Name of Claimant NISHIKAWA, Tomijiro decd
" Iyo
Custodian File 10107 & 10102

Case 1206

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
2350.00	117.50 12.50										130.00

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	
300	75.00							75.00

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
693.25	486.25	145.87	70.16%	45.00	31.57			177.44

TOTAL RECOMMENDATION	382.44

1540

CASE NO: 1206.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 3, 1948.

IN THE MATTER OF THE CLAIM OF

IYO NISHIKAWA

PROCEEDINGS AT HEARING

Original.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE J.A. McGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

November 3, 1948.

IN THE MATTER OF THE CLAIM OF

IYO NISHIKAWA

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government.
C.P. OPPER, ESQ.,	appearing for the Claimant.

A. SMITH, ESQ.,	Secretary,
G.N.R. UPTON, ESQ.,	Official Interpreter,
J.B. McGREGOR, ESQ.,	Official Reporter.

IYO NISHIKAWA, the claimant herein, having been first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. OPPER:

Q. I notice that you are filing a cliam on behalf of your husband, whom I believe is deceased? A. Yes.

Q. And prior to the evacuation did you live at 833 West 7th. Avenue, Vancouver? A. Yes.

Q. And I am showing you a claim form for real estate, signed by you; is that your signature?

A. Yes.

Q. Was this form prepared upon your instructions? A. Yes.

Q. And it is all true? A. Yes.

(REAL ESTATE CLAIM FORM MARKED EXHIBIT NO. 1)

Q. Now the house is a three-storey house?

A. Yes.

Q. Is that the house at 833 West 7th. Avenue?

A. Yes.

Q. I am showing you a picture; is that your house? A. Yes.

(PHOTOGRAPH OF CLAIMANT'S PROPERTY MARKED EXHIBIT NO. 2)

(APPRAISAL OF J.R. REID & COMPANY MARKED EXHIBIT NO. 3)

MR. CHRISTIE: The appraised value is $2350.

MR. OPPER: You paid $2500 for this house in 1926? A. Yes.

Q. And you have listed here a series of

repairs and improvements to the house from 1935 to 1940 and I presume you have noted the values. Are they substantiated by what you actually had to pay? A. Yes, since I bought the house I put a great deal amount of money into it.

Q. You employed people to do the work mentioned here? A. Yes.

Q. This is a nine roomed house?

A. Yes, nine rooms in all.

MR. CHRISTIE: I tender as Exhibit No. 4 the tax statement of the city of Vancouver for the year 1941, and also in the same exhibit a tax statement for the year 1943. In each case the total assessment is $2420.

(TAX STATEMENTS MARKED EXHIBIT NO. 4)

MR. OPPER: Now, when you left this house of yours did you leave any chattels there?

A. Yes, they were all put in the third storey.

Q. I am producing a sheet here, personal chattels, which appears to be signed by you; is that your signature? A. Yes.

Q. And it is true?

A. Yes.

(PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT NO. 5)

MR. CHRISTIE: I tender as Exhibit 6 the Analysis of Personal Property.

(PERSONAL PROPERTY CLAIM FORM, MARKED EXHIBIT NO. 6)

I. Nishikawa,
In chf.

MR. OPPER: I believe you said that the chattels in question were left on the third floor of your house? A. Yes.

Q. Were they locked up there? A. Yes.

Q. Was the Custodian informed where the chattels were? A. Yes.

Q. Who was looking after your property while you were evacuated? A. I gave the title to the house and the key to the house to an agent.

Q. Did you tell the Custodian that is what you were doing? A. Yes.

Q. The Custodian knew of that arrangment?

A. Yes.

Q. Now there is a question about some chattels being missing. Do you remember where certain Japanese kimonas had been stored? A. I left them in the third storey.

Q. Were they ever sent to you or your husband?

A. I received the silver fox fur, I received nothing else.

Q. You received some clothing, did you?

A. I received four kimonas but there were kimonas other than those which I did not receive.

Q. Did the kimonas come with the other clothing or did they come separately?

A. Those four came at one time. They were enclosed in a carton.

Q. Then what articles of clothing such as kimonas and furs, etc, did you not receive?

A. There was a sort of Japanese frock coat and there was a kimona of my husband's, cotton lined.

Q. What happened to the silver fox fur?

MR. CHRISTIE: I thought my learned friend asked that question before.

THE WITNESS: No, I didn't receive the silver fox fur.

MR. CHRISTIE: You see, your honour, this has happened on more than one occasion. They first they did receive it and when the question is pressed they give an entirely different answer.

MR. OPPER: I was under the impression she didn't understand it.

THE SUB-COMMISSIONER: They understand all right.

CROSS EXAMINATION BY MR. CHRISTIE:

Q. What kind of lumber was this house constructed of? A. I couldn't say -- shingles.

Q. Does she know how old this house was?

A. It was sided with shingles.

Q. Does she know how old the house was when it was purchased by her husband?

A. I don't know.

Q. You have ten tables listed at $25. How old were these tables? A. I couldn't say; they were both new and old tables.

Q. To whom did these golf clubs belong?

A. Those belonged to my husband.

Q. There is some suggestion that your son has

made a claim for these.

Q. There were two lots of golf clubs, one a youth's, and one for my husband.

Q. I am showing you a J.P. Form dated the 27th of May, 1942; do you know whose signature that is? A. I did not sign that.

Q. Is that your husband's signature?

A. I think so.

Q. Did you help in preparing the lists that are in this J.P. Form? A. Yes.

(J.P. FORM MARKED EXHIBIT NO. 7)

Q. I am showing you a letter dated May 11th, 1945; do you recognize that signature?

A. That is not mine.

Q. Do you know whose signature it is?

A. It looks something like the last signature.

Q. It is dated May 11th, 1945 and is addressed to the Custodian. Do you know anything about your husband sending that letter and saying he had received your kimonas? A. Yes, I was aware of this letter.

Q. Then did either you or your husband ever indicate to the Custodian that any kimonas were missing. Did you ever indicate it by letter?

A. I have forgotten but I think a letter to that effect was sent.

Q. Who wrote the letter? A. My son.

Q. You haven't a copy of that letter here?

A. No, those things were lost.

Q. I show you another letter dated March 30th, 1945. Ask her if that looks like her husband's signature? A. It looks like it.

Q. Now this letter is dated March 30th, 1945, and what I want to ask the claimant is this, when you mentioned the kimonas, why didn't you mention the silver fox fur as being missing?

A. I asked my son to write about the silver fox fur at that time.

Q. Does she know whether her son wrote or not?

A. I think he did. I don't know whether I have a copy of that letter. I am practically certain a letter to that effect was sent.

Q. Is the son being called as a witness today?

A. He is working now.

Q. I would submit as Exhibit 8 the letters above referred to.

(LETTERS ABOVE REFERRED TO MARKED EXHIBIT 8)

RE-EXAMINATION BY MR. OPPER:

Q. In the letter that was shown to you a minute ago it was stated:

"I received my wife's kimonas."

Were those all the kimonas that were requested. Were these the specific number of kimonas or were there more?

MR. CHRISTIE: It looks to be plural to me.

THE WITNESS: I think the meaning of this is that we did receive a certain number of kimonas,

but we think there are certain ones which we didn't receive.

MR. CHRISTIE: I tender as Exhibit 9 the following tenders on the real property. There is a tender of Joseph Wright, dated the 24th of January, 1944, in the amount of $2350. There is an earlier tender by the same person in the amount of $1800. The property was sold to Joseph Wright for $2350, the higher tender actually being accepted. There is another tender dated November 8th, 1943, from Lakha Singh. It is in the amount of $1500.

(TENDERS ABOVE REFERRED TO MARKED EXHIBIT 9)

Q. On the Dodge sedan car there is a bid of $300. by William R. Martin, dated July 24th, 1943.

(BID ON CAR MARKED EXHIBIT NO. 10)

(REPORT OF R.C.M.P. DATED MARCH 10, 1942, MARKED EXHIBIT NO. 11)

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT NO. 12)

(REAL PROPERTY SUMMARY AND PERSONAL PROPERTY SUMMARY MARKED EXHIBIT NO. 13)

(EXTRACT OF APPRAISAL OF CONSOLIDATED MOTOR CAR COMPANY MARKED EXHIBIT NO. 14)

MR. CHRISTIE: It is submitted, your honour, that the real property was sold at its fair market value. It is submitted that these articles of personal property which were sold at auction were sold at their fair market value. It is submitted that the Custodian is not responsible for any goods of which he had no record and which were not sold by him. It is submitted that the Dodge sedan car, sold by

(Discussion)

public tender was sold at its fair market value.

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. B. McGregor,
Official Reporter.

I, J. A. McGibbon, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

J. A. McGibbon,
Deputy Commissioner.

DEC 29 1947

Case 1206

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

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

ACKNOWLEDGED

10102

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

(1) NAME NISHIKAWA IYO (RCMP) Reg. No. 07212
(Print) Surname Given Name

(2) Pre-Evacuation Address 833 W. 7th Avenue, Vancouver, B.C.

(3) Present Address 115 Dennison Ave., Toronto, Ontario. Toronto

(4) REAL ESTATE

(a) Street Address (if any) 833 W. 7th Avenue, Vancouver, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Lot 13, Block 297 District Lot 526, Group 1, New Westminster, B.C.

(c) Type of Real Property (cross out words which do not apply):

(i) ~~Farm~~
(ii) Residence Type of business
(iii) ~~Business~~
(iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)
Heir of Tomijiro Nishikawa registered as sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 3500.00
(v) Amount at which Custodian sold property and credited your account - - $ 2350.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1150.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
833, W.7th Avenue, Vancouver, B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House

(c) How stored or packed at time of evacuation
Left in attic, Placed in storage rack

(over)

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

In no one's care

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

1.	Chattels as per attached list		Estimated Value $
2.	Value	835.25	Estimated Value $
3.	Sold by custodian for	482.20	Estimated Value $
4.	VALUE		Estimated Value $ 343.05
5.	one 1933 Dodge Sedan Value	350.00	Estimated Value $
6.	Sold by custodian	300.00	Estimated Value $
7.	VALUE		Estimated Value $ 50.00
8.			Estimated Value $
9.			Estimated Value $
10.			Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 393.05

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 1543.05

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

Toronto

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

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
County of York)
TO WIT:)

I, Iyo Nishikawa of the City
of Toronto in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the City)
of Toronto)
in the County of York)
this 24th day of December)
A.D. 1947.) A Commissioner &c.

Iyo Nishikawa

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

2 Large glass fruit bowl	$.70
20 Large and medium size placques	10.00
8 Various size trays	10.00
2 Four layered Japanese food box --- lacquer ware	5.00
6 Cups and saucers	3.00
Ceremonial Japanese "sake" set containing 3 different size cups in lacquer ware	3.00
10 "Sake" container and 12 small cups	5.00
Toy movie projecter	2.00
3 Alarm clocks	15.00
Deer head	10.00
Pheasant	7.00
2 Step ladders	2.00
Pyrex dishes	5.00
Flower pots	5.00
Blinds , rods & curtains	8.00
Garden spray	2.00
Music stand	3.00
Felt underlay	5.00
Linoleum	2.00
Lunch kits	2.00
7 Cushions	10.00
2 Silent cloths	5.00
2 Chairs	3.50
Garden spray	1.75

Sword stand made from Australian iron wood	5.00
Silk hat and a plain hat	10.00
Complete set of Japanese kimonos	45.00
Silver fox fur	50.00
School books and water color paint set	5.00
Japanese bamboo garden divider	3.00
3 Bamboo flower basket	3.00

4 Table lamps	$6.00
Health lampx	5.00
Box heater	6.00
15 Pictures in frame and 4 frames only	10.00
Light extention cords and electrical goods	5.00
Kitchen utensils	15.00
Model ship in case	5.00
3 Tennis rackets	10.00
Set of golf sticks in leather bag	40.00
Golf bag and club	5.00
Vacuum cleaner	25.00
Sparton Visionola	175.00
Gramaphone	10;00
10 Tables	25.00
Pair of skis	2.00
Photography equipment	1.00
Enamel cabinet	8. 00
3 Wooden cabinet	15.00
Wardrobe	10.00
Couch	4.00
Lawn mower and catcher	17.00
Ice box	5.00
Garden tools and miscellaneous	5.00
Tool box and some tools	10.00
Roll of oil cloth---new	3.00
3 screen doors and window screens	5.00
6 Different size flat vase for flower arrangements	15.00
2 Metal square flower vase	5.00
4 Metal flower stands	
5 Various styled bamboo flower pots and stands	7.00
8 Stands for Flower arrangements	25.00
Coral	2.00
Sun Ray Carbon lamp	15.00
Japanese tea serving set and case	10.00
50 cups	3.00
230 various size dishes	10.00
30 Japanese tea cups	1.50
24 Japanese dishes	2. 50
30 Japanese rice bowls	5.00
30 Soupe bowls	3.00
60 Glass cups	3.00
Set of 6 Japanese tea cups	1.00
20 Japanese soupe bowls ----lacquer ware	5.00
36 Glass salade dishes	1.80
Large glass plate	.50

NISHIKAWA, Iyo.
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1206-1
DATE NOV 3 - 1948
FILLED BY
C P Offer

07212
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
House (3 storey)	9	FRame	Residence	50 X --	1926	July 5

Type of Locality	Cost Price	Improvements made by Claimant		Estimated Value Date of Sale
Residential	$ 2500	1938 - Roof reshingled, 2nd & 3rd storey & roof stained	$ 250.	$ 3500.
		1940 - House repainted and re-decorated	250.	
		1938 - New furnace installed	200.	
		1940 - Sunroom built on front of second storey	100.	
		1940 - Hall, living room, dining room, redecorated	125.	
		1940 - New beam supports for house	200.	
		1935 - Garage built	100.	
		1938 - 1 room playhouse built at rear of property - 25' x 12' x 10'	300.	

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

Assessment 1943: Land $ 720.
Improvements 1700.
$ 2420.

Rent - $35.00 per month at time of evacuation.

The claimant had a beautiful garden which included ornamental trees and flowers. Labour & plants would amount to $300.00.

SUMMARY:

Estimated value $ 3500.
Sold by Custodian 2350.

Claim $ 1150.

Iyo Nishikawa
Signature

EXHIBIT No. 1206-2
DATE NOV 3 - 1948
FILLED BY K D Christie

NISHIKAWA, Tomijiro
833 W. 7th Ave., Vancouver, B. C.
Evac. File 10107

Picture Taken April 29, 1943

1206 - 3

EXHIBIT No.

DATE Nov. 3/48

FILED BY K.A.Christie

J. R. REID & CO.

Real Estate Loans Valuations

515 Granville Street,
VANCOUVER, Canada.

November 18th, 1943.

#355 House #833 West 7th Avenue.

This property comprises a 50 ft. lot on which is erected a frame dwelling of wood exterior and shingle roof.

There is a stone and concrete foundation, with a basement having cement floor and equipped with a hot air heating plant.

The ground floor comprises a good sized hall with stair case, large living room and dining room and kitchen with pantry.

There has been an open fireplace in the dining room but the opening is bricked up.

On the second floor there are 3 bed rooms and bathroom. Stairway to attic finished in one large room.

There is a small building at the rear of the property at present used for storage.

Valuation $2,350.00

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 21, 1949.

G. Hyde

Tx. 20—130M—3-41.

IMPORTANT
Please forward this notice immediately to your Agent or Mortgage Company, if they are to pay the taxes.

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER.
All Cheques must be certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."
All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

JUN-30-41 00729 L (1) — 82.40

1941

Cash Register impression of City Treasurer's signature constitutes official receipt.

DETAILS OF GENERAL LEVY

Rate on $			Taxes Levied
18.724	Mills	General Purposes	$ 3,887,627.31
15.454	"	Interest and Instalments	3,208,778.91
15.822	"	Schools	3,285,058.53
50.000	"	Gross	$10,381,464.75

CITY OF VANCOUVER
TAX STATEMENT, 1941

City Hall 453 West 12th Avenue

PAID

ASSESSMENT FOR TAXATION, 1941
Land $113,459,970
Improvements 94,169,325
Total Value for Taxation $207,629,295
Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

1206-4 Jas L Armstrong Treas.
Notice Mailed
EXHIBIT No. [redacted]
DATE NOV 3 - 1948
FILLED BY L A Chaplin

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/CS IN ARREARS					LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/CS. 1941	CURRENT GENERAL TAXES 1941	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY		Nett amount if paid on or before JULY 3rd, 1941
			CONSOLIDATED		NOT CONSOLIDATED									
IMPROVEMENTS	LAND		CAPITAL SUM	INSTALMENTS DUE	1938 & PRIOR	1939	1940							
1700	720	1570						7.04	78.50Δ	85.54★		3.14		82.40★Δ
PAYMENT ON A/C APPLIED														

REBATE ON CURRENT GENERAL TAXES:
4% if paid on or before 3rd July, 1941.
3% if paid on or before 4th August, 1941.
2% if paid on or before 3rd September, 1941.
1% if paid on or before 3rd October, 1941.

POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.

SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.

Consolidated Arrears carry interest at 5% per annum.
Other Arrears carry interest at 6% per annum.
If a deposit has been made in payment or part payment of these Taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,
City Treasurer and Collector of Taxes.

Tomijiro Nishikawa
T. Nishikawa,
833 W. Seventh Ave.,
Vancouver, B. C. G8205

G8205 LOT. 13
BLK. 297
D.L. 526

ROLL No. Description of Property

NOTE.—Is your property correctly described?

Tx. 20—125M—3-43.

IMPORTANT
Please forward this notice immediately to your Agent or Mortgage Company, if they are to pay the taxes.

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER

All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."

All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

AUG-5-43 01229 D (1) — 85.60

EXHIBIT No. 1906-4

DATE NOV 3 - 1943

FILED BY

Notice Mailed

1943

Cash Register impression of City Treasurer's signature constitutes official receipt.

DETAILS OF GENERAL LEVY

Rate on $		Taxes Levied
19.732 Mills	General Purposes	$ 4,170,227.41
15.219 "	Interest and Instalments	3,216,282.81
17.129 "	Schools	3,619,975.68
52.080 "	Gross	$11,006,485.90

CITY OF VANCOUVER
TAX STATEMENT, 1943
City Hall 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1943

Land	$111,204,915
Improvements	~~100,133,140~~
Total Value for Taxation	$211,338,055

Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/CS IN ARREARS					LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/CS. 1943	CURRENT GENERAL TAXES 1943	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY		Nett amount if paid on or before JULY 3rd, 1943
			CONSOLIDATED		NOT CONSOLIDATED									
IMPROVEMENTS	LAND		CAPITAL SUM	INSTALMENTS DUE	1940 & PRIOR	1941	1942							
1700	720	1570						7 04	81 77△	~~88~~ 81★		3 21	✓	85.60 ~~85.54★△~~
PAYMENT ON A/C APPLIED										Paid on a/c 9/27/43				80.93

REBATE ON CURRENT GENERAL TAXES:
4% if paid on or before 3rd July, 1943.
3% if paid on or before 3rd August, 1943.
2% if paid on or before 3rd September, 1943.
1% if paid on or before 4th October, 1943.

POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.

SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.

Consolidated Arrears carry interest at 5% per annum.
Other Arrears carry interest at 6% per annum.
If a deposit has been made in payment or part payment of these Taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,
City Treasurer and Collector of Taxes.

Balance due (to tax office) $4.67.

T. NISHIKAWA, 07211
C/O THE CUSTODIAN
OF ENEMY PROPERTY.

G8205

G8205 LOT. 13
BLK. 297 833 W 7th Ave
D.L. 526

ROLL No. Description of Property

NOTE.—Is your property correctly described?

8 Deposit. 80.93 ✓
Cash Ticket No. 4036 4.67 ✓
85.60

NISHIKAWA, Iyo
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1206-5
DATE NOV 3 - 1948
FILLED BY G. P. Ohhet
~~G. A. Brodie~~

07212
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
Sparton Visionola Radio 3 combination - radio, phonograph, movie projector	1939	New	$ 250.00	Good	$ 175.
		"		"	45.00
Silver fox fur	1939	"	75.00	"	50.00
1933 Dodge Sedan	1935	Used	Claimant does not know because purchased by husband.		350.00

The claimant is claiming on the chattels listed in column 3 of the Analysis of Personal Property valued at $ 1138.25.

Description of Storage of Goods:

The claimant's husband received some of the set of kimonos but some were missing. It is on the missing kimonos that the claimant is making the $45.00 claim.
The silver fox fur was stored with the other chattels on the premises.

SUMMARY:

Estimated value	$ 1138.25
Sold by Custodian	786.25
CLAIM	$ 352.00

General Statement as to Chattels not Described above:

Additional Comments, if any:

Iyo Nishikawa
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 10107 EXHIBIT No.

NAME Iyo NISHIKAWA (Widow of Tomijiro NISHIKAWA)
(Deceased Sept.17/45 Kamloops, B.C.)

REG. No. 07211

DATE
DECLARATION May 27/42
EVACUATION May 28/42

INVENTORY
TAKEN BY
DATE

DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
833 W.7th Ave.Vancouver B.C.					
House:					
Wood Stove					
Gas Range					
Gas Heater					
Linoleums					
Carpets					
Blinds					
China and glass ware					
Furniture and Decorat--ional Equipment.					
Flower arrangement equipment.					
Clothing					
Household goods					
Recreational Equipments					
Automobile equipment					
Back House:					
Flower pots and garden tools					
Tool box					
Furniture and clothing					
Stove					
Bamboo Baskets.					
The above articles are to be left in house at above address. The key of the house will be left in hands of H. Hargreaves, 10th Ave. & Main St.,Vancouver, Agent.					
Located in Campbell Storage, 786 Beatty St. Vancouver.					
Cut Glass					
Silver ware.					
Household goods.					
Chinaware					
Books					
Binoculars					
Clothing and Curtains					
Bear Skin.					
Writings.					
2 Large glass fruit bowl	.70	K			
20 Large and medium size placques	10.00	Misc.			
8 Various size trays	10.00	K			
2 Four layered Japanese food box -- lacquer ware	5.00	K			
6 Cups and saucers	3.00	K			
Ceremonial Japanese "sake" set containing 3 different size cups in lacquer ware	3.00	K			
10 "Sake" container and 12 small cups	5.00	K			
Toy movie projecter	2.00		2.00		
3 Alarm clocks	15.00		9.00		
Deer head	10.00		1.00		
Pheasant	7.00		2.50		
2 Step ladders	2.00		(1).60 (1).75		
Pyrex dishes	5.00	K			
Flower pots	5.00		3.50		
Blinds, rods & curtains	8.00		6.00		
Garden spray	2.00		1.60		
Music stand	3.00		2.10		
Felt underlay	5.00		2.00		
Linoleum	2.00		1.25		
Lunch kits	2.00		(1).75 (1).75		
7 Cushions	10.00		3.00		
2 Silent cloths	5.00		2.75		
2 chairs	3.50	F			
Garden spray	1.75	T			
Sword stand made from Australian iron wood	5.00	Misc.			
Silk hat and a plain hat	10.00	C			
Complete set of Japanese kimonos	45.00				
Silver fox fur	50.00				
School books and water color paint set	5.00	Misc.			
Japanese bamboo garden divider	3.00	T			
3 Bamboo flower basket	3.00	Misc.			
4 Table lamps	6.00	F			
Health lamp	5.00		3.50		
Box heater	6.00	F			
15 Pictures in frame and 4 frames only	10.00		5.45		
Light extention cords and electrical goods	5.00	Misc.			
Kitchen utensils	15.00	K			
Model ship in case	5.00		1.75		
3 Tennis rackets	10.00		4.50		
Set of golf sticks in leather bag	40.00		29.00		
Golf bag and club	5.00		1.00		
Vacuum cleaner	25.00		19.00		
Sparton Visionola	175.00		125.00		
Gramaphone	10.00		7.00		
10 Tables	25.00	F			
Pair of skis	2.00		.50		
Photography equipment	1.00		2.00		
Enamel cabinet	8.00		5.00		
3 Wooden cabinet	15.00	F			
Wardrobe	10.00		8.25		
Couch	4.00	F			
Lawn mower and catcher	17.00		12.00		
Ice box	5.00		5.00		
Garden tools and miscellaneous	5.00	T			
Tool box and some tools	10.00		7.50		
Roll of oil cloth --new	3.00		2.50		
3 screen doors and window screens	5.00	Misc.			

CODE:

"F" - Furniture

"K" - Kitchenware (including cooking utensils, glassware & dishes)

"T" - Tools

"L" - Linens (table cloths, etc.)

"C" - Clothing

"Misc." - Miscellaneous.

EXHIBIT No. 1206-6

FILE No. 10107 EXHIBIT No. DATE NOV 3 - 1948 CASE No.

REG. No. 07211 FILLED BY R A Christie VENUE TORONTO

	SALES									
	AUCTION	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	SHIPPED	REMARKS
c.										
	2.00									Toy lantern sold at auction
	9.00									2 alarm clocks and 1 mantle clock sold at auctio
	1.00									
	2.50									Trays and pheasant sold for $2.50
	(1).60									
	(1).75									One step ladder and wash board sold for 75¢
	3.50									
	6.00									Shelf, blinds & rods sold at auction
	1.60									
	2.10									
	2.00									
	1.25									
	(1).75									
	(1).75									Platters & lunch kit sold for 75¢
	3.00									
	2.75									
c.										
									45.00	See letter from Nishikawa dated May 11, 1945.
				50.00						Not declared or found
sc.										
sc.										
	3.50									
	5.45									
sc.										
	1.75									
	4.50									
	29.00									
	1.00									
	19.00									
	125.00									
	7.00									
	.50									
	2.00									
	5.00									
	8.25									
	12.00									
	5.00									
	7.50									
	2.50									
sc.										

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 10107 EXHIBIT No.

NAME Iyo NISHIKAWA (Widow of Tomijiro NISHIKAWA) (Deceased Sept.17/45 Kamloops, B.C.)

REG. No. 07211

DATE — DECLARATION — EVACUATION

INVENTORY — TAKEN BY — DATE

DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
6 Different size flat vase for flower arrangements	15.00	K			
2 Metal square flower vase	5.00	K			
4 Metal flower stands					
5 Various styled bamboo flower pots and stands	7.00	K			
8 Stands for Flower arrangements	25.00	K			
Coral	2.00	Misc.			
Sun Ray Carbon Lamp	15.00		10.00		
Japanese tea serving set and case	10.00	K			
50 cups	3.00	K			
230 various size dishes	10.00	K			
30 Japanese tea cups	1.50	K			
24 Japanese dishes	2.50	K			
30 Japanese rice bowls	5.00	K			
30 Soupe bowls	3.00	K			
60 Glass cups	3.00	K			
Set of 6 Japanese tea cups	1.00	K			
20 Japanese soupe bowls - lacquer ware	5.00	K			
36 Glass salade dishes	1.80	K			
Large glass plate	.50	K			
	788.25				
TOTAL OF AUCTIONS					
Specified Items			288.50		
Furniture			45.00		
Kitchenware			122.30		
Tools			3.85		
Linens			4.05		
Clothing			.25		
Miscellaneous			22.30		
			$486.25		
1933 Dodge Sedan	350.00			300.00	
	1138.25				

SUMMARY

Goods for which $693.25 is being claimed sold at aucti
Goods for which 50.00 is being claimed were not decl
Goods for which 45.00 is being claimed were shipped
The 1933 Dodge Sedan for which $350.00 is being claimed

LE No 10107 EXHIBIT No. _____ EXHIBIT No. 1206-6 CASE No. _____

EG. No. 07211 Page 2. DATE NOV 8 - 1948 VENUE TORONTO

FILLED BY K. A. Christie

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	SHIPPED	REMARKS
UCTION	TENDER &c								
c. 10.00									
				50.00				45.00	
288.50									
45.00									
122.30									
3.85									
4.05									
.25									
22.30									
$486.25									
		300.00							Appraised by Consolidated Motors at $300.00

SUMMARY

ich $693.25 is being claimed sold at auction for $486.25
hich 50.00 is being claimed were not declared or found
ich 45.00 is being claimed were shipped to the owner.
ge Sedan for which $350.00 is being claimed was sold by public tender for $300.00

FORM "JP"

REAL ESTATE

BUREAU POWELL STREET

FILE No. 10107

1206 - 7

EXHIBIT No.

DATE Nov. 3/48

FILED BY K.A.Christie

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: NISHIKAWA, Tomijiro

HOME ADDRESS: 833 W. 7th Ave., Vancouver, B. C.

REGISTRATION NUMBER 07211 SEX: Male AGE: 53

OCCUPATION: Foreman (Mill)

(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: B.C. Fir & Cedar Lumber Co., Vancouver, B. C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Iyo

ADDRESS OF WIFE OR HUSBAND: Same address

NAMES OF ANY LIVING CHILDREN: Tomio (M)

ADDRESS OF CHILDREN: Same address

AGE OF CHILDREN: 19 years

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

1. LOCATION AND DESCRIPTION: House No. 833 W. 7th Ave., Vancouver, B. C. Reg. No. 20870-K, Lot No. 13, Block No. 297, D.L. 526.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Storey, frame house with 8 rooms, garage and back house.

3. INSURANCE (Give particulars; state where policies are) Fire Insurance, Hobson, Christie & Company Ltd., 163 W. Hastings St., Van., B.C. Pol. #32-27555, $3500.00.

4. TAXES (Amount and where payable) $88.00 per year, payable to City Hall, Van., B.C. "1941 paid"

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

6. OCCUPANCY AND LEASES (If vacant so state) Self at present, but son will remain when parents leave and house will be in hands of agent H. Hargreaves, 10th Ave. & Main Sts., Van., B.C. who may rent the house.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of H. Hargreaves, Agent, 10th Ave., & Main Sts.

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:

See page 1.

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:

See list attached "of goods located at 833 W.7th. Agent H. Hargreaves has instructions concerning disposal"

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

FORM "JP"

4. INSURANCE CARR

$2000.00 for furnit

5. MORTGAGES, LI

OTHERS:

6. MONEYS OWING

7. BONDS, DEBENTU

4 - - $100.00 Vic

8. BANK ACCOUNTS

9. LIFE INSURANCE

10. INTEREST IN ANY

11. SAFETY DEPOSIT

LIABILITIES:

1. PERSONAL DEBT

2. TRADE DEBTS:

I, the undersigned, h area as set out above, ex or other securities, if any

I certify that the ab every description in any and indirect.

Dated this 27th

"A. G. McArthu

Wi

FOR DEPARTMENTA

, Hargreaves,
Main Sts.

RE, FIXTURES,
EFFECTS:

Hargreaves

TEREST IN, OR

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY:

$2000.00 for furniture in Campbell's Storage 786 Beatty St., Vancouver, B.C.

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)

4 - - $100.00 Victory Bonds, in own possession.

8. BANK ACCOUNTS: Bank of Montreal, Main & Hastings Br., $1500.00 No.1181.

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 27th day of May 1942.

(Signature) "T. Nishikawa"

"A. G. McArthur"
Witness

FOR DEPARTMENTAL USE I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 20, 1949.

List of ARTICLES, of NISHIKAWA, Tokijiro, 833 W. 7th Ave., Vancouver, B.C.
REG. NO. 07211.

House.

Wood stove
Gas range
gas heater
linoleums
carpets
blinds
china and glass ware
Furniture and Decorational Equipment.
Flower arrangement ~~and~~ equipment
Clothing
Household goods
Recreational Equipments
Automobile equipment

Back House.

Flower pots and garden tools.
Tool box
Furniture and clothing
Stove
Bamboo Baskets

The above articles are to be left in house at above address. The key of the house will be left in hands of H. Hargreaves, 10th Ave., & Main St., Vancouver, Agent.

Located in Campbell Storage, 786 Beatty St. Vancouver.

Cut glass
Silver ware
Household goods
Chinaware
Books
Binoculars
Clothing and Curtains
Bear Skin
Writings

"For complete list of articles sold see extract July 12, 1944"

"also July 25, 1944"

May 27/42
"A.G.M."

"T. Nishikawa"

EXHIBIT No. Nov. 3/48
DATE
FILED BY K.A.Christie

(Rec'd May 14/45)

Minto Mine, B. C.
May 11th, 1945.

The Custodian's Office,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

I regret very much in delaying to report that I have received my wife's kimonos, a cheque for $2,700.00 and $250.00 Victory Bonds. In receipt from the Bank of Canada, I have noticed coupons valued at $11.25 have been clipped off my Bonds. I wish to know what has become of it. The following are the coupons missing;

$100.00 Bond - A353526 -	November	1943 -	$1.50
	May	1944 -	1.50
	November	1944 -	1.50
$100.00 Bond - A353527 -	November	1943 -	1.50
	May	1944 -	1.50
	November	1944 -	1.50
$ 50.00 Bond - H0255432	November	1943 -	.75
	May	1944 -	.75
	November	1944 -	.75
			$11.25

Last week I have received a letter from Campbell's Storage Ltd., dated May 2nd, stating that they have to withhold the shipment until they have words to release from you. It has been weeks past now since I have written you to authorize the Campbell's Storage to release this goods to me but I have still no words from you or have I received shipment. I like to emphasize the fact that I am very much in a hurry to have these goods shipped to me by the end of this month because the year's storage which I have prepaid ends this month. Whatever time lags on after this month, I am forced to pay extra for storage. If the $16.66 which is still in my account will not cover the expense of my wife's kimonos and the Campbell's Storage, I am perfectly willing to send you the balance if you will let me know by return mail.

I also wish to know if you have still anything you have not as yet sold from my property where great number of things are missing.

Yours truly,

"T. Nishikawa"

(Att'd to 1206 - 8)

Minto Mine, B. C.
March 30th, 1945.

The Custodian's Office,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

I would appreciate very much if you will send me the money which is credited to my name in your custody and also Victory Bonds. But before you do I would like to question as to what has become of my wife's "kimonos" or a Japanese dressing gowns in complete set and many other clothings? And also a 5 tube mantel radio which has not been credited to me if it was sold. A few months ago, my son Tomio have written a letter addressed to the Little Mountain Barrack and enclosing a receipt for this radio asked them to have it shipped to him if it was not sold but he has not as yet received a reply. Unfortunately I did not keep the receipt number but it is either #13647 or #13649, signed by Cst. J. J. F. Miles, dated March 9/42.

I trust you will look into these matters and straighten it out before you send me the money and the Victory Bonds to the above address — thank you.

Yours truly,

"T. Nishikawa"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 21, 1949.

G Hyde

EXHIBIT No. 1206 - 9
DATE Nov. 3/48
FILED BY K.A.Christie

1905 W. 15 Ave.
Vancouver, B. C.

24 Jan. 1944.

Custodian Japanese Property.

Dear Sir:

In answer to your letter of Dec. 30, 1943 regarding File 10107, Catalogue No. 355 being 833 W. 7th Ave., Vancouver City you state you cannot except less than $2,350.00 for above property. Herewith find enclosed ck for that amount. Hoping it will meet with your full satisfaction.

Yours truly,

"Jos. Wright"

1206 - 9

EXHIBIT No.

DATE Nov. 3/48

FILED BY K.A.Christie

Re: Catalogue No. 355.

I wish to submit an offer of $1800 cash, House No. 833 7 Ave. W. Hoping this is in line with your valuation.

Yours truly,

"Jos. Wright"

1905 15 Ave. W.

Bay 7312.

1206 - 9

EXHIBIT No.

Nov. 3/48

DATE

FILED BY K.A.Christie

5 W. 5th Ave.,
Vancouver, B. C.
November 8, 1943.

Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:-

Re 833 W. 7th Ave.
Cat. No. 355.

Enclosed please find certified cheque for $150.00 being deposit on above property. I hereby submit my tender of $1500. on this property.

Thanking you for your attention, I am,

Yours truly,

"Lakha Singh D"

H. HARGREAVES
Notary Public, Real Estate, Insurance, Loans
10th & Main
VANCOUVER, B. C.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 21, 1949.

EXHIBIT No. 1206 - 10
DATE Nov. 3/48
FILED BY K.A.Christie

1900 Barclay Street,
Vancouver, B. C.

July 24th, 1942.

To the Custodian of Alien Property
Royal Bank Building, (Room 506)
Vancouver, B. C.

Dear Sir:

Enclose please find cheque for $30.00 to cover 10% bid on Dodge car, "Custodian" No. 62, 1934 Sedan. Total bid being $300.00.

Yours truly,

Willian R. Martyn

"Accept"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 21, 1949.

S Hyde

Detachment
Seizure No. 62.

EXHIBIT No. 1206 - 11
DATE Nov. 3/48
FILED BY K.A.Christie

ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT

Detachment File No.	Detachment	
Sub-Division File No.	Sub-Division	
Division File No.	Division	
Headquarters File No.	Date	19

RE:- NISHIKAWA Tomigoro 833 West 7th, Ave., Vancouver, B.C.

On March 10th 1942, I H. F. Price RCMP

Came into possession of the following goods by:-

No. of Pkgs.	Capacity or size	Description of Contents Details to be given in full

LICENSE NO. (42) 76207 TIRE NUMBERS 5
MAKE & MODEL 33 Dodge sedan
SERIAL NO. 9401273
ENGINE NO. DP76714
SPEEDOMETER READING 33264
CONDITION
appears fair

EXTRA EQUIPMENT

METAL TIRE COVERING, TWO SEAT COVERINGS DUAL HORNS.

DESCRIPTION & CONDITION
VERIFIED

#07213 brought in by
"T. Nishikawa" Tomio NISHIKAWA
Signature of Owner
Japanese Registration No.

Handed over to representative of
Custodian whose signature in receipt
thereof appears hereunder

"G. F. Cruise"
March 10/42

DATE:

"H. F. Price"
Signature of member submitting report.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 21, 1949.

[signature]

EXHIBIT NO. 1206 - 12
DATE Nov. 3/48
FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

VANCOUVER, B. C.

File G/58
No. .....minutes 10 A.M. o'clock 7th day of December,1942.

I HEREBY CERTIFY that the following is the state of the title to

City of Vancouver,
Lot 13,
District Lot 526,
Group 1, New Westminster District,
Plan 590.

"Cat 355"

viz.:

Registered Owner: Tomijiro Nishikawa
Vested in Custodian filing 34707.
Volume 448, Folio 20870 K. Indef.

Registered Charges: None

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"W. C. Brown"
Registrar.
"C.M.M."

To:- Custodian's Office

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 21, 1949.

C. Hyde

EXHIBIT No.

DATE Nov. 3/48

FILED BY K.A.Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Tomijiro NISHIKAWA (Deceased) Reg. No. 07211 File No. 10107. (Died at Kamloops, Sept.17, 1945)

CATALOGUE NO: 355

PROPERTY ADDRESS: 833 West 7th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 13, Block 297, District Lot 526, Group 1, New Westminster District, Plan 590.

TITLE: Registered in the name of Tomijiro NISHIKAWA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 34707.

ASSESSED VALUES: Land $ 720.00
Improvements 1700.00 - $2420.00 Taxes - $88.81

CLASSIFICATION: This is a 2½ storey seven room dwelling built on a 50'x120' Lot. There is also a small building at the rear of the property used for storage.

HISTORY OF ADMINISTRATION: H. Hargreaves was appointed Rental Agent by Tomijiro Nishikawa before evacuation. This was confirmed by the Custodian. Mr. Hargreaves leased this property as from July 15th, 1942, on a monthly basis, to A.S.Smith, consideration $35.00 per month payable in advance; the lessor to do a certain amount of repairs and decorating.

Rents collected $700.00 against which were the following charges:

Painting and Decorating	$ 90.50	
Electric Wiring etc.	24.05	
Repairs Toilet	20.75	
Sundry	5.30	
Water Rates	22.65	
Commission	43.25	- $206.50

SOLD: To: Joseph Wright for $2,350.00 as at January 25th, 1944. Approval of Advisory Committee January 26th, 1944.

Funds released to the credit of Tomijiro Nishikawa's account as at March 16th, 1944, against which were the following charges: Real Estate Commission $117.50, Valuation $5.00, Advertising $4.00, Registration Fees $3.50, Taxes $5.86, Water Rates $1.02 = $136.88 leaving a net credit of $2213.12 from said transaction.

Adjustment as at January 25th, 1944, amounting to $1.80 Unexpired Fire Insurance Premiums was placed to the credit of Tomijiro Nishikawa's account.

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The following Fire Insurance Policy:
Bankers & Traders Insurance Company Limited,
Policy No. 32-27555 - $3500.00 - $2,000.00
covering on 2½ storey dwelling at 833 West
7th Avenue, Vancouver, B.C.
was transferred to Joseph Wright February 16th, 1944.
The $1500.00 covering Household Effects was allowed to expire on due date.

OLD CERTIFICATE OF TITLE:
No. 20870-K. This was on deposit in this Office for safe-keeping and returned to Land Registry Office, May 23rd, 1947, for cancellation.

Certificate of Title No. 97970-L in the name of Joseph Wright was handed to him on March 13th, 1944, and his receipt of even date acknowledging same is on file.

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

May 28th, 1947.

"D. A. Cramer"
D. A. CRAMER.

DAC:ic

EXHIBIT NO. Nov. 3/48
DATE
FILED BY K.A.Christie

PERSONAL PROPERTY SUMMARY

File No. 10107

October 31, 1946.

Re: Tomijiro NISHIKAWA (Deceased)
Reg. No. 07211
(Died at Kamloops, Sept. 17, 1945)

Chattels: A number of chattels were declared in a list attached to JP form by above Japanese on May 27th, 1942. A few things were shipped to him at Minto Mine, B. C. and the remainder sold at Vancouver auctions. (See Supplementary Summary and Schedule attached)

Specified Articles: A 1933 Dodge Sedan owned by the above Japanese person was sold to William R. Martyn on August 22nd, 1942 for $273.02 net. (See attached Supplementary Summary).

Accounts Receivable: In July 1945 an amount of $8.00 was credited to this Japanese person's account, representing refund of security deposit for light from the B. C. Electric Co. Ltd.

An amount of $7.80 was credited to this person's account, representing refund of one per cent wage deductions, for the first six months of 1941.

Bonds: In his JP form dated May 27, 1942 this Japanese person declared $100.00 Victory Bond as being in his possession. No action regarding this Bond was taken by the Custodian.

At the request of the above Japanese Dominion of Canada Victory Loan Bonds, totalling $250.00, were purchased at various times by the Custodian from funds standing to Nishikawa's credit in this office. These bonds were forwarded to him through the Royal Bank of Canada on April 24, 1945 and receipt of same was acknowledged by him on May 11, 1945.

From time to time coupons were clipped in connection with these Bonds and the total amount of $11.25 was credited to his account with this office.

(Note: Shown on the list of assets sent to Samuel A. Moore, Official Administrator, by Mrs. Nishikawa with her letter of June 21, 1946, are Imperial Japanese Government Bonds, said to be in safety deposit Box at Bank of Montreal, Main & Hastings St., Vancouver, B. C. On Checking with the Bank of Montreal today they gave the additional items: Gentleman's gold watch, a small Japanese bill, 3 seals, $12.00 in American cash and 70 yen in Japanese currency. The Bank advised that Mr. Hall from the Official Administrator's Office and Mr. Chamberlain, Dominion Government Agent, opened Safety Deposit Box #378 on September 6, 1946 and examined contents.)

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PERSONAL PROPERTY SUMMARY

Bank Account: Tomijiro NISHIKAWA declared in his JP form $1500.00 in the Bank of Montreal, Main & Hastings Street, Vancouver. On checking with the Bank of Montreal today they advised his present credit balance is $740.81.

(On the list of assets sent to the Official Administrator by Mrs. Nishikawa with her letter of June 21, 1946, she declared that Mr. Nishikawa had on deposit with the Bank of Toronto, Pioneer Mine, B. C. an amount of $1402.84.)

NO OTHER PERSONAL PROPERTY 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.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 21, 1949.

E. Hyde

1206 - 14
EXHIBIT No.
DATE Nov. 3/48
FILED BY K.A.Christie

EXCERPT FROM APPRAISAL OF
THE CONSOLIDATED MOTOR COMPANY, LIMITED

26-3-42

Page 4

62. $300.00

signed "D. W. Cruise"
President.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 21, 1949.

A. B. Hyde