

1937

**BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

FILE No. 1937

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 INFORMATIONNAME: NISHIZAWA Otojiro.HOME ADDRESS: 1332. Seymour Street, Vancouver, B.C.REGISTRATION NUMBER 00066. SEX: Male. AGE: 62.OCCUPATION: Confectioner and Tobacconist. Store, 743. Pacific Street,
Vancouver, B.C.

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

EMPLOYER: Self.MARRIED? Yes.NAME OF WIFE OR HUSBAND: Matsu.ADDRESS OF WIFE OR HUSBAND: 1332. Seymour Street, Vancouver, B.C.NAMES OF ANY LIVING CHILDREN: Motoe (F)Jiro (M)ADDRESS OF CHILDREN: as above.AGE OF CHILDREN: 13, 12.**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION:

2. BUILDINGS AND OTHER IMPROVEMENTS:

3. INSURANCE (Give particulars; state where policies are)

4. TAXES (Amount and where payable)

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

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: _____
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: _____
9. IF FARM LAND STATE CROPS SOWN _____

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 1332. Seymour Street, Vancouver, B.C.
Dwelling House (2 Storeys). 743. Pacific Street, Vancouver. (Store).
2. LANDLORD'S NAME AND ADDRESS: Dwelling House. Mr. Gallager,
Corner of Pender and Richards St. Store. Mr. Harrison, 900 Block,
Robson Street, Vancouver.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
House. \$10.00 per month. Store. \$30.00 per month, both paid up to
date.
4. STATE WHEREABOUTS OF LEASE: None.
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:
At dwelling house, 1332. Seymour Street, Vancouver. 9 Chairs, 2 Heating
Stoves, 4 Tables, 1 Cupboard, 6 pairs Curtains, Linoleum in 2 Rooms,
Silver Plate, Dishes, 2 Beds, Springs and Mattresses, 1 Dresser, 1 Closet,
1 Sofa, 1 Gramophone, 1 Trunk and 3 Japanese Baskets containing Clothing
and Personal Effects. At Store, 743. Pacific Street, Vancouver.
1 Cash Register, 2 Weights, 5 Show Cases, 1 Ice Box, 1 Stove, Silver Plate,
2 Chairs, 1 Bed, 2 Tables, Canned Goods, Butter, Fruit, Candies,
Cigarettes, Gum, Bread, Light Bulbs, Tooth Paste, Tooth Brushes, Soap,
Gloves, Jam, Mayonnaise, Vegetables, etc. etc.

The Declarant did not expect to register and came unprepared so could
not give exact details.

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: _____

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: _____

10. INTEREST IN ANY ESTATES OR TRUSTS. _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

REMARKS: _____

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 8th day of April 1942.

(Signature) C. H. [unclear]

Dorothy M. Chope
Witness

FOR DEPARTMENTAL USE _____

B

INFORMATION FROM R.C.M.P.

DATE 7/4/43

Our File No. 1937

Full Name NISHIZAWA, Otojiro
(Surname in Block Letters)

Registration No. 00066 ^V Male - Female
(Check) Age April 18th./1880

Former Address 1332 Seymour St., Vancouver, B.C.

Date Evacuated May 21/42 ^V Naturalized - Canadian-Born - National
(Check)

Present Address McGillivary Falls, B.C.

^V Married - Single
(Check) Name of Wife Matsu #00091

Name of Husband _____

Name of Mother _____ Name of Father _____

Names of Children under 16 Motoe(M) 13 years

Jiro(M) 11 years

Requested by M.L. Registered with Custodian _____
(Yes or No)

Additional Information 10/15

REAL PROPERTY SUMMARY

File No. 1937

March 29th, 1946.

RE: Otoiro NISHIZAWA, Reg. No. 00066

This file reveals that the above owned no real property in any protected area of British Columbia.

The file reveals that the above carried no Fire Insurance.

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

March 29th, 1946.

GBS:LBM

G. B. Spain
G. B. Spain

LIABILITY SUMMARY

File No. 1937

March 29th, 1945.

RE: Otsiro NISHIZAWA, R.g. No. 00066

This file reveals no claims against the above person.

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

March 29th, 1945.

GGH:EM

Geo. G. Lyman
U. S. Spain

PERSONAL PROPERTY SUMMARY

File No. 1937

March 29th, 1946.

RE: Otsiro NISHIZAWA, Reg. No. 00066

CHATELS:

The above, who made his declaration to the Custodian on April 8/42 and was evacuated on May 21/42, declared household effects at 1332 Seymour St. and store supplies and fixtures at 743 Pacific St.

We appointed Mr. W. N. Watson to investigate and on April 23/42 a report was received from him. In our letter to Mr. Watson dated April 30/42 we advised him that NISHIZAWA should proceed to find a purchaser for his business.

No further report appears on file and we must assume that NISHIZAWA disposed of everything prior to evacuation. However we had Mr. Wills call at the two mentioned addresses and give us a report. The following is his report:

743 Pacific St. Mr. Wills met the present owner, Mr. James R. Robson, who stated that he had purchased everything from NISHIZAWA on May 9/42 and held the receipt. A Mr. G.H. Grant on Robson St. negotiated the deal for both parties.

1332 Seymour St. Mrs. Bondevud, the present tenant, states that she purchased the effects, and that she holds receipts for payments of same as follows:

Sept. 7/44	\$200.00
Sept. 9/44	23.00
	<u>\$223.00</u>

She purchased them from a Mr. Frank Wurz, who was probably the original purchaser from NISHIZAWA.

The file reveals the above owned no specified articles.

No property interests other than those mentioned above are found on this file.

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

March 29th, 1946.

GBS:LEM

G. B. Spain
G. B. Spain

File No. 1937

January 8th, 1944.

CLAIMS DEPARTMENT

Otojiro NISHIZAWA - Reg. No. 00066

CREDITORS:-

NO CLAIMS ON FILE, at this date.

/ND

V. RUSSELL WATSON
Chartered Accountant

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

APR 27 1942

Pacific Building,
744 West Hastings Street,
Vancouver, B. C.

April 23rd 1942. *W. Watson*

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

Attention Mr. C.L. Drewery

Sir:

Pursuance to instructions contained in your letter of April 13th I have ascertained or, where ascertained earlier, have confirmed the following information with regard to the property and business of

OTOJIRO NISHIZAWA - Registration No. 00066

1937

1. The above named carries on business at 745 Pacific Street, Vancouver, B.C., dealing in Canned and Packaged Household Goods, Fresh Fruit, Bread, Soft Drinks, Tobaccos, Cigarettes and Sundries. He has operated the business for twelve years in the same premises, which consist of a double frontage store of 28 foot frontage which he rents at \$30.00 per month.

2. Stock-in-Trade and Store Equipment is stated by Nishizawa to be owned outright by him.

3. Assets as valued by Nishizawa:-

Store:-

Stock-in-Trade, perishable, estimated	\$ 50.00
Tobaccos, Cigars and Cigarettes	150.00
Canned & Packaged Goods, Soft Drinks, etc.	550.00
	<u>\$ 750.00</u>

Equipment:-

Cash Register, Ice-box, Show-cases, Tables and Chairs, estimated	250.00
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House:-

(1332 Seymour Street, rented at \$10.00 per month)	
Household Furniture and Effects	<u>100.00</u>

Total Assets \$1,100.00

Liabilities Nil

Note:-

Stock-in-Trade as shown above probably is not greatly over-valued but the Writer estimates \$600.00 as nearer actual value. Equipment owned by Nishizawa consists of small

Cash Register of a realizable value of perhaps	\$ 40.00
Scales and Weights, say	8.00
8-foot Counter (fir)	10.00
Ice-box, large	30.00
Stove	5.00
Tables, Chairs and Bed	7.00
Biscuit, Display Case	<u>10.00</u>

Total \$ 110.00

The balance of the Equipment, including show-cases and shelving, is built in and not removable by the tenant.

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4/23/48.

4. There is not any insurance in force on contents of either store or house.

5. There are not any contracts existing.

6. Volume of store sales prior to Japan's entry into the war approximated \$85.00 per day. Present volume is about 50% of above. The stock is clean and appears to be in good condition, while the store itself is reasonably clean.

Nishizawa stated that he is in negotiation with a prospective buyer and was advised by the Writer to submit to the Custodian for approval any proposal on which action was contemplated.

7. Recommendation is made that Nishizawa be permitted to carry on business and to endeavour to effect a sale of stock, equipment and goodwill of his business.

Remarks:-

Your Investigator desires to draw your attention to the service rendered by a Japanese Salvation Army Officer, M. Yamada. Considerable difficulty was experienced on two visits to the premises, Nishizawa, who does not speak English, being confined to bed at home, and his wife, Matsu, displaying hostility and refusing definitely to answer any questions. On the third visit Nishizawa was present but it was only by the sensible and kindly cooperation of Yamada that friendly relations were established and the foregoing information obtained. It transpired that the suspicion and hostility shown previously was due to the fact that Nishizawa is naturalized and that his registration card No. 00088 is imprinted by the R.C.M.P. "Not required to register as an enemy alien" and enquiries on the part of the Custodian were regarded as an intrusion.

Yours truly,

Russell Watson

WRW:C