

X

10179

FORM "JP"
PERSONAL

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 10179

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: NISHIO, Ippei
HOME ADDRESS: 2416 West 12th Ave., Vanc'r, B. C.
REGISTRATION NUMBER 9 00524 SEX: Male AGE: 55 54
OCCUPATION: Import & Export.

(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: Manager of Import and the Domestic Silk Co., 543 Granville St., Vanc'r, B.C.
President

MARRIED? ☒ Yes

NAME OF WIFE OR HUSBAND: Hama *10178*

ADDRESS OF WIFE OR HUSBAND: 2416 West 12th Ave., Vanc'r, B. C.

NAMES OF ANY LIVING CHILDREN: Tomitaro(M); Norikazu(M); Kazuyasu(M); Rei(F).

Norikazu-Edmonton Alberta, Can.
ADDRESS OF CHILDREN: 2416 West 12th Ave., Wancouver, B.C.
AGE OF CHILDREN: 21; 18; 16; and 14 year es respectively.

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

1. LOCATION AND DESCRIPTION: None

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: None
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: 2416 West 12th Ave., Vanc'r, B. C.
Lives with wife house in her name.
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: 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)
None

8. BANK ACCOUNTS: Dominion Bank, Victory Square, Vanc'r, B. C.
Amt. - \$60.00

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

Note The Import & Domestic Sack Co. 543 Granville St. is
a partnership of Nishio, Ippei, (President) ITO, Sakiichi (Secretary)
and Nishio, Tomitaro, whose agent is E. R. Bensted,
990 Bute St. Vancouver

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 28th day of May

1942

(Signature)

Witness

FOR DEPARTMENTAL USE

P.D. 5/1/43

INFORMATION FROM R.C.M.P.

DATE 15-4-43

Our File No. 10179

Full Name NISHIO, Ippai
(Surname in Block Letters)

Registration No. 00524

Male - Female
(Check)

Age May 2, 1888

Former Address 2416 West 12th Ave., Vancouver, B. C.

Date Evacuated 28-5-42

Naturalized - Canadian-Born - National
(Check)

Present Address

Bridge River, B. C.

Single
(Check)

Name of Wife Hama #00525

Name of Husband

Name of Mother (?) Bun (Japan)

Name of Father Nagazo (Japan)

Names of Children under 16 Kazuyaze (M) 14 Rei (F) 12

Requested by AM

Registered with Custodian
(Yes or No)

Additional Information Import & export, wholesale & retail Nikko Co. Dry Goods etc. (mgr.)

1 house, 1 car (Dodge Sedan)

C
O
P
Y

10179.

Hold
1409 Royal Bank Building,
Vancouver, B.C.
October 30th, 1942.

Colonel C.H.Hill,
Officer Commanding,
Royal Canadian Mounted Police,
325 Granville Street,
Vancouver, B. C.

Re: Ippei NISHIO - No. 00524

Dear Sir:

The above party has been carrying on, under a partnership, a business known as the Import & Domestic Silk Company at 543 Granville Street.

Certain information has come to hand within the last few days, which I think should be brought to the attention of your department, in accordance with the policy of the Custodian of supplying you with any information of this kind. The facts, briefly, as obtained by me are as follows:

The partnership known as the Import & Domestic Silk Company consisted of Ippei Nishio, Sokichi Ito, Police Registration No. 03483, now awaiting repatriation at Point Claire, Quebec, and Tomi Taro Nishio, Police Registration No. 00530.

Prior to Mr. Ito leaving for the East, to be repatriated to Japan, he completed a Registration Form and did not disclose any interest in this partnership. It was known that he had approximately \$900.00 in the Royal Bank of Canada during the Summer months, but this disappeared at the time that he left for the East and on his arrival in Montreal where he was searched he apparently had less than \$200.00 in cash, and stated he had no other property in British Columbia.

On Monday of this week a letter was received from Mr. A.H. Mathieu, the Assistant Deputy Custodian, enclosing a copy of a letter from Superintendent Gagnon of your Montreal Detachment, in which Superintendent Gagnon referred to the fact that Mr. Ito had been in communication with Mr. Nishio and had asked him to send him some money, and also a fishing rod, which he apparently desired to be purchased in Vancouver. Superintendent Gagnon was, of course, suspicious that Mr. Ito had funds hidden in Vancouver and, as a result, Mr. Edgar T. Read of this office, who is the general manager, had Mr. Nishio in to see him on Tuesday morning. At that time Mr. Nishio stated that Mr. Ito had no funds in this area that he knew of and that he had sold his share in the partnership several months ago. Mr. Read demanded that Mr. Nishio bring the papers relating to the sale of the business to this office at two o'clock on Tuesday afternoon. Mr. Nishio returned at two o'clock on Tuesday afternoon and I attended the meeting. Mr. Nishio produced at that time between \$600.00 and \$700.00 in bonds and cash, which he said he had found belonged to Mr. Ito, and I accused him of lying to Mr. Read in the morning, which he did not deny.

Colonel Hill.

Oct. 30/42

- 2 -

I asked him why Mr. Ito would desire that a fishing rod be purchased here and sent to Point Claire and he stated that Mr. Ito wanted to take the rod to Japan. Mr. Nishio admitted that he paid \$60.00 for the rod here, but I did not ascertain where he is supposed to have purchased same. I do not know whether Superintendent Gagnon examined the fishing rod or not, but I did think it strange that if Mr. Ito wanted a fishing rod that it should have to be shipped all the way from Vancouver to Point Claire, and I have brought this matter to the attention of Mr. Mathieu in my reply to his letter.

The discussions with Mr. Nishio in the presence of Mr. Read indicated that both Mr. Nishio and Mr. Ito had supplied false information to the Custodian or his representatives, and I am of the opinion that a successful action might be taken against either one or both of them under the Consolidated Regulations Respecting Trading with the Enemy, if this were considered desirable.

The point, however, that did disturb me was that in general conversation with Mr. Nishio he advised that he was working on a special liason committee with the British Columbia Security Commission - a committee of three. I asked him for the names of the members of the committee and he informed me that it consisted of himself, Eustace Mori (Mitsui Mori) and Arthur Nishiguchi. I then asked him why, when he was on the list of possible repatriates in April last, he did not return to Japan with the parties that left at that time, and, much to my surprise, he did not state that it was because of any loyalty to Canada. In fact, he indicated just the opposite, since he advised me that as soon as the evacuation was completed and he had done his work as a liason between the Japanese and the Commission, he intended to return to Japan with his family.

Mr. Read and myself were present, during the discussions and, in view of the false information that has already been supplied, I have taken steps today to have the partnership investigated and, if the investigation warrants it, it will be taken under control.

In the meantime, I do not know the whereabouts of Mr. Nishio but assume that with the completion of the evacuation he will be returning to Japan.

I thought you might like to have this information for your files and, if I can be of any further assistance to you, I trust you will call either Mr. Read or myself.

Yours truly,

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

GWMcP:HW.

[illegible]

File No. 10179

NATURE OF ENCUMBRANCE Right to Purchase or
 (registered) (unregistered)
Name of Owner of Property NISHIO, Ippei Reg. No. 00524
Address 2416 West 12th Ave., Vancouver, B. C.
Occupation Merchant Age 54
Registered Owner of Property Ippei, NISHIO C.T.No. 67987-I..Vol., 236

Property:

Property Address 2168 W. 1st Ave., Mun. Vancouver, B. C.
Legal Description Lot 7 and W. 1/2 of Lot 8, Blk. 214, D. L. 526, Gp. 1, N.W.D,
Plan 590.
 L.R.O. 29240-M
Nature of interest Owner - subject to right to purchase.

Particulars of Encumbrance:

Date 2nd April, 1942.

Parties to document:

Name Ippei, NISHIO Vendor
Address 2416 W. 12th Avenue, Vancouver, B. C.
Name Georgina Woodside Purchaser
Address 1261 Granville St., Vancouver, B. C. 2168 W. 1st Ave.

Principal Amount \$1,600.00 - \$600.00 cash.

Terms of Payment Balance \$30. per month, commencing on 2nd May, 1942 and
payable on the 2nd day of each month until paid. ... Rate of Interest .6%

Arrears, if any: Principal Interest

Balance owing as at this date Current \$57.49 (1942)

Standing of Taxes:Insurance:

(1) Agent J. L. Clark Company Halifax Insurance Co.
Policy No. 29-8104 Prem 4.00 Exp. Date 1945
 (2) Agent J. L. Clark Company
Policy No. Amt 8.00 Prem 4.00 Exp. Date 1945

Nature, particulars and whereabouts of unregistered documents, if any:

Dated at Vancouver, B. C. this day of October A.D. 1942.

CERTIFIED CORRECT:

(Signature)

Georgina Woodside

This Agreement, made in duplicate second

day of April

in the year of Our Lord one thousand nine hundred and forty-two (1942)

BETWEEN

IPPEI NISHIO, of 2416 - 12th Avenue West in the City
of Vancouver, Province of British Columbia, Merchant.

Name,
Address, and
Occupation
of Parties

AND

hereinafter called the "Vendor" of the one part

GEORGINA WOODSIDE, of 1261 - Granville Street in the
City of Vancouver, Province of British Columbia, Widow.

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, Province of British Columbia, and more particularly known and described as Lot Seven (7) and the West half of Lot Eight, (W $\frac{1}{2}$ of 8), in Block Two Hundred and fourteen (214), in subdivision of District Lot Five Hundred and twenty-six (526), according to a registered Plan of the said subdivision deposited in the Land Registry Office at the City of Vancouver, in the said Province and numbered: 590.

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of
Sixteen Hundred (\$1,600.00) Dollars
of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that
is to say: the sum of Six Hundred (\$600.00) Dollars
on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and
acknowledge), and the balance payable as follows:

Thirty Dollars (\$30.00) on the 2nd day of May 1942 and Thirty Dollars (\$30.00) on the 2nd day of each and every month following until the whole of the principal sum has been paid together with interest at six per cent per annum (6%) on the unpaid principal sum owing under this agreement.

The Purchaser has the privilege of paying a larger amount than above stated, or may pay the whole amount if desired.

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate
of per cent. per annum, payable

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOETH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed. THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOETH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided. AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisions and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the Presence of:

Signature of Witness J. L. Clark
Street Address 2173 W. 4th Ave.,
City Vancouver, B. C.
Occupation Broker

Ippai Nishio

Georgina Woodside

The attached is a true copy of the Agreement for Sale of Land made between
Ippai Nishio and Georgina Woodside dated April 2nd, 1942.

October 21st, 1942.



A Notary Public in and for the
Province of British Columbia

DECLARATION BY ATTORNEY

I, _____ of the _____
of _____, in the Province of British Columbia,

DO SOLEMNLY DECLARE THAT

1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.
2. At the time of the execution of the within instrument I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.

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
in the Province of _____
this _____ day of _____ A.D. 194 }

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Acknowledgment of Officer of a Corporation

I hereby Certify that, on the _____ day of _____, 194 , at _____

(whose identity has been proved by the evidence on _____
oath of _____, who is) personally known to me,
appeared before me and acknowledged to me that he is the _____ of
who subscribed his name to the annexed instrument as _____, and that he is the person
of the said
and affixed the seal of the

to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at _____ in the Province of _____
British Columbia, this _____ day of _____
in the year of our Lord one thousand nine hundred and forty

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Province of British Columbia
To Wit:

of the **City**
in the Province of British Columbia.

Sworn before me at **Vancouver**
in the Province of British Columbia, this **8th**
day of **April** 19**42**.

N.S.

J. A. O'Connor

A Notary Public in and for the Province of British Columbia.
 & Commissioner for taking affidavits within British Columbia.

COPY

No - 29240

Baird Apr 11 2nd

1942

IPPEI NISHIO

AND

GEORGINA WOODSIDE

2168 W. 1st Avenue, Van., B.C.

Agreement

FOR SALE OF LAND

The Clarke & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C. Form No. 27

Lot 7 & W $\frac{1}{2}$ of 8.

Block 214.

Group 1.

Plan 590.

FOR MAKER (INCLUDING MARRIED WOMEN)

I Herby Certify that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me, appeared _____ the person _____ mentioned in the annexed Instrument as _____ subscribed thereto as part _____, that _____ know the _____ of the full age of twenty-one years. contents thereof, and that _____ executed the same voluntarily, and _____ of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, _____ in the Province of _____ at _____ British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

**A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.**

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

[illegible]

This Indenture

Made in duplicate the 29th day of January in the year of our Lord one thousand nine hundred and Forty-three.

Between

GEORGINA WOODSIDE, widow, of 2168 West First Ave. in the City of Vancouver, in the Province of British Columbia.

hereinafter called the "ASSIGNOR"
OF THE FIRST PART

Insert Full Name, Address and Occupation of Parties.

AND

HERBERT HARTLEY STANBRIDGE, 'Sun' collector, and LAURA STANBRIDGE, of 1322 Maple Street, in the City of Vancouver, in the Province of British Columbia.

hereinafter called the "ASSIGNEE"
OF THE SECOND PART

Joint Tenants

Whereas, by Agreement of Sale dated the 2nd day of April one thousand nine hundred and Forty-two and made between IPPEI NISHIO of 2416 West 12th Ave. as vendor of the first part, and Georgina Woodside of 1261 Granville St. as purchaser of the second part, the said vendor did agree to sell and convey in fee unto the said purchaser, who thereby agreed to purchase from the said vendor the lands therein and hereinafter particularly described, for the sum of - - - - - SIXTEEN HUNDRED AND NO/100 - - - - - Dollars subject to the conditions and covenants in said Agreement for Sale contained:

AND WHEREAS, the Assignor has agreed to grant and assign the said Agreement for Sale and all interest therein, and in the said lands unto the Assignee;

AND WHEREAS, the Assignee has agreed to assume the payment of the moneys (being for principal, the sum of - - - - - SIX HUNDRED AND EIGHTY AND NO/100 - - - - - Dollars)

and for interest the sum of - - - - - Dollars) due and unpaid under said Agreement for Sale.

Now THEREFORE THIS INDENTURE witnesseth that in consideration of the premises and of the sum of Thirteen Hundred and Twenty Dollars, of lawful money of Canada, now paid by the Assignor (the receipt whereof is hereby by him acknowledged) he the Assignor Doth hereby GRANT, ASSIGN, TRANSFER and SET OVER unto the Assignee the said Agreement for Sale and all the rights, title, and interest of him the said Assignor thereunder and therein;

AND THIS INDENTURE further witnesseth that, for the consideration aforesaid, he the Assignor HATH GRANTED, RELEASED, and QUITTED CLAIM, and by these presents, DOTH GRANT, RELEASE, and QUIT CLAIM, unto the Assignee FOREVER.

ALL and SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, Province of British Columbia, and more particularly known and described as Lot Seven (7) and the West half of Lot Eight, (W¹ of 8), in Block Two Hundred and Fourteen (214), in subdivision of District Lot Five Hundred and Twenty-Six (526), according to a registered Plan of the said subdivision deposited in the Land Registry Office at the City of Vancouver, in the said Province and numbered 590.

Together with the appurtenances thereunto belonging or appertaining, and all the ESTATE, RIGHT, TITLE, INTEREST, CLAIM and DEMAND whatsoever, both at law and in equity or otherwise howsoever, and whether in possession or expectancy of him the Assignor, therein and thereto TO HAVE and TO HOLD the aforesaid lands and premises with ALL and SINGULAR the appurtenances thereto belonging or appertaining UNTO AND TO THE USE of the Assignee his heirs and assigns forever, SUBJECT, nevertheless, to the reservations, limitations, provisos and conditions expressed in the original Grant thereof from the Crown, AND SUBJECT also to the terms of the said Agreement for Sale and the Covenants and Conditions therein contained.

AND the Assignor hereby COVENANTS with the Assignee that there is now due or accruing due and unpaid under the Agreement for Sale ONLY the said sum of
- - - - - SIX HUNDRED EIGHTY AND NO/100 - - - - - Dollars,
payable as follows:

together with interest thereon at
day of
and

per centum per annum from the
one thousand nine hundred

AND the Assignee hereby COVENANTS and AGREES with the Assignor that he will ASSUME, PAY and DISCHARGE all moneys due and to become due under said Agreement for Sale and will INDEMNIFY and SAVE HARMLESS the Assignor against and from the payment of the same or any part thereof, and will observe, keep, and perform all the terms, covenants and conditions in the said Agreement for Sale contained and by the Assignor therein agreed to be observed, kept and performed.
AND the Assignor hereby COVENANTS with the Assignee that he has done no act to incumber the said lands, and has done no act, and has been guilty of no omission or laches whereby the said Agreement for Sale has become, in part or entirety, in any-wise impaired or invalid.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Assignment shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular and the masculine pronoun are used, the same shall be construed as meaning the plural or the feminine or the body politic or corporate where the context or the parties hereto so require.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature P. A. Young
Street Address 1666 W. 6th Ave.
City or Town Vancouver, B.C.
Occupation Salesman - as to signature
of H. H. & Laura Stanbridge
Hugh Morrow, Broker,
1521 W. Broadway,

Georgina Woodside

H. H. Stanbridge

Laura Stanbridge.

As to signature of Georgina Woodside

Assignment of Office of Corporation

I, **Herbert Hartley Stanbridge**, of the Province of British Columbia, do hereby certify that, on the _____ day of _____, 1943, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence as to me, and that he is the person of the said _____, and that he is the person who subscribed his name to the annexed instrument as appeared before me and acknowledged to me that he is the _____ to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office at _____, in the Province of British Columbia, this _____ day of _____, 1943, in the year of our Lord one thousand nine hundred and _____.

Note—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Assignment
OF AGREEMENT FOR SALE
(BY PURCHASER)

The Wilkes Stationery Co. Ltd., Vancouver, B. C.
Lot Seven (7)
West half of Lot Eight
(W¹ of Lot 8)
Block Two Hundred & Fourteen
(214)
Subdivision D.L. 526
Plan 590.

—TO—
HERBERT HARTLEY STANBRIDGE,
"Sun" Collector, and LAURA
STANBRIDGE, of 1322 Maple Street
Vancouver, B.C.

Dated January 29 1943
GEORGINA WOODSIDE, widow,
of 2162 West First Ave., in
the City of Vancouver, B.C.

FOR MAKER

I, **Herbert Hartley Stanbridge**, of the Province of British Columbia, do hereby certify that, on the _____ day of _____, 1943, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence as to me, and that he is the person of the said _____, and that he is the person who subscribed his name to the annexed instrument as appeared before me and acknowledged to me that he is the _____ to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

NOTE: Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

AFFIDAVIT OF WITNESS

Province of British Columbia }
To Writ: }
W. Hugh Morrow and P. A. Young }
of }
Vancouver }
We, **Herbert Hartley Stanbridge** and **Laura Stanbridge**, do hereby personally present and did see the within instrument duly signed and executed by **Georgina Woodside**, **Herbert Hartley Stanbridge** and **Laura Stanbridge**, for the purposes named therein.
2. The said instrument was executed at **Vancouver, B.C.**
3. I know the said parties, and that they are of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at **Vancouver, B.C.**, in the Province of British Columbia, this 29th day of January 1943.

M. L. Challenor

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

P. A. Young

Hugh Morrow

PERSONAL PROPERTY SUMMARY

File No. 10179

Ipppei NISHIO (Mr.)

Reg. No. 00524.

Bank Account:

This Evacuee declared in his JP form dated May 28, 1942, that he had \$60.00 in the Dominion Bank, Victory Square, Vancouver. No action regarding this account has been taken by the Custodian.

Accounts
Receivable:

In a letter dated Dec. 11/44, the B. C. Electric Company enclosed a cheque for \$8.00 representing refund of security deposit. A cheque for this amount was sent to Ipppei Nishio on Feb. 13/45.

On October 18, 1945 we received a cheque for \$5.00 from the B. C. Electric Company representing refund of security deposit for light. This amount is standing to Nishio's credit with the Custodian.
(Remitted 2.2.45/47 to Ipppei Nishio)

Specified
Articles:

In a memo dated Nov. 8/44 Mr. Green advised that Messrs. J.W. Kelly Piano Co. were holding a radio belonging to Mr. Ipppei Nishio and that the Kelly Piano Co. had received a request for this radio from Kazuo Nishio (a child of Nishio's). On November 13, 1944, Mr. Green informed Kelly Piano Co. that this office had no objection to the radio being sent to Kazuo Nishio but thought they should first obtain the consent of the father, Ipppei Nishio. No further reference is made to this radio on file.

Life Insurance: This file reveals the following life insurance policies in the name of Ipppei Nishio:

1. Sun Life Pol. #2260828 - The Sun Life advised today, July 31, 1946, that premiums are paid up to date on this policy.
2. Sun Life Pol. #2260830 ; The Sun Life advised today, July 31, 1946, that the records regarding this policy had been sent to their Montreal Office but according to the records in the Vancouver office the Aug. 1945 prem. was paid and would indicate that this policy was all in order.

The following Sun Life Policy was declared by Ipppei Nishio on his JP form dated May 28/42:

#2058125 - Insured, Itsushi NISHIO - *son of Ipppei*
Beneficiary, Ipppei NISHIO.

At March 1, 1946 premium was due in the amount of \$32.80 and Automatic Premium Loan in the amount of \$57.95, making a total of \$90.75. The Sun Life office, Vancouver, advises that the above amount is still outstanding at this date, namely, July 31/46. We are also advised by Sun Life that this policy has been in force for 15 years, will mature in 1955, has a face value of \$1000.00 and will carry itself to maturity without lapsing, as premiums charged up to date of maturity will amount to approximately \$384.00, plus the amount outstanding as at March 1, 1946.

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

(over)

November 9, 1946

CHATELAIN SUMMARY

File No. 10181
(Over Jan)
File No. 10179
File No. 10178

Tomitaro NISHIO (son)

Reg. No. 00530

Ippai Nishio (father of Tomitaro)
Hana NISHIO (Mrs. Ippai)

Reg. No. 00524

Reg. No. 00525

The above three Japanese persons declared on their JP forms that they had no chattels in the protected area of British Columbia. However, in Kar & Kar's (agent) report dated October 20, 1942 they stated there was a very large quantity of furniture in the property at that time but suggested that a complete inventory should not be taken just then as the tenant, Mrs. Bansted, had advised that Mr. Nishio intended to move many of his effects from the house in the near future.

(According to a panned note at the bottom of the memo on file dated January 4, 1944 Mr. Green advised that Mr. Field of P. B. Ross & Sons stated these chattels belonged to Ippai Nishio, father of Tomitaro. However as Ippai did not declare chattels either and they were on the premises known as 2416 W. 12th Avenue, which real property was registered in the name of the son, they were dealt with on the son's file.)

On making a further check regarding chattels the agent sent to us on February 10, 1943 a copy of a letter dated February 8, 1943 from Mrs. Bansted in which she stated that Mr. I. Nishio had removed all the furniture and belongings from the house with the exception of kitchen gas range and dining room buffet. (The range was later purchased by Mr. Estabrook, new owner of the real property, and the buffet was sold at Vancouver Auction 19 on May 9, 1944). According to Mr. Green's memo dated December 21, 1943 Mr. Estabrook advised that there were chattels in a room at 2416 W. 12th Avenue and also some around the house.

On April 22, 1944 Mrs. Bansted wrote stating she had received a letter from Ippai Nishio regarding the disposal of the balance of the furniture. He advised her to pack in a cardboard box and send to him "collect" any small and easily handled articles, to dispose of the bulky ones at any prices obtainable, and give the worthless goods to the Red Cross or anyone who could use them. In any case he left it up to her to dispose of them.

According to Mr. Spain's memo of May 2, 1944 the chattels were removed from 2416 W. 12th to 992 Powell to be included in an auction to be held in May, except the items which he listed as being purchased by Mr. Estabrook, the new owner of the real property. These were: Stove, Lawnmower, Ping Pong Table, Work Table, Pruning Instrument, Hearth Curb, Set of Weight Sticks and a ladder. We received through Mrs. Bansted a cheque in the amount of \$65.00 for the above items. Mrs. Bansted purchased for herself a Teakwood Chest and 2 Porcelain Vases for \$35.00, as per our receipt No. 8648 on file.

According to the memo on file dated May 9, 1944 a box trunk and 2 trays belonging to a traveller's trunk were abandoned as having no value. The remainder of the chattels were sold at Vancouver Auction 19 on May 9th, 1944. The auction sheets covering this auction were sent to Hana Nishio on October 19, 1944 (mother of Tomitaro Nishio).

All funds derived from the sale of chattels were credited to Tomitaro's account with the Custodian, but these together with the funds derived from the sale of the real property known as 2416 W. 12th Avenue, Vancouver, were remitted to Hana Nishio at the request of the son, Tomitaro.

Chattels accordingly closed.

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

E. Robertson E. Robertson.

LIABILITY SUMMARY

File No. 10179

July 31st, 1946

Re: Ippai NISHIO (Mr.)
Reg. No. 00524

This file reveals no claims against the above Japanese
person.

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

E. Robertson
E. Robertson.

1183 (Ency)
11179-Enclosure
9441 :
10181 :

January 8, 1948.

AIR MAIL

E. V. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. Wright:

Re: Import & Domestic Silk Company

This will acknowledge receipt of your letter of December 31st, 1947. We are enclosing herein cheque for \$2,711.09 in favour of the Receiver General of Canada, covering the Income Tax Assessment Notices which you forwarded and as listed in Messrs. Crestohl & Crestohl letter of December 24th to F. P. Whitman, Esq., M.P. Please return the Income Tax Assessment forms in due course for our files.

This payment leaves a balance standing to the credit of Import & Domestic Silk Company of \$18,844.92, as per statement enclosed in quadruplicate.

As you are aware, we were asked by the Income Tax Department to "hold" \$24,000.00. Please advise if the payment of the amount enclosed will release us from further responsibility in this regard.

We are not sure whether the balance on hand is to be divided equally between the two Michies and Mr. Ito and will ask you to kindly advise us whether our cheque should be issued to Messrs. Crestohl & Crestohl asking them to obtain releases from the interested parties or whether you will obtain an authority for payment signed by all three.

Yours truly,

F. G. Shears,
Director.

FGS/ER
Enc.- Cheque \$2,711.09
Income Tax Assessment Forms
Statement of Account

10179

23rd December, 1946.

Messrs. Crestohl & Crestohl,
Suite 525,
Dominion Square Building,
1010 St. Catherine St. West,
Montreal, Que.

Dear Sirs:

Re: Ippai Nishio.

Since writing our letter to you of the 20th instant in which we enclosed Assessment Notices from the Income Tax Department connected with the years 1940 and 1941, we have received further Assessment Notices for 1943 and 1944 as follows:

1943	-	Amount Payable \$1,638.23	-	Refundable \$527.12
1944	-	" " 935.32	-	" 225.51
also 1944	-	" " 1,787.15	-	" 658.58

Copies of these Assessment Notices are enclosed herein.

Yours truly,

F. G. Shears,
Director.

FCS/PMH

encl.

10179, and
Int. 1183

Aug. 19, 1946.

Messrs. Crestohl & Crestohl,
Suite 525,
Dominion Square Building,
1010 St. Catherine Street West,
Montreal, Quebec.

Dear Sirs:

Re: Import & Domestic Milk Co. and
Import MTHIO. Reg. No. 00524.

We are enclosing hereto copies of assessment
notices which we have received from the Income Tax Department.
These indicate amounts payable as at 30th August, 1946, as
follows:

1940	-	\$1,329.69
1941	-	1,803.18
1942	-	934.94
1943	-	<u>6,364.42</u>

\$11,032.23

Will you please let us have your comments in
regard to the payment of this sum.

Yours very truly,

F. G. Shears,
Director.

FCS:AS
encl.

COPY

CANADA

FILE 10179

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER

110

Enemy Section

WHEREAS the Secretary of State of Canada acting in his capacity as Custodian under and by virtue of the Consolidated Regulations Respecting Trading with the Enemy (1939) on the 13th day of October, 1942, appointed P.S. Ross and Sons, Chartered Accountants, Vancouver, Inspectors under the said Regulations and authorized the said Inspectors to inspect all books and documents belonging to or under the control of Ippai NISHIO, Tomi Taro NISHIO and Sokichi ITO carrying on business under the firm name and style of IMPORT AND DOMESTIC SILK COMPANY;

AND WHEREAS the said Inspectors conducted an investigation into the affairs of the said IMPORT AND DOMESTIC SILK COMPANY and made a report to the Secretary of State of Canada;

AND WHEREAS the report having been considered, the Secretary of State of Canada, by his duly authorized and lawful Deputy, under and by virtue of the said Regulations, on the 2nd day of November, 1942 appointed the said P.S. Ross and Sons Controllers of the business of the said IMPORT AND DOMESTIC SILK COMPANY;

AND WHEREAS the said P.S. Ross and Sons have supervised and controlled the affairs of DOMESTIC SILK COMPANY and have presented a report to the Secretary of State of Canada on the operations of the Company and have applied to the Secretary of State of Canada to be released and discharged;

NOW THEREFORE, the Secretary of State of Canada, by his duly authorized and lawful Deputy, under and by virtue of the Revised Regulations Respecting Trading with the Enemy (1943) hereby terminates the appointment of P.S. Ross and Sons as Controllers of IMPORT AND DOMESTIC SILK COMPANY made on the 2nd day of November, 1942 and discharges the said P.S. Ross and Sons from all liability in respect of any act done or default made by the said P.S. Ross and Sons in the exercise or performance of their powers as Controllers of the said IMPORT AND DOMESTIC SILK COMPANY.

DATED at OTTAWA, Ontario, this 3rd day of June, 1944.

"K.W.10"

"A.H. Mathews"

Assistant Deputy Custodian

10179

February 13th, 1945.

Mr. Ippai NISHIO,
Reg. No. 00524,
Bridge River, B. C.

Dear Sir:

We are in receipt of your letter of the 6th instant and confirm that the B. C. Electric Railway Company have refunded to this office the \$8.00 Security Deposit in connection with 2416 West 12th Avenue, Vancouver, and as this amount is the credit balance in your account a cheque for \$8.00 is enclosed, which leaves no credit balance in the account.

There was an amount of \$876.65 in this account, being the balance of funds in connection with the sale of 2416 West 12th Avenue but this amount was transferred to the account of Import & Domestic Silk Company on the advice of counsel to the Custodian. In this connection we attach a copy of letter dated March 3rd, 1944 which we received from Messrs. P. S. Ross & Sons, Chartered Accountants, on which action was taken as mentioned above. When this transfer was made there was then nothing left in your account as it was subsequent to March 1944 that we received the \$8.00 from the B. C. Electric Railway Company.

Yours truly,

P. Duast,
Administration Department

PD/ER
Encs.

1183 & 10179
Legal Department

509-10 Royal Bank Bldg.,
Vancouver, B. C.
February 24th, 1944.

Messrs. F. S. Ross & Sons,
411 Royal Bank Bldg.,
Vancouver, B. C.

Gentlemen:

Re: Ippai NISHIO, Reg. No. 00524, File #10179
Import & Domestic Silk Co. File #1183 Sundry
Lot 7 & 1/2 of Lot 8, Block 214, Subdivision
of D.L. 326, Plan #590, City of Vancouver.

The following memo has been received from Mr. Good:

"I have a memo from Mr. Doust dated 2nd February, 1944, instructing this Department to hold until further notice the sum of \$875.65 standing to credit of Ippai Nishio.

These funds represent the balance of Agreement of Sale re 2416 West 12th Avenue, which Mr. Doust states was in Ippai Nishio's name according to our records.

Mr. Frederick Field has received three payments on above Agreement of Sale and has credited same to account of Import & Domestic Silk Co., which he controls. He informed me by telephone that his records show the above Agreement as an asset of Import and Domestic Silk Co.

Can you, please, clarify the situation and allocate the funds correctly?"

I would like to instruct Mr. Good to transfer the balance to the credit of Import & Domestic Silk Co. Ltd. and advise him that the funds are to be held as an enemy asset. The evidence at present on our files is not sufficient to support such a direction. Will you therefore be good enough to furnish us with whatever evidence you have indicating that this may be regarded as an asset of the above named company.

Months ago Ippai Nishio declared to the Custodian that he held no interest in real estate. Following the transfer of the funds, the onus will be on him to satisfy us that this is a personal asset.

Yours truly,

K. V. BRIGHT
COUNSEL TO THE CUSTODIAN

KVB/v

File No. 1183
10172 (Bural)

February 21st, 1944

MEMORANDUM

TO: MR. L. E. BRIGHT

FROM: MR. G. H. PERES

RE: Lot 7 and West Half of Lot 8, Block 214,
Subdivision of D.L. 526, Plan No. 590,
City of Vancouver

With reference to Mr. Good's memo of the fourteenth instant, the above noted property was sold by Ippai NISHIO, under an Agreement of Sale, dated April 2nd, 1942, to Georgina Woodside at a price of \$1,600.00, with \$600.00 down and the balance \$30.00 monthly. The balance owing has now been paid in full and credited to the account of Ippai NISHIO with the Custodian, except certain payments said to have been paid to his credit in the Dominion Bank, Vancouver.

From the correspondence on the Import and Domestic Silk Company file, it would appear that the company bank account with the Dominion Bank is controlled by Messrs. P. S. Ross & Sons, but it is not clear whether the payments under the Agreement of Sale were deposited to this account or to a personal account of Ippai NISHIO's.

Ippai NISHIO did not declare to the Custodian his interest in this property.

The property is not mentioned in the Import and Domestic Silk Company file.

Mr. Frederick Field informed Mr. Duest verbally on the second instant that the interest of Ippai NISHIO in the property was an asset of the Import and Domestic Silk Company and that his firm would so advise us. We have not received their letter to date.

Messrs. P. S. Ross & Sons have not supplied us with a Statement of Assets and Liabilities with regard to the affairs of the Import and Domestic Silk Company.

GHP/JF

G. H. PERES

10179

April 20, 1943.

Mr. Ippai Nishio,
Japanese Reg. No. 00524,
Bridge River, B. C.

Dear Sir:

We thank you for your letter of the 13th instant enclosing Deed of Land in connection with 2166 West 1st Avenue, Vancouver.

We confirm that Mr. Stanbridge has now made complete payment of this house, and as requested, we give you below particulars relating to payments received by this office for this property.

In the first place, you are aware that the property was sold by you to Mrs. Georgina Woodside for \$1600.00, of which \$600.00 was paid you in cash, leaving a balance of \$1000.00. Payments by Mrs. Woodside were as stated in detail in our letter to you of March 17, 1943, and which left a balance of \$680.00 when Mrs. Woodside assigned her equity to Mr. and Mrs. Stanbridge. This \$680.00 has been paid in full by the Stanbridges, viz:

March 1, 1943	\$30.00 Principal	\$3.40 Interest
March 29, 1943	650.00 Principal	3.25 Interest
Total	\$680.00 Principal	6.65 Interest

Trusting this makes the matter quite clear, and thanking you for the prompt return of the signed Deed of Land,

Yours truly,

P. Douet,
Administration Department.

PD:BT

10179

April 7, 1943.

Mr. Ippai Nishio,
Japanese Registration No. 00524,
Bridge River, B. C.

Dear Sir:

Re: 2168 West 1st Avenue

With reference to our letter of March 17th in which we advised you that Mrs. Woodside had assigned her equity under the Agreement for Sale covering the above property to Mr. and Mrs. Stanbridge, we have now to advise you that Mr. Stanbridge on the 29th of March paid up the balance owing under this Agreement, viz., \$653.25, made up of \$650.00 Principal and \$3.25 Interest, so that this property is now completely paid for.

We are enclosing Deed of Land, which we should be glad if you will have completed before a Notary Public or Solicitor. Kindly return the Deed to us as early as possible so we may pass same on to Mr. Stanbridge that he may register the property in his name.

The question of the endorsement of the Halifax Insurance policy No. 29-8972 has been attended to by this office.

In order to facilitate your reply, we attach a stamped and addressed envelope.

Yours truly,

P. Doust,
Administration Department.

PD:BT

Enclosure.

1322 Maple St

Vancouver B. C.

Apr. 6th 1943

P. Doucet Esq.

Officer of the Custodian
City

#10179

Re: Ippie Nishio

ack
4/4/43

Dear Sir:-

Replying to your request of
March 31st. I herewith enclose you Deed
of Land, and would ask you to kindly
forward same to Ippie Nishio for his
Signature & Completion.
I also enclose Release in Triplicate from
Halifax Insurance Co. & would ask you
to have Ippie Nishio sign each of these
Copies, after which I would ask you
to kindly countersign them & return
the Original Halifax Policy # F.D.-R-29-8972 Dated
Feb 6-1943, & which is held by you, as Collateral
Security. Together with the signed endorsements.

Yours Very Truly

A. Stanbridge

10179

March 31, 1943.

Mr. Herbert H. Stanbridge,
2168 West 1st Avenue,
Vancouver, B. C.

Dear Sir:

Re: Ionei NISHIO.

With reference to your recent payment of \$653.25, representing balance due on Agreement of Sale of 2168 West 1st Avenue, will you kindly note that it will be necessary for you to have prepared a Deed of Land so that this can be forwarded to Mr. Nishio for his signature.

As this matter was previously handled by the Morrow Realty Company and they are familiar with the property, we suggest that you get them to prepare this document, but you may of course wish to employ the services of your lawyer or some other party. We would explain, however, that this matter cannot be completed until the above Deed is forwarded to us.

Your prompt attention, therefore, will be appreciated.

Yours truly,

P. Doust,
Administration Department.

PD:BT

10179

March 17, 1943.

Mr. Ippai Nishio,
Japanese Registration No. 00524,
Bridge River, B. C.

Dear Sir:

Re: 2168 West 1st Avenue, Vancouver.

In reply to your letter of the 8th instant, we would advise that when Mrs. Georgina Woodside assigned her equity under the Agreement For Sale covering the above property to Mr. and Mrs. Stanbridge, the balance of principal due was \$680.00, payments having been made as follows:

<u>Date of Payment</u>	<u>Payment to Date</u>	<u>6% Interest</u>	<u>Principal</u>	<u>Balance</u>
May 4/42	May 2/42	\$4.93	\$30.00	\$970.00
June 3/42	June 2/42	4.92	30.00	940.00
July 2/42	July 2/42	4.63	30.00	910.00
August 7/42	August 2/42	4.63	30.00	880.00
September 8/42	September 2/42	4.48	30.00	850.00
October/42	November/42	4.25	30.00	820.00
November/42	December/42	4.10	30.00	790.00
December/42	February/43	3.95	30.00	760.00
January/43	February/43	3.80	30.00	730.00
February/43	February/43	3.65	30.00	700.00

A further \$20.00 was paid by Mrs. Woodside, which made the amount \$680.00 as mentioned above.

Since the above date, the Stanbridges have made a March payment of \$33.40 (\$30.00 Principal; \$3.40 Interest). *Balance now therefore \$650.00.*

Trusting the above is the information you require,

Yours truly,

P. Douet,
Administration Department.

PD:BT

10179

February 5th, 1943.

Morrow Realty Co. Ltd.,
Broadway at Granville,
Vancouver, B. C.

BAO 9-17

Dear Sirs:

Re: Ippei NISHIO

Further to yours and our letter of the 1st of February, we would advise that the Custodian's office neither agrees nor disapproves of the re-sale of this property at 2168 - West 1st Avenue, Vancouver, by Mrs. Georgina Woodside to Mr. & Mrs. H. H. Stanbridge, and, therefore, we take it this matter will take its normal procedure.

The only point this office is interest in is to see that the payments due are made regularly so that Mr. Nishio receives what is due him, but of course such payments must be made through this office and premium and interest should be clearly shown when remittances are made.

In our letter of the 1st of February, we set out what we made the balance due; namely, \$700.00, and the December, 1942, January and February, 1943, premium and interest according to our calculations amounted, you will see, to \$101.40 and not \$101.65. However, this is such a small item that you may not wish to send us another cheque. We are retaining for our files the copy of Agreement left with us and respecting the commission on the December, 1942, January and February, 1943, collections, we do not think you are entitled to this as these are not rentals and presumably you are getting your commission on this deal.

Is the total price of this property to be received by Mrs. Woodside, \$2020.00, or what is the figure? Kindly advise us on this point and oblige.

Yours truly,

P. Douet,
Administration Department.

PD/EM

20

COPY

MORROW REALTY CO. LTD.
Broadway at Granville
Vancouver, B. C.

January 30, 1943.

Mrs. Georgina Woodside,
2168 West 1st Ave.,
Vancouver, B. C.

and

Herbert Harlety Stanbridge,
1322 Maple St.,
Vancouver, B. C.

Statement of Adjustments.

Re: 2168 West First Ave.,
Lot 7, W¹/₂ of 8, Blk. 214, D.L. 526

To Sale Price Net	-	\$2000.00
By Amount Owning on Agreement of Sale	\$ 781.65	
By City Tax:		
Lot 7 to Dec. 31/42	60.18	
Lot 8 "	12.56	
Water Rate to Feb. 15	8.20	
Adjustment 1943 Tax to Feb. 15	9.00	
Unexpired Insurance		2.80
By Cheque to Balance	<u>1131.21</u>	
	\$2002.80	\$2002.80

MORROW REALTY CO. LTD.

Per: H. Morrow

HM:M
E. & O.E.

EVACUATION SECTION	
JAN 4 1943	
File No.	10179, 10181, 964
Referred	<i>Alexander</i>

aut.

Bridge River, B. C.,
December 28th, 1942.

G. W. McPherson Esq.,
Authorized Deputy of the Secretary
of the State and/or Custodian,
506 Royal Bank Building,
Hastings and Granville St.,
Vancouver, B.C.

Sir;

I beg to acknowledge receipt of your favour of the
19th instant to-day and in reply I beg to inform you as
follows:

IMPORT & DOMESTIC SILK CO. is a partnership
and as of December 7th, 1941 consisted of and owned
by the following three partners. This is to in-
form you that there is not any enemy interest either
in share interest or in capital sums or undistribut-
ed profits in IMPORT & DOMESTIC SILK CO. as of Decem-
ber 7th, 1941.

PARTNERS:

NISHIO, IPPEI - Japanese National
Residence; 2416 W. 12th Ave
Vancouver, B.C.

ITO, SOKICHI - Naturalized British Subject
Residence; 7938 Granville St.
Vancouver, B.C.

NISHIO, TOMITARO - Canadian born,
British Subject
Residence; 2416 W. 12th.
Vancouver, B.C.

With regard to Deshaw Co. Ltd., I have neither
interest nor connections other than through regular procedures
of business transactions, therefore, I am not able to furnish
you with any information regarding this firm.

I trust the above information will meet with your entire approval.

I remain Sir.

Witness of Signature:

W. A. MacBrayne

Yours faithfully,

Ippai Nishio

Ippai Nishio
Reg. No. 00524

Copy for Ippai Nishio's file

December 19, 1942.

Mr. Ippai Nishio,
Registration No. 00524,
Bridge River, B.C.

Dear Sir:

Re: Import and Domestic Silk Company
and
Tashaw Company Ltd.

Under Regulation 20 of the Consolidated Regulations Respecting Trading with the Enemy (1939), on behalf of the Custodian I request you to forward immediately complete information as to whether or not there was any enemy interest in either of the above companies and/or partnerships as of December 7, 1941. Such enemy interest might be other than a share interest, such as capital sums owing to enemies or undistributed profits.

I deem the above information necessary to enable the Custodian to enforce the above referred to Consolidated Regulations.

Kindly let me have this information by return mail in writing and signed by yourself, your signature to be witnessed. I would point out that under Regulation 56 (2) that any person who refuses or fails to furnish information or particulars upon the Custodian's written request, shall be guilty of an offence.

Yours truly,

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

GWMcP/TC.

File No. 10179

December 22nd, 1942.

MEMORANDUM

Re: Ippel NISHIO

Mr. Nishio has now been evacuated.

It does not appear that he has fully informed the Custodian, when requested, concerning the enemy interest in the partnership of Import and Domestic Silk Company, and he has been asked for this information in writing. If he does not disclose the enemy interest, and Messrs. P.S. Ross and Sons' investigation proves that there is an enemy interest in that company, then the question of prosecuting Mr. Nishio should be considered.

In dealing with Mr. Nishio, it should be kept in mind that he is apparently highly thought of, and has been recommended by the Department of External Affairs to come to Vancouver and select books for Japanese schools in the interior. Mr. Bernard, the Spanish Vice-Consul here, told me that they did not like Mr. Nishio particularly and that they had not recommended him. He was on the Liaison Committee with Mr. Morii.

OWMcP:HW.

WHEREAS it appears to the Secretary of State of Canada that the business carried on within Canada under the firm name and style of the Import and Domestic Silk Company, 543 Granville Street, Vancouver, British Columbia, is by reason of the enemy nationality of one of the partners and the enemy association of the partnership carried on wholly or mainly for the benefit of or under the control of such enemy subject.

AND WHEREAS the Secretary of State of Canada considers it advisable to prohibit the said IMPORT AND DOMESTIC SILK COMPANY from carrying on business except under the supervision and control of a Controller.

NOW THEREFORE, the Secretary of State of Canada by his duly authorized Deputy, CLARE WILLOUGHBY ROYERSON, hereby prohibits the said IMPORT AND DOMESTIC SILK COMPANY from carrying on business except under the supervision and control of WILLIAMS, P. & ROSS AND SONS, Chartered Accountants, who are hereby appointed Controllers with full power to supervise and control the said IMPORT AND DOMESTIC SILK COMPANY in all matters pertaining thereto and without restricting the generality of the foregoing, including power to control all banking arrangements in such manner as may to the Controller appear to be advisable.

The Secretary of State of Canada will, in the future, determine what remuneration and expenses incurred, whether for the original inspection and/ or the subsequent supervision and control of the said IMPORT AND DOMESTIC SILK COMPANY are to be paid by the said company.

DATED at Vancouver this 2nd day of November, 1942.

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

10179
10181
9641

1409 Royal Bank Building,
Vancouver, B.C.
October 30th, 1942.

Messrs. P.S. Ross & Sons,
Royal Bank Building,
VANCOUVER, B.C.

Re: Ippai NISHIO, Tomi Taro NISHIO
and Sokichi ITO, carrying on
business under the firm name of
Import & Domestic Silk Company

Dear Sirs:

I would appreciate it if you would make an immediate investigation of the affairs of the above partnership, with particular reference to Mr. Ito's interest in this partnership, if any.

Circumstances surrounding the case are, briefly, that Mr. Ito is awaiting repatriation in the East and Nishio expressed his opinion in my office on Tuesday of this week that he intended to return to Japan as soon as the evacuation was completed. I am writing to the Commanding Officer of the R.C.M. Police, concerning Mr. Nishio, but do not know what action, if any, will be taken.

In the meantime I am very anxious that the Custodian have full information, concerning the set-up of this partnership. If you encounter any difficulty and require a Control Order, in order to prevent disposition of assets, I trust you will get in touch with me immediately and make a preliminary report.

Yours truly,

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

GWM:P:HW.
Encl.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Itsushi Nishio

File No. 10179

Bridge River B.C.

Reg. No. 00524

Company Sun Life

Agency Vancouver Agency

Policy No. 2058125

Premium - \$ 38.35

X

Payable: Annually, Semi-annually or monthly

Month March Day 1

REMARKS:

Letter sent 8/19/48

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Ippai Nishio

File No. 10179

Bridge River B.C.

Reg. No. 00524,

Company Sun Life

Agency Vancouver Agency

Policy No. 2260830

Premium - \$ 39.65

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

Month August Day 25

REMARKS:

Letter sent 9/18/42

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Ippei Nishio

File No. 10179

Bridge River B.C.

Reg. No. 00524

Company Sun Life

Agency Vancouver Agency

Policy No. 2260828

Premium - \$ 49.70

X

Payable: Annually, Semi-annually or monthly

Month August Day 25

REMARKS:

Letter sent 7/9/43

THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE
VICTORIA BLDG., 70 CONNOR STREET
OTTAWA, CANADA

THE CUSTODIAN
REGULATIONS RESPECTING
TRADING WITH THE ENEMY (1939)

FORM "D"

Ref. No. : 1111
From the : Life Insurance Company of Canada
Date of Discovery : March 1943

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy

N.B. Separate forms should be used for each policy or annuity contract for each "enemy."

Policy No. **2,000,125**

Life Insured - Name - **Itseaki Nishio**
Born - **Aug. 27, 1918**
Address - **Japan - exact address unknown**

Owner - if third party insurance - Name -
Address -

Beneficiaries - Names - **Itseaki Nishio**
Addresses - **Vancouver, B.C.**
Relationship to - **Father**
Life Insured

Record of Current Assignments
(other than to company for policy loan)

- Give names and addresses -

Date of Policy (i.e. due date of first regular premium) **March 1, 1930**
Plan of Policy **10-year Endowment with annual dividends**

Sum Assured **Can. \$1,000**

Premium - Amount - **\$28.35**
How Payable - **Annually**
Due Dates - **March 1st**

Policy Loans (automatic or otherwise)

Approximate Cash Value, if any, including dividends, after deducting all policy indebtedness **\$446.57**

Nature of Automatic Non-forfeiture Provision **Automatic Premium Loan**

Approximate Cancellation Date under Automatic Non-forfeiture **Policy will carry to maturity**

Special Notes: