

3169

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title Deed to be left with Declarant's Mother, Mrs. Goyo NISHI, Rep. No. 01716.
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: None.
2. LANDLORD'S NAME AND ADDRESS: None.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None.
4. STATE WHEREABOUTS OF LEASE: None.
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None.
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

None.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: None.

REAL ESTATE

FORM "JP"

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 3169

3169

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: NISHI, Kanao.

HOME ADDRESS: 8870 Selkirk St., Vancouver, B. C.

Now at - Solsqua, B. C.

REGISTRATION NUMBER 06612 SEX: Male AGE: 27.

OCCUPATION: Fisherman.

(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? No.

NAME OF WIFE OR HUSBAND: ----

ADDRESS OF WIFE OR HUSBAND: ----

NAMES OF ANY LIVING CHILDREN: ----

ADDRESS OF CHILDREN: ----

AGE OF CHILDREN: ----

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

1. LOCATION AND DESCRIPTION: 8870 Selkirk St., Vancouver, B. C. :-
In the City of Vancouver.
Lot 4, Block "B", District Lot 318, Group One, New Westminster
District, Plan 1903. Title Cert. No. 7239 L.

2. BUILDINGS AND OTHER IMPROVEMENTS: One boarding house! wooden frame,
two storeyed, thirty rooms. One wood-shed, 16' x 24'. One chicken-
house, 4' x 8'.

3. INSURANCE (Give particulars; state where policies are) \$2,000.00 Liverpool & Manitoba,
Wilson Ins. Agencies Ltd., Van., B.C. Pol. # 20814 & #16004. Pol. left at
Goodrich Co., Ltd., 235 E. Broadway, Van., B.C. Prem. \$26.00 p.a.

4. TAXES (Amount and where payable) \$61.25 City of Vancouver, B.C. paid up to /43.

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

6. OCCUPANCY AND LEASES (If vacant so state) Declarant has placed property in the
hands of A.W. Goodrich Co., Ltd., 235 E. Broadway, Van., B.C. who will rent
and take care of property in Declarant's absence.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None.

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None.

8. BANK ACCOUNTS: None.

9. LIFE INSURANCE: None.

10. INTEREST IN ANY ESTATES OR TRUSTS: None.

11. SAFETY DEPOSIT BOX: None.

LIABILITIES:

1. PERSONAL DEBTS: None.

2. TRADE DEBTS: None.

REMARKS. Statements on this form have been made by Declarant's brother-
HOMMA, Joseph, Reg. No. 05129, who states that Declarant ^{may} ~~has~~
have filed form with Custodian ^{before he was evacuated} but was unable to supply the above
information.

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 June, 1942.

(Signature)

Kanas Nishi
per J. Nishi

D. M. Chope.
Witness

FOR DEPARTMENTAL USE

P.D. 3/12/42
INFORMATION FROM R.C.M.P.

Date Aug. 19/43

No. 3169

Name NISHI, Kenao
(Surname in Block Letters)

Registration No. 06612

Male - Female
(check)

Age Oct. 8, 1914

Former Address 8870 Selkirk St., City

Date Evacuated 16/4/42 Naturalized - Canadian-Born - National
(check)

Present Address c/o C.P.R., Windermere, Valley, B. C.

Married - Single
(check)

Name of Wife _____

Name of Husband _____

Name of Mother ^{nee} (TANAKA) ^{Soya}

Name of Father NISHI, Tomagoro (Dec'd)

Names of Children under 16 _____

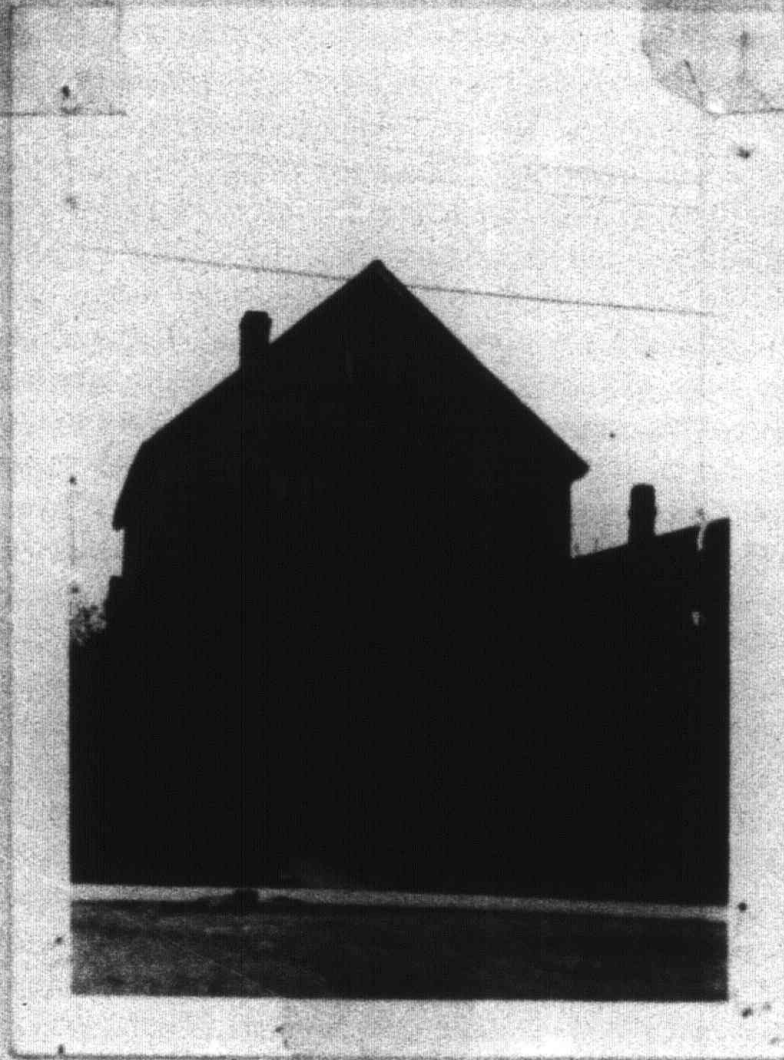
Assisted by ECT

Registered with Custodian
(Yes or No)

Additional Information Fisherman

3169
10

NISHI, Kanao
8770 Selkirk St., Vancouver, B. C.
Evac. File 3169



Picture Taken May 3, 1943

REAL PROPERTY SUMMARY

JAPANESE NAME: Kanao NISHI Reg. No. 06612 File No. 3169.

CATALOGUE NO: 259.

PROPERTY ADDRESS: 8870 Selkirk St., Vancouver, B.C.

LEGAL DESCRIPTION: Lot 4, Blk."B", D.L. 318, Gp.1, N.W.D., Plan 1903.

TITLE: Registered in the name of Kanao NISHI.

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

Vesting Order filed No. 34606, August 11th, 1942.

ASSESSED VALUE: Land \$ 470.00
Improvements \$1750.00 - \$2,220.00. Taxes - \$64.31.

CLASSIFICATION: This is a very old 2½ storey frame rooming house 24'x48' on cement blocks, situate on a 33'x120' lot.
We quote from the Valuator's reports: "On the ground floor is a center hall the entire length of the building. There are six rooms, bath and toilet separate. No hot water. Stairway from the rear to second floor with eight individual rooms. Toilet only on this floor.
The building is nothing more or less than a shell, not having been painted on the outside for many years. Any decorating done on the inside has been done by the tenants. The physical value of the property in its present condition in my opinion would not be worth more than \$1000. but owing to the abnormal rent now available, some one might be willing to exceed this value".

HISTORY OF

ADMINISTRATION:

This property was leased to Sidney G. Underwood by A.W. Goodrich Company Ltd., agents for the Japanese, on September 10th, 1942, on a monthly basis. Consideration \$25.00 per month payable in advance, conditional upon a bath being installed and some minor repairs made, which met with the approval of the Custodian.

Rents collected - \$800.00 against which were the following charges:

Electric Wiring etc.	\$225.00
Chimney Repairs	64.65
Water Rates	62.25
New Bath	50.00
Carpenter repairs	52.40
Plumbing "	21.89
General "	12.95
Insurance	13.00
Commission	<u>43.75</u>
	\$545.89

SOLD:

To Inga Christine Jacobson for \$1250.00 as at January 24th, 1945.
Approval of Advisory Committee January 8th, 1945.

1945.

Page 2.

File No. 3169.

Funds released to the credit of Kanao NISHI as at May 29th, 1945, against which were the following charges: Real Estate Commission \$62.50, Valuation \$5.00, Advertising \$4.00, Registration Fees \$2.50, s/o 1945 Taxes \$4.05 = \$78.05, leaving a net credit of \$1171.95 from said transaction.

Adjustments as at January 24th, 1945, to the amount of \$5.55 covering unexpired Fire Insurance Premiums, and \$0.76 purchaser's share of water rates = \$6.31, were placed to the credit of Kanao NISHI'S account.

The following Fire Insurance Policies:

Liverpool-Manitoba Assurance Co., No. 20814 - \$1,000.00, covering on 2½ storey rooming house, and
Liverpool-Manitoba Assurance Co., No. 29828 - \$1,000.00, covering on 2½ storey rooming house, were transferred to Inga Christine Jacobson 6th March 1945.

OLD CERTIFICATE OF TITLE

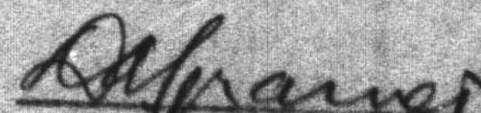
No. 7239-L: was on deposit in the Land Registry Office, New Westminster, B.C.

Certificate of Title No. 119144-L in the name of Inga Christine Jacobson was sent to her by Registered Mail April 3rd, 1945. Both POST OFFICE Receipt No. 23057 and I.C. Jacobson's personal receipt acknowledging same are on file.

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

March 13th, 1947.

DAG:JS


D. A. CRAMER.

LIABILITY SUMMARY

File No. 3169.

Kenzo NISHI - Reg. No. 06612.

Joseph KOMURA, file 10944, Brother-in-law of Kenzo NISHI made out his JP Form on 22nd June 1942, declaring that K. NISHI had no Personal or Trade Debts, and we can find no evidence of any claims having been filed against him.

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

March 13th, 1947.

D. E. Cramer
D. E. CRAMER.

DAC:JS

*Nov 20/47
A small amount of work
done upon this
has been done by the
Japs (42) but no action
regarding this was
taken by the
H. H. H. H.*

PERSONAL PROPERTY SUMMARY

File No. 3169

Mr. Kanao NISHI

Reg. No. 06612.

CHATELS:

Chattels were found stored at 8870 Selkirk Street but according to information on file these were the property of Mrs. Soyo NISHI, file 10958, and other members of the Nishi family and are dealt with fully on File 10958. In the JP form on file dated June 22/42 and signed "Kanao Nishi per J. Homma" no chattels were declared as having been left in the protected area by K. Nishi and Mr. Spain's memo on file dated February 13, 1945 states: "For the purpose of record, this is to advise that all chattels were removed from the above address (i.e. 8870 Selkirk St.). The chattels were removed to auction but nothing was identified as belonging to NISHI." Chattels accordingly closed on this file. See "NETS" below.

SPECIFIED
ARTICLES:

RADIO:

On December 13, 1943, according to R.C.M.P. Exhibit Report, Mr. Kanao Nishi handed over to the R.C.M.P. one Philco Radio Chassis No. 37-310 and was in turn handed by the R.C.M.P. to the Custodian on Dec. 17/43. The above radio was sold at Vancouver Public Auction No. 9 for the net sum of \$34.26 on January 20, 1944. (See Supplementary Summary attached) No Radio Receipt appears on file and the file does not indicate that was asked for before remitting the balance of funds in this account to Mr. Nishi on May 14, 1945.

BOAT:

In the JP form on file dated June 22, 1942 Mr. Nishi declared "V.C. MAID" Motor Boat. This Boat was sold through the Japanese Fishing Vessel Disposal Committee on June 16, 1942 for the sum of \$500.00, and after taking care of supervision costs the balance of \$492.50 was paid to U. Sakamoto, Attorney, on June 29, 1942. (See Supplementary Summary attached).

NETS:

In the undated JP form on file filled in and signed by "K. Nishi" 3 nets value \$200.00 and Lines \$50.00 left in shack at Marpole" were declared.

Our records reveal that Lead Line and 5½" web were sold under Custodian Nos. 1907 and 2399 for credit of Mr. Nishi's account and total credit from sale of these items in amount of \$90.00 was placed in Nishi's account with this office. (See Net Statement attached). No reference on file to any other fishing gear other than that shown on the net statement attached.

LIFE

INSURANCE:

In his undated JP form K. Nishi declared "Sun Life Assurance Company Policy No. 2222306, beneficiary mother, Soyo Nishi". No further reference to this policy appears on file and no action regarding the above contract has been taken by this office.

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

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


E. Robertson

November 20/47

MEMORANDUM

July 26, 1943

To: File 3169

From: Specified Articles Department

Re: NICHII, Kanao- Reg. 06612

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
RADIO	Philco radio chassis #37-310	\$40.00

Jan 2/47 Sold at Vancouver Auction No. 9 for \$ 44.00
Less administrative expenses 9.74
Net credit to account with Custodian \$ 34.26

NOTE: All funds were remitted to Mr. Kanao Nishi, balance of account being sent May 14/45, and there is no Radio Receipt on file nor any indication that the Custodian ever asked for it.

E. Robertson
E. Robertson,
November 19/47.

LF

SUMMARY TAKEN FROM VESSELS RECORDS

Date: July 20, 1944
Name: NISHI, Kanao
Reg. No. 06612 File: 3169
Boat File No.: JFVDC 740
Name of Vessel: "V.C.Maid"/"K.N." 31'x7'7"x3'2", Chrysler 75 HP
Lic. or Reg. No.: Vancouver 5107
Naval No.: NW.040-H
Owner's Valuation: \$1,000.00
JFVDC Valuation: None
Custodian Valuation: None
Date of Sale: June 16, 1942
Purchaser: Coal Harbour Contracting Co.Ltd.
Signature on Sales Papers: U. Sakamoto, Atty for Kanao NISHI
Selling Price: \$500.00
Paid to JFVDC ~~mediation~~: 500.00
Supervision Costs: 7.50
Balance due Owner: 492.50
Paid to: U. Sakamoto, Att'y, June 29, 1942
Location of Boat at Sale: New Westminster
Claims Against Canadian Govt.:
 Star Shipyard Job. 198 - \$3.76 (Paid)
 Claim 101-Aitken T. & B. Co. 311.74 (Paid)
 Claim 101a- Kanao NISHI 150.00 (Paid)

Additional Information:

fm

NISHI, Kanao,
Registration No. 06612,
File No. 3169.

March 17, 1944.

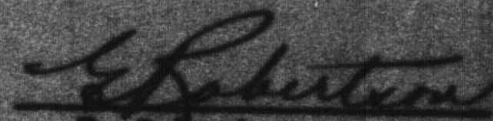
NET STATEMENT

<u>Custodian No.</u>	<u>Description</u>	<u>Purchase Price</u>
1907	9/40 x 8 1/2 x 30 - lead line (ex Vancouver Cannery)	\$35.00
2399	pc. 5 1/2" web - 55 lbs. (ex 8870 Selkirk St.)	55.00
TOTAL SALES.....		\$90.00

No. 1907 was sold March 5/43 to H. Hansen for the sum of \$35.00
(Custodian Receipt 1551 dated Mar. 5/43).

No. 2399 was sold to Francis Millard & Co. for \$55.00 as per
memo on file dated January 13, 1944.

/ms


E. Robertson
November 20/47

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Kanao Nishi

File No. 3169

Shoan B.C.

Reg. No. 0661a

Company Sun Life

Agency Vancouver Agency

Policy No. 2222306

Premium - \$25.94

Payable: ^X Annually, Semi-annually or monthly

Month September Day 20

REMARKS:

Letter sent 7/2/3

NAME WISHL, Kauso

REGISTRATION NO. 06612

FILE NO. 3169

The following chattels were sold by public
auction at 992 Powell, Vancouver, B.C. on January 20, 1944

Philco Console (Radio)

\$44.00

Total:

Auctioneer's Fee: \$4.40

\$ 44.00

Less Expenses: Advertising:

1.10

\$ 9.74

Moving:

3.24

Storage:

1.00

Net Proceeds Credited:

\$ 34.26

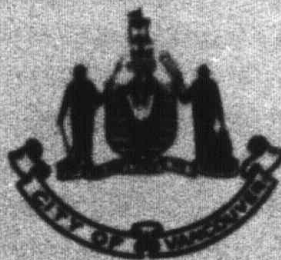
Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver 9

Remarks.

3169
BUILDING DEPARTMENT
(INCLUDING PLUMBING)

ANDREW HAGGART
BUILDING INSPECTOR



Re: out to Nelson
TELEPHONE FAIRMONT 8711

VANCOUVER, B. C.

December 8th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 9 1942

To the Custodian of
Enemy Property,
675 W. Hastings St.,
Vancouver, B. C.

Attention Mr. Peers

Dear Sir:

Re: Kanao Nishi,
8870 Selkirk St.

The above premises which apparently have been
rented are maintained in a manner unsatisfactory to
this Department.

There are three families on the first floor and
two on the second each occupying two or three rooms.
The sanitary facilities consist of one sink and one
toilet on the first floor and one sink and one toilet
on the second floor. The only bath in the building is
not connected to the plumbing, furthermore there is a
maze of smoke pipes passing through V-joint partitions
and constituting a fire hazard. There is only one exit
from the second floor.

Unless these conditions are remedied it will be
necessary for us to close the building.

Yours truly,

A. Haggart
BUILDING INSPECTOR

AJH:P
Copy to License Inspector

Phone, FAIRMONT 5123

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AND FINANCING

A. W. GOODRICH CO., LTD.

(SUCCESSOR TO FRED G. WALMSLEY CO.)

REALTORS

REAL ESTATE - MORTGAGES - INSURANCE

225 EAST BROADWAY (BETWEEN MAIN AND KINGWAY)

VANCOUVER, B. C.

Milson
RENTALS, CONVEYANCING
NOTARY PUBLIC, ETC.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 14 1942

December 12th, 1942.

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

Your File #3169

Attention Mr. Milson:

Dear Sir:

We beg to acknowledge receipt of your letter of the 9th inst., with an enclosed copy of letter from the City Building Inspector.

The writer has made a personal inspection of these premises, and would advise that there are only four tenants in the building, not five as stated in copy of letter received. Also, three of these tenants are employees of the Boeing Aircraft Company.

The plumbing consists of two toilets, two sinks, and since taking over this building we have installed a bath, and given the tenant permission to redecorate the bathroom, which they claim will be perfectly satisfactory to them.

In regard to stove pipes through partitions, we are prepared to place thimbles in each partition where the stove pipe may extend through, if this is permissible; if not, we will have galvanized or tin sheets placed on any partition that is not already protected in this manner.

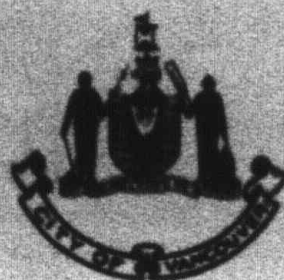
On account of the existing conditions, expense, and so forth, we feel that we could not offer any other solution, as the expense would be far in excess of the revenue that might be collected for a lengthy period.

Trusting the above information will be helpful in making your reply to the Building Inspector, and assuring you of our co-operation,

Yours truly,
A.W. GOODRICH COMPANY LIMITED,
Per *[Signature]*

BUILDING DEPARTMENT
(INCLUDING PLUMBING)

ANDREW HAGGART
BUILDING INSPECTOR



EVACUATION SECTION	
DEC 18 1942	
File No.	3169
Ans.	TELEPHONE: FAIR
Referred	Milson

Milson

VANCOUVER, B. C.

18th December, 1942

Mr. G.D. Milson,
Administration Dept.,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings & Granville Strs.,
City.

Ref. Your #3169

Dear Sir:

Re 8870 Selkirk Street.

In reply to your letter of the 15th inst.

This building is so dilapidated that it is only fit for demolition, and occupancy can only be accepted on a very temporary basis as a last resource for accommodation.

If occupied at all another exit must be provided from the second floor in the meantime, and woodwork properly safeguarded against the passage of stovepipes; also front door made to open outwards.

It is understood the attic storey is not occupied under any circumstances.

Yours truly,

A. Haggart

BUILDING INSPECTOR.

AH/KM.

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REALTORS

REAL ESTATE - MORTGAGES - INSURANCE

235 EAST BROADWAY (BETWEEN MAIN AND KINGSTON)

VANCOUVER, B.C.

QUATION SECTION	
DATE	FEB 17 1943
FILE NO.	3169
REFERRED	Milson

February 16th, 1943.

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

Attention Mr. Milson

Dear Sirs:

Re: 8870 Selkirk St. File #3169

With reference to the above, we have received a quotation from our Electrician for the necessary work required on the above premises to comply with City requirements, complete for \$225.00.

Up to the present time we have paid accounts for general repairs, Insurance, etc. amounting to over \$200.00, and there is still another account to be taken care of for certain work demanded by the City Building Dept.

To date we have collected rent in the amount of \$150.00 for the premises, and you can readily see the difficulty in financing this proposition.

In order to make further advances to complete the necessary work we feel that we should have your recommendation to safeguard us from loss in the event of a fire or the possibilities of a resale of the property.

Trusting you will give this matter your attention, and reply,

Yours truly,
A.W. GOODRICH COMPANY LIMITED.

AWG/RF

Per

STATEMENT

Re: 8870 Selkirk Street.

		DR.	CR.
1942			
Aug. 27th	Water Rates	\$8.40	
Sept. 5th	Rent to October 5th		25.00
" "	Rental Fee 25%	6.25	
" 28th	Rent to November 5th		25.00
" 31st	Collection 5%	1.25	
	Plumbing repairs	7.70	
Nov. 2nd	Carpenter Repairs	2.10	
" 6th	Rent to December 5th		25.00
" "	Collection	1.25	
" 9th	Water Rates	3.75	
Dec. 3rd	Rent to January 5th/43		25.00
" 7th	Collection	1.25	
" 20th	Installing Bath	50.00	
" 28th	Fire Insurance Policy #29828	13.00	
" 28th	Repairs to Chimney	52.00	
1943			
Jan. 4th	Rent to February 5th		25.00
" 10th	Collection	1.25	
" 14th	Repairs	12.95	
" 14th	Repairs to chimney, fire escape, fence and door	27.65	
" 2nd	Carpenter Repairs - (Material \$21.40 Labor \$1.00)	52.40	
March 1st	Rent to March 5th		25.00
" 11th	Collection	1.25	
April 1st	Plumbing repairs	3.50	
	Rent to April 5th		25.00
	Collection	1.25	
	Water Rates	7.45	
	Rent to May 5th		25.00
	Collection	1.25	
	Balance owing to A.W. Goodrich Co. Ltd.		\$25.80
		235.80	235.80

See April 5, 1943.

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REALTORS

REAL ESTATE - MORTGAGES - INSURANCE

225 EAST BROADWAY (BETWEEN MAIN AND KINGSTON)
VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd	APR 6 1943
File	3169
April 5th, 1943. <i>ant 914</i>	

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

Attention Mr. Nilson.

Dear Sirs:

Re: 8870 Selkirk Street.

As requested in your former letter, we are enclosing herewith statement with all receipts pertaining to the above property.

You will note that we have a debit against the rental collection at this date, of \$35.80. We will deduct this from the monthly rental as received.

After receiving several threatening letters from the City Electrical Department, we obtained a price from our Electrician of \$225.00, to complete the electrical work, according to City requirements, and he has done a certain portion of this work to prevent the City from condemning the premises altogether - these steps, should, of course, have been taken by the City years ago.

To facilitate matters, we are prepared to finance this expense, and deduct same from the rents as we receive them from time to time, and we would suggest that you should enter into a lease with us at a monthly rental of \$1.00 per month, until all accounts have been paid.

We are making this generous offer, as we believe the Tenants, who are employees of the Boeing Aircraft Company, are entitled to some consideration, and we are of the opinion that this expense is just as important to assist War workers as the buying of Victory Bonds, especially as the City is at fault for not demanding these improvements prior to evacuation.

Kindly give this your consideration, and advise us.

Yours truly,
A.W. GOODRICH COMPANY LIMITED

Per *[Signature]*

AWG/RF
ENC.

SEE APRIL 1, 1943

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Form 240A

No. 553

HEADQUARTERS File No.

DIVISION & File No.

J.R. 00012

SUB-DIVN. & File No.

DETACHMENT & File No. VICTORIA, B.C.

DATE December 13th, 1943

Re: Bureau Night, 6070 Colliery St., Vancouver, B.C.

On: January 2nd, 1944. D.M. McFarlane, C.M. (Member's Name)

Came into possession of the following described goods by:

Handed over by (Name and place of origin)			
No. of Pkg.	No. of Pkg.	Qty. or Size	DESCRIPTION OF EXHIBITS
	1		Philco radio chassis #37-310.
			Sold by auction Jan 20/44 Avenue 9.

FILE 3169

REMARKS: Handed over to the Custodian of Alien Enemy Property.

DATE Jan 17 1944 E. G. Thompson (Date & Initials)

(Signature of Custodian or Witness)

CERTIFIED CORRECT
F. R. Thompson, C.M. (Signature)

Mr. Nishi,
c/o Office of the Custodian
Vancouver, B.C.

STATEMENT

DR.

CR.

No. 8870 Belkirk Street

1942

Aug. 27	Water Rates	\$ 8.40	
" "	Deposit on Rent		\$ 10.00
Sept. 10	Bal. of Rent to Oct. 5		15.00
" "	Rental fee	6.25	
" 21	Plumbing Repairs	7.70	
" 28	Rent		25.00
	Collection	1.25	
Nov. 2	Carpenter repairs	2.10	
" 6	Rent		25.00
	Collection	1.25	
" 9	Water Rates	3.75	
Dec. 3	Rent		25.00
	Collection	1.25	
" 7	Installing bath	50.00	
" 21	Liverpool Manitoba Fire Ins.	13.00	
" 28	Repairs to chimney	32.00	

1943

Jan. 4	Rent		25.00
	Collection	1.25	
" 14	Repairs	12.95	
	Repairs to partitions etc.	52.40	
Feb. 2	Rent		25.00
	Collection	1.25	
	Plumbing repairs	3.50	
Mar. 1	Rent		25.00
	Collection	1.25	
" 11	Water Rates	7.45	
Jan. 10	Repairs to Fire Escape, Fence, etc.	27.55	
Apr. 1	Rent		25.00
	Collection	1.25	
May 4	Rent		25.00
	Collection	1.25	
" 10	Electrical repairs	225.00	
" 31	Rent		25.00
	Collection	1.25	
July 8	Rent		25.00
	Collection	1.25	
" 10	Water Rates	7.05	
" 31	Rent		25.00
	Collection	1.25	
Aug. 30	Rent		25.00
	Collection	1.25	
Oct. 4	Rent		25.00
	Collection	1.25	
Nov. 4	Rent		25.00
	Collection	1.25	
Dec. 1	Rent		25.00
	Collection	1.25	
" 14	Water Rates	7.75	
" 31	Rent		25.00
	Collection	1.25	

1944

Jan. 31	Rent		25.00
" "	Collection	1.25	
	Balance owing to A.W. Goodrich Co. Ltd.		\$ 38.10
		<u>488.10</u>	<u>488.10</u>

40.E.

A.W. GOODRICH COMPANY LTD.,
235 Broadway E., Vancouver, B.C.

February 26th, 1944.

Mr. Kenzo NISHI,
Registration No. 06612,
Box 1,
Golden, B. C.

Dear Sir:

We duly received your letter of the 14th instant and in view of your urgent request for funds we enclose our cheque for \$50.00 which, with the exception of 90 cents, is all we have in your account at the moment. This amount is not from rentals of your property at 8870 Selkirk Street, but from the sale of radio, nets, etcetra.

Respecting your property, we would advise that same was in such bad condition that it would have been condemned by the Vancouver Health authorities and Building Department unless extensive repairs and additions were made. The agents whom you appointed, namely A. B. Goodrich Company Limited, advanced from time to time sufficient monies to install a new bath in the premises, make various repairs that were necessary, and finally sufficient funds to have the whole of the electric wiring brought up to the requirements of the City Electrical Department. This item alone cost \$225.00.

The result of all this work has been that no money has been available, and from the attached statement from the agents you will see exactly how the monies received from the rentals have been disbursed. At the moment there is \$98.10 still owing to A. B. Goodrich Company Limited but February rentals will reduce this by \$25.00, and when the March rent is received there will be a small balance on the right side.

You will appreciate that but for all this work having been done the premises would have been closed down with no revenue at all coming in, whereas the house has been put into fairly good shape and will now be revenue producing, and of course if and when the property is sold it should fetch a much better price due to the extensive repairs.

Mr. Kanuo HISHI

- 2 -

February 26th, 1944.

It has not been possible for us to pay the 1943 taxes, amounting to \$64.00, but these will be paid from rentals in due course. Just as soon as there are funds available we will forward you, say, \$15.00 per month from rentals but if the property is sold you will in due course be advised of the amount to be credited to your account after adjustments, etcetra, are made in connection with the sale.

Yours truly,

F. Doust,
Administration Department.

PD/ER
Enc.

March 11th, 1944.

Mr. Kanao NISHI,
Registration No. 0612,
Box E,
Golden, B. C.

Dear Sir:

We are in receipt of your letter of the 7th instant and in reply to the various queries you raise would report as follows:

Your radio was sold by auction, the net result of the sale being \$34.26.

Your 5 $\frac{1}{2}$ " Net, No. 2399, was sold at \$1.00 per pound-55 lbs. - \$55.00.

Respecting the statement from A. W. Goodrich Company Limited, if you will again refer to this you will find that the October 1942 rent is shown under date of September 28th, 1942, the June 1943 rent is shown under date of May 31st, 1943, and the September 1943 rent under date of August 30th, 1943. If you had looked at this statement a little more carefully and counted up the number of rental collections at \$25.00, you would have seen that no monthly collections had been omitted.

The \$1.25 each month shown under collection is the usual 5% agent's commission charged by all agents who collect rents. The rental fee of \$6.25 you mention is the standard rate charged by agents when a tenant is secured, that is to say, from the first month's rent only, 25% is charged by the agent for securing the tenant, etcetra. We have no control over the two charges above mentioned, as it is the standard rate among real estate companies.

Yours truly,

P. Douet,
Administration Department

PD/ER

TELEPHONES
PACIFIC 1161-1162



F. A. CLELAND
A JUSTICE OF THE PEACE
FINANCIAL & INSURANCE BROKER

REPRESENTING
SCOTTISH CANADIAN
ASSURANCE CORPORATION
THE BRITISH CANADIAN
INSURANCE CO.
RENTAL AGENT
MONEY TO LOAN

ROOM 22
222 PENDER STREET W.

VANCOUVER, B.C.

May 12th. 1944.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.
Vancouver, B.C.

Dear Sirs:-

Re Catalogue # 259
Lot 4, Blk. 5/D.L. 318, and known as 8870 Selkirk St.

This lot is 33' x 120' upon which there is a very old two and a half storey frame rooming house, 24' frontage by 48' deep, on cement blocks.

On the ground floor is a center hall the entire length of the building. There are six rooms, bath and toilet separate. No hot water.

Stairway from the rear to second floor with eight individual rooms. Toilet only on this floor.

The building is nothing more or less than a shell, not having been painted on the outside for many years. Any decorating done on the inside has been done by the tenants.

The physical value of the property in its present condition in my opinion would not be worth more than \$1000. but owing to the abnormal rent now available, someone might be willing to exceed this value.

Yours very truly,

F. A. Cleland

FAC/C.

Catalogue No. 259
File No. 3169
8870 Selkirk St. Vancouver, B.C.
Lot 4, Blk. "B" D.L. 318, Op 1,
Plan 1903, N.W.D.

March 12th, 1945.

INGA CHRISTINE JACOBSON

(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at January 24th, 1945)

	DEBIT	CREDIT
Purchase price	\$1250.00	
Cheques received		1250.00
Seller's proportion of 1945 taxes 23/365 x 64.31		4.05
<u>Amount of rent collected</u>		
January 24th to February 5th - 12/31 x 23.75		9.19
(February 6th to March 5th)		
(March 6th to April 5th) - 2 months @ 23.75		47.50
Registration fees on deed - \$1250.00	6.75	
Insurance premium - 9.8% x 13.00	1.27	
" " 32.9% x 13.00	4.28	
Water paid October 4th to February 5th/45		
4 months @ 7.75 - 12 days @ 6 31/100¢ day	.76	
Balance owing to purchaser	47.68	
	<u>\$1310.74</u>	<u>1310.74</u>

BALANCE OWING TO PURCHASER - 47.68

3159

Jan. 15th, 1945.

J. W. Fairhall Esq.,
1318 Southwest Marine Drive,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 259
8870 Selkirk St.,
Lot 1/B/318

Your letter of January 6th, enclosing cheque for \$125.00 and offer to purchase the above property for the sum of \$1,250.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$1,125.00.

We note that you wish this property to be registered in the name of Inge Christine Jacobson, wife of Ole Jacobson, Suite 2, 8870 Selkirk Street, Vancouver, B.C. Kindly let us know the occupation of Mr. Jacobson and also whether or not he is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

After the documents have been registered, a statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and the owner will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

W. J. M.
W. J. M.

STATEMENT RE SALE OF:

Name: NISHI, Kanao

Catalogue No: 259

File No: 3169

Street Address: 8870 Belkirk St., Vancouver, B. C.

Reg. #06612

Legal Description: 4/B/318

Date of Sale and Adjustments ..January 24, 1945.....

Sale Price

\$ 1,250.00

Real Estate Agents Commission

\$ 62.50

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
~~XXXXXXXXXX~~

Adjustments:

Fire Insurance

5.55

Taxes

to January 23, 1945

4.05

Water

.76

78.05

\$ 1,256.31

1,178.26

Net Proceeds credited to your account

Date: April 9, 1945.....

Compiled by: Mr. Peters.....

10958, 1169,
10981, 2091.

November 17, 1946.

Mr. Kanoo NISHI,
Reg. No. 00612,
Box 718,
Revelstoke, B. C.

Dear Sir:

Re: Estate of Sayo NISHI, Deceased.
Registration No. 01710.

Since writing to you on January 10, 1946, as you are aware, the matter of chattels belonging to your mother and the rest of the family has been adjusted, with the result that a credit of \$110.65 is at present in your mother's account. As far as this office is aware, and as indicated by you on the Memorandum of Particulars form, no assets other than chattels were left by her in the Protected Area of British Columbia.

On January 23, 1946, we received, from the Department of Labour, a claim for recovery of the sum of \$80.00 from the Estate of your mother to cover the cost of her funeral which was paid by the Department. It is requested that sufficient funds be deducted from her account to satisfy this claim and we are sure that it will be in order for this bill to be paid through this office. This will leave a balance of \$30.65, disposition of which will have to be made.

Furthermore, the Memorandum of Particulars form which you completed indicates the existence of a Prudential Life Insurance Policy but there is no information as to the amount or beneficiary. If there is a beneficiary named in the policy, the Insurance Company will require a release from Succession Duties, but the benefits will be payable to the beneficiary named.

As far as the \$30.65 is concerned, unless the matter of your mother's estate has already been referred to a Solicitor or Official Administrator as suggested in our letter of January 10, we think, since the amount is so small, it would be desirable for your family to arrange among yourselves to whom you wish the money paid. Since one of your sisters is, apparently, too young to be able to relinquish her interest, we might suggest that the rest of you, who are capable, sign a relinquishment in her favour. It would be sufficient, as far as this office is concerned, if a letter, signed by the surviving members of your family, is written requesting that this money be paid to your sister, Susko.

Mr. Kanzo NISHI

November 19, 1946.

This matter will be held in abeyance until we are advised regarding the benefits payable under the life insurance policy.

Yours truly,

AGM/AC

A. G. Harkins,
Office of the Custodian.

CLAIM

File No,

3169

28.

DATE

First List

CREDITOR

Komura Bros. Ltd.

DEBTOR

K. Nishi
8870 Selkirk St.

AMOUNT OWING

.40¢

AGENT

nil.

ORIGINAL FILE

G-68

No action