

XI-836

REAL ESTATE

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN

FILE No. XI-836
FILE No. 11-1-1

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: MIYASAKI, Shigeichi Harry.

HOME ADDRESS: 459 E. Hastings St., Vancouver, B. C.

REGISTRATION NUMBER 02616 SEX: Male AGE: 47

OCCUPATION: Cleaner.

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

EMPLOYER: Self.

MARRIED? Yes. 02617

NAME OF WIFE OR HUSBAND: Nobu. W/R / File no 12738 - Sept 3/42

ADDRESS OF WIFE OR HUSBAND: Same.

NAMES OF ANY LIVING CHILDREN: Kenneth (M), Roy (M), Herbert (M).

ADDRESS OF CHILDREN: Same

AGE OF CHILDREN: 15, 12, 10.

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

1. LOCATION AND DESCRIPTION: 459 E. Hastings St., Vancouver, B. C. ✓
Official definition unknown, Title Deed at Declarant's home.
Residential Block, about 25' x 130'. Title Deed is in the joint names
of Declarant & his Wife, Nobu.

2. BUILDINGS AND OTHER IMPROVEMENTS: Wooden framed, two storeyed,
Store on ground floor, six rooms upstairs.

3. INSURANCE (Give particulars; state where policies are) \$2,000.00 expiring March, 1943.
Details unknown, policy at Declarant's home. ✓

4. TAXES (Amount and where payable) Abt. \$156.00 p.a. 1941 paid. City of Vancouver.

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. At Declarant's home.
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:
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.
Left at 459 E. Hastings St., Vancouver, B. C. :-
Furniture, household effects, kitchen utensils, including Singer Electric Sewing Machine, gramophone attachment and records, Spartron Refrigerator, Westinghouse Washing-machine, piano, kitchen stove, heating stove,
In store: 2 National Pressing Machines (new), 1 boiler, fixtures, fittings, etc.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: On goods in store only: \$1500.00, details unknown, Pol. ✓
at Declarant's home. Expiry abt. March, 1943.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
 OTHERS: _____

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____

8. BANK ACCOUNTS: _____

9. LIFE INSURANCE: \$1,500.00 Sun Life, 25 yrs. endowment, Beneficiary ✓
Wife; Nobu. Other details unknown, pol. at Declarant's home.

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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 22nd day of May 1942.

(Signature)

H. Miyasaka

Geo. H. H. H.

Witness

FOR DEPARTMENTAL USE

[Handwritten signature]

INFORMATION FROM R.C.M.P.

Date August 14/43

Our File No. Ind-836 (Turchi)

Full Name Miyazaki, Shigechi HARRY
(Surname in Block Letters)

Registration No. 02616

Male - Female
(check)

Age Aug 15, 1924

Former Address 459 East Hastings St. Vancouver, B.C.

Date Evacuated Detained 26/5/42 Naturalized - Canadian-Born - National
(check)

Present Address C/o M. A. Co. 160 John St. Montreal, Quebec

Married - Single
(check)

Name of Wife (see TANAKA) Nobe #02617

Name of Husband

Name of Mother Kajiwara, Shige #00046

Name of Father See'd

Names of Children under 16

Yasuo Shigehiko (M) 25/5/31

Requested by S. Miy

Registered with Custodian (Yes or No)

Additional Information Clear

REAL PROPERTY SUMMARY

Ex I 836
12738

November 15th, 1947.

JAPANESE NAME: Shigeichi, Harry MIYASAKI, Reg. No. 02616 (interned May 26th, 1943) released May 15th, 1943). - Nobu MIYASAKI (wife) Reg. No. 02617.

CATALOGUE NO.: Specially Advertised.

PROPERTY ADDRESS: 457, 459 East Hastings St., Vancouver, B. C.

LEGAL DESCRIP.: Lot 21, Bl. 57, District Lot 196, Group 1, Plan 196, New Westminster District.

TITLE: In Names of Harry MIYASAKI and Nobu MIYASAKI, his wife, joint tenants. Certificate of Title No. 58190-L

ENCUMBRANCES: Filing 40412F - Agreement dated November 4th, 1907 between Francis J. Hamilton and John Crookall. A copy of this agreement on file shows that Hamilton was, at that date, owner of Lots 20 and 21 and Crookall owner of Lot 22, and that Crookall had threatened to block windows of a building owned by Hamilton on the adjoining lot 21. By this, Hamilton agreed on behalf of himself, heirs and assigns, not to assert his prescriptive right for user of light or air at any time thereafter.

VESTING: Two vesting orders, prepared by F. A. Sheppard, were filed as No. 34444, one covering the interest of Harry MIYASAKI as a released internee and the other, the interest of Nobu MIYASAKI, as an evacuee, each order vesting the interest in the easement, filed as 40412F. Copy of these vestings is on File 13738.

ASSESSED VALUE: 1942
Land \$2115.00
Improvements 1000.00 - \$3115.00 Taxes \$143.42
(see file 13738).

CLASSIFICATION: From
Loan Report of D. H. Reeve, June 20th, 1942:-
"459 East Hastings Street, Vancouver, B. C. Lot 21, Block 57, District Lot 196. Inferior commercial district in the East End.
Land 25 feet by 122 feet.
Building Two storey frame structure on post foundation said to be on concrete footings. No basement. size 25ft. X 45ft. with one storey frame addition. 25ft. X 22ft.
Ground Floor-Shop with 2 rooms at rear and w.c. ceilings and walls lined with wood, no plaster. 2nd Floor-5 rooms, bathroom (2 fixtures) 2 staircases (1 to street not in use) ceilings and walls plastered.
Condition Interior fair (plaster broken in 2 rooms upstairs). Exterior bad."
From
Loan Report of Pemberton Realty Corp. Ltd., July 10th, 1943.
"There is a two-storey frame store building with rooms above."

The ceiling of the store has been lowered making about 4' between floors, which now is of no use or value. The roof is leaking, the siding is badly gone on the outside of the East wall and the building requires painting, likely costing about \$400.00 to take care of these three items."

ADMINISTRATION:

The premises with equipment for dry cleaning were leased by the owner on September 21st, 1942, for 2 years, expiring September 30th, 1944, at a monthly rental of \$80.00, the lessee being Benson Hoy, who occupied as tenant until September 30th, 1943, when he and Hoy Deen purchased the real property and equipment. The rental received by the Custodian and credited to the account of Shigeichi and Nobu MIYASAKI totalled \$960.00. During this tenancy of 1 year the repairs made to the building were restricted to repairing a leak in the roof at a cost of \$35.00, major repairs being deferred.

APPRAISALS:

Appraisals of Real Property were made by two firms; Johnson, Reeve and Watson reported its value on April 27th, 1943, as \$3000.00, and Pemberton Realty Corporation Ltd., on July 10th, 1943 as \$2800.00. The Dry Cleaning equipment was appraised by the Universal Appraisal Co. Ltd., on May 19th, 1943, at \$1594.76, and by O. E. Henry Ltd., on July 6th, 1943, at \$1194.65.

Shigeichi MIYASAKI, in his letter of September 6th, 1943, placed a value of \$4,500.00 on the Real Property and \$2,500.00 on equipment.

ADVERTISED:

The Real Property was advertised for sale by tender on the 17th and 19th of April, 1943.

TENDERS:

Were received from Benson Hoy, on terms, \$1956.00, with an offer of \$806.00, on terms, for equipment.

John Vrlak Jr.,	\$1050.00 Cash.
S. W. File,	\$ 510.00 Cash.
Moore and Moore	\$2900.00 Cash.

All foregoing tenders were rejected and each tenderer advised on May 10th, 1943, that increased offers would be considered. Benson Hoy increased his offer for Real Property and equipment to \$3000.00 on May 14th, 1943 and on July 15th, 1943, through Johnson Reeve and Watson, had to \$3400.00 and on September 20th, 1943 to \$4000.00.

One of the owners being an evacuee the Benson Hoy offer of \$4000.00 was submitted to the Advisory Committee for approval on a basis of \$2900.00 for Real Property. Approved November 5th, 1943.

APPROVAL:

SOLD:

The Real Property to Benson Hoy and Hoy Deen for \$2900.00 as at September 30th, 1943, and the Dry Cleaning equipment to Benson Hoy, Hoy Deen and Ko Young for \$1100.00 as at September 30th, 1943.

CONVEYANCE:

Deed Conveying Title to Benson Hoy and Hoy Deen, with the Benefit of the the easement registered as filing 40412-F was registered November 25th, 1943 and Certificate of Title, 94049-L issued in their names and was mailed to Johnson, Reeve & Watson on December 16th, 1943 and receipt acknowledged December 17th, 1943. This Certificate of Title was delivered to J. A. McLennan, solicitor for Hoy, On December 17th, 1943. A Bill of sale conveying this Dry Cleaning equipment, - set forth in a list attached, to Benson Hoy, Hoy Deen and Ko Young, for \$1100.00 was executed by the Deputy Custodian and mailed to Johnson, Reeve and Watson on November 27th, 1943.

FUNDS:

The files do not reveal that the equipment was the property of both Shigeichi and Nobu MIYASAKI, or of either one. It is suggested that they be considered as joint owners and that in the disbursement of funds the cheque should be made payable to both. The joint credits are - Sale of Real Property, \$2900.00 plus sale of equipment - \$1100.00, plus rental \$960.00, refund of insurance, \$11.10, closing adjustments, \$45.79, total \$5016.89. The disbursements in respect to Real Property and equipment were - Commission on rentals, \$48.00, repairs, \$39.50, sundries, \$30.75, taxes, \$440.28, insurance, \$36.30, allowance on rent, \$30.00, legal fees, \$58.00, appraisal fees, \$37.50 (including \$15.00 fee paid May 25th, 1943 to Universal Appraisal Co. for appraisal of equipment and charged as a sundry in ledger), advertising, \$9.66, Certificate of Encumbrance, \$1.00, registration fees, \$13.80, commission on sale of Real Property and equipment, \$200.00, Total, \$944.79. Net amount released to joint credit of Shigeichi and Nobu MIYASAKI, \$4072.10.

OLD TITLE:

Mr. Reeve advised June 20th, 1942 that he had sent Certificate of Title, 58190-L to the Land Registry Office for safe keeping. Receipt acknowledged for by Registry, June 3rd, 1942. (File 12738).

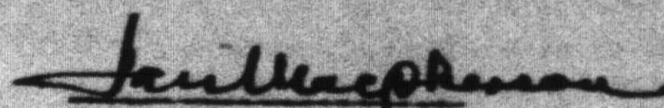
PROTEST:

Norris and McLennan on May 1st, 1943, advised the Custodian that Mr. And Mrs. MIYASAKI did not wish to sell the property, also that their valuation of Real Property was \$4500.00 and of equipment, \$2500.00, total, \$7000.00

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

IMc:DP

November 15th, 1947


I. McPherson

FIRE INSURANCE SUMMARY

XI 836
12738

November 17th, 1947.

Shiegeichi H. MIYASAKI and Nobu MIYASAKI,

457, 459 E. Hastings St., Vancouver, B. C.

Our letter of January 13th, 1943 to Johnson & Reeve refers to the return of Policy 39304, Merchants Fire Insurance Corporation, and the assignment of the policy to Benson Hoy. This policy expired March 24th, 1943 and there is nothing on file to show what property was covered by the \$1000.00 insurance. As Mr. Hoy did not acquire any interest in the building or plant prior to September 30th, 1943 it may represent insurance on some chattels owned by him on the premises.

The owners had, at evacuation, insurance with the Merchants Fire Insurance Corporation, policy 39170, \$2000.00 on building expiring January 27th, 1943. This was replaced by Policy 209715, Union Assurance Society Ltd., \$2000.00 - expiring January 27th, 1944, which policy was transferred to Benson Hoy and Hoy Deen, the purchasers, on December 30th, 1943.

Policy 30462 of B. C. Plate Glass Co., expiring March 16th, 1944, was transferred to the purchasers December 30th, 1943.

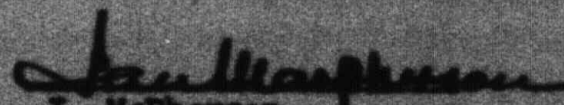
Canadian General Insurance Co., policy 272694, (amount not known) expiring April 30th, 1943 was replaced by Union Assurance Co. Ltd., policy L5056, and transferred to purchasers December 30th, 1943.

Wellington Fire Insurance Co., policy 327278, \$1600.00 on equipment, expiring June 3rd, 1943, was replaced by the Union Assurance Corporation, policy 209750, expiring June 3rd, 1944 and transferred to purchasers December 30th, 1943. A refund of \$11.10 was credited to purchasers on January 24th, 1944.

Above policies - B. C. Plate Glass 30462 and Union, 209715, 209750, L5056, were mailed to Johnson Reeve and Watson on December 30th, 1943 for delivery to purchasers and receipt acknowledged January 3rd, 1944 (12738).

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

IMc:DP


I. McPherson

REF. NO.		NAME				FILE NO.	CARD NO.
P/B A-96		MIYASAKI, Shigeichi (See also File 12736)				636 Int.	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY	
			MONTH	DAY	YEAR		
Merchants Fire Insurance Corp.	37304	\$1000.	March	24	1943	459 E. Hastings St. Lot 21, Block 57, D.L. 1 Vancouver, B. C.	
Merchants Fire Insurance Corp.	37170	\$2000.	Jan.	27	1943	457-459 E. Hastings St. Lot 21, Block 57, D.L. 1 Vancouver, B. C.	
B.C. Plate Glass Insurance Co.	37462	---	March	16	1944	459 E. Hastings St. Vancouver, B. C.	
Canadian General Insurance Company	272694	---	April	30	1943	459 E. Hastings St. Vancouver, B. C.	
Wellington Fire Insurance Company	377278	\$1000.	June	3	1943	457-459 E. Hastings St. Lot 21, Block 57, D.L. 1 Vancouver, B. C.	
Union Assurance Society Limited	209715	\$2500.	Jan.	27	1944	457-459 E. Hastings St. Vancouver, B. C.	
Union Assurance Society Ltd.	L. 5056	---	April	30	1944	457-459 E. Hastings St. Vancouver, B. C.	

SEE CARD No. 2.

P/S 1-76

NAME

MIYASAKI, Shigeichi

FILE
NO.

835 Int.

(See also File 12728)

CARD NO. 2

EXPIRATION

PROPERTY

COMPANY

POLICY NO.

AMOUNT

MONTH

DAY

YEAR

Union Assurance Society
Ltd.Transferred to New Owners.
207750 \$1,600.

June

30/1/43
3rd 1944Lt. 21, Rm. 57, D.L. 126 and being
No. 457-459 E. Hastings St.,
Vancouver, B. C.

INTERNAL SECURITY

November 1945, 1947.

Re: Elizabeth J. HANCOCK and Harry HANCOCK.

ELIZABETH HANCOCK declared as internal debts in her "JP" declaration of 1944, and an action was filed with the Collector against her.

Elizabeth HANCOCK made no "JP" declarations. On February 1946, Mr. and Mrs. HANCOCK advised the Collector that their child, H. J. HANCOCK, made a payment against Harry HANCOCK for \$11.00 and that Mr. HANCOCK proposed to recover. They were advised on February 1946 that the payment made on their behalf to the credit of their child. No further action.

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

L. HANCOCK

NY 100-836

MEMORANDUM

November 10th, 1950.

To: Mr. Tolson

From: J. Edgar

Re: Subscribed MEMORANDUM - Envelope No. 170
Envelope Number 170

The following certificates belonging to the above named
person have been received from Envelope No. 170, today, and
given to Mr. Tolson who will send them to U.S. Justice, Department,
Washington, D.C.

J. Edgar - Associated General & Sons Co.

Envelope No. 170 is attached hereto.



FREEMAN & FREEMAN

BARRISTERS AND SOLICITORS

HAROLD A. FREEMAN

DAVID A. FREEMAN

REPLY ATTENTION OF: D. F.

530-33 ROGERS BUILDING
470 GRANVILLE STREET
VANCOUVER, B. C.

July 10, 1942.

Messrs. Johnson & Reeve,
602 West Hastings St.,
Vancouver, B. C.

Rec'd	JUL 15 1942
File No.	836
Ans.	
Referred	

Dear Sirs:-

We are acting for Mr. Barney Pullan of 747 East 25th Avenue in this city, who has asked us to write to you in connection with the conversations he has had with your Mr. Reeve concerning the premises occupied by H. Miyasaki.

We understand that you are the proper agency to place an offer to be put before the Custodian of Alien Enemy Property, and we are, therefore, instructed to offer to lease the premises at 457-9 East Hastings Street together with the equipment used in the business carried on as "Harry's Cleaners" for a five-year term at a rental of \$55.00 per month. If it is possible Mr. Pullan would like to have included in the lease the right of first refusal of the sale of the business and/or premises.

We have not gone into the technical requirements for the lease by the Custodian, but the offer is made on the basis that provisions would be made for our client to obtain possession free of any liability for creditors, etc. of the existing business. This offer is also based on the premise that he would be able to take possession of the business as a going concern.

With respect to Mr. Pullan's qualifications for operating such a business, we are instructed that he has been employed for five years with Nelson's

Messrs. Johnson & Reeve

-2-

July 10, 1942.

Laundry and for one year with Empire Cleaners, a subsidiary of Pioneer Laundry.

If there is any further information you require we shall be glad to furnish it.

Yours truly,

FREEMAN & FREEMAN

Per.



DF:P

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

14th July, 1942

The Custodian's Office
501 Royal Bank Building
675 West Hastings Street
Vancouver, B. C.

Attention of Mr. K. W. Wright

Dear Sir:

re MIYASAKI Shigeichi (Harry)
File No. 836
re 459 East Hastings Street
Vancouver, B. C.

Rec'd	JUL 15 1942
File No.	836
Ans.	
Referred	

We beg to enclose a letter which we have received from the solicitors of Mr. B. Pullan, offering to lease this building. We also enclose a copy and have kept a copy for ourselves.

re Rent. The rent offered is \$55 per month for the entire building and the equipment used in the present owner's business (Pressing and Cleaning of Clothes). Mr. Pullan's first verbal offer was \$40 per month which we considered inadequate. We are of the opinion that \$55 per month, being \$45 for the building and \$10 for the use of the equipment, is a fair rent. To confirm this we consulted a real estate broker, who knows the building and the owner, and is familiar with the district, and he agreed with our opinion.

If the upper floor and the ground floor were rented separately it might be possible to get a little more (say \$60) but the class of tenant available for living quarters on the upper floor is sometimes undesirable in this neighbourhood. If there is any leakage from plumbing upstairs which damages goods on the ground floor, the owner might be responsible. It is much better, therefore, to let the whole building to one tenant.

re Lease. We consider five years too long a period and recommend three years. It would take a year for the tenant to establish his business. There is practically no goodwill, because Mr. Miyasaki's wife and son say that they propose to look the door and walk out upon evacuation, and are not interested in selling the business as a going concern.

re Liabilities. We do not know the condition of the present business, but Miyasaki and his wife (Nobu) own the building and land, free of encumbrances. The son showed us an old chattel mortgage which is endorsed by the mortgagee "Please release," and we are informed by the son that this was paid off.

re Miyasaki. While we received without any difficulty the certificate of title to the property and all the fire insurance policies on building and contents, Mrs. Miyasaki has told us several times that her husband does not wish to do anything about renting the building or selling the business.

re Inventory. We have no inventory, but have seen a typewritten schedule of the business equipment. This includes some items of tuxedos and dress suits, shirts etc. for rental.

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

-2-

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

14th July, 1942

The Custodian's Office
Vancouver, B. C.

re MIYASAKI Shigeichi (Harry)
File No. 836
re 459 East Hastings Street
Vancouver, B. C.

Valued at \$700. Mr. Pullan says that these things have very little value and that he would not be responsible for them.

Mrs. Miyasaki states that she has sold practically all the household furniture. She claims that the Piano and Refrigerator are her own property, which she proposes to take away when evacuated. These items are listed on the JP form, by which H. Miyasaki turned over his property to you.

re Pullan. We are favourably impressed by Mr. Pullan and believe that he would be a good tenant, and recommend acceptance of his offer on the basis of a lease for three years, but not longer in any event than the duration of the war.

Awaiting the favour of your instructions.

Yours faithfully,

JOHNSON & REEVE

Per *Dw Reeve*

DWR

FREEMAN & FREEMAN
Barristers and Solicitors

530-33 Rogers Building
470 Granville Street
Vancouver, B. C.

July 10, 1942.

Messrs. Johnson & Reeve,
602 West Hastings St.,
Vancouver, B. C.

Dear Sirs:

We are acting for Mr. Barney Pullan of 747 East 25th Avenue in this city, who has asked us to write to you in connection with the conversations he has had with your Mr. Reeve concerning the premises occupied by H. Miyasaki.

We understand that you are the proper agency to place an offer to be put before the custodian of Alien Enemy Property, and we are, therefore, instructed to offer to lease the premises at 457-9 East Hastings Street together with the equipment used in the business carried on as "Harry's Cleaners" for a five-year term at a rental of \$55.00 per month. If it is possible Mr. Pullan would like to have included in the lease the right of first refusal of the sale of the business and/or premises.

We have not gone into the technical requirements for the lease by the custodian, but the offer is made on the basis that provisions would be made for our client to obtain possession free of any liability for creditors, etc. of the existing business. This offer is also based on the premise that he would be able to take possession of the business as a going concern.

With respect to Mr. Pullan's qualifications for operating such a business, we are instructed that he has been employed for five years with Nelson's Laundry and for one year with Empire Cleaners, a subsidiary of Pioneer Laundry.

If there is any further information you require we shall be glad to furnish it.

Yours truly,

FREEMAN & FREEMAN

Per "D. Freeman"

DF:P

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE

PLEASE REFER
TO
FILE NO. 836

501 Royal Bank Bldg.,
Vancouver, B. C.
July 16th, 1942

The British Columbia Security Commission,
Marine Building,
Vancouver, B. C.

Attention: Mr. Brown

Dear Sirs:

Re: P/W A-98, MIYASAKI, Shigeichi (Harry)

The above noted Internee operated a cleaning and pressing establishment at 459 East Hastings Street, Vancouver, B. C. The family of the owner of the premises are in possession and in the J.P. Form, three children are listed - all boys - aged 10, 12 and 15 years. There are four children not listed, aged 17, 20, 22 and 24. The Grandmother, aged 73, is also residing on the premises.

The owner's son states that his Father does not wish to sell the business and a letter has been received from the solicitors for Mr. Barney Pullan offering to lease the premises. A copy of this letter is enclosed.

According to our agents, the offer of \$55.00 per month should be accepted but we have informed them we cannot consider leasing for a term longer than two years. According to our agents, Mrs. Miyasaki says that they do not want to do anything about renting or selling the business and all they have in mind is turning the key in the door when evacuated and at that time there may be some difficulty in finding a tenant. Under the circumstances, we would appreciate your consideration and suggestions herein.

Yours truly,


K. W. WRIGHT

For the Authorized Deputy of the Secretary
of State and/or Custodian

KWW/CM
Enc. 1.

THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE
VICTORIA BLDG., 7 O'CONNOR STREET
OTTAWA, CANADA

THE CUSTODIAN
REGULATIONS RESPECTING
TRADING WITH THE ENEMY (1939)

Ref. No.
From the . Sun Life . Life Insurance
Company of Canada
Date of Discovery. July 1942 . .

FORM "D"

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.	2,179,015
Life Insured	- Name Shigetschi Miyasaki Born August 15, 1894 Address Vancouver, B.C.
Owner - If third party insurance	- Name - Address -
Beneficiaries	- Names Nobu Miyasaki Addresses - Relationship to Life Insured Wife
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)	May 1, 1934
Plan of Policy	20-year Endowment
Sum Assured	Can.\$1,500
Amount of Annuity	
Premium - Amount	Can.\$40.76
How Payable	Annually
Due Dates	May 1st, November 1st
Policy Loans (automatic or otherwise)	Can.\$416.86
Approximate Cash Value, if any, including dividends, after deducting all policy indebtedness	Can.\$72.98
Nature of Automatic Non-forfeiture Provision	Automatic Premium Loan
Approximate Cancellation Date under Automatic Non-forfeiture	May 1944

Special Notes:

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B. C.

Department of the Secretary of State
Vancouver, B.C.

in account with

Johnson & Reeve

Your File 836

re P/W A-98 MIYASAKI, Shigeichi

Rec'd	AUG 7 1942
No. No.	
Ans.	
Refetred	

1942

June

and

July

To inspecting the property at 459 East Hastings Street - land and building, taking possession of Certificate of Title and depositing same in the Land Registry Office

" listing occupants of building, taking possession of insurance policies, enquiring into position of City taxes and water rates

" reporting as far as possible on the business

" writing a full report to you

" interviewing and correspondence with you and with the City Hall re liability for advertising sign and the Insurance Company's Agent and also arranging for insurance on shop equipment

Our fee

\$ 20.

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B. C.

Rec'd	AUG 10 1942
File No.	
Ans.	
Referred	

The Custodian's Office,
501 Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

8th. August, 1942.

Attention of Mr. K.W. Wright
Your File No. 836

Dear Sirs:-

re P/W A-98 MIYASAKI, 'Shigeichi'

Referring to our letter of the 5th. inst., we have received a verbal offer from the Chinese prospect to pay \$ 45., per month for the ground floor only, with the cleaning and pressing equipment.

We submitted this to Mrs. Miyasaki, who replied very definitely that she desires to rent the entire building to one tenant and that the lowest rent she could take is \$ 75. per month.

Not having heard again from Mr. Pullen, to whom we wrote on the 5th. inst., we have spoken to his solicitors and have given them this information;

We are doubtful whether this rent is obtainable from a responsible tenant, but will carry on and do the best we can in the matter.

In the meantime, we beg to enclose herewith a memorandum of our charges for the preliminary investigation in the same form as we have adopted for the Evacuation Section.

With regard to the future administration of the property, we suppose that the same arrangement as made with the Evacuation Section will be satisfactory to you, namely that we will endeavour to secure a tenant and will collect the rent and remit to you monthly, the charge for administration being 5% of the monthly rental.

We will attend to the payment of water rates and will advise you with regard to assessment and taxes and also with regard to fire insurance when the present policies expire.

Trusting that you will find this in order.

Yours faithfully,

DWR

JOHNSON & REEVE
per *[Signature]*

JOHNSON AND REEVE
ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
402 WEST HASTINGS STREET
VANCOUVER, B.C.

5th August, 1942.

The Custodian's Office
501 Royal Bank Building
675 West Hastings Street
Vancouver, B. C.

Attention of Mr. K.W. Wright
Your file No. 836

Rec'd	AUG 7 1942
File No.	836
Ans.	
Referred	

Dear Sir:

re P/W A-98 MIYASAKI, Shigeichi

In reply to your letter of the 3rd inst., we have seen Mrs. Miyasaki, who stated that in her opinion the building at 459 East Hastings Street should not be rented for less than \$75 per month, including the equipment for the pressing and cleaning business which she carries on.

She said that when her husband rented the building prior to buying the property in 1937, he paid \$60 per month without the equipment.

She indicated that if she could not obtain \$75 per month she would prefer to look up the premises upon evacuation.

The Chinese, H. Lee, who called on us, has offered \$65 per month, somewhat unwillingly. We questioned him as to his past experience in business and are a little doubtful of his ability to pay the rent he offers, although he appears to be intelligent and resourceful and would probably live cheaply behind the shop, and sublet the upper floor. If we were letting to him we would prefer to rent the upper floor to a separate tenant, so as to be able to control the occupancy.

We will see Mr. Pullan again and find out if he will improve on his offer.

Yours faithfully,

JOHNSON AND REEVE

per *DW Reeve*

DWR

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

Rec'd	AUG 25 1942
File No.	
Ans.	
Referred	

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

25th August, 1942.

The Custodian's Office,
501 Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B. C.

Attention of Mr. K. W. Wright

Dear Sir:

re Your File No. 836
P/W A-98, MIYASAKI, Shigeichi
459 East Hastings Street

We beg to enclose herewith a letter which we have received from Mr. H.D. Campbell, signed by Mr. R.C. Messenger, making an offer on behalf of Mr. Benson Hoy to rent this building and the business equipment for two years at \$80. per month. We also enclose the cheque which accompanied the letter, made payable to the Custodian.

We submitted the offer to Mrs. Miyasaki who made a copy of it and wishes to discuss it with her brother, Mr. Tanaka. She also said that the matter would have to be referred to her husband before she could sign approval of the offer. As she said it would take about ten days to get a reply from her husband, we told her that we would suggest that you write to her husband as you could probably get an answer more quickly.

We have had a number of enquiries about this property including another one this morning. Mr. H. Lee, the other Chinese with whom we have been negotiating, said that he was now willing to pay \$80. under advice from some friends and he brought in a Chinese woman with him who would do dress-making on the premises. We feel, however, that there might be some doubt as to whether this man could make a success of the business as we have already mentioned to you.

With regard to Benson Hoy who makes the offer we now submit, we understand that he is taking over a number of businesses which includes one for which we are rental agents in the West End. Mr. Messenger informs us that he believes Mr. Hoy is in a good financial position and able to carry out any contracts into which he enters.

Awaiting in favour of your instructions.

Yours faithfully,

JOHNSON & REEVE.

per *D. W. Reeve*

DWR

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

TELEPHONE
PACIFIC 1357

August 22, 1942.

Messrs. Johnson & Reeve,
Agents for the Office of the Custodian,
602 West Hastings Street,
Vancouver, B. C.

Attention Mr. D. W. Reeve:

Dear Sirs:

Re- Harry Shigeohi Miyasaki

I have been instructed by Mr. Benson Hoy to make an offer to rent the premises at 459 Hastings Street East, together with the equipment of the Cleaning and Pressing establishment known as "Harry's Cleaners" situated thereon.

He is prepared to pay for these premises and equipment an amount of \$80.00 a month, the lease being for two years.

It is understood the water taxes are to be paid by the Landlord. He agrees to carry on this business under the same trade name, keeping that name in the B. C. Telephone Directory and maintain the goodwill turned over to him. On the expiry of the lease or any renewal thereof, he agrees to turn over the business to the Japanese owner on suitable notice as required by the Office of the Custodian. He agrees to accept tenancy on any date that the present Japanese operators are evacuated.

Will you kindly advise me at your earliest opportunity whether his offer to rent these premises and chattels is accepted.

I am enclosing herewith cheque for \$50.00 as a gesture of good faith in the matter of this offer on behalf of my client Mr. Benson Hoy.

Yours very truly,

H. D. CAMPBELL.

Per. *Ramseisenger*

RCM:JM
Encl.

Rec'd	AUG 29 1942
File No.	836
Ans.	
Referred	

111 West Pender Street,
VANCOUVER, B.C.
26th August, 1942.

Messrs. Johnson & Reeve,
602 West Hastings Street,
VANCOUVER, B.C.

Dear Sirs:

re 459 East Hastings Street
Vancouver, B. C.

We hereby offer and agree to rent the two storey building at the above address as from the date of the evacuation of the present occupants upon a lease for two years at a monthly rental of Eighty-Five Dollars (\$85.) payable monthly in advance, the terms and conditions of the lease to be in the form adopted by the Vancouver Real Estate Exchange or such other form as the Department of State of Canada may desire.

The above rent to include the use of the machinery and other equipment for the pressing and cleaning business now carried on by the present occupants, including all tools and utensils of trade, hangers, show cases, counter, desk, and other fixtures and fittings which are all to be left for our use during our tenancy.

It is understood that there will be no furniture in any other part of the building.

We agree to take the premises in their present condition and to keep them in as good condition as they are now in, reasonable wear and tear excepted. We also agree to take good care of the machinery and other equipment and to use them in such a manner as to cause no damage and to surrender them at the end of our tenancy intact, reasonable wear and tear excepted, according to an inventory to be taken when we receive possession.

It is understood that the landlord will pay the water rates, but that if the amount of these should exceed the average amount for the last twelve months, we will pay any amount in excess over and above such average during our tenancy.

We tender herewith a deposit of Fifty Dollars (\$50.) as a guarantee of good faith to be held to our credit until the offer now made has been accepted or rejected by the owner and to be returned at once to us if the offer is rejected. If the tenancy be confirmed by the owner, the deposit to be held by you to our credit until possession of the premises is given to us on the understanding that in the event of the present occupants not leaving the premises on or before the 30th September, 1942, we shall have the right to withdraw this offer at any time after that date and upon our doing so the deposit will be returned to us.

Yours faithfully,

Winnie Leong Lee Soon

Received from Mr. Lee Soon and Miss Winnie Leong the sum of Fifty Dollars (\$50.) as mentioned above.

JOHNSON & REEVE.

per *DeReen*
Agents.

JOHNSON AND REEVE
ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
502 WEST HASTINGS STREET
VANCOUVER, B.C.

27th August, 1942.

Rec'd	AUG 28 1942
File No.	
Ans.	
Referred	<input checked="" type="checkbox"/>

The Custodian's Office,
501 Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B. C.

Attention of Mr. K. W. Wright

Dear Sir:

Your File No. 836
P/W A-98 Miyasaki
459 East Hastings Street

We beg to enclose an offer to rent these premises for two years at \$85. per month from Mr. Lee Soon and Miss Winnie Leong, together with our cheque for the deposit mentioned in the offer.

If the offer is accepted Mr. Lee Soon's family would occupy the living quarters in the building including the upper storey. This would be better than having them sublet.

We are favourably impressed by these applicants. Miss Leong is a niece of Mr. Soon and has operated a tailor's shop on her own account. She will be associated with Mr. Soon in the business at these premises.

Mr. Soon is engaged in other activities which he lists as follows:-

- As owner since 1940 - The Long Lee Taxi Company
121 East Pender Street. 4 cabs
- As owner since about 1st June, 1942 - Master Cleaners and Dyers,
1758 West 4th Avenue
- As owner since 1st April, 1942 - Rapid Cleaners
111 West Pender Street.
Bought from J. Koyama. Operated by Miss Leong.
- As operator or manager for Kuo Seun Co. Ltd. since 1st April, 1942.
 - Paramount Cleaners and Dyers, 1638 West 3rd Avenue. This is a large building with equipment rented for \$200. per month. Ten employees and two trucks. Kuo Seun Co. Ltd. are wholesalers of Groceries and Drygoods at 130 East Pender Street and Mr. Soon is a shareholder.
- As overseer of Chinese Packers for Allen, McDougall, Butler Shingle, Co. Ltd. of Ruskinn, B. C. appointed 27th November 1939 by letter produced to us.

Mr. Lee Soon keeps an account with the Bank of Montreal at 138 East Pender Street. Cheques are signed Lee Cheong which he says is his "marriage name".

Mr. Soon says that he knows Mr. "Harry" Miyasaki, who will probably remember him. Mrs. Miyasaki says that she does not know him.

Awaiting your instructions.

Yours faithfully,

JOHNSON & REEVE

per *DW Reeve*

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

908-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

AUG 29 1942	
Rec'd	
File No.	836
Ans.	
Referred	
TELEPHONE PACIFIC 1357	

August 28, 1942.

Your File No. 836.

Office of the Custodian,
Department of the Secretary of State,
Enemy Alien Section,
912 Royal Bank Building,
Vancouver, B. C.

Attention Mr. K. W. Wright:

Dear Sirs:

Re- P/W A-98, MIYASAKI, Shigeichi

"Harry's Cleaners",
459 East Hastings Street.

Further to your request this morning that I obtain some references with regard to Mr. Benson Hoy, whose offer to rent the above premises and equipment has been accepted by Mrs. Miyasaki, as joint owner of same, I am enclosing herewith letters from the following:

The Bank of Montreal.
Kemp & Co.
Norman Jefferson.
Mark Fisher & Sons Co. Ltd.

I think you will agree with me that these are highly satisfactory.

In addition to the above, I am in a position to advise you that Mr. Hoy has in excess of \$2000.00 worth of equipment on his premises at 517½ Carrall Street, and has purchased for cash over \$1500.00 worth of additional equipment in recent months. With the restriction on the manufacture of this type of equipment this asset will not show a very great depreciation over a period of two years.

As the completion of this deal depends, as I understand it, entirely on your acceptance of this information, which I am sure you will find satisfactory, I would appreciate your advising Mr. Reeve of Johnson & Reeve, to immediately complete the rental Agreement.

August 28, 1942.

Your File No. 836.

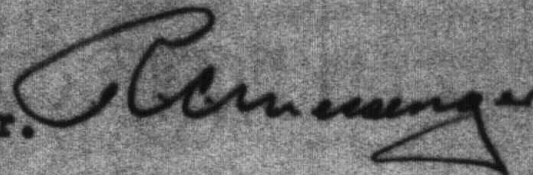
Office of the Custodian, (Continued)

On returning to my Office this morning, I found something which I would have very much liked to have known when in your Office. Mr. Hoy and Mrs. Miyasaki had together already made an inventory of the equipment, a copy of which had been left in my Office. I think this is quite convincing evidence that Mrs. Miyasaki had actually entered into the Agreement which she eventually admitted this morning.

Yours very truly,

H. D. CAMPBELL.

Per.



RCM:JM

INTERNMENT OPERATIONS

Form I.O. 19

PRISONER OF WAR BUSINESS LETTER SHEET _____ OF _____

FROM No. 92-22616,
NAME Shigeichi Miyazaki,
CAMP Internment Camp 101,
Angler, Ontario,
DATE September 1st, 1942.

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

Rec'd	SEP 8 1942
File No.	256
Ans.	
Referred	

Dear Sir:-

Re: Harry's Cleaners

I have carefully observed the contents of the following letters in connection with lease of my business in Vancouver, B.C. above referred to.

- via. 1. Term of lease to be two years but for the duration of the war in the event the latter is shorter.
2. The tenancy to commence on the date the present operator, i.e. my wife, vacate the premises.
3. Monthly rental of Eighty Dollars (\$80.00) to cover premises and business equipment only.
4. Water fee and taxes on property to be paid by the landlord, i.e. myself.
5. It is agreeable to use the trade name of Harry's Cleaners but only and while operating the establishment in subject.

In reply, I wish to state my agreement to the contract on the basis of the preceding conditions as termed in the three letters above referred to.

- via. 1. Letter dated Aug. 22/42 H.D. Campbell to Johnson & Reeve.
2. Letter dated Aug. 25/42 Johnson & Reeve to the Custodian.
3. Letter dated Aug. 25/42 the Custodian to the Commandant.

Please inform my wife regarding the present communication as well as my receipt of her telegrams of August 25th and 28th regarding the present subject.

I shall also appreciate your informing me of the ultimate settlement of the subject on hand.

Yours very truly.

Shigeichi Miyazaki

S. Miyazaki

DISTRIBUTION	BY CAMP COMMANDANT	BY COMM'R OF INTERNMENT OPERATIONS
ORIGINAL	TO	TO <u>Custodian</u>
DUPLICATE	TO	TO
TRIPPLICATE	TO C.I.O. <u>3 Copies</u>	FILED
QUADRUPLICATE	FILED <u>Camp 101</u>	RETAINED BY CAMP COMMANDANT

REMARKS

Recommended
C. O. 101
COMMANDANT OF INTERNMENT CAMP NO. 101

REMARKS

Forwarded 3rd. September, 1942.

DDJ-12

Jameson
Captain,
FOR COMMISSIONER OF INTERNMENT OPERATIONS

Quote: 101-P-98

DEPARTMENT OF NATIONAL DEFENCE
-Army-

Internment Camp,
ANGLER, Ontario,
3rd September 1942.

Authorized Deputy Custodian,
501 Royal Bank Bldg.,
VANCOUVER, B.C.

Rec'd	SEP 8 1942
File No.	836
Ans.	
Referred	✓

Re: P/W A-98. MIYASAKI, Shigeichi.

Receipt is acknowledged of your letter file 836
dated August 26th regarding the abovem/n.

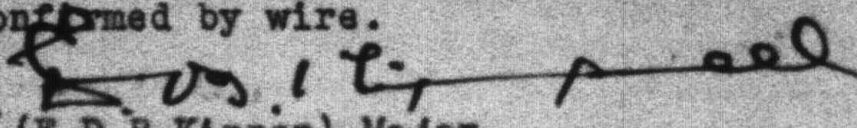
2. The above Internee was interviewed and informed
of the letters in connection with lease of his business
in Vancouver, B.C. viz:-

Letter dated Aug. 22nd H.D. Campbell to Johnson & Reeve.
Letter dated Aug. 25th Johnson & Reeve to the Custodian.
Letter dated Aug. 26th Custodian to the Commandant.

3. This Internee agrees to the Agreement, as already
stated in the above letters, on the following conditions:-

- (a) Terms of lease to be 2 years, or for the duration
of war, in the event the latter is shorter.
- (b) The tenancy to commence on the date the present
operator, i.e. his wife, vacates the premises.
- (c) Monthly rental of \$80.00 to include premises and
equipment.
- (d) Water fee and taxes on property to be paid by the
Landlord.
- (e) It is agreeable to use the trade name of 'Harry's
Cleaner,' but only and while operating the establishment
in question.

4. In view of the telegrams of August 25th & 28th from his
wife, requesting him to reply immediately, the above mentioned
agreement must be first be confirmed by wire.


(E.D.B. Kippen) Major,
Commandant,
Angler Internment Camp,
Veterans Guard of Canada.

CAR.

COPY TO: C.I.O., Ottawa.

912 Royal Bank Bldg.,
Vancouver, B. C.
September 8th, 1949

Messrs. Johnson and Reeve,
602 West Hastings Street,
Vancouver, B. C.

Attention: Mr. Reeve

Dear Sirs:

Re: P/O A-98, Miyasaki, Shigeichi and Harry's
Cleaners, 459 East Hastings Street

For your information, the following is the wording to be inserted
in the Lease for the Lessor -

"THE SECRETARY OF STATE OF CANADA, ACTING IN HIS CAPACITY AS
CUSTODIAN".

Also, the following recitals will be embodied in the said Lease -

"WHEREAS Shigeichi MIYASAKI, Police Registration No. 02618, who
formerly carried on a Dry Cleaning and Pressing business at 459 East
Hastings Street, City of Vancouver, Province of British Columbia
(known as "Harry's Cleaners"), has been detained under the Defence
of Canada Regulations.

AND WHEREAS the Lessor, under and by virtue of the Consolidated
Regulations Respecting Trading With the Enemy (1939), is vested with
all of the right, title and interest of the said Shigeichi Miyasaki
in the property, goods and chattels hereinafter set forth, described
and enumerated, and hath contracted and agreed with the said Lessee
for the leasing of the said premises, goods and chattels on the terms
hereinafter specified."

Yours truly,

K. W. WRIGHT

For the Authorized Deputy of the Secretary
of State and/or Custodian

KWB/CM

JOHNSON AND REEVE
ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

October 2nd. 1942.

The Custodian,
912 Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

Rec'd	OCT 2 - 1942
File No.	
Ans.	
Referred	

Attention of Mr. K.W. Wright.

Dear Sir:-

re P/W A- 98 MIYASAKI, Shigeichi
File No. 836
- - - - -

We beg to enclose, in triplicate, the lease of 459 East Hastings Street, Vancouver, duly signed by the tenant Mr. Benson Hoy and by Mrs. Miyasaki.

We attended to check the inventory of the business equipment, on the 1st. inst., and Mr. Hoy is now in possession and carrying on business.

Mrs. Miyasaki and her son and daughter are remaining on the premises in the living quarters for a few days. They appear to be working in harmony with Mr. Hoy, who will no doubt assist them in making collections for work already done for customers.

We made three copies of the lease so that Mrs. Miyasaki could have one after they have been signed by Mr. Miyasaki.

The lease is in the usual form and gives the owners proper protection in all respects. Mrs. Miyasaki is quite satisfied with it.

The terms are in accordance with the instructions you received from Mr. Shigeichi Miyasaki, except that the period of the lease is definitely for two years, even if the war ends sooner. Mr. Hoy would not agree to any shorter term because the rent is high and is in fact more than Mr. Miyasaki was asking. Mr. Hoy stated that he will have a lot of expense in starting the business and could not make it pay at \$ 80., per month unless he had a full two years.

A two year lease was mentioned in Mr. Hoy's offer, which was accepted by Mrs. Miyasaki. We discussed the matter very fully with Mrs. Miyasaki and her brother, and they agreed that the arrangement is fair and reasonable in view of the rent obtained.

When Mr. Miyasaki has signed, would you kindly let us have two copies, one for the tenant and one for Mrs. Miyasaki, and oblige,

Yours faithfully,

JOHNSON & REEVE

per

DW Reeve

DWR

CAMPBELL & GRILL LIMITED

ESTABLISHED 1908

SHEET METAL AND ROOFING CONTRACTORS

1238 SEYMOUR STREET

VANCOUVER, B. C.

March 30th, 1943.

ALL AGREEMENTS ARE CONTINGENT UPON STRIKES AND OTHER DELAYS UNAVOIDABLE OR BEYOND OUR CONTROL

Messrs. Johnson, Reeve & Watson,
602 West Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: 457 - 459 Hastings St. East

We have examined the main roof of the above building, and we would recommend that the following work be done.

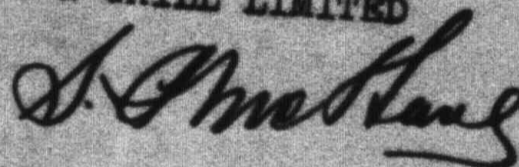
Take off all present roofing down to roof boards and replace same with 4 plies Ten Year Tar & Gravel roof. Flashing of mineral surface roofing to extend from roof to top of parapet walls with 26 gauge galvanized cap coping to top of parapet. New galvanized iron cornice covering to top cornice, and mineral surface flashing to under cap coping on front parapet.

To do this work we tender you the sum of Two Hundred and Ten Dollars (\$210.00).

Yours truly,

CAMPBELL & GRILL LIMITED

Per:



P.S.

We would call your attention to the siding of East side of building. This is badly in need of repair.

Vancouver Sun - April 17th, 1943

5-17-4-43
**REAL ESTATE
FOR SALE BY TENDER**

The Authorized Deputy of the Secretary of State of Canada and/or Custodian offers for sale by tender the following properties situated in Vancouver:

Lot 5, Block 56, District Lot 196, Group 1, Plan 196, District of New Westminster, known as 364 East Cordova Street, being a four-room single storey frame dwelling;

Lot 12, Block 4, District Lot 196, Group 1, District of New Westminster, known as 235 Powell Street, being a two-storey frame building with store in front and lodging quarters on the second floor;

Lot 13, Block 4, District Lot 196, Group 1, District of New Westminster, known as 231-237 1/2 Powell Street, being a two-storey frame building with store front. On ground floor at rear there is a large tile bath house. Living quarters on second floor;

Lot 21, Block 57, District Lot 196, Group 1, District of New Westminster, known as 488 East Hastings Street, being a two-storey frame building on concrete footings. Store premises on ground floor with five-room apartment on second floor;

Lot 25, Block 15, Subdivision "A," District Lot 182, Group 1, District of New Westminster, Plan 255, known as 1149 Keefer Street, being a six-room, two-storey frame dwelling and garage;

Lot 5, Block 13, District Lot 302, Group 1, New Westminster District, Plan 5832, known as 232-234-236 West 5th Avenue. (To be sold en bloc). 232 West 5th Avenue being a six-room frame dwelling; 234 West 5th Avenue being a two-storey frame building with eight three-room cabins and one two-room cabin; 236 West 5th Avenue being a six-room frame house;

Lot 10, Block 220, District Lot 526, Group 1, District of New Westminster, known as 1682 West 2nd Avenue, being a two-storey frame store with three-room suite.

Lot 9, Block 220, District Lot 526, Group 1, District of New Westminster, known as 1686 West 2nd Avenue, being a two-storey frame building with store and tenement at rear;

Lot 16, Block 344, District Lot 526, Group 1, District of New Westminster, known as 7 West 18th Avenue, being a seven-room frame dwelling;

Lots 6 and 7, Block "R," District Lot 139, Group 1, New Westminster District, Plan 5832, known as 2893 West 22nd Avenue, being a six-room one and one-half storey frame dwelling.

ALSO

Block 10, Section 9, Block 4 North, Range 6 West, Plan 301 save and except the right of way of the Vancouver and Lulu Island Railway Co., as shown on Sketch No. 5381F, situate in Municipality of Richmond on Interurban line between Brighouse and Garden City, known as 343 Granville Road. This property is comprised of approximately nine acres and is desirably located. The residence was recently destroyed by fire. There is also a fair sized barn on this property.

Parcel "A," of Lot 134, Quadra Island, Sayward Land District. This property is situated near Quathiaski Cove and is comprised of approximately one acre of land with shack.

Tenders for the individual parcels will be received by and should be addressed to the office of the Custodian, 912 Royal Bank Building, marked "Tender for Real Estate," up to Noon, Daylight Saving Time, on the first day of May, 1943, and must be accompanied by a certified cheque, payable to the Custodian, for ten percent (10%) of the amount tendered.

The assets are offered for sale without any warranty whatsoever on the part of the undersigned as to condition or state of repair of such assets, and are subject to existing leases, if any.

Neither the highest nor any tender will necessarily be accepted. Further particulars may be obtained during office hours any day up to Noon on the 30th day of April, 1943, and arrangements made with the undersigned to inspect the said premises. DATED at Vancouver, B.C., this 17th day of April, 1943.

THE CUSTODIAN OF JAPANESE PROPERTY,
912 Royal Bank Building,
Vancouver, B.C.

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

Rec'd	APR 27 1943
File No.	
Ans.	
Noted	

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

27th April, 1943.

The Custodian's Office,
Room 912,
Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B.C.

File No. 836
Legal Department

Attention of Mr. K.W. Wright

Dear Sir:

re P/W A-98 MIYASAKI, Shigeichi
457-459 East Hastings Street, Vancouver
Lot 21 Block 57 District Lot 196

In accordance with your instructions we have inspected this property and beg to report as follows.

The location is a rather poor class district, with a limited amount of retail business. There has not been much change in the neighbourhood for many years and no prospect of speculative improvement.

The building is mentioned in a document on file in the Land Registry Office, dated November 1907, and is probably 40 years old. It is of cheap wood frame construction and has not been well maintained. We are not sure, but believe that the one storey addition at the rear was erected by the present owner since 1937.

The exterior walls (siding) are in bad condition and it will cost approximately \$100. to make partial repairs to keep out the weather. The roof is leaking and the repairs required have been estimated at \$210. These items refer only to the minimum of work necessary to put the building into satisfactory condition to prolong its life. More money should be spent on restoration.

The present lease at \$80. per month includes the use of shop furniture and machinery. Without having an appraisal made of this equipment, we estimate that the proportion of the rent, attributable to the real estate, is \$65. per month.

The fixed charges for taxes, water, insurance and management are approximately \$230. Allowing \$100. for repairs, there would be an annual surplus of \$450., before making allowance for vacancies, depreciation and possible reduction in the rent. We mention the latter because, in periods of depression, business in this district suffers severely.

The building is of greater value than the land and, in view of its age, a buyer would probably desire to amortize its value within 20 years. Making allowances for this and for the cost of rehabilitation of the structure, we are of the opinion that the present value of the property is Three thousand dollars (\$3,000).

Yours faithfully,

JOHNSON, REEVE & WATSON

per

DWR

DWR

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER

TELEPHONE SEYMOUR 3327-3328
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B. C.

18th April, 1943.

Our File No. A 51

The Custodian's Office,
912 Royal Bank Building,
Vancouver, B. C.

Attention of Mr. K.W. Wright
File No. 836

Rec'd	APR 19 1943
File No.	
Ans.	MR. PER
Referred	

Dear Sir;

re P/W - A-98-MIYASAKI
459 East Hastings Street

I notice that you are advertising for tenders for the real estate in this case.

As the lease to Benson Hoy includes the business equipment and furniture, I thought that I should suggest to you the possibility that some argument might arise between a purchaser of the real estate and Miyasaki about the proportion of rent to be allotted for the use of the equipment, etc.

I do not know whether a valuation has been made of the equipment and furniture, but it is insured for \$1,000 against fire loss. The depreciation allowance would be heavier than on the building and the proportion of rent should be enough to cover this, besides the cost of insurance and collection and interest on the value.

I saw Mr. Benson Hoy on Saturday and he said he would be interested in buying. I am therefore calling his attention to the advertisement.

Would you consider selling the equipment and furniture with the real estate?

Yours faithfully,

Douglas W. Reeve

DWR

459 East Hastings St.
Vancouver, B. C.
April 29th, 1943.

The Office of the Custodian,
912 Royal Bank Bldg.
675 West Hastings St.
Vancouver, B. C.

Dear Sirs:

Re: Lot 21, Block 57, District
Lot 196, Group 1, District of
New Westminster, known as 457
and 459 East Hastings St.
Vancouver.

I, the undersigned Benson Hoy, the present tenant of the above premises, hereby offer to purchase the above premises, being the said lot and a two-storey frame building affixed thereto, at and for the price of \$1,956.00 by way of Agreement for Sale, or Deed and Mortgage back, if you prefer, the initial payment being \$1,000.00 cash, and the balance payable at the rate of \$50.00 per month with interest at 5% on the unpaid balance.

I enclose herewith certified cheque in your favor for the sum of \$195.60, being 10% of the within tender.

In the event of this offer being accepted, I desire the privilege of paying the whole of the unpaid balance at any time without notice or bonus.

Yours truly,

Benson Hoy

459 East Hastings St.
Vancouver, B. C.
April 29th, 1943.

The Office of the Custodian,
912 Royal Bank Bldg.
675 West Hastings St.
Vancouver, B. C.

Dear Sirs:

Re: Lot 21, Block 57, District
Lot 196, Group 1, District of
New Westminster, known as 457
and 459 East Hastings St.

In connection with my offer to purchase the premises at 459 East Hastings Street, if that offer is accepted, I am prepared to purchase the equipment, goods and chattels I am presently renting from Shigeuchi Miyasaki and Nobu Miyasaki pursuant to Lease and Rental Agreement of the 21st day of September, 1942, for the price of \$806.00 on the condition that this will include a Safe approximately 2½ Ft. by 3½ Ft. now situate on the premises which does not appear to be mentioned in the Inventory of goods in the Lease. If the Safe is not included in the sale then my offer is to purchase the equipment mentioned in the Lease at the price of \$726.00.

I am prepared to pay for the equipment the sum of \$400.00 cash and the balance payable at the rate of \$25.00 per month with interest on the unpaid balance at 5% per annum with liberty to pay the balance at any time without notice or bonus.

Yours truly,

Ben H. L.

826
1952
1951
1950

To the Custodian
of Japanese Property.

Vancouver. B.C.

April 30th 1943

We the undersigned hereby tender the
sum of two thousand nine hundred
Dollars for Lot 21, Block 57, D.L. 196.
approx one N.W.D.

Moore & Moore.

1044 Melville St

Vancouver. B.C.

To the Custodian
of Japanese property.

912 Royal Bank
Building. Vancouver B.C.

1044 Melville St

Vancouver. B.C.

April 30th 1943.

Dear Sir

Enclosed please find
certified cheque for Nine hundred
and Seventy Nine dollars and
fifty cents; being 10% of the
total Bids on five pieces of
property enclosed herewith.

Yours truly
Frederick Moore.
James. Moore.

File 36

3387 Quesnell Drive,
Vancouver, B. C.,
April 30th 1943.

The Custodian of Japanese Property,
912 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

I herewith tender you the sum of *Five Hundred & ten Dollars (\$510.00)*
in cash in full payment for 459 East Hastings Street - Lot 21,
Block 57, D.L. 196, Group 1, District of New Westminster.
My certified cheque, value *\$51.00* being one-tenth (1/10th)
of the said amount is enclosed herewith. I should require a reply to
this offer within ten days from date.

Yours truly,

S. V. F.

ZURICH

GENERAL ACCIDENT & LIABILITY INSURANCE COMPANY LIMITED

JOHN VRLAK & CO.
193 E. HASTINGS STREET
VANCOUVER, B. C.

May 1st, 1943.

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

Dear Sir:

Re: 459 Hastings Street East.

Our client Mr. John Vrlak, Jr. wishes to make and offer
on the above mentioned property as follows:

ONE THOUSAND and FIFTY DOLLARS - (\$1050.00) ALL CASH

We are enclosing a certified cheque for \$105.00 as deposit
for same.

Yours truly,
JOHN VRLAK & CO.
193 E. HASTINGS STREET
VANCOUVER, B. C.



Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B. C.

May 1st, 1943.

CABLE ADDRESS: "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 5884

Rec'd	MAY 3 - 1943
File No.	836
Ans.	
Re: Mr. Peers	

The Custodian of Enemy Property,
912 Royal Bank Bldg.
Vancouver, B. C.

Dear Sir:


Re: Nobu and Harry Miyazaki

We are instructed on behalf of the above-named to write to you and protest against any proposed sale of their property situate on Lot 21, Block 57, District Lot 196, Group 1, New Westminster District, known as 459 East Hastings Street, advertised by you for sale by tender. The owners do not wish the sale of their property and we are informed that the property is rented and paying its way and there appears to be no reason why it should be sold.

Should the office of the Custodian, however, insist upon selling the same over the protest of the owners, then we are instructed that a price of not less than \$7,000.00 should be obtained.

Yours truly,

NORRIS & MacLENNAN,

Per: 

*Pls let me have
memo re valⁿ
& income*

JAM/WS

836

912 Royal Bank Bldg.

Messrs. Pemberton Realty Corp. Ltd.,

Vancouver, B. C.

Attention: Mr. W.G. Moore.

Gentlemen:

Re: P/W A-98, MIYASAKI, Shigeoichi

and 452 East Hastings Street.

We regret to advise that the offer submitted by

Your deposit of \$51.00, being ten percent of

Yours truly,

K. W. WRIGHT

COUNSEL TO THE CUSTODIAN

527/98

836
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
May 7th, 1943.

Messrs. Moore & Moore,
1044 Melville Street,
Vancouver, B. C.

Gentlemen

Re: P/W A-98, MIYASAKI, Shigeichi
and 459 East Hastings Street.

We regret to advise that your offer of \$2900.00
for property known as 459 East Hastings Street has been
rejected.

Your deposit of \$290.00, contained in cheque
for \$979.50, is returned herewith, for which we would
appreciate an acknowledgment.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Encl.

836

912 Royal Bank Bldg.,
Hartford, Conn.

Messrs. John Vrielak & Co.,
102 West 7th St.,

Gentlemen:

We regret to advise that your offer of \$1050.00

We are therefore returning herewith your cheque

Yours truly,

ESTRAT

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

836
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
May 6th, 1943.

Mr. Benson Hoy,
459 East Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: P/W A-96, MIYASAKI, Shigeichi
and 459 East Hastings Street.

We regret to advise that your offer of \$1956.00
for property at 459 East Hastings Street, Vancouver, B. C.
and \$806.00 for chattels therein, has been rejected.

We are therefore returning herewith your cheque
in the amount of \$195.60 and would be obliged if you
would kindly acknowledge receipt of same.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Encl.

836

Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
May 11th, 1943.

Messrs. Moore & Moore,
1044 Melville Street,
Vancouver, B. C.

Gentlemen:

Re: P/W A-98, MIYASAKI, Shigeichi
and 459 East Hastings Street.

In connection with your offer of \$2900.00 for
property known as 459 East Hastings Street, Vancouver,
B. C., we wish to advise that all tenders submitted have
been rejected and the Custodian is prepared to consider
a further offer if you care to increase same.

Any offer which you make should be in writing,
but it will not be necessary to forward a cheque on
account thereof unless further instructed to do so.

Yours truly,

K. F. WRIGHT
COUNSEL TO THE CUSTODIAN

KFW/W

#36
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
May 11th, 1943.

Mr. Benson Hoy,
459 East Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: P/V A-98, MIYASAKI, Shigeichi
and 459 East Hastings Street.

In connection with your offer of \$1956.00
for property known as 459 East Hastings Street, Vancouver,
B. C., we wish to advise that all tenders submitted have
been rejected, and the Custodian is prepared to consider
a further offer if you care to increase same.

Any offer which you make should be in writing,
but it will not be necessary to forward a cheque on
account thereof unless further instructed to do so.

Yours truly,

K. F. WRIGHT
COUNSEL TO THE CUSTODIAN

KFW/W

836
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
May 11th, 1949.

Mr. John Vriak Jr.,
193 East Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: P/W A-98, MIYASAKI, Shigeichi
and 459 East Hastings Street.

In connection with your offer of \$1050.00 for property known as 459 East Hastings Street, Vancouver, B. C., we wish to advise that all tenders submitted have been rejected, and the Custodian is prepared to consider a further offer if you care to increase same.

Any offer which you make should be in writing, but it will not be necessary to forward a cheque on account thereof unless further instructed to do so.

Yours truly,

KWW/W

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

836

Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
May 11th, 1943.

Messrs. Pemberton Realty Corp. Ltd.,
413 Howe Street,
Vancouver, B. C.

Gentlemen:

Re: P/W 1-98, MIYASAKI, Shigeichi
and 459 East Hastings Street.

In connection with your offer of \$510.00 for
property known as 459 East Hastings Street, Vancouver, B.C.
we wish to advise that all tenders submitted have been
rejected, and the Custodian is prepared to consider a
further offer if you care to increase same.

Any offer which you make should be in writing,
but it will not be necessary to forward a cheque on
account thereof unless further instructed to do so.

Yours truly,

KWW/W

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
May 12th, 1943.

**Messrs. Norris & MacLennan,
Barristers & Solicitors,
602 West Hastings Street,
Vancouver, B. C.**

Gentlemen: Re: P/W A-98, MIYASAKI, Shigeoichi,
 and 459 East Hastings Street.

Your communication of the 1st instant is here and your remarks as to the property paying it's way and no reason for selling are noted.

We obtained a report from an independent valuator following a complaint that the roof was leaking. A tender from a firm of roofing contractors was also obtained and they agreed to do the necessary repairs to the roof for \$210.00. They also stated that the siding of the east building was badly in need of repair. The report of our valuator also stated that it would cost approximately \$100.00 to repair the walls.

The location is a rather poor class district with a limited amount of retail business. There has not been much change in the district in the past few years and not much chance of speculative improvement. The building itself is of cheap wood frame construction and has not been well maintained. Tenders were called for but all have been rejected for the reason that they did not measure up to the valuation. We have now written all to submit revised offers.

Yours truly,

KFE/W

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

459 East Hastings St.
Vancouver, B. C.
May 14th, 1943

Rec'd	MAY 14 1943
File No.	
Ans.	
Per. of	MR Peers

The Office of the Custodian,
912 Royal Bank Bldg.
675 West Hastings St.
Vancouver, B. C.

Dear Sir:

Re: Your file No. 836 - Lot 21,
Block 57, D.L. 196, Group 1,
N.W.D. - 457 and 459 East
Hastings St. Vancouver.

I acknowledge your letters of May 6th
and May 11th, 1943 with the cheque mentioned in your
letter of May 6th.

Further to your letter of May 11th,
I hereby make the following further offer in
connection with the above premises. I offer to
purchase the lot and two-storey frame building affixed
thereto and the equipment, goods and chattels I am
presently renting pursuant to Lease and Rental
Agreement of 21st September, 1942, for the price of
\$3,025.00 on the condition that this will include a
Safe approximately 2½ Ft. by 3½ Ft. now situate on
the premises which does not appear in the Inventory
of goods in the Lease. If the Safe is not included
in any sale which might be made, then my offer is to
purchase the premises and equipment mentioned in the
Lease at the price of \$3,000.00.

I am prepared to pay for the lands,
premises and equipment the sum of \$1,500.00 cash and
the balance payable at the rate of \$100.00 per month
with interest on the unpaid balance at 5% per annum
with liberty to pay the balance at any time without
notice or bonus.

Should your office prefer a cash sale,
if you let me know whether the price offered is
satisfactory, I believe I can make the necessary
arrangements to provide all cash within a short time.

Yours truly,

Ransom & Co.

UNIVERSAL APPRAISAL COMPANY

Certified



Valuations

TELEPHONE MAIN 3815

YORKSHIRE BUILDING - VANCOUVER, CANADA

May 19, 1943.

Office of the Custodian,
912 Royal Bank Building,
Vancouver, B. C.

Gentlemen:

In accordance with your instructions we hand you herewith our appraisalment of the equipment in the plant of the Dry Cleaning Establishment, situated at 459 East Hastings Street, Vancouver, B. C. The items listed are, we understand, the property of this company and the question of "title" has not been investigated.

The values are based on this equipment as a "going concern" and not at "distress sale" values.

We thank you for the privilege of having been entrusted with this work and sincerely hope it will commend itself to you in all matters relative to plant values. Should there be any further information you require, please consult us. We are here to serve you.

Respectfully submitted,

UNIVERSAL APPRAISAL COMPANY LIMITED

A. H. Muldrew

19

Wynant

EQUIPMENT SUMMARY

May 19, 1943.

	<u>New Replacement</u>	<u>%</u>	<u>Depreciated</u>
	<u>Value</u>		<u>Value</u>
Machinery	1,340.00	--	1,076.50
Office Machines, Etc.	350.00	--	135.00
Miscellaneous Equipment	466.55	35	303.26
Signs	160.00	--	80.00
	<u>2,316.55</u>		<u>1,594.76</u>

U9

Kiyasakti

MACHINERY DEPRECIATIONS

<u>Machine #</u>	<u>May 19, 1943.</u>	
	<u>New Replacement Value</u>	<u>% Depreciated Value</u>
1, Pressing Machine	650.00	20 520.00
2, Pressing Machine	600.00	20 480.00
3, Boiler	90.00	15 76.50
	<u>1,340.00</u>	<u>1,076.50</u>

U9

EQUIPMENT

UNIVERSAL APPRAISAL COMPANY LIMITED

Quantity	Machinery	NEW REPLACEMENT VALUE		
		5-43		
1	<u>Machine #1. Pressing Machine</u> National pressing machine, Model 51 WO, Serial 2W 41490 Installed	650.00		
1	<u>Machine #2. Pressing Machine</u> National pressing machine, Model 42 WO, Serial 2W 41491 Installed	600.00		
1	<u>Machine #3. Boiler</u> 12"x36" Vertical steam boiler, including base, pressure gauge, water column, safety blow-off valve, piping, trap and connections Installed	90.00		
	Total Machinery	1,340.00		

19

EQUIPMENT

UNIVERSAL APPRAISAL COMPANY LIMITED

Mitsubishi	Office Machines, Etc.	F.R.V. 5-45 P.V.		NEW REPLACEMENT VALUE	NEW REPLACEMENT VALUE
		100% DEPRECIATION	100% DEPRECIATION		
1	National cash register, 1 drawer, #252552-711	125.00	35.00		
1	Karris safe, #207830	125.00	65.00		
1	Singer sewing machine, #1A 922997, with motor	100.00	35.00		
	Total Office Machines, Etc.	350.00	135.00		

U9

EQUIPMENT

UNIVERSAL APPRAISAL COMPANY LIMITED

Miyasaki	Miscellaneous Equipment	5-43			
		NEW REPLACEMENT VALUE	NEW REPLACEMENT VALUE	NEW REPLACEMENT VALUE	NEW REPLACEMENT VALUE
1	Sleeve former	1.50			
1	Lot 3 pipe clothes racks	30.00			
1	Gas can	3.00			
1	Universal electric iron	5.00			
1	Lot 8 display stands	15.00			
1	Clothes case, 12'6" long, 3 sliding glazed doors, 3 drawers	45.00			
1	Lot shelving, 16' long with hanger bars and 3 section wall mirror	30.00			
1	66"x32"x6' Wall clothes case, 2 glazed sliding doors, 2 drawers	45.00			
1	6'x32"x12' Wall clothes case, 6 glazed doors	15.00			
1	4'x2'x34" Wall cabinet, 2 sliding doors with masonite top	10.00			
1	34"x12"x48" Cabinet, 1 glazed door and 1 drawer	20.00			
1	8'x22"x36" Counter, fir veneer panelled front and ends, masonite top	6.00			
1	38"x18"x36" Fir cabinet, 1 door and 2 drawers	20.00			
1	48"x30" Oak library table	7.00			
1	18"x26" Fir table, 2 drawers	6.00			
1	36"x28" Fir table, T&G top, stained and varnished				

59

EQUIPMENT

UNIVERSAL APPRAISAL COMPANY LIMITED

8

Quantity	Miscellaneous Equipment	5-43			
		NEW REPLACEMENT VALUE	NEW REPLACEMENT VALUE	NEW REPLACEMENT VALUE	NEW REPLACEMENT VALUE
2	Armchairs, upholstered seat, back and arms	10.00	20.00		
1	Umbrella stand		3.00		
2	Electric light fixtures	5.00	10.00		
1	Ironing board		4.00		
1	Sleeve board		2.00		
2	Coal buckets	1.50	3.00		
1	Ash bucket		.75		
1	30" Paper holder		3.00		
1	8 Day wall clock		15.00		
6	200 Watt bulbs	.45	3.60		
2	Chairs	1.50	3.00		
2	Brooms	.75	1.50		
1	Spotting brush		.50		
1	Whisk		.35		
4	Shades	1.50	6.00		
1	Cabinet and mirror		5.00		
1	Awning, "Harry Cleaners"		No Value		
1	Smoker's stand		2.50		
1	Pant pipe rack		5.00		
1	Door trip bell and battery		7.50		

19

EQUIPMENT

UNIVERSAL APPRAISAL COMPANY LIMITED

10

Quantity	Signs	F.R.V. 5-43	D.V.	NEW REPLACEMENT VALUE	NEW REPLACEMENT VALUE
		NEW REPLACEMENT VALUE	NEW REPLACEMENT VALUE		
1	Jefferson electric window sign, "Harry's Clothes"	75.00	40.00		
1	Display sign	50.00	25.00		
1	Electric sign	35.00	15.00		
	Total Signs	160.00	80.00		

O. J. Henry Company

SUCCESSOR TO

WEIR & HENRY COMPANY

Everything for the Laundry and Dry Cleaner

MANUFACTURERS OF WIRE GARMENT HANGERS

Phone Filament 6671

Rec'd	
File	7
Ans.	✓
Referred	Mr. Peers

554 WEST 1st AVENUE

VANCOUVER, B.C.

VANCOUVER, B.C.

July 6, 1943

Office of the Custodian
612 Royal Bank Building
Vancouver, B. C.

Attention: Mr. E. M. Wright, Re 458 East Hastings Street, Your File No. 536

Dear Sir:

As requested in your letter of June 23, we have examined the equipment at the above address and have placed our valuation on the attached inventory.

The show cases etc. are built in and are of no value other than to the operators of the business.

We believe that the prices we have placed on this inventory are fair both to the owner as well as to any prospective purchaser.

We attach hereto our invoice covering our fee in this connection.

Yours very truly,

O. J. HENRY COMPANY

*Please Mr. Walker to
value real estate &
other assets of the
owner and make an
offer for real & personal
property for B.M.
R.M.W.*

G. J. Henry Company
654 West 7th Avenue
Vancouver, B. C.

July 8, 1943

Inventory of Machines, Equipment and
Furniture appertaining to the business
carried on under the trade name of
"Harry's Cleaners" at 459 East Hastings
Street, Vancouver, B. C., and included in
the lease of the building at that address
to Benson Hoy.

3	Neon Signs as follows: Outside "Harry's Cleaners" Inside "Harry's Clothes" Sign display	No commercial value
1	Electric Sign - "Suits & Overcoats, Cleaned, Relined, Repaired" ..	3.00
2	Press Machines as follows: 1 - 51" National Press Model No. 51Wc Serial No. 2 W41490 .. 1 - 42" National Press " " 42Wc " " 2 W41491 .. 1 boiler and coke burner with brick base .. 1 steam trap ..	475.00 450.00 35.00 5.00
1	Cash Register ..	10.00
1	Sewing Machine, electric JA 922897 ..	65.00
3	Clothes racks (pipe) ..	9.00
1	Electric Iron #770A "Universal" ..	1.00
4	Clothes Cases fitted with pipe hangers, as follows: Dress case-64"x31"x72" 2 glass sliding doors, 2 drawers .. at bottom Front case-148"x28"x72" 3 glass " " 3 drawers .. Back case - 86"x31"x138" 6 glass " " .. Inside case-100"x29"x118" 2 glass " " ..	5.00 5.00 5.00 5.00
3	Counters, as follows: Front counter, magnesite top 36"x32"x96" .. Small counter " " 24"x34"x48" .. Small " (with 2 drawers) 17"x36"x37" ..	2.00 2.00 2.00
1	Table ..	4.00
2	Small Tables, fir, light varnish 2.50 ea ..	5.00
1	Oak Table ..	5.00
2	Upholstered arm chairs 3.50 ea ..	7.00
1	Levee Former ..	1.00
1	Gasoline Safety Can (red) ..	2.00
1	Small table with 2 drawers no value	
1	Umbrella stand no value	
2	Electric light fixtures no value	
8	Cloth display stands 1.00 ea ..	8.00
2	Clothes models (men's) }	
1	Clothes model (ladies') }	10.00
1	Cloth case 11 1/2"x34"x48" with glass door, drawer at bottom	2.00
1	Hat Case 17"x42"x55" 2 glass sliding doors 2 drawers at bottom	2.00
2	Ironing Boards (one for sleeves) ..	2.00
2	Coke buckets ..	1.00
1	Wrapping paper stand ..	.50
1	Eight day clock ..	5.00
8	Electric light bulbs (200 watt) ..	2.00
2	Chairs ..	1.00
2	Whisk brooms15 ea ..	.30
1	Ash pail ..	.30
1	Spotting brush ..	.75
1	Large whisk broom ..	.20

113805

Handwritten signature

Inventory - Continued

Page - 2

fund 1138 05

1	Hat Stretcher	1.00
1	Cabinet with mirror	3.00
1	Morris Safe Co. 207830 to be kept at 317 Carroll Street	25.00
5	Stand-up filing cabinets, 2 wood, 3 metal	8.50
2	Box files	1.00
1	"mall fir desk (on top of safe)	3.00
1	Step ladder	no value
4	Window shades	1.00
1	Awning "Harry's Cleaners"	no value
1	Health Scale	3.00
1	Smoker stand	no value
1	Pants rack (pipe)50
2	Clothes hangers (hinged)	no value
1	Door trip with bell & 2 batteries	1.00
1	Fir working table 103"x29"x31"	3.00
1	Fir cabinet, 3 drawers	1.50
1	Small shelf	no value
1	Grease gun50
2	Valve stem packings10
400	Wire clothes hangers	4.00
1	Three-face mirrors	5.50

1194 65

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

July 10, 1943.

JUL 12 1943

Rec'd	JUL 12 1943
File No.	
Ans.	
Referred	<i>Pers</i>

Dept. of the Secretary of State,
Office of the Custodian,
912 Royal Bank Building,
VANCOUVER, B. C.

Attention: Mr. K. Wright

Dear Sirs Re: P/W A-98, MIYABAKI, Shigeichi - File #836

I have made an inspection of 459 East Hastings Street on Lot 21, Block 57, D.L.196.

There is a two-storey frame store building with rooms above. The ceiling of the store has been lowered making about 4' between floors, which now is of no use or value. The roof is leaking, the siding is badly gone on the outside of the East wall and the building requires painting, likely costing about \$400 to take care of these three items.

This building will have to meet the competition of new building after the war. We would place a value of Two Thousand Dollars on the land and Eight Hundred Dollars on the buildings, making a total of \$2800.00.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker
Manager, Rental Department.

JGW:CC

*2300
1000
4000*

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER

TELEPHONE MARINE 8264
CABLE ADDRESS "JOHREE" VANCOUVER

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
608 WEST HASTINGS STREET
VANCOUVER, B.C.

15th. July. 1943.

The Custodian's Office,
912 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

File No. 836
Legal Department

Attention of Mr. K. W. Wright.

Dear Sir:-

re Lot 21, Block 57, D.L.196,
459 East Hastings Street.

We beg to thank you for your letter
of the 13th. inst.

We have had another interview with the
tenant, Mr. Benson Hoy, in an effort to obtain from him
an offer of \$4,000.

He is going to consult his partner and
let us know what he will do. The best proposal he would suggest
now, is \$3,400. He said that he had had an appraisal made, and
the figures given were \$2,200 for the real estate, and \$1,200
for the equipment.

From the arguments which he uses, and from
past experience of similar negotiations, we believe that, although
progress may be slow, he will eventually improve on his bid.
Some years ago the writer was able to raise a bid of \$2,500
up to \$3,990, step by step, and made a sale, but the process
took several months. The Chinese like to bargain in this way,
and the spokesman for several "partners" perhaps has his own
difficulties in persuading his associates.

In this case, progress seems to be a little
faster, and the high rent Benson Hoy is paying is operating in
our favour.

We will keep in touch with him and report
progress to you.

Yours faithfully,

JOHNSON, REEVE & WATSON,

per. *D. W. Reeve*

178 Beverly St.,
Toronto, Ont.,
Sept. 6, 1943.

Custodian of Enemy Alien Property,
Vancouver, B. C.

Rec'd	SEP 10 1943
File No.	836
Ans.	Mr. Peers
Referred	

File No. 136.

Dear sir:

I am in receipt of your letter of August 16th in regard to an offer for my property and equipment, situated at 459 East Hastings St. in the city of Vancouver.

The offer of \$3400⁰⁰ as stated in your letter is not enough, even though there is depreciation in the equipment as you state. At the present moment, the two pressing machines that I now have cannot be bought at any price as it has an aluminum head (which has in now used exclusively for war purposes and cannot be used for press machines for the duration). The value of the equipment \$1194.65 as stated in your letter is only for the two press machines and does not include the boiler or other equipment that is in the store at the present moment. In my estimation the value of all equipments including the press machines is about \$2500⁰⁰, so I cannot accept the offer as stated in your letter.

(4)

My price for both the property and equipment is \$4500.00 and not one cent less. This is the only amount I will consider.

If the buyer was to buy new or used equipment to start the same business it would be just about impossible to get press machines as it is very scarce, if he can get it he will have to pay a considerable sum, so I think my price is reasonable.

I want to thank you for the cheque that you sent me and which I received the other day.

Yours very truly,

Shigeichi Harry Miyasaka

Mr. Peero
Pls. ask to see
K.W.W.

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER

JOHNSON AND REEVE
ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

TELEPHONE SEYMOUR 3327-3328
CABLE ADDRESS "JONREE" VANCOUVER

Rec'd	SEP 20 1943
File No.	
MORTGAGES	
Referred	

BANK OF NOVA SCOTIA BUILDING
802 WEST HASTINGS STREET
VANCOUVER, B. C.

20th September, 1943.

Attention of Mr. K. W. Wright

The Custodian's Office,
Room 912,
Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B. C.

Dear Sir:

re File No. 836
459 East Hastings Street
Lot 21 Block 57 District Lot 196

We beg to enclose herewith an offer made by
Mr. Benson Hoy to purchase the above property and
contents of the building, as listed in the inventory
attached to his lease, for the sum of \$4,000, cash.
We enclose also a certified cheque for \$400.

Mr. Henson Hoy asks us to tell you that he
considers this a very high price and the utmost that
he is willing to pay.

Trusting that you will give this favourable
consideration.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

D. W. Reeve

September 22nd, 1943

Released

Shigetschi (Harry) MIYASAKI

TO: MR. K. W. WRIGHT
FROM: MR. G. H. PEERS
RE: 459 East Hastings Street
Lot 21, Block 57, D.L. 196

TITLE - Harry MIYASAKI and Nobu MIYASAKI (wife) Joint tenants.
(Agreement re light and air between Lots 21 and 22).
Certificate of Title at Land Registry Office.

VALUATIONS - Real Estate.
April 27th, 1943. Johnson, Reeve & Watson Ltd. - \$3000.00
July 10th, 1943. Pemberton Realty Corp Ltd. - 2800.00
Improvements \$1000.00
\$1594.76
1194.65

ASSESSED VALUE - Land \$2115.00
CHATELS - May 19th, 1943 - Universal Appraisal Co., Ltd.
July 6th, 1943 - O. J. Henry Limited

Price fixed by Evacuee in his letter of September 6th, 1943
at \$4500.00. Owner states that he estimates the sale value of equip-
ment on today's market at \$2500.00.

RENTAL - \$80.00 monthly for premises and equipment. Tenant - Mr. Ben-
son Hoy.

BIDS RECEIVED - In response to advertisement:
S. W. Fife 510.00
John Vrick Jr. 1050.00
Benson Hoy 1956.00 Terms for Real Estate
" " 806.00 " for Equipment
Moore and Moore 2900.00

SUBSEQUENT OFFERS

May 14th - Benson Hoy

July 15th - Johnson, Reeve &
Watson

Sept. 20th -

\$3000.00 for Real Estate
and Equipment

\$3400.00 " " "

\$4000.00 " " "

REMARKS - A letter dated May 1st, 1943 from Messrs. Norris & MacLennan
states that the owners do not wish to sell their property and
if the Custodian should sell over the protest of the owners
a price of not less than \$7000.00 should be obtained.

Copies of the above noted Valuations are attached.

G. H. PEERS

GHP/JY
Attach. 4

Rec'd	SEP 24 1943
File No.	
Ans.	
Referred	

File #836 & 12738

MEMORANDUM

September 23rd, 1943.

TO: MR. F. G. SHEARS

FROM: MR. K. W. WRIGHT

Re: P/W A-98, MIYASAKI (Released) and
Nobu MIYASAKI - 459 E. Hastings.

Attached hereto you will find communication addressed to us by Messrs. Johnson & Reeve under date of 20th instant, enclosing an offer from Benson Hoy to purchase above property and contents of the building for the sum of \$4000.00 cash. A certified cheque for \$400.00 was also received.

Mr. Reeve called personally with this offer and is convinced that it should be accepted, notwithstanding the suggestions from the owner that we secure \$4500.00 for the assets. In accordance with my request, Mr. Peers has reviewed the file and his report is attached, as well as valuations. Unfortunately, it was not possible to see you when Mr. Reeve was here, but he will gladly come and discuss the matter further.

The roof on this building is in bad shape and the repairs to siding, painting etc. will entail an expenditure of \$400.00 to \$500.00.

This is now an evacuee matter, but as we have handled the estate throughout, it was thought advisable to continue administration from this branch.

The property was advertised for sale on April 17th and 19th, 1943, and the tenders closed on April 30th, 1943.

I feel certain that there is little or no chance of Hoy increasing the offer, for the reason that he has been in the office a dozen times and we have persuaded him to advance his price from \$2750.00 to \$4000.00. There is a limit to the sales ability of the interne branch and we have reached the limit in this case.

Your comments, please.

KWW/W
Attachs.

K. W. WRIGHT

2800?
1000

Mr. Peers at the Bd mtg
this was approved
Recommendation to
Ottawa

File 6836 & 12738

MEMORANDUM

September 23rd, 1943.

TO: MR. F. G. SHEARS
FROM: MR. K. V. WRIGHT

Re: P/W A-98, MIYASAKI (deceased) and
Nobu MIYASAKI - 459 E. Hastings.

Attached hereto you will find communication addressed to us by Messrs. Johnson & Reeve under date of 20th instant, enclosing an offer from Benson Hoy to purchase above property and contents of the building for the sum of \$4000.00 cash. A certified cheque for \$400.00 was also received.

Mr. Reeve called personally with this offer and is convinced that it should be accepted, notwithstanding the suggestions from the owner that we secure \$4500.00 for the assets. In accordance with my request, Mr. Peers has reviewed the file and his report is attached, as well as valuations. Unfortunately, it was not possible to see you when Mr. Reeve was here, but he will gladly come and discuss the matter further.

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This is now an evictee matter, but as we have handled the estate throughout, it was thought advisable to continue administration from this branch.

The property was advertised for sale on April 17th and 19th, 1943, and the tenders closed on April 30th, 1943.

I feel certain that there is little or no chance of Hoy increasing the offer, for the reason that he has been in the office a dozen times and we have persuaded him to advance his price from \$2750.00 to \$4000.00. There is a limit to the sales ability of the interior branch and we have reached the limit in this case.

Your comments, please.

KVW/v
Attache.

K. V. WRIGHT

Rec'd SEP 29 1943

MEMORANDUM

July 2nd, 1943.

To: Int. File 836

From: Specified Articles Department

Re: MIYASAKI, Shigeichi Harry - Reg. 02616

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
RADIO	Sparton Radio, Model No. 811, Serial No. 81122.	\$ 25.00

EB

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER

TELEPHONE SEYMOUR 3327-3328
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

Rec'd	SEP 30 1943
File No.	
Ans.	
Referred	MR Peers

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

September 29th, 1943.

The Custodian's Office,
675 West Hastings Street,
Vancouver, B.C.

File No. 836
Legal Department

Attention of Mr. K. W. Wright

Dear Sir: re 459 East Hastings Street,
Lot 21 Block 57 D.L. 196

With reference to your letter of the 25th
inst., we enclose herewith certified cheque for
\$3,600 from Mr. Benson Hoy, as requested.

We also enclose copy of a letter
accompanying the cheque, all of which we trust
you will find in order.

Your faithfully,

JOHNSON, REEVE & WATSON

per

G. Watson

Entered 30.9.43

28

COPY

September 29th, 1943,
459 East Hastings St.,
Vancouver, B.C.

Messrs. Johnson, Reeve & Watson,
Bank of Nova Scotia Bldg.,
Hastings & Seymour Sts.,
Vancouver, B.C.

Custodian's file No. 836

Dear Sirs: re Lot 21, Block 57, D.L. 196 Group 1, N.W.D.
otherwise known as 457 and 459 East Hastings
Street, Vancouver

I understand from you that my offer to purchase the above lot and two-storey frame building affixed thereto and the equipment, goods and chattels, I am presently renting, pursuant to Lease and Rental Agreement of 21st of September, 1942, and including a safe approximately 2½ feet by 3½ feet, now situate on the premises but which does not appear in the Inventory of Goods in the Lease, is accepted for the price of \$4,000 cash. I have already forwarded to the Custodian my certified cheque for \$400, being 10% of the price, and enclose now my certified cheque, in favour of the Custodian, for the balance in the sum of \$3,600.

All adjustments will be computed as of the 30th of September, 1943, and I will, therefore, not be making further payments under the Lease and Rental Agreement.

I understand, however, that the acceptance of my offer is conditional upon the acceptance of the Custodian in Ottawa, and should my offer be refused by him, you will return the sum of \$4,000 to me forthwith and I will be responsible for the payments provided in the Lease of the 21st of September, 1942.

It is understood that the sale to me of the land above mentioned includes all appurtenances affixed thereto or situate thereon.

I request that the Title for the real estate issue in the names of myself and partner as follows: Benson Hoy, tailor, and Hoy Dean, presser, both of 459 East Hastings Street, in the City of Vancouver, in the Province of British Columbia, as joint tenants.

The Bill of Sale for the chattels mentioned in the Lease Agreement of September 21st, 1942, in addition to the safe which is presently on the premises, will be made in favour of the following persons as Grantees: Benson Hoy, Hoy Dean and Ko Yeung, the latter resides at 553 Carroll Street, Vancouver and he is, by occupation, a tailor.

Yours truly,

"BENSON HOY"

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON
ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

EVACUATION SECTION

Rec'd **OCT 14 1943**

File No.

Ans.

Referred

9/2

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

October 13th, 1943.

Rec'd **OCT 14 1943**
File No.
Ans.
Referred

File No. 836
Legal Department

The Custodian's Office,
675 West Hastings Street,
Vancouver, B.C.

Dear Sir: re 459 East Hastings Street

With reference to your letter of the 9th inst., we are informed by Benson Hoy that the safe mentioned in your letter was empty when he took over the premises and the Japanese gave him the combination.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

G. A. Watson

H. Miyasaka

836-A & 12778
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
October 19th, 1943.

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Shigeichi MIYABAKI (Released P/V A-98)
and Mrs. Nobu MIYABAKI
459 East Hastings Street (Harry's Cleaners).

Attached hereto you will find Applications for Transmission, Conveyance and Bill of Sale in duplicate for execution by the Deputy Custodian. These are in connection with property and equipment known as 'Harry's Cleaners', 459 East Hastings Street.

According to Mr. Reeve's report dated April 27th, 1943, the real property is valued at \$3,000.00. It is located in a poor class district and the building is 40 years old. It is of cheap wood frame construction and has not been well maintained. The exterior walls are in bad condition and the roof is leaking. Immediate repairs are estimated at \$210.00 and this represents only the minimum of work required to put the building into satisfactory condition to prolong its life. More money should be spent on restoration.

We received a report from Messrs Pemberton Realty Corporation on July 10th, 1943, in connection with this property, as follows:

"There is a two-storey frame store building with rooms above. The ceiling of the store has been lowered making about 4' between floors, which now is of no use or value. The roof is leaking, the siding is badly gone on the outside of the East wall and the building requires painting, likely costing about \$400.00 to take care of these three items.

This building will have to meet the competition of new building after the war. We would place a value of Two Thousand Dollars on the land and Eight Hundred on the buildings, making a total of \$2800.00."

Tenders were called for on April 17th, 1943, and the bids

- 2 -

received ranged from \$510.00 to \$2900.00. All of these were rejected and revised offers requested. A second bid was received from Mr. Benson Hoy amounting to \$3025.00 for property with equipment and this also was rejected. Mr. Hoy has now made a final offer of \$4,000.00 for property and equipment. He is the present tenant.

Messrs. G.J. Henry Company estimate the value of the dry cleaning equipment and other chattels on the premises at \$1,138.05.

There are no encumbrances and the property has been vested. Shigeichi Miyasaki's present credit balance amounts to \$74.23.

Payment of \$4000.00, being full purchase price, has been received from Mr. Hoy and he has been advised that these documents will be forwarded to you and acceptance of same recommended.

Your kind attention to this matter will be very much appreciated.

Yours truly,

E. W. WRIGHT
COUNSEL TO THE CUSTODIAN

EW/W
Encls.

Articles of Agreement made in duplicate this fourth day of November 1907. Between Francis J. Hamilton of the City of Vancouver in the Province of British Columbia, of the one part and John Crookall of the City of Vancouver aforesaid, Contractor of the other part. WHEREAS the said Francis J. Hamilton is the owner of Lots 20 and 21 in Block 57 in Subdivision of District Lot 196 in the City of Vancouver aforesaid AND WHEREAS the said John Crookall is the owner of Lot 22 in said Block 57 AND WHEREAS there has been for many years erected on said Lots 20 and 21 a building having windows overlooking said Lot 22 which the said John Crookall has threatened to block to preserve his rights to lights and air in respect of said Lot 22

AND WHEREAS the said F. J. Hamilton has requested the said John Crookall now not to block the said windows which the said John Crookall has agreed to in consideration of the said F. J. Hamilton entering into this agreement

NOW these presents witness that in consideration of the said John Crookall now hereby for himself his heirs and assigns agreeing not to exercise his right to block the said windows (which right is hereby admitted) unless and until a building or buildings shall be erected on said Lot 22 the said F. J. Hamilton doth hereby for himself his heirs and assigns Covenant, Promise, and Agree to and with the said John Crookall his heirs and assigns that he the said F. J. Hamilton his heirs and assigns will not at any time hereafter allege or assert a prescriptive right for user of light or air to the said windows or commence or prosecute any action or suit alleging or asserting any such right and further that this Agreement may be pleaded as an absolute bar to and in any such action or suit if commenced and to any claim set up in any such action or suit

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

S. J. Emanuels

Notary Public, Vancouver,
British Columbia.

"F. J. Hamilton"

"John Crookall"

12738, 11274,
Int. 836.

November 5th, 1943.

Mr. H. S. Durkee,
Executive Assistant,
Advisory Committee on Japanese
Properties in Greater Vancouver,
1012 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Durkee:

Re: Yataro ARIKADO, Nobu MIYASAKI
and Shigeichi MIYASAKI.

Attached are the files, together with copy
of Mr. G. W. McPherson's letter to me of the 29th ultimo.

With reference to Miyasaki's property, you
will note that the sale was handled by the Enemy Section, as
it was thought advisable to complete the administration of
his affairs. However, as there is an Evacuee interest, Mr.
G. W. McPherson feels that this transaction should have the
consideration of your Committee.

Due to the special circumstances surrounding
the sale of Arikado's property, it was dealt with separately
from those properties advertised in the catalogue. Mr. McPherson
also requests that this sale receive the approval of the Com-
mittee.

We would appreciate your advice in the above
matters in due course.

Yours truly,

F. G. Shears
Director

/MS
Attach.

"A"

For file

THIS INDENTURE made in duplicate the 10 day of October,
in the year of our Lord one thousand nine hundred and
forty-three.

BETWEEN:

THE HONOURABLE THE SECRETARY OF STATE OF
CANADA ACTING IN HIS CAPACITY AS CUSTODIAN
UNDER THE CONSOLIDATED REGULATIONS RESPECTING
TRADING WITH THE ENEMY (1939)

(Hereinafter called the "GRANTOR")

OF THE ONE PART :

AND:

BENSON HOY, Tailor, and HOY DEAN, Presser, both
of 459 East Hastings Street, in the City of
Vancouver, in the Province of British Columbia,
and KO YOUNG, of 553 Carrall Street, in the City
of Vancouver, aforesaid

(hereinafter called the "GRANTEE")

OF THE OTHER PART :

WHEREAS Shigeichi Miyasaki also known as Harry
Miyasaki, Police Registration No. 02616 and Nobu Miyasaki,
Police Registration No. 02617, formerly carrying on business
under the firm name and style of "Harry's Cleaners " at 459
East Hastings Street, in the City of Vancouver, in the
Province of British Columbia;

AND WHEREAS the said Shigeichi Miyasaki also known
as Harry Miyasaki has been detained under the Defence of
Canada Regulations;

AND WHEREAS the said Nobu Miyasaki is a person of the Japanese Race and was required to leave the protected area in the Province of British Columbia by order of the Minister of Justice pursuant to the provisions of the Defence of Canada Regulations (Consolidation) 1941;

AND WHEREAS the Grantor under and by virtue of the Consolidated Regulations Respecting Trading with the Enemy (1939) is vested with all the right, title and interest of the said Shigeichi Miyasaki also known as Harry Miyasaki and Nobu Miyasaki in the goods and chattels hereinafter described and enumerated, and hath contracted and agreed with the said Benson Hoy of the said Grantees for the sale of the interests of the said Shigeichi Miyasaki also known as Harry Miyasaki and of the said Nobu Miyasaki in the said goods and chattels for the sum of Eleven Hundred (\$1100.00) Dollars, such sale to be executed by a Bill of Sale to the Grantees herein ;

WITNESSETH that in consideration of the premises and of the said sum of Eleven Hundred (\$1100.00) Dollars of lawful money of Canada paid by the Grantees to the Grantor at or before the sealing or delivery of these presents (the receipt whereof is hereby acknowledged) the Grantor hath bargained, sold, assigned, transferred and set over and by these presents doth bargain, sell, assign, transfer and set over unto the Grantees, their respective executors,

administrators and assigns, all those goods and chattels hereinafter set forth, described and enumerated as follows :-

2 Neon Signs reading respectively as follows :-

Outside sign reading "Harry's Cleaners"
Inside Sign reading "Harry's Clothes"

1 Neon sign display.

1 Electric Sign reading "Suits & Overcoats, Cleaned, Relined and Repaired".

2 Press Machines as follows :-

1- 51" National Press Model No. 51Wo Serial No. 2 W 41490.

1- 42" National Press Model No. 42Wo Serial No. 2 W 41491.

1 Boiler and coke burner with brick base

1 Steam trap

1 Cash Register

3 Clothes racks (pipe)

1 Sewing Machine, electric JA 922897

1 Electric Iron E7770A "Universal"

4 Clothes Cases fitted with pipe hangers, as follows :-

Dress Case - 64" x 31" x 72" 2 glass sliding doors,
2 Drawers at bottom.

Front case - 148" x 28" x 72" 3 glass sliding doors,
3 drawers at bottom.

Back Case - 86" x 31" x 138" 6 glass sliding doors.

Inside case- 100" x 28" x 118" 2 glass sliding doors.

3 Counters as follows :-

1 Front counter, masonite top 36" x 22" x 96"

1 Small counter, masonite top 24" x 34" x 48"

1 Small Counter with drawers (2) 17" x 36" x 37".

1 Table.

2 Small Tables, fir, light varnish

1 Oak Table

2 Upholstered arm chairs.

1 Sleeve former.

1 Gasoline safety can (red)

1 Small Table with 2 drawers.

1 Umbrella Stand

2 Electric light fixtures

8 Cloth display stands

2 Clothes Models (for men)

1 Clothes Models (for ladies)

1 Cloth case 11 1/2" x 34" x 48" with glass door, drawer at the bottom.

1 Hat case

2 Ironing Boards (one for sleeves)

2 Coke buckets.

1 Wrapping paper stand 17" x 42" x 55" - 2 glass sliding doors
2 drawers at bottom

1 8 day Clock

8 Electric Light Bulbs (200 Watt)

2 Chairs

2 Whisk Brooms

- 1 Ash Pail
- 1 Spotting Brush
- 1 Large Whisk Broom
- 1 Hat Stretcher
- 1 Cabinet with mirror
- 1 Morris Safe No. 207830
- 5 Stand-up Filing Cabinets , 2 wood, 3 metal
- 2 Box files
- 1 Small fir desk (on top of safe)
- 1 Step ladder
- 4 Window Shades
- 1 Awning "Harry's Cleaners "
- 1 Health Scale
- 1 Smoker Stand
- 1 Pants Rack
- 1 Pencil Sharpener
- 2 Clothes Hangers (hinged)
- 1 Door trip with bell and 2 batteries
- 1 Fir Working table 105" x 29" x 51"
- 1 Fir Cabinet, 3 drawers
- 1 Small Shelf
- 1 Grease Gun
- 2 Valve Stem Packings
- 400 Wire Clothes Hangers
- 1 3-face mirror.

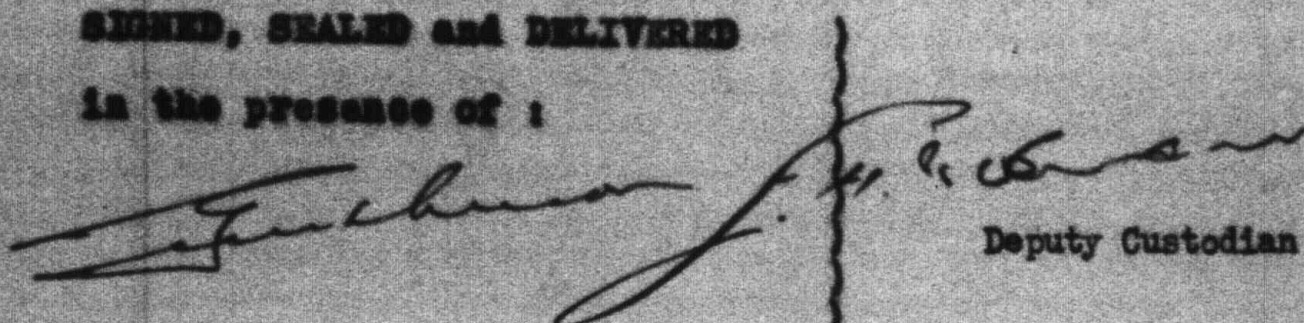
all of which goods and chattels are now in the possession of the Grantees and are situate,lying and being at 459 East Hastings Street, in the City of Vancouver, in the County of Vancouver, in the Province of British Columbia, and all the right, title and interest,property, claim and demand whatsoever both at law and in equity or otherwise howsoever of me the Grantor of , in , to and out of the same and every part thereof

TO HAVE AND TO HOLD the said hereinbefore assigned goods, chattels and effects and all of them and every part thereof, with the appurtenances thereto, and all the right, title and interest of the said Grantor thereto and therein , as aforesaid, unto and to the use of the said Grantees to and for their sole and only use for ever ;


PROVIDED that any covenants express or implied on the part of the Grantor are excluded.

IN WITNESS WHEREOF the said Grantor acting in his capacity as Custodian under the Consolidated Regulations Respecting Trading with the Enemy (1939) has executed these presents by his Deputy on the day and year first above written.

SIGNED, SEALED and DELIVERED
in the presence of :


Deputy Custodian

This is the paper-writing marked with the letter "A"
referred to in the Affidavit of the witness S. W. McPherson
Sworn before me this 10th day of October, 1943.


A Notary Public in and for the
Province of Ontario.

AFFIDAVIT OF WITNESS

PROVINCE OF ONTARIO

TO WIT :

I, E. W. McPherson
of the City of Ottawa, in the Province
of Ontario,
MAKE OATH AND SAY AS FOLLOWS :-

1. That the paper-writing hereunto annexed, and marked "A" is the Bill of Sale and every Schedule or Inventory thereto annexed, or therein referred to, and every attestation of the execution thereof, as made and given and executed by Ephraim Herbert Coleman, Deputy of the Secretary of State of Canada acting in his capacity as Custodian under the Consolidated Regulations Respecting Trading with the Enemy (1939).

2. That the said Bill of Sale was made and given by the said Ephraim Herbert Coleman, Deputy of the Secretary of State of Canada on the 2nd day of ^{November} October, 1943.

3. That I was present and did see the said Ephraim Herbert Coleman, Deputy of the Secretary of State of Canada in the said Bill of Sale mentioned, and whose name is signed thereto, sign and execute the same on the said 2nd day of ^{November} October, 1943.

4. That the said Ephraim Herbert Coleman at the time of making and giving the said Bill of Sale, resided and still resides at 72 Plessin Road, Cheliff in the City of Ottawa, in the Province of Ontario and then was and still is the Deputy of the Secretary of State of Canada.

5. That the name E. W. McPherson set and subscribed as the witness attesting the due execution thereof is of the proper handwriting of me, this deponent, and that I reside at 142 Crutcher St., Ottawa and am a Executive Assistant to the Secretary of State

Subscribed to and sworn before me,
this 10th day of October, 1943,
at the City of Ottawa, in the Province
of Ontario.

E. E. Bullett
A Notary Public in and for the Province of Ontario.

BRITISH COLUMBIA

TO WIT :

Affidavit of Bona Fide

"Bills of Sale Act"

I, BENSON HOY of 459 East Hastings Street, in the City of Vancouver, in the Province of British Columbia, one of the Grantees in the foregoing Bill of Sale, make oath and say :-

1. That the Assignment therein made is bona fide for valuable consideration, namely the consideration of the sum of Eleven Hundred (\$1100.00) Dollars, and that the consideration is duly set forth in the said Bill of Sale ; and it is not for the purpose of enabling the Grantees, Benson Hoy, Hoy Dean and Ho Young , to hold the goods and chattels mentioned therein as against the creditors of the Grantor, The Honourable the Secretary of State of Canada acting in his capacity as Custodian under the Consolidated Regulations Respecting Trading with the Enemy (1939) ; and that said Bill of Sale is not given for the purpose of protecting the goods and chattels mentioned therein against the creditors of the Grantor or of preventing such creditors from obtaining payment of any claim against the said Grantor.

SWORN before me at the City of Vancouver, in the Province of British Columbia, this _____ day of October, A. D. 1945.

A Commissioner for taking Affidavits
within British Columbia.

636
Legal Department

912 Royal Bank Building,
Vancouver, B. C.
November 27th, 1943

Messrs. Johnson, Reeve & Watson,
Bank of Nova Scotia Building,
602 East Hastings Street,
Vancouver, B. C.

Re: Lot 21, Block 57, D.L. 196, Group 1,
New Westminster District, Plan 196, known
as 457-459 East Hastings Street, and
Chattels

Gentlemen:

This is to advise you that the Deed of Land covering the transfer of the above noted property to your clients, Benson Hoy and Hoy Dean has been filed at the Land Registry Office under No. 94050-L, and we enclose herewith a Statement of Adjustments as at September 30th, 1943, showing a balance of \$45.79, for which we will be pleased to receive your clients' remittance. A copy of the Deed of Land will be forwarded to you when registration is complete.

You will note that Taxes have been paid to December 31st, 1943, and Water Rates to July 10th, 1943.

Insurance Policies, as listed in the Statement of Adjustments are being transferred to the purchasers and will be mailed to you when transfer is complete.

We also enclose the original and one copy of the Bill of Sale, covering the purchase of the cleaning and pressing equipment on the premises by your clients, Benson Hoy, Hoy Dean and Ko Young at a price of \$1100.00, the full amount of which we have received.

It is understood that we reserve the right of access to the premises for the purpose of inspection and removal of any chattels

836

Messrs. Johnson, Reeve & Watson

-2-

November 27th, 1945

under our control remaining on the premises and which are not included in the Bill of Sale.

Upon receipt of a remittance covering the balance shown in the Statement of Adjustments, we will be pleased to issue our cheque, in your favour, covering your commission in this transaction.

Yours truly,

K. E. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/JT
Encls. 3
REGISTERED

636
Legal Department

912 Royal Bank Building,
Vancouver, B. C.
December 16th, 1945

Messrs. Johnson, Reeve & Watson,
Bank of Nova Scotia Building,
602 West Hastings Street,
Vancouver, B. C.

Re: Lot 21, Block 57, D.L. 196, Group 1,
N. W. L., Plan 196, known as
457-459 East Hastings Street and Chattels

Gentlemen:

Further to our letter of November 27th last, we enclose herewith Certificate of Indefeasible Title No. 94049-L, showing title to the above property in the name of your clients, Benson Hoy and Hoy Dean.

We also enclose our receipt for your remittance of the balance under the Statement of Adjustments amounting to \$45.78. Kindly acknowledge receipt of the enclosed.

We are issuing a cheque in your favour covering your commission in this transaction which will be forwarded to you under separate cover.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/JF
Encl.
REGISTERED

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 6264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES

MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
608 WEST HASTINGS STREET
VANCOUVER, B.C.

December 17th, 1943.

ENEMY-SECTION	
Rec'd	DEC 20 1943
File No.	
Ans'd	
Refer'd	

EVACUATION SECTION	
Rec'd	DEC 18 1943
File No.	
Ans.	
Referred	912

The Custodian's Office
675 West Hastings Street
Vancouver, B.C.

File No. 836
Legal Department

Dear Sirs: re Lot 21, Block 57 D.L. 196
Group 1, N.W.D., Plan 196
known as 457-459 East Hastings Street
and Chattels

We beg to acknowledge receipt of your letter of the 16th inst. re the above, with Certificate of Indefeasible Title No. 94050-L, for which we thank you. We have handed the Title to Benson Hoy's solicitor, Mr. J.A. McLennan, who has been acting for him through all these transactions and have taken a receipt for same.

We presume the insurance policies will also be sent to us with the transfer of ownership duly noted.

Yours faithfully,

JOHNSON, REEVE & WATSON
per *G. A. Watson*

BERNARD WEINBERG, B.A.
BARRISTER, SOLICITOR, NOTARY PUBLIC

SUITE 510 CONTINENTAL LIFE BLDG.
371 BAY STREET
TORONTO 1, ONTARIO
WAVERLEY 1748

ENEMY SECTION

Rec'd

File No.

Ans'd

Refer'd

MR Peers

January 21st, 1944.

The Custodian,
Department of the Secretary of State,
912 Royal Bank Building,
Vancouver, B.C.

Attention Mr. K.W. Wright

Dear Sir:

Re: Your file no. 836 Legal
Department, Harry Miyasaki,
459 East Hastings, lot no. 21,
block 57

Mr. Harry Miyasaki formerly of Vancouver
and at present residing in the City of Toronto, has
consulted me with reference to lands and premises registered
in his name in Vancouver and of which you are now the
Custodian.

He has informed me of the Offer to Purchase
made by a proposed buyer for the lands and premises in
question, including certain machinery therein situated.

My client is at the present time seriously
considering the Offer that was made through your office
but before coming to any definite decision is desirous
of obtaining a definite ruling from your Department as
to what would be done with the proceeds thereof and how
same would be paid.

Yours very truly,

[Signature]

*Mr Peers
We will fund funds
if requested provided
there are no creditors here
K.W. W.*

636
18938 (Brac)
Legal Department

509 Royal Bank Building,
Vancouver, B. C.
January 28th, 1944

Shigeichi & Mrs. Nobu Miyasaki,
178 Beverley Street,
Toronto, Ontario

Re: Lot 21, Block 57, D.L. 196, Group 1, NWD,
known as 457-459 East Hastings Street, and
Equipment

Dear Sir and Madam:

This is to advise you that your property, above noted, has been sold at a price of \$4,000.00, and we attach a copy of the Statement of Adjustments showing the sum of \$4,056.94 as being the total received, against which expenses of the property and sale as follows were paid.

Valuation of Chattels	\$ 25.00
Valuation of Property	12.50
Arrears of Taxes	287.67
Legal Expenses re sale	50.50
Registration of documents	13.80
Commission on sale	200.00
Advertising	<u>9.66</u>
	<u>\$ 599.13</u>

From the above figures, you will note that the net amount credited to your account is \$3,457.81.

At the present time there is a balance of \$3,766.25, with the Custodian, which may be forwarded to you on request.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/JV
Attach.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. SHIGEICHI MIYASAKI

File No. 9849

Reg. No. *896*

Company Sun Life Insurance Co.

Agency Vancouver

Policy No. 2179015

Premium - \$ 40.76

Payable: ^X Annually, Semi-annually or monthly

Month May

Day 1st

REMARKS:

CP

836
12738 (Evee)
Legal Department

509 Royal Bank Building,
Vancouver, B. C.
February 15th, 1944

Bernard Weinberg, Esq.,
Suite 510,
Continental Life Building,
371 Bay Street,
Toronto 1, Ontario

Re: Lot 21, Block 57, D.L. 196, known as
457-459 East Hastings Street, and
Equipment

Dear Sir:

In reply to your letter of the ninth instant, we beg to advise you in connection with questions Nos. 1 and 2 of your letter, that in accordance with the copy of the Statement of Adjustments, which we sent your clients, the sum of \$10.50 in registration fees was collected from the purchaser, leaving a balance of \$3.50, payable by your clients. This amount of \$3.50 is for registration of a Transmission of Title to the Secretary of State of Canada, and cannot be charged to the purchaser.

In regard to your question No. 3, we beg to advise that the sale was arranged by Messrs. Johnson, Reeve & Watson, Real Estate Agents, and the commission amounting to \$200.00 was paid to them.

We are sending your clients a cheque for \$1,000.00 from their funds with the Custodian, and the balance will be available to them as soon as a clearance is received from the Dominion Income Tax Department. In this connection, will you kindly have your clients inform us if they filed a 1941 Income Tax Return. If so, please let us have a receipt showing payment in full, and if not, kindly have them fill out the necessary Tax Return and forward it to this Office.

-2-

Bernard Weinberg, Esq.,

February 15th, 1944

We would also like to have a statement of Mr. Miyasaki's 1943 earnings, so that we may file a return for 1943, if necessary.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GMP/JF

BERNARD WEINBERG, B.A.
BARRISTER, SOLICITOR, NOTARY PUBLIC
SUITE 810 CONTINENTAL LIFE BLDG.
371 BAY STREET
TORONTO 1, ONTARIO
WAVERLEY 1748

ENEMY SECTION	
Rec'd	FEB 28 1944
File No.	
Ans'd	MA Peers
Refer'd	

February 22, 1944.

Department of the Secretary of State,
Legal Department,
509 Royal Bank Building,
Vancouver, B.C.

Re: File no. 836
12738 (Evac)

Dear Sirs:

And re: Lot 21, Block 57, D.D.196
Group 1, NWD, known as 457-459
East Hastings St. and equipment

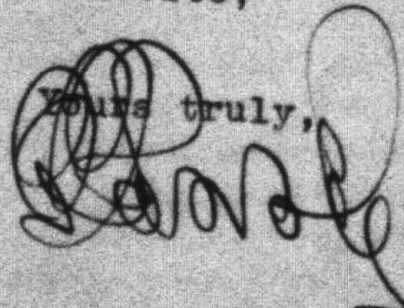
This will acknowledge with thanks receipt of
your letter of the 16th instant which I have forwarded
on to my client for further instructions.

I am, however, unable to follow your explanation
with regard to the disbursement of \$10.30 because you have
charged that up as a debit in the Statement of Adjustments
and then in addition you have again charged \$13.80 for
registration of documents in the Statement of Account without
giving a corresponding credit of \$10.30 as you stated in your
letter. *to purchase*

In accordance with the adjustments there is due
to my client \$4056.94 after charging him with \$10.30. In
the Statement of Account after taking off \$599.13, which
includes \$13.80 for registration of documents, there is
due to him \$3457.81 which would include a second charge for
the registration of documents.

Awaiting your further advice,

Yours truly,



BW:B

BERNARD WEINBERG, B.A.
BARRISTER, SOLICITOR, NOTARY PUBLIC

SUITE 510 CONTINENTAL LIFE BLDG.
371 BAY STREET
TORONTO 1, ONTARIO
WAVERLEY 1748

March 8th, 1944

EVACUATION SECTION	
Rec'd	MAR 13 1944
File No.	DL 856
Ans.	
Referred	209

ENEMY SECTION	
Rec'd	MAR 13 1944
File No.	
Ans'd	MR Peers
Refer'd	

The Custodian's Office,
Department of the Secretary of State,
509 Royal Bank Building,
Vancouver, B.C.

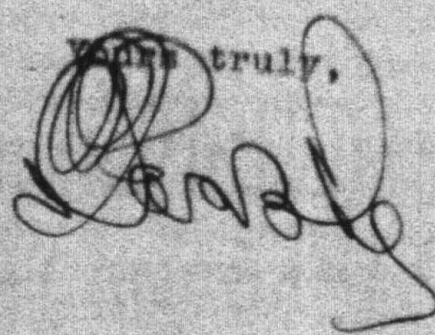
Dear Sirs:

Re: Your file no. 836,12738 (Evac)
lot 21, block 57, D.L.196, known
as 457-459 East Hastings Street,
and equipment

Following up your letter to me of the 15th of
February, I communicated with my client and I now enclose
herewith Department of National Revenue receipt number
81368 dated March 6th, 1944 for \$21.00, the T1 forms having
been filed with the local Income Tax Department.

My clients would appreciate if you would be good
enough to release to them their life insurance policies now
lodged with you.

Yours truly,



BW:B
encl.

ROYAL CANADIAN MOUNTED POLICE

Form 26A

EXHIBIT REPORT

No. 142

HEADQUARTERS File No.

SUB-DIV'N and File No. Vancouver

DIVISION and File No.
(Jap. Reg. 02636)

DETACHMENT and File No. C.I.B.

DATE Mar. 27th. 1944.

Re: Shigeichi Harry MIYASAKI - 459 East Hastings St.
(Name of File)

On Mar. 10th. 1942 I. R. R. Jefferson Cat. Vancouver, B. C.
(Date) (Member's Name)

Came into possession of the following described goods by

handed over by owner.

(State Authority from whom seized and place of seizure)

No. OF EXHIBIT	No. OF PACKAGES	CAPACITY OR SIZE	DESCRIPTION OF EXHIBITS
	<u>1</u>		<p><u>Spartan Radio Model 811, Serial No. 81122.</u></p> <p><u>Mr. F.G. Shears, A/Director, Office of Custodian, 506 Royal Bank Bldg., Vancouver, B.C.</u></p> <p><u>FORWARDED: Usual copy for your information.</u></p> <p><u>Vancouver.</u> <u>30-3-44.</u> <u>FRJ/K.</u></p> <p><u>(C.K. Gray)</u> Supt. Officer Commanding "B" Division.</p>

REMARKS:

Handed over to the U. C. Security Commission
(State briefly disposition)

DATE Mar. 27th. 1944

(Signature of Recipient or Witness) I. R. R. Jefferson Cat. 10559
(Signature of Member)

CERTIFIED CORRECT

File pls

File #836B (Int)
#12738 (Ev.)

MEMORANDUM

May 6th, 1944.

TO: MR. F. G. SHEARS

FROM: MR. K. W. WRIGHT

Re: Shigeichi MIYASAKI - #02616, and
Mrs. Nobu MIYASAKI - #02617

You may recall that we sold the property at 457-459 East Hastings Street; also cleaning and pressing equipment, and realized \$2900.00 for the real estate and \$1,100.00 for the equipment.

Miyasaki was discharged from the Internment Camp and moved to Toronto and we have made two remittances of \$1000.00 each this year, leaving a credit balance of \$1,657.25.

We wrote to the B. C. Security Commission asking if they had any claim against the above named for the reason that these people wanted the balance of their money. A letter has now been received as follows:

"We have to acknowledge and thank you for your letter of the 1st inst., regarding the above named.

This family has received considerable maintenance from this Commission, but as this man apparently had no credit balance prior to November, 1943, we make no claim in this regard.

We therefore have no objection to MIYASAKI'S funds being released to him."

The ruling strikes me as so unusual that I think we should discuss the matter with Mr. McPherson before he returns to the East.

[Signature]
K. W. WRIGHT

[Handwritten initials]

COPY

WALTER A. JACKLIN & CO.

CHARTERED ACCOUNTANTS

202 Credit Foncier Building,
Vancouver, B.C.
June 11th, 1945.

Office of the Custodian,
Royal Bank, Vancouver.,

Re: Associated Cleaners & Dyers Ltd.,
Attention Mr. K.W. Wright

Dear Mr. Wright:

We hand you herewith the following internee
shares in the above company:

Harry Miyasaki	2
J. Kumamoto	9
Jisaburo Maeda	9

In connection with the Shinbashi shares, we sent
down a declaration for signature, but Mr. Mizutani has fortunately
been able to locate the original shares, which were transferred to
Hagino on Feb. 16, 1939, and we are now issuing the same to Hagino.
As we have had knowledge of this transaction for some years and know
it is bona fide, we are not bothering further about the declaration.

We have received the completed resolution for our
appointment to liquidate, but it will take some little time to get the
individual authorizations from each shareholder, and in the opinion of
our attorney, we should have these before we proceed in view of the
inability of the shareholders to attend a general meeting. We will
press this to completion as fast as possible.

Yours faithfully,

"Walter A. Jacklin & Co."

178 Beverly St.

Mr. H. J. Johnston
Administrative
Vancouver

ENEMY SECTION
APR 16 1946
File No. 536
RECEIVED
RECEIVED

Dear Sir

In reply to your letter
of April 2nd with regard
to clothes for Mr. H. Nelson.

We stored the garments
with us prior to his enlistment
with the army asking us
to store it for 6 mos. and
when my family left for
Lemon Creek the garments
were still in the shop
and was told to Mr Benson
May, who took over the
shop on Oct 1st, with
instructions that the garments
were for the person in
the army.

121 I do not know if
the garments are still there
but you might inquire
to Mr. Benson Hays of the
Benson Cleaners, 454 Hastings
St. E.

Hoping that this will
answer your inquiry.

Yours very truly,
Harry Myraski

Note:

Copy of this letter given to H. J. Nielsen
by Mr. Peters.

Mr. Tawining of Cowan & Tawining, Solicitors
phoned our office on June 25/46.

He stated that Benson Hays admitted
having the 2 suits & overcoat and admitted
selling one good suit & overcoat (good) &
still having an old suit belonging to Nielsen.
We advised him his claim was against
Hays & not the Custodian, if he had any
claim at all. We stated the clothing did
not belong to the Jap and therefore never came
in our possession. W. J. Johnston.

COPY

WALTER A. JACKLIN & CO.

Chartered Accountants

202 Credit Foncier Building,
Vancouver, B.C.,
May 13, 1946.

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

Re: Associated Cleaners & Dyers Ltd.
(In Liquidation)

Dear Sirs:

In accordance with our previous letter and telephone conversation with Mr. Johnson, we now hand you herewith cheques covering a distribution of \$60.00 per share in the above case for the following shareholders:

Jisaburo Maeda	\$540.00
T. Samejima	120.00
S. Tobo	120.00
Harry Miyasaki	120.00
Gensaburo Kumita	180.00
Jun Kumamoto	540.00
T. Akimasa	60.00
Mrs. T. Akimasa	60.00

A further distribution will be made shortly and cheques forwarded to you.

Yours faithfully,

Associated Cleaners & Dyers Ltd.
(In Liquidation)

By "W.A. Jacklin"
Liquidator.

117-236

227

WALTER A. JACKLIN & CO.

Chartered Accountants

202 Credit Foncier Building,
Vancouver, B.C.

May 28, 1946

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

Re: Associated Cleaners & Dyers Ltd.,
(In Liquidation)

Dear Sirs:

We hand you herewith cheques covering a further
distribution of \$ 30.00 per share in the above case for the
following shareholders:

Mrs. Take Akiyama	\$ 30.00
I. Akiyama	30.00
Jin Kusunoto	270.00
Gensaburo Kunita	90.00
Jinsaburo Noda	270.00
Harry Miyasaki	60.00
Yasumasa Sugaya	120.00
T. Satojima	60.00
S. Tobo	60.00

Yours faithfully,

Associated Cleaners & Dyers Ltd.
(In Liquidation)

By "W.A. Jacklin"

Liquidator

September 12th, 1945

MEMORANDUM RE SALE OF CHATTELS

FILE NO: 836

NAME: MIYASAKI, Shigeichi (Harry)

APPRAISER'S NAME: (a) Universal Appraisal Co. Ltd. - May 19, 1943
(b) Messrs. O. J. Henry Company - July 6, 1943

VALUATION: [a] \$1,594.76
[b] \$1,194.65

AMOUNT REALIZED: \$1,100.00

CHATTELS SOLD: As per attached list.

INVENTORY OF CLEANING AND PRESSING EQUIPMENT
SOLD TO BENSON BOY ET AL

2 Neon Signs reading respectively as follows:-
Outside sign reading "Harry's Cleaners"
Inside Sign reading "Harry's Clothes"

- 1 Neon sign display.
1 Electric sign reading "Suits & Overcoats, Cleaned, Relined and Repaired".

2 Press Machines as follows:-
The National Press Model

- 2 Press Machines as follows:-
 1 - 51" National Press Model No. 51Wo Serial No. 2 W 41490
 1 - 42" " " " No. 42Wo " " 2 W 41491
 1 Boiler and coke burner with brick base
 1 Steam trap
 1 cash register
 3 clothes racks (pipe)
 1 sewing machine, electric JA 922897
 1 electric iron # 7770A "Universal"
 4 clothes cases fitted with pipe hangers, as follows
 Dress Case - 64"x31"x72" 2 glass sliding doors, 2 drawers at bottom
 Front case - 148"x28"x72" 3 " " " 3 " "
 Back case - 86"x31"x138" 6 " " " " "
 Inside case 100"x28"x118", 2

3 counters as follows:-

- 3 counters as follows:-
1 front counter, masonite top 36"x22"x96"
1 small counter, masonite top 24"x34"x48"
1 small counter, with drawers (2) 17"x26"x37"

- | | | | |
|---|---|-----|--------------------------------|
| 1 | table | | |
| 2 | small tables, fir, light varnish | | |
| 1 | oak table | | |
| 2 | upholstered arm chairs | | |
| 1 | sleeve former | | |
| 1 | gasoline safety can (red) | | |
| 1 | small table with 2 drawers | | |
| 1 | umbrella stand | | |
| 2 | electric light fixtures | | |
| 8 | cloth display stands | | |
| 2 | clothes models (for men) | | |
| 1 | clothes model (for ladies) | | |
| 1 | cloth case 11x34"x48" with glass door, drawer at the bottom | | |
| 1 | hat case | | |
| 2 | ironing boards (one for sleeves) | | |
| 2 | coke buckets | | |
| 1 | wrapping paper stand 17"x42"x55" - 2 glass sliding doors, 2 drawers at bottom | | |
| 1 | 8-day clock | | |
| 8 | electric light bulbs (200 watt) | | |
| 2 | chairs | | |
| 2 | whisk brooms | | |
| 1 | ash pail | | |
| 1 | spotting brush | | |
| 1 | large whisk broom | | |
| 1 | hat stretcher | | |
| 1 | cabinet with mirror | | |
| 1 | Norris safe No. 207830 | | |
| 5 | stand-up filing cabinets, 2 wood, 3 metal | | |
| 2 | box files | | |
| 1 | small fir desk (on top of safe) | | |
| 1 | step ladder | | |
| 4 | window shades | | |
| 1 | awning "Harry's Cleaners" | | |
| 1 | Health scale | | |
| 1 | smoker stand | | |
| 1 | pants rack | | |
| 1 | pencil sharpener | | |
| 2 | clothes hangers (hinged) | | |
| 1 | door trip with bell and 2 batteries | | |
| | | 1 | Fir working table 103"x29"x31" |
| | | 1 | Fir cabinet, 3 drawers |
| | | 1 | small shelf |
| | | 1 | grease gun |
| | | 2 | valve stem packings |
| | | 400 | wire clothes hangers |
| | | 1 | 3-face mirror |

- 1 Fir working table 103"x29"x31"
1 Fir cabinet, 3 drawers
1 small shelf
1 grease gun
2 valve stem packings
400 wire clothes hangers
1 3-face mirror

Int. 836

February 12th, 1947

Mr. Shigeichi Harry MIYASAKI,
Reg. No. 02616,
178 Bemerley Street,
Toronto, Ontario.

Dear Sir:- **Re:- Associated Cleaners & Dyers Ltd.**
 in Liquidation

We are in receipt of your letter of the 1st instant in respect to distribution of funds arising from the Liquidation of the Associated Cleaners & Dyers Ltd.

Up to this date we have received for your account the sum of \$167.43 which is made up as follows:-

Distribution of \$60.00 per share on 2 shares, as May 17/46 -	\$120.00	
Less your proportion of Legal fees -	<u>3.57</u>	\$116.43
Distribution of \$30.00 per share on 2 shares as June 17/46		<u>60.00</u>
	Total	<u>\$176.43</u>

Accordingly we are enclosing to you our cheque for \$176.43 payable to your order, representing the full amount to your credit here from this source.

We shall be obliged for your acknowledgment of this letter and cheque.

Yours truly,

B.R. Dusenbury,
Office of the Custodian.

BRD/DD.
Enc. 1.

COWAN & TWINING

BARRISTERS & SOLICITORS

ARTHUR J. COWAN, B.A.

RUSSELL C. TWINING, B.A.

553 GRANVILLE STREET
VANCOUVER, CANADA

EVACUATION SECTION	
Rec'd	FEB 18 1947
File No.	193/15
Ans.	
Ref'd	

February 17, 1947

The Custodian of Enemy Property
675 West Hastings Street
Vancouver, B. C.

Dear Sir:

Re: Harry Miyasaki.

We wish to advise you that our client, Mr. H.J. Neilsen, holds a judgment against the above named Harry Miyasaki for the sum of \$111.04 which he proposes forthwith to recover against Mr. Miyasaki. Mr. Miyasaki advises us that you hold funds to his credit in an amount sufficient to discharge this judgment and that he has instructed you to pay the sum of \$111.04 to H.J. Neilsen in satisfaction of the judgment. We shall appreciate receiving your advice as early as possible as to whether this remittance may be made.

Yours very truly,

COWAN & TWINING

per

A. J. Cowan

RCT:M

Name MIYASAKI, Shigeichi, Harry

Reg. No.

P/W/4-28 (released)

Home Address 457 East Hastings Street, Vancouver, B. C.

SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

(1) Nature of Interest:

(a) Owner

(b) Part owner ~~XXXXXXXXXXXXXXXXXXXX~~ together with Nobu MIYASAKI(2) Cert. of Title No. 58190 In the name of Harry MIYASAKI and Nobu MIYASAKI(3) Cert. of Encumbrances Harry MIYASAKI and Nobu MIYASAKI(4) Property Address 457-459 East Hastings Street Mun. Vancouver, B. C.(5) Legal Description City of Vancouver, Lot 21, Block 57, D.L. 196, Group 1,
New Westminster District, Plan 196, together with the benefit of a certain
Easement registered under No. 40412-F. L.R.O. Vancouver, B. C.(6) Vested in the Custodian No. 34444(7) Type of Property Two storey frame building; store premises on ground floor
with five-room apartment on second floor.(8) ASSESSED VALUE: LAND \$ 2,115.00 IMPROVEMENTS \$ 1,000.00(9) Appraised Value: Land \$ (a) Land and Improvements - - \$ 3,000.00
(b) Land and Improvements \$ 2,800.00Appraised by (a) Messrs. Johnson, Reeve & Watson Date April 27, 1943
(b) Messrs. Pemberton Realty Corp. Ltd. July 10th, 1943(10) Taxes: Current \$ 139.33 (1943) Arrears \$ NIL(11) Encumbrances 40412 F. 17/12/10. 10.54. John Crookhall. Easement Agreement
re light and air between Lots 21 and 22.(12) Lensed to Benson HoyAmount \$ 80.00 monthly
(including rental of
certain pressing equipment)

(13) Particulars of Liquidation:

(a) Advertised for Sale April 17, 1943(b) Tenders Received S. W. Fife - \$510.00; John Vrlak Jr. - \$1,050.00;Benson Hoy - \$1,956.00; Moore & Moore - \$2,900.00September 20th, 1943 - Benson Hoy - \$2,900.00(c) Sold to Benson HoyDate November 8, 1943(d) Amount Realized: \$ 2,900.00DATED this 12th day of September, A.D. 194 5COMPILED BY J. For

PLEASE FILE ON TOP

COPY FOR FILE 836

Bot Take ARITAMA (Japan)	Int. 1400
Sense SHIMABAY (Japan)	Int. 1465*
Harry MIYASAKI (Released)	Int. 636
Jin KUMAMOTO (Released)	Int. 1244
Genshiro KUMITA (Interned)	Int. 1009
Jisaburo NAKA (Interned)	Int. 411
Tamio SAKURAI (Interned)	Int. 911
Shoichi TONO (Interned)	Int. 524

We paid Locke, Lane, Gull & Sheppard \$25.00 on January 15, 1946 for services rendered in connection with the above eight enemy shareholders of ASSOCIATED CLEANERS & DYERS LIMITED. Their share of the assets received from Walter A. Jacklin & Company should be charged proportionately for this account. The account "Enemy Shareholders of Associated Cleaners & Dyers Limited" will then be reimbursed in the sum of \$25.00.

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* Transferred to Ringo Negino
See Mr Jacklin's letter of
June 11/45 on Encfile 7872