reporter.

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

20

M.M. Colquhoun,
Sub-Commissioner.

30

DEFENCE BRIEF

VERNON
28 April 1948

Jutaro NOSHIMURA

File No. 8834

Case No. 214

REAL PROPERTY CLAIM

(All claims shown are Gross)

1. Land & Buildings

Lot 13 Block 53 D.L. 196
566 Powell Street.

Claim reduced to

\$9000.

(Trans. Page 2)

Appraised at

\$4500. J.R. Reid & Co.

\$5300. Advisory Committee to the Custodian.

Sale Price

\$5300.

Appraisers (Reid & Co.) report - Two storey brick building, no basement, main floor has store front, now used for storage.

2. Land Only

Lots 13 & 14 Block 118 D.L. 540
16th and Carnarvon.

Claim reduced to

\$1000.

Appraised at

\$525.

Sale Price

\$600.

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

Appraisers (Reid & Co.) report - Vacant and uncleared lots situated in an area of a few scattered low priced homes of the small type.

It is submitted that the real property was sold for its fair market value.

PERSONAL PROPERTY CLAIM

Chattels claim was out of date but was allowed by Commissioner. (Trans P.3)

3. Store Fixtures

Claim reduced to

\$425.

(Trans. Page 2) Claim for accounts receivable abandoned.

(a) Goods value \$280.
(b) " " \$145.
\$425.

Sold by Auction for \$78.70.

Sold with property as fixtures.

4. Rice Machine & Motor

Claim reduced to

\$250. (Trans. Page 2)

Sold by Auction for

\$100.

It is submitted that the personal property was sold for its fair market value and that some of the articles claimed for were fixtures and sold by the Custodian as such and included as part of the consideration in the sale of the real property.

Summary of Defence

Witness

J.R. Reid & Co.

W.G. Willard

Mr. Smith

Thompson & Co.

Mr. Wills

Where Required

1, 2. Appraisers

3 (a) Auctioneer

3 (a) Staff

4 Auctioneer

4 Staff

Documents to be filed

Appraisal of \$5300. on Claim 1
(Trans.P. 5 & 7)

Particulars covering accounts
submitted to claimant by
Custodian. (Trans. page 8)

NOTE

There is no appraisal for the \$5300. It is the Committee's proposed minimum.

Accounts on file and copy also sent to Mr. McMaster. 12/6/48.

Mr. McMaster asked if Mr. McTavish would produce any appraisal of the rice machine. (Trans. Page 10)

There is no appraisal for the rice mill which was sold by public auction for \$50. on 14/3/45.

BMP/mw

Name of Claimant

NISHIMURA, Jutaro

Case 214

Custodian File

8834

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
600 5300	295 25									320.00
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
530.00	17470 178.00	53.61							53.61	
TOTAL RECOMMENDATION										373.61

8834

October 24th, 1950.

Mr. Jutaro NISHIMURA,
85 Merrick Street,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 214

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$373.61.

Cheque in your favour is enclosed for \$310.21
and we have paid the Co-Operative Committee .. \$ 63.40
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/js
1 encl.