

12637

REAL ESTATE

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 12637

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: NISHIDERA Kazue (Mrs. Shinji)
HOME ADDRESS: 2120 Manitoba St., Vancouver, B. C.
REGISTRATION NUMBER 06350 SEX: Female AGE: 31
OCCUPATION: Housewife

(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: none
MARRIED? yes
NAME OF WIFE OR HUSBAND: Shinji *Intermar 648*
ADDRESS OF WIFE OR HUSBAND: Petawawa, Ont.
NAMES OF ANY LIVING CHILDREN: Nobuko (F)
Keiko (F)
Yoko (F)
ADDRESS OF CHILDREN: 2120 Manitoba St., Vancouver.
AGE OF CHILDREN: 10, 6, 4 yrs.

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

1. LOCATION AND DESCRIPTION: 2120 Manitoba St., City of Vancouver,
R Lot 1, block 32, district lot 200A. Title deed number unknown.

*Husband Roy Shinji Nishidera joint owner
Intermar file 648*

2. BUILDINGS AND OTHER IMPROVEMENTS: One 6 room, 2 storey, wooden
house.
One garage.

3. INSURANCE (Give particulars; state where policies are) All insurance details unknown.
Policy in hands of agent, H. Hargreaves, 10-th Ave., and Main St.

4. TAXES (Amount and where payable) \$55.00 payable City of Vancouver, 1942 paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant, when she
is evacuated the house will be rented to Mrs. A. Burt, 67 E. 5th Av
for \$25.00 per month. Agent is H. Hargreaves, 10th Ave., & Main St.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Title deed in husband's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Husband Shingl has half interest in the property.

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:

Declarant has sold most of her furniture and expects to sell

the remainder before leaving. If unable to do so she will send

a list in later.

8/1/43 Vm. as list on file outside two closed

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: _____

none5. 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: _____

none

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 28th day of August 1942.

(Signature) Kazuo Nishikawa

M. Wraight
Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

12637

RETURNED TO JAPAN DATE

August 12, 1943

File No. 12637

S.S. GENERAL MEIGS

17th JUNE, 1946

11 Name NISHIDERA, Kazue (Mrs. Shinji)

(Surname in Block Letters)

Registration No. 06350

Male - Female
(Check)

Age Aug. 12, 1911

Former Address 2120 Manitoba Street, Vancouver, B.C.

Date Evacuated 10/9/42

Naturalized - Canadian-Born - National
(Check)

Present Address New Denver, B. C.

Married - Single
(Check)

Name of Wife

Name of Husband Shinji - #10173

Name of Mother TANAWA, Saga (N/R)

Name of Father TANAWA, Kaichi - Deceased

Names of Children under 16 See Husband's Sheet.

Requested by E.C.T.

Registered with Custodian Yes
(Yes or No)

Additional Information

Owner of house and lot held jointly with husband.

Housewife.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.
Oct. 16/46

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:

TREASURY DEPT. CLAIM \$ 200

Re: NISHIDERA, Kazue ¹²⁶³⁷ #06350

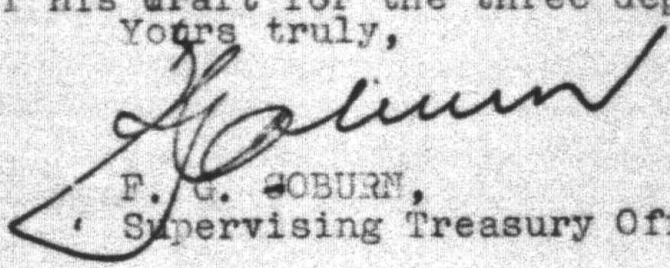
Please note that the above has been
repatriated to Japan. At the time of repatriation, the
following transactions took place:

Cash turned in - - - - - \$ Nil

Draft Issued - - - - - \$ 350.00

It will be seen that this Japanese is
indebted to the Department on account of repatriation in
the amount of \$ 200.00. Therefore should you receive
further funds on this account such funds should be turned
into this office. It will be applied first to recoup the
expenditure made and, second, if there is any surplus such
surplus will be remitted to Japan for the account of the
Japanese in question. Cash was turned in by the husband and
\$150.00 was deducted off his draft for the three dependents.

Yours truly,


F. G. GUBURN,
Supervising Treasury Officer.

FGC/EJ.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
March 5th, 1947.

TREASURY DEPT. CLAIM \$ 104.⁵⁵

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

12637

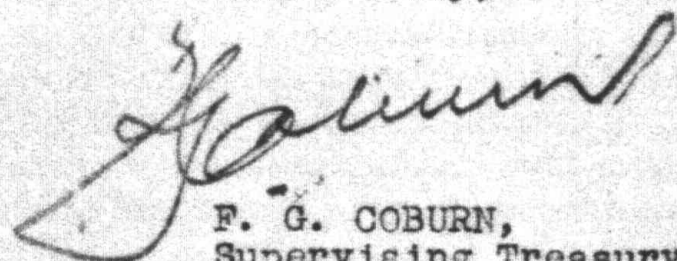
Dear Sir:

Re: NISHIDERA, Kazue #06350

This will acknowledge the sum of \$ 95.12
received from you on account of the above mentioned which
has been accounted for by this office in the proper manner.

There has been no No.2 Receipt issued in
this instance.

Yours truly,



F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

EVACUATION SECTION	
Rec'd	JAN 9
File No.	12637
Ans.	
Referred	

404 Federal Building,
325 Granville Street,
Vancouver, B.C.
January 7th, 1950.

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

TREASURY DEPT. CLAIM \$ 101⁸⁸

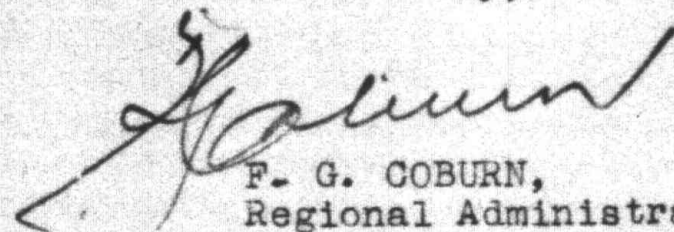
Dear Sir:

Re: NISHIDERA, Kazue #06350

This will acknowledge the sum of \$ 3.00
received from you on account of the above mentioned which
has been accounted for by this office in the proper manner.

There has been no No. 2 Receipt issued in
this instance.

Yours truly,


F. G. COBURN,
Regional Administrator.

FGC/EJ.

12637
XI/648

506 Royal Bank Bldg.,
Vancouver, B. C.,
March 3, 1950.

K. W. Wright, Esq.,
Chief Counsel,
Office of the Custodian,
Victoria Bldg.,
7 O'Connor St.,
Ottawa, Ont.

Dear Mr. Wright: Re: Roy S. Nishidara
 Kasuo Nishidara

We return herewith the correspondence sent to us in
your letter of February 27th.

Roy Shinji Nishidara was interned but was later
released. Both he and his wife, Kasuo, repatriated to Japan on the
S.S. General Naiga on the 17th of June, 1946.

Accounting for their property is indicated in the
enclosed statements covering their joint and individual accounts.

Rental arrangements for their property at 2120 Mani-
toba Street, Vancouver, were made by Mr. H. Hargreaves, the property
being rented at \$25.00 a month. Considerable repairs were however,
necessary, and were charged against the revenues. This property
was included in our Catalogue as parcel No. 137. It was valued by
Mr. Douglas Reave for \$1100.00 and offered for sale by public tender.

No acceptable tenders were received. An offer was
afterwards made for \$950.00 and later raised to \$1100.00, at which
price it was sold, the net proceeds after adjustment for insurance
and taxes, amounting to \$1,058.37.

No chattels were declared by either of the above
parties on our regular registration form, Mrs. Kasuo Nishidara when

March 3, 1950.

registering on August 28, 1942, stating that she had sold most of her furniture and expected to sell the remainder before leaving. Just prior to leaving for Japan, Shinji Nishidara when completing Form JP 2, declared that he had left the following property at 2120 Manitoba St. -

1 box wooden	1 Band Saw (Delta)
1 box wooden	1 Jig Saw
1 box wooden	1 Sander, $\frac{1}{2}$ H.P. Motor
1 golf bag	1 wood turning lathe set of tools
Other small articles (Garden tools)	2 wooden clubs, 9 iron clubs

However, these goods were not found by the Custodian, and if they were there at the time Mr. Nishidara was interned, it is assumed that they were dealt with by Mrs. Kasue Nishidara before she was evacuated on September 10, 1942.

At the time of repatriation, Mr. Nishidara also declared the following goods as being lost at the Vancouver Immigration Building and at Petawawa Internment Camp 33 -

Immigration Building: "Men's 12 size Gold Watch (Elgin), white gold chain & knife"
"1 set of Parker's Fountain Pen (new)"

Petawawa Internment
Camp 33:

"1 Leather Windbreaker (zipper)"
"1 Oxford (K Boot) Tan shoe"
"1 Sport's Coat"
"4 shirts (new)"

This Department of course, had no control over his affairs during the time of his internment.

The McDermott Motors valued an old Nash Sedan which was left at 2120 Manitoba St., for \$25.00. This was advertised for sale with other motor vehicles and was sold for the net amount of \$32.00.

We are not aware of any assets left in Canada belonging to these persons which have not been liquidated, and you will note from the enclosed statements that the balances on hand at the time of repatriation were transferred to the Treasury Department for remittance by them to Japan in the usual manner.

Yours very truly,

F. G. Shears,
Director.

FGB/UN
Encls.

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
February 27th, 1950

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

C
O
P
Y

Re: Roy S. Nishiders
Kazuo Nishidera

Dear Mr. Shears:

I enclose herewith letter received from the Department of
External Affairs under date of 22nd instant, together with enclosures.

It would be appreciated if you would kindly let me have
a report on the administration of assets left in Canada by the above
named.

Please return the enclosed correspondence to this
office after you have made a copy for your file.

Yours very truly,

"K. W. WRIGHT"
CHIEF COUNSEL

KW/JF
Encl.

DEPARTMENT OF
EXTERNAL AFFAIRS
CANADA

Ottawa, February 22, 1950.

C
O
P
Y

The Assistant Deputy Custodian,
Office of the Custodian of Enemy Property,
O T T A W A.

I include herewith a letter from Roy S. Nishidera and Kazuo Nishidera, 79 Wakabayashicho, Setagaya-ku, Tokyo, Japan, addressed to you, which was forwarded to us by our Canadian Liaison Mission in Tokyo.

It would seem that they are claiming reimbursement for properties left in Canada under your guardianship at the time of their internment and later repatriation.

These individuals have been informed that Japanese assets in Canada were frozen pending the ratification of a Peace Treaty with Japan, but that their letter would in any case be forwarded on to you.

A.F.W. ??

for A.D.P. Heeney
Under-Secretary of State
for External Affairs.

79, Wakabayashi-cho,
Setagaya-ku, Tokyo,
Tokyo, Japan.

January 23, 1950.

TO: Dept. of Secretary of State
Office of Enemy Property Custodian
Japanese Evacuation Section

APPLICATION FOR REPARATION

C
O
P
Y

Hon. Sir;

We, the undersigned wish to make an application for reparation of our property and chattel goods which was at the time of evacuation located at the 2120 Manitoba Street, Vancouver, British Columbia, Canada.

The said property was entrusted with our appointed agent, Harry Hargreaves, Notary Public of 2601 Main Street, in Vancouver, British Columbia, Canada on 20th of August 1942 to maintain and correct rentals prior to evacuation to the Interior of British Columbia designated by B.C. Security Commission.

During our concentration above property was taken over by the Enemy Property Custodian and sold without due consideration, for which at least we are entitled for consideration because they have promised to protect the property during the war.

During the period from the time of evacuation to termination of the war our income from the rentals from above property was lost due to seizure of our property by Enemy Property Custodian from our agent.

Also substantial loss was effected when we were forced to dispose our household equipments as of electric range, washing machine, refrigerator, piano, dining room sets and living room sets and many other articles of value.

Personal belongings were also lost while detained at Canadian Immigration Building at Vancouver prior to our departure to Eastern Canada, and during my concentration at Internment Camp my baggage was damaged and the contents was lost while it was stored in the camp baggage shed.

I herewith wish to beg that your office will give us your thoughtful consideration to above matters at your earliest convenience as our livelihood here in Japan is so acute due to lack of funds. Thanking you in anticipation for your kindly consideration.

Yours truly,

(Sgd.)

Roy S. Nishidera

(Sgd.)

Kazue Nishidera

Below mentioned items are only part of the property we possess at the time of the evacuation which we claim for reparation.

REAL ESTATE: Residence, One and half story frame building.
Roll No. C 2474
LOT 1, BLK 32 D.L. 200A Group 1, N.W. District.
Value of Improvement \$550
Value of Land \$825
(City of Vancouver Assessment Roll 1942)
Following improvements were made after the assessment; Basement floors removed and new one put up. House painted. Back porch and front verandah re-floored and new front steps installed.

AUTOMOBILE Nash Sedan 1928
320 109926 32346
R 110284

INSURANCE Sun Life Insurance Policy 2271196
Prudential " " 383131286

Above policies was surrendered at Canadian Immigration Building to Custodian prior to our departure for Japan in June 1946.

RENTAL The house was rented to Mr. A. Burt at Twenty-five (\$25.00) dollars a month and its rental collection was entrusted to our Agent, Harry Hargreaves, 2601 Main Street, Vancouver, B.C.

File 12637-Enc

COPI

THE PRUDENTIAL
INSURANCE COMPANY OF AMERICA

Home Office: Newark, N.J.

File 648 - 12637
Enemy Section
Nishidera Insurance

July 19, 1946

Department of the Secretary of State
Office of the Custodian,
509 Royal Bank Bldg.,
Vancouver, B.C.

Att: W.J. Johnston,
Administration Department

Gentlemen:

In reference to your letter dated June 24, we attach check T-Can 2951 dated July 15 for \$18.55 which represents the cash surrender value for policy 383131286. We would appreciate being advised, for information purposes, just how the proceeds are to be sent to Mr. Kozue Nishidera and Sinji Nishidera in Japan, in view of the fact that the check has been drawn jointly to their order.

Yours truly,

"R.A. Young"

Manager

RAY:SHS
Enc.

648 12637
Entry Section

509 Royal Bank Building,
Vancouver, B. C.
June 24, 1946

The Sun Life Assurance Company
of Canada,
Royal Bank Building,
Vancouver, B. C.

Re: Shinji NISHIDERA (Repatriate)
and Policy No. 2,271,196

Dear Sirs:

With reference to your letter of the 4th instant, we are enclosing herewith application for cash surrender value of the above-mentioned Policy, duly signed by Mr. Shinji Nishidera and Mr. F. G. Shears, for and on behalf of the Secretary of State of Canada acting in his capacity as Custodian. Mr. and Mrs. Nishidera have both been repatriated to Japan, but as we were unable to obtain the signature of Mrs. Nishidera before her departure, it was necessary to have Mr. Shears sign for her.

We would appreciate receiving your cheque, made in favour of the assured and beneficiary, at your early convenience, and wish to advise you that the funds in this connection will be forwarded to the above, in Japan, at a later date.

Your Policy, as numbered above, is attached hereto.

Yours very truly,

W. J. Johnston
Administration Department

WJJ/JF
Encl.

Files Nos. 648 & 12637

June 5, 1946

MEMORANDUM

TO: MR. G. PETERS

FROM: MR. W. J. JOHNSTON

RE: Sun Life Policy No. 2,271,196,
Shinji NISHIDERA

Mr. Nishidera has requested us to obtain the Cash Surrender Value of the above-mentioned Policy and in reply to our letter to the Sun Life Assurance Company, they have written us as follows:

"With reference to your letter of the 3rd instant, we have today written our Head Office by Air Mail requesting a cheque in settlement of the above policy.

In the meantime we are attaching the necessary application form to be completed by the Assured and Beneficiary, that is, Shinji Nishidera, the Assured and Kazuo Nishidera, the Beneficiary.

Will you please have the form completed and returned to us with the policy in due course".

We have the Policy in this office and would ask you to kindly have the attached application form duly completed.

W. J. JOHNSTON

WJJ/JT

Files Nos. 648 (Int) & 12637

June 5, 1946

MEMORANDUM

TO: MR. G. PETERS

FROM: MR. W. J. JOHNSTON

RE: Prudential Insurance Company
Life Insurance Policy No. 383,131,286,
June Yoko NISHIDERA

Mr. Shinji Nishidera and Mrs. Kazu Nishidera, wife, have requested us to obtain the cash surrender value of the above-mentioned Policy, and in connection therewith we are enclosing five (5) Prudential Forms No. 4337, which it is necessary to use in applying for the cash surrender value of a Weekly Premium Policy.

In view of the fact that the insured daughter, June Yoko Nishidera, is under the age of 14½ years, it will be necessary to have both Mr. and Mrs. Nishidera sign these forms.

In the event that Mrs. Nishidera is not available, it might be well to have Mr. Nishidera sign the Insured's Authorization Form, making the cheque payable to the Custodian of Enemy Property.

We have the Policy in this office, but as the application forms must be forwarded to the Head Office of the Prudential Insurance Company in Newark, New Jersey, we would ask you to kindly have them completed as soon as possible.


W. J. JOHNSTON

WJJ/JF
Attach.

1-6-46

Shirley Kay Jackson (reporter)

Mr. Jackson:
As stated briefly in the attached Police
with the request that they be removed
of

Ray.

360 Homer Street,
Vancouver, B. C.
November 4th 1944

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

Attention Mr P. Douet

Dear Sir,

Re Kasue NISHIDERA #06350
Shinji NISHIDERA #10173
Custodian Files #12637 & Int. 648

Referring to your letter of the 14th ult.,
we would be obliged if you would continue to for-
ward monthly remittances of \$40.00 to the above named
woman from the credit balance of her husband Shinji
until their joint credit balances have been reduced
to \$670.00 which is the rehabilitation reserve allowed
for this family of five.

Yours truly,

M. L. Brown

M.L. Brown per *Sp.*
Office Manager.

IS/mms

CC. Mr E.W.Wright, Counsel to the Custodian
CC. Files

EVACUATION SECTION	
Date	NOV 11 1944
File No.	12637 & Int 648
Initials	<i>[Signature]</i>

*Copy for Examiner
file 12637*

509 Royal Bank Building,
Vancouver, B.C.,
3rd May, 1944.

648
Legal Section

British Columbia Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B.C.

Dear Sirs:

Re: P/W A-688, NISHIDERA, Shinji Roy, #10173
and Mrs. Kazuo NISHIDERA, #06350

Receipt is acknowledged of your communication returning
cheque in the amount of \$180.00 payable to Hiroyoshi TANARA.

We note that you return this cheque because the debt
in question was not registered at the time of evacuation and payment
of same cannot be recommended by the Commission.

Yours truly,

K.W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/DG

648 (Int.)
12637 (Evacuee)

509-10 Royal Bank Bldg.,
Vancouver, B. C.
March 9th, 1944.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: P/W A-688, Roy Shinji NISHIDERA
and Mrs. Kazuo NISHIDERA.

Requests from internees that we purchase expensive articles from funds at credit are numerous and we have been sending them many fountain pens, glasses, articles of clothing, and a recent order called for false teeth. The above named asked for a saxophone and we wrote the Camp Commandant to find out if he approved and also asked the internee to state the approximate price he wished us to pay for the instrument. Copy of reply is attached.

Funds to the credit of this family were derived from the sale of their house, jointly owned by the husband and wife, and they appear to have no other assets, with the possible exception of a small amount of household chattels and an old automobile valued at \$25.00. The internee's credit balance amounts to \$708.37 and his wife has a credit balance amounting to \$348.61. They have three children under twelve years of age.

We are presently sending \$40.00 monthly from Mrs. Nishidera's funds to her for maintenance of the family at New Denver, B. C., and it was our intention to continue this maintenance until all her funds were gone and the husband's balance was reduced to the amount of the family exemption of \$680.00.

Prior to funds becoming available from the sale of real estate, this family was drawing maintenance from The B. C. Security Commission.

We hesitate to refuse such a request without your approval as Department of External Affairs may consider it our duty to comply. In view of the financial position of the family, such an expenditure seems to us unreasonable and we would be glad to have your instructions as to how far we may go in this as well as in cases of a somewhat similar nature.

Yours truly,

KWW/W

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION

Rec'd FEB 3 1944

File No. 12637

Atty. Gen.

Referred to Court

Dr. W. C. Sept.

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
February 2nd 1944

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

Clear
file

Dear Sir,

Re Mrs Kazue (Shinji) NISHIDERA #06350
Custodian File No. 12637

We have for acknowledgment your letter of
the 1st inst., regarding the above named.

The amount to be conserved for rehabilita-
tion in this case is \$740.00, which will leave an
available balance of \$670.23 to be used for the
maintenance of the family. We have no objection
to this being released to Mrs Nishidera at the
rate of \$40.00 a month, and we shall appreciate it
if you will comply with her request.

Yours truly,

M.L. Brown
Office Manager.

MS

12677/1 & 648

REGISTERED

3rd September, 1943.

Mrs. Lucy Pasternak,
1946 Main Street,
Vancouver, B.C.

Dear Madam:

Re: Catalogue No. 137
2120 Manitoba Street.

We are in receipt of your letter of the 2nd instant enclosing your certified cheque for \$95.00, and offer to purchase 2120 Manitoba Street for the sum of \$950.00 which has been considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$1,100.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F. G. Shears,
Director.

FMH

encl.

but

Catalogue No. 137

Files No. Int. 648 & 12637

Control of 2120 Manitoba Street is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of this property have been settled. I also acknowledge receipt of Insurance Policy, Michigan Fire Marine Insurance Co., Policy No. 6018584, duly assigned to me.

Dated at Vancouver, B. C., this

7th day of *December* 1943.

Lucy Pauline
J. Pauline

November 8, 1943

REAL PROPERTY MEMORANDUM

FILE NO: 12637 and Internee 648
NAME: Mrs. Kazuo NISHIEDA and Roy Shinji NISHIEDA
CATALOGUE NO: 137
RE: 2120 Manitoba Street, Vancouver, B.C.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver,
Lot 1, Block 32,
District Lot 200 A,
Group 1, New West-
minster District,
Plan 197.

Encumbrances: None

Taxes: \$55.00 paid 1943 - No
arrears or consolidated.

Vested: 35030.

VALUATION BY APPRAISER: \$1100.00

AMOUNT OF BID: \$1100.00

APPROVED BY ADVISORY COMMITTEE 8th September, 1943.

AMOUNT RECEIVED BY CUSTODIAN: \$1,100.00.

NAME OF PURCHASER: Mrs. Lucy Pasternak

KW/DG
Attache

K.W. WRIGHT

S. S. Mrs. McArthur.

12437/62 602 (2-4)

11th September, 1943.

Mrs. Lucy Pasternak,
1945 Main Street,
Vancouver, B.C.

Dear Madam:

Re: Catalogue No. 137
2120 Mainland Street

This will acknowledge receipt of your letter of today's date in which you enclose your certified cheque for \$1,100.00, 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 Mrs. Lucy Pasternak, housewife, 1945 Main Street, Vancouver, B.C., and that you are a British subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance.

Yours truly,

F. G. Shears,
Director.

Mr. Reeve's Valuation	-	\$1,100.00
Committee approved	-	8th Sept. 1943

06350

NISHIDERA, Kazuo (Mrs. Shin-ji)
See also File No. 64844

12637

The above Michigan Fire and Marine Insurance policy, No. 6018584, expiring April 15, 1945, covered the above real property in the amount of \$1000.00, and Household Effects in the amount of \$500.00. That portion of the policy covering the real property, namely \$1000.00, was transferred to the new owner as of December 4, 1943; the \$500.00 covering the Household Effects was cancelled as of January 15, 1944, and the return premium of 75¢ was credited to the account of Kazuo NISHIDERA (Mrs. Shinji).

E. Robertson.

ER
April 30, 1946

PERSONAL PROPERTY SUMMARY

File No. 12637

Kazue NISHIDERA (Mrs.)

Reg. No. 06350

Chattels: The following declaration was made by the above Japanese person in her JP form dated August 28, 1942:

"The declarant has sold most of her furniture and expects to sell the remainder before leaving. If unable to do so she will send a list in a letter."

Mr. Green of the Protection Department asked Mr. Spain, in a memo dated November 15, 1943, to confirm that everything had been sold before the Evacuees left the premises, and in reply Mr. Spain stated in his memo of November 18, 1943, that no Japanese chattels remained on the premises, namely 2120 Manitoba Street, Vancouver, B. C.

Chattels are therefore closed.

Specified Articles: No Specified Articles are revealed on this file.

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

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

E. Robertson
E. Robertson.

ER
April 30, 1946

*Let Insurance
agent with on
household file
in which some
policies were written*

REAL PROPERTY SUMMARY

JAPANESE NAME: Kazue (Mrs. Shinji) NISHIDERA Reg. No. 06350 File No. 12637
Shinji (Roy) NISHIDERA Reg. No. 10173 File Ex. Int 648

CATALOGUE NO: 137

PROPERTY ADDRESS: 2120 Manitoba Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 1, Block 32, District Lot 200A, Group 1, New Westminster District, Plan 197.

TITLE: Registered in the names of Roy Shinji NISHIDERA and Kazue NISHIDERA (His Wife) (Joint Tenants).

ENCUMBRANCES: Registered: Vesting Order filed No. 35030
Unregistered: No indication of any unregistered charges.

ASSESSED VALUES: Land \$825.00
Improvements 550.00 - \$1375.00 Taxes - \$57.29

CLASSIFICATION: 1½ storey frame six-room dwelling 20' x 26' plus one storey 6' x 6' concrete wall foundation posts on stones. Duroid roof. Condition old except new roof which is new. Exterior wood fair but windows need putty. The floors are worn. No light switches, some decorating needed.

One garage 12' x 16' Plank floor.

Valuator's appraisal, "We are of the opinion that the market value of this property is \$1,100.00."

"D.W.REEVE"

HISTORY OF
ADMINISTRATION:

This property was placed in the hands of H. Hargreaves, as rental agent, by Kazue NISHIDERA (confirmed by the Custodian).

H. Hargreaves leased this property to Mrs. A. Burt on a monthly basis, as from September 10th, 1942, consideration \$25.00 per month, payable in advance.

Rents collected \$425.00 against which were the following charges:

Fumigation	\$ 20.00
New Toilet	24.00
Decoration and Repairs	105.20
Water Rates	15.15
Commission	<u>25.00</u>

\$189.35

\$359.96 of the above rentals were credited to Roy Shinji NISHIDERA and \$65.04 which were collected after the sale date were taken care of in the final adjustment and credited to the new owner.

owner.

- Page 2 -

File Nos. 12637
File Ex. Int. 648

SOLD:

To Lucy Pasternak for \$1100.00 as at September 11th, 1943.
Approval of Advisory Committee September 8th, 1943.

Funds released to the credit of Roy Shinji NISHIDERA and Kazue NISHIDERA's Joint Account as at December 30th, 1943, against which were the following charges: Real Estate Commission \$55.00, Valuation \$5.00, Advertising \$4.00, Registration Fees \$3.50, = \$67.50, leaving a net credit of \$1032.50 from said transaction.

Adjustments as at September 11th, 1943, to the amount of \$4.22 Unexpired Fire Insurance Premiums, \$16.73 Purchaser's share of 1943 Taxes, \$4.92 Purchaser's share of Water Rates = \$25.87 were placed to the credit of Roy Shinji NISHIDERA and Kazue NISHIDERA's Joint Account.

The net proceeds from the sale of the above property and adjustments, held jointly by Roy Shinji NISHIDERA and Kazue NISHIDERA, viz. \$1135.73 were divided between them = To Roy Shinji Nishidera \$567.87 and Kazue Nishidera \$567.86.

The following Fire Insurance Policy:

Michigan Fire and Marine Insurance Policy No. 6018584

- \$1,000.00 - covering the dwelling at 2120 Manitoba Street, Vancouver, B.C.

was transferred to Lucy Pasternak December 4th, 1943.

OLD CERTIFICATE OF TITLE:

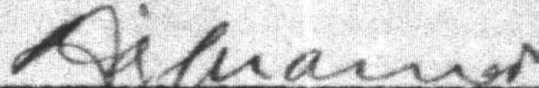
No. 24367-L

Kazue Nishidera declared on her J.P. Form, signed August 28th, 1942, that the Title Documents were in her husband's possession

Certificate of Title No. 94790-L in the name of Lucy Pasternak was sent to her by registered mail on December 29th, 1943, and there is Post Office acknowledgement of receipt of same No. 17671 - December 31st, 1943 - on file.

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

May 7th, 1947.



D. A. CRAMER.

DAC:ic

SUMMARY of LIABILITIES

File No. 12637

April 30th, 1946

Re: Kasuo NISHIDERA (Mrs. Shinji)
Registration No. 06350.

No claims were lodged on this file against the above Japanese person but in a letter dated January 13, 1944, Mrs. Nishidera stated she owed money to a Mr. H. Tahara (Hiroyoshi TAHARA, #03804, New Denver). This claim is dealt with on the husband's file, namely Internee 648.

No other claims against the above Japanese person are revealed on this file.

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

E. Robertson
E. Robertson.

ER

Catalogue No. 137.
File No. Int. 648, Eme.
1867.

November 3rd, 1943.

MEMORANDUM

TO: Mr. E.W. Wright
FROM: Mr. D.A. Crocker

Ray Shinji NISHIMURA - Internee
Kame NISHIMURA - Reg. No. 66321
City of Vancouver
Lot 1, Blk. 32, D.L. 3004, Gr. 1,
N.T.D., Plan 197.
Certificate of Vesting No. 20330.

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..... Lucy Pasternak
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. 24367-1 is in the possession of Ray Shinji NISHIMURA (husband), and has been written for.

Salg

DAC:EL
Encls.

Files: Int. 548
Brac. 12637 / 137

December 28th, 1943.

MEMORANDUM

TO: Mr. P. H. Russell

FROM: Mr. D. A. Cramer

Boy Shinji NISHIDERA
and
Kasuo NISHIDERA
Lot 1, Blk. 32, D.L. 200A,
Sp. 1, N.W.D., Plan 197.

With reference to the above property which was recorded in the Vancouver Land Registry Office, December 9th, 1943, we enclose herewith the following documents in connection therewith.

1. Copy of application number 94789-L dated December 9th, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 94790-L dated December 9th, 1943, registering the property in the name of Lucy Pasternak (Deed).
3. Duplicate of Transmission dated November 11th, 1943.
4. Duplicate of Deed dated November 11th, 1943 - Secretary of State to Lucy Pasternak.
5. Certificate of Indefeasible Title number 94790-L dated December 18th, 1943, covering the above property in the name of Lucy Pasternak.

D. A. Cramer

DAC:JB
Encs.

Catalogue No. 137

Files No. 12637 & Int. 648

2120 Manitoba Street

1/32/2004/1/197

ADJUSTMENTS

As of September 11, 1943.
111 days to go.

Debit purchaser

111/365 x \$ 55.00	taxes for 1943	\$ 16.73
111/184 x \$ 8.15	water July to Dec.	4.92
30/72 x \$ 8.00	Insurance premium	4.22
	Ex. 15/4/45	
Registration fees on deed. \$1100.00		6.45

Total debits

\$ 32.32

Credit purchaser

Proportion of rents for month of Sept. 19/30 x \$23.75	\$ 15.06
Rents collected for months of Oct./Nov.	47.50

Total credits

\$ 62.56

Less Total debits

32.32

Net credit due to purchaser

\$ 30.22

c.c. to E. Hargreaves, 2601 Main St.
(for your information)

Shinji Roy & Estate NISHIDERA

File No. Int 648 & 12637
Reg. No. 10173 & 06350

Date	Particulars	Debit	Credit	Balance
1943 September 1	Land Registry Office - Certificate of Encumbrance	\$ 1.00		
	Rents collected		\$ 300.00	
	Agent's commission	20.00		
	Water rates	15.15		
	Repairs	149.20		
	Taxes	55.00		
September 11	Balance rents to date, net		8.71	
	Credit re Sale of Property		1,058.37	
	Transferred to Single accounts \$4.50 each		9.00	
December 18	Cheques to Mrs. Nishidera	75.00		
1944 January 10	Cheque to Mrs. Nishidera	15.00		
January 13	Transferred to account Roy S. Nishidera	567.87		
	" " Mrs. K. Nishidera	477.86		
1946 July 2	Sun Life Assurance Co. - cash surrender value of		171.69	
	Prudential Co. - cash surrender value of policy		18.55	
1947 January 29	To Receiver General of Canada for transmission to Japan	190.24		
		<u>\$1,566.32</u>	<u>\$1,566.32</u>	

Accounting Department
April 30th, 1947

HTL

STATEMENT RE SALE OF:

Catalogue No: 137

Street Address: 2120 Manitoba St.,
Vancouver, B.C.

Legal Description: 1/32/200A

Name: NISHIDERA, Shinji Roy
NISHIDERA, Kasuo

File No: Int.648 and Evac.12637

Reg. No. 10173 and 06350

Date of Sale and AdjustmentsSeptember.11th, 1947.....

Sale Price \$ 1100.00

Real Estate Agents Commission \$ 55.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

Encumbrances:

~~Mortgage~~

~~Mortgage~~

~~Insurance~~

~~Other Charges~~

Adjustments:

Fire Insurance 4.22

Taxes 16.73

Water 4.92

67.50 \$ 1125.81

Net Proceeds credited to your account 1058.37

Date: May 9th, 1947

Compiled by: Mr. Good

File No. 12637

Mrs. Emma DISHIDEA

<u>Date</u>		<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944				
Jan. 17	Transferred from Joint Account		9477.86	
Feb. 26	Return premium Michigan Fire Policy		.75	
Apr. 27	5% valuation fee property	2.50		
Aug. 22	5% Advertising "	2.00		
	Cheques to you, 1 x \$50.00, 9 x \$40.00 1 x \$57.87, 1 x \$6.24	474.11		
1949				
Nov. 29	Refund D.C. Electric Security Deposit		3.00	
	To Treasury Dept. Dominion Government.	3.00		\$11
		<u>7481.61</u>	<u>9481.61</u>	
	Balance		\$11	

Mar. 2/50
CHS:HA

File No. XI 648

Rev Shintei NISHIDERA

		<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
<u>1942</u>				
Oct. 31	Refund of 15 Wage Deductions Provincial Government		5.22	
<u>1943</u>				
Jan. 7	Redemption War Savings Certificates		24.56	
	To Mrs. Nishidera	24.56		
Mar. 30	Sun Life Assurance Co. maturity value Pol. 627642		496.47	
Apr. 13	To Mrs. Nishidera	50.00		
	Premium Sun Life Policy 2271196	35.19		
24	To you at Camp	25.00		
Nov. 1	" " " "	42.00		
<u>1944</u>				
Jan. 4	" " " "	25.00		
8	Eaton & Co. for 1 wine scarf	1.00		323.50
17	Transferred from Joint account		567.87	891.37
Mar. 13	Sale of Car, Nett		32.00	
Apr. 27	50% of Valuation Fee - property	2.50		
24	50% of Advertising property	2.00		
	Cheques to you at Camp 1944, 3 x \$25.00	75.00		
	Cheques to Mrs. Nishidera, 1 x \$50.00, 2 x \$40.00	130.00		
<u>1945</u>				
	Cheques to you at Camp, 4 x \$25.00	100.00		
	Cheques to Mrs. Nishidera	40.00		
Apr. 19	Premium Sun Life Policy 2271196	70.42		
<u>1946</u>				
Jan. 25	Premium Sun Life Policy 2271196	34.14		
June 28	To Treasury Department when repatriated	469.31		Nil
		<u>1126.12</u>	<u>1126.12</u>	
	Balance		Nil	

Mar. 2/50
CHH:RA