

6771

BURLAU POWELL STREET
OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: NEGORO ~~Chizul~~ Mrs. Shinichi

HOME ADDRESS: 1254 Powell St., Vancouver, B.C.

REGISTRATION NUMBER 05400 SEX: Female AGE: 34

OCCUPATION: Housewife

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

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Shinichi

ADDRESS OF WIFE OR HUSBAND: Gosnell, B.C.

NAMES OF ANY LIVING CHILDREN: Hitoshi (M), Takashi (M), Kazumi (F),
Emi (F)

ADDRESS OF CHILDREN: same as above

AGE OF CHILDREN: 10, 7, 4, and 9 months.

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

1. LOCATION AND DESCRIPTION: At 1254 Powell St., Vanc., B.C.

Lot 12/3 Block A. D.L. 182, Residential blocks

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 storey 6 room wooden frame

dwelling. Garage. Wooden shed originally factory for making wire coat
hangers. Wooden shed now used for keeping firewood.

3. INSURANCE (Give particulars; state where policies are) Yes. The Royal Trust Co.,
626 Pender St., W., Vanc., B.C. Mortgage Dept. attend to this.

4. TAXES (Amount and where payable) \$147.65 due Dec. 31st 1941 ~~not yet~~ paid.
City of Vancouver, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) This property is
being purchased on installment from the Mortgage Dept. of the Royal
Trust Co., 626 W. Pender St., Vanc., B.C. Arrears total \$556.00
as at April 10th 1942.

6. OCCUPANCY AND LEASES (If vacant so state) Self. A Mr. Lindsay who
wishes to lease the wire coat hanger factory building, to use
as a boat building shop, has been referred to the Royal Trust Co.,
Vanc., B.C. Mr. Lindsay's address is 1834 Powell St., Vanc., B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: ~~None~~ Royal Trust Co., 626 W. Pender St., Vancouver, B.C.
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:

At 1254 Powell St., Vanc., B.C. Furniture, household effects,

kitchen utensils, etc., as per list attached.

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY: None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None8. BANK ACCOUNTS: None9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None**LIABILITIES:**1. PERSONAL DEBTS: None2. TRADE DEBTS: ~~None~~ \$237.27 as at March 31st. 1942 to McLennan, McFeely,
& Prior, Ltd., Vancouver, B.C.

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 29th day of April 1942.

(Signature)

C. Negoro,Geo. J. H. H. H.
Witness

FOR DEPARTMENTAL USE

260

Mrs. Shinichi (Chizu) NEGORO. Reg. No. 05400.

1254 Powell Street, Vancouver, B.C.

UPSTAIRS FRONT ROOM.

| | |
|------------|---------|
| 3 bureaux | \$25.00 |
| 2 chairs | 2.00 |
| 1 carpet | 5.00 |
| 1 blind | 1.00 |
| 2 curtains | 1.00 |
| 1 shelf | 1.20 |

BEDROOM.

| | |
|--------------|-------|
| 2 beds | 62.00 |
| 2 bed lamps | 1.25 |
| 2 blinds | 1.60 |
| 1 warm stove | 3.50 |

DOWNSTAIRS FRONT ROOM.

| | |
|------------------|-------|
| 2 blinds | 1.60 |
| carpets | 3.00 |
| 1 sofa | 10.00 |
| 1 sewing machine | 45.00 |
| 2 chairs | 4.50 |
| 1 lamp stand | 3.80 |
| 1 iron board | 1.50 |
| 117 records | 55.00 |
| rug | 7.00 |
| cardboards | 2.00 |
| 4 trouser homers | 20.00 |
| 1 sleeve homer | 2.00 |
| curtains | 1.50 |
| ceiling papers | .95 |
| 1 baby carriage | 23.00 |

DINING ROOM.

| | |
|---------------|-------|
| 1 table | 8.00 |
| 5 chairs | 6.75 |
| 1 day bed | 13.70 |
| 1 stove | 15.00 |
| 1 fire screen | 1.25 |
| 1 clock | 3.50 |

(continued at top of
next column)

PANTRY

Box No. 3.

| | |
|-------------------------|------|
| 16 forks | 4.80 |
| 4 spoons | 1.00 |
| 6 knives | 1.50 |
| 1 juice squeezer | 1.25 |
| 1 boiled rice container | 1.80 |
| 1 egg beater | .75 |
| 1 coffee pot | 1.25 |
| 1 toaster | 2.25 |
| 1 pr. sugar & cream | .40 |
| 2 bowls | 1.80 |
| 1 water jug | .30 |

Box No. 4.

| | |
|--------------------|------|
| 1 sandwich toaster | 3.40 |
| 1 waffle iron | 2.50 |
| 1 fly catcher. | 2.30 |

DINING ROOM.

| | |
|-------------------|-------|
| 1 globe | .50 |
| 1 ash tray stand | 1.00 |
| 1 gramophone | 23.00 |
| 1 baby chair | 2.00 |
| 1 table | 1.00 |
| 3 carpets | 20.00 |
| 3 blinds | 3.00 |
| curtains | 2.00 |
| 11 cushions | 4.50 |
| 1 kitchen cabinet | 12.50 |

KITCHEN

| | |
|------------------|-------|
| 1 stove | 15.00 |
| 3 carpets | 10.00 |
| 2 chairs | 2.00 |
| 1 table | 2.30 |
| blinds | 3.00 |
| curtains | .50 |
| 1 toilet cabinet | 4.50 |
| 1 shoe box | .50 |
| 2 china cabinets | 8.00 |
| 1 stool | 1.50 |
| 1 bucket | 1.60 |
| 1 kettle | 3.50 |
| 12 pans | 19.60 |
| 1 funnel | .80 |
| 2 bread boxes | 2.00 |

PANTRY (Continued)

| | |
|------------------|------|
| 1 curtain dryer | .95 |
| 2 clothes dryers | 2.25 |
| 1 closet | 2.30 |

Box No. 1

| | |
|------------------|------|
| 3 bowls | 3.75 |
| 30 small dishes | 1.70 |
| 17 rice bowls | 1.19 |
| 5 soup bowls | 3.00 |
| 1 kasanebach1 | 2.30 |
| 6 large dishes | 3.00 |
| 5 medium dishes | 2.50 |
| 4 small dishes | 2.00 |
| 2 green tea cups | 1.10 |

Box No. 2.

| | |
|--------------------|------|
| 8 large plates | 9.25 |
| 8 deep plates | 4.00 |
| 3 sake bottles | 1.00 |
| 11 small sake cups | .50 |

Box No. 5.

| | |
|---------------------|------|
| 2 mixing bowls | 2.45 |
| 1 water jug | .49 |
| 1 milk shaker | 1.50 |
| 2 large spoons | 2.80 |
| 1 food snopper | 1.80 |
| 3 flower vases | 1.30 |
| 2 glass covers | .50 |
| 1 dried fish grater | 1.00 |

Box No. 6.

| | |
|----------------------|------|
| 5 fruit bowls | 4.25 |
| 2 cake & candy bowls | 2.50 |

Box No. 7.

| | |
|-------------------|------|
| 2 plates (large) | .60 |
| 5 medium plates | 1.20 |
| 2 chinese dishes | 2.30 |
| 15 small dishes | .90 |
| 15 rice bowls | 1.12 |
| 12 green tea cups | .60 |
| 5 cups | .45 |
| 6 soup bowls | 1.80 |

Box No. 8.

| | |
|----------------------|------|
| 6 glasses | .90 |
| 2 milk jugs | 1.25 |
| 4 jelly moulds | .20 |
| 1 pyrex bowl | .85 |
| 6 ice cream glasses | .80 |
| 2 cut glass egg cups | 1.50 |
| 2 tea pots | 2.95 |
| 2 sugar bowls | .50 |
| 1 butter dish | .50 |
| 3 sauce dishes | .50 |
| 5 bowls | .60 |
| 5 small bowls | .50 |

Box No. 9.

| | |
|------------------|------|
| 1 water jug | 1.00 |
| 8 japanese trays | 5.50 |

Box No. 10.

| | |
|--------------------|------|
| 1 gas plate | 7.50 |
| 1 china basin | 1.00 |
| 2 pie plates | .30 |
| 4 cake tins | 1.00 |
| 1 rolling pin | .20 |
| 1 cup cake tin | .50 |
| 1 vegetable cutter | .75 |
| 2 aluminum plates | 2.00 |

BATH ROOM.

| | |
|-----------------|------|
| 1 baby bath tub | 3.80 |
| 1 wash tub | 2.70 |
| 1 wash board | .95 |
| 1 bucket | 1.80 |

HOP

| | |
|---|--------|
| 1 coat nanger machine (4 machines make one set) | 150.00 |
| 4 jars | 4.00 |
| 1 kitchen table | 3.50 |
| 2 tables | 3.00 |
| 1 steel cutter | 25.00 |
| 550 coat hangers | 5.50 |
| 2 window glasses | 2.50 |

BIG TRUNK.

| | |
|----------------------------|-------|
| flavors | 20.00 |
| inhaler | 8.50 |
| 8 pictures | 16.40 |
| carpenter tools | 20.00 |
| Xmas. & New Yr. Decoration | 20.00 |
| 5 brushes | 6.10 |
| 1 copper boiler | 3.50 |

TOYS

| | |
|----------------|-------|
| 2 wagons | 15.00 |
| 1 see-saw | 2.00 |
| 1 wheel-barrow | 1.25 |
| 1 blackboard | .95 |
| 1 kiddy car | 1.00 |
| 2 ladders | 2.20 |

Signed.....

Witness.....

INFORMATION FROM R.C.M.P.

Date July 15/43.

Our File No. 6771

Full Name NEGORO (Chizu) Mrs. Shinichi
(Surname in Block Letters)

Registration No. 05400 Male - Female (check) Age May 8, 1907

Former Address 1254 Powell St., City

Date Evacuated Oct. 13/42 Naturalized - Canadian-Born - National (check)

Present Address Tashme, B.C.

Married - Single (check)

Name of Wife -

Name of Husband Shinichi #05318

Name of Mother (SHU) Aki

Name of Father mitsuyoshi

Names of Children under 16 (Dead)

Yasuyuki (Dead)

See husband's sheet

Requested by CCP Registered with Custodian (Yes or No)

Additional Information Owner of house & property at above address.

(27)

MEMORANDUM

MEMORO Chisu (Mrs. Shinichi)
1254 Powell St., Vancouver.

Reg. No. 05400

Since declarant registered her personal property as
being left at 1254 Powell Street., she has sold everything.
Nothing will be left at the above address.

September 22 29th, 1942

D. M. C.

Chisu. Negoro.

Signature

WATSON, C. Lee (Mrs. Shinschi)
(See file L-612)

Board No. 2

[illegible]

| 05400 | | NEOONO, Chizu (Mrs. Shinichi) (See also File 12612) | | | | Land No. 5771 | |
|--|---------------------------|--|------------|-----|------|---|--|
| COMPANY | POLICY NO. | AMOUNT | EXPIRATION | | | PROPERTY | |
| | | | MONTH | DAY | YEAR | | |
| National Provincial Insurance Co. Ltd. | Renewal Pol # 669337 | \$200.00 | Nov. | 14 | 1945 | W. Lot 12, Blk. 3, D.L. 182, 1254 Powell St., Vancouver, B.C. | |
| National Provincial Insurance Co. Ltd. | Renewal Pol # 669209 | \$700.00 | March | 4 | 1945 | Lot 12, Blk. 3, D.L. 182, 1260 Powell St., Vancouver, B.C. | |
| North British & Mercantile Ins. Co. | Ren. by End. Pol # 669209 | \$500.00 | Oct. | 8 | 1945 | Lot 12, Blk. 3, D.L. 182A, 1260 Powell St., Vancouver, B.C. | |
| National Provincial Insurance Co. Ltd. | Renewal Pol # 669385 | \$1200.00 | March | 4 | 1945 | Lot 12, Blk. 3, D.L. 182, 1260 Powell St., Vancouver, B.C. | |
| Canadian Surety Co. | 154038 | \$2,000.00 | Sept. | 12 | 1945 | Lot 12, Blk. 3, D.L. 182, 1254 Powell St., Vancouver, B.C. | |
| National Provincial Insurance Co. Ltd. | 669337 | \$800.00 | Nov. | 14 | 1946 | W. Lot 12, Blk. 3, D.L. 182, 1254 Powell St., Vancouver | |
| National Provincial Insurance Co. Ltd. | 669385 | \$1,200. | March | 4 | 1945 | Lot 12, Blk. 3, D.L. 182, 1260 Powell St., Vancouver, B.C. | |
| | Renewal Pol # 669811 | | | | | See Land No. 1 | |

Policy gap
Interest of Curator in release
L 200-45
4

6771
C/S
4/5
(Form No 47, Statutory Declaration 11-41)

DOMINION OF CANADA)

IN THE MATTER OF)

Province of BRITISH COLUMBIA)

a claim by McLENNAN, McFEELY
and PRIOR, LIMITED, Claimant)

to Wit:)

and

S. & Nk Wire Works.

Debtor

(S. Negoro)

I, Charles Arthur Innes Fripp of the City of Vancouver, in the
Province of British Columbia do solemnly declare that

1. I am the Credit Manager and duly authorized
agent of McLennan, McFeely & Prior, Ltd., the
above named claimant and have personal know-
ledge of the matters and facts herein by me
declared to.
2. That the said S. & N. Wire Works is
justly and truly indebted to the said claimant
in the sum of \$ 237.27 as shewn by the
statement hereto annexed and marked Exhibit
"A".
3. That the said claimant holds no security for
said claim.

And I make this solemn Declaration, conscientiously believing
it to be true, and knowing that it is of the same force and
effect as if made under oath and by virtue of the Canada Evi-
dence Act.

DECLARED before me)

at VANCOUVER)

in the Province of BRITISH COLUMBIA)

this 28th day of)

April A.D. 1942.)

C.A.I. Fripp

K.H. Burnes

.....
A Notary Public in and for the Province of British Columbia
~~A commissioner for taking affidavits within British Columbia.~~

6771
Attention Mr. C.L. Drewry

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

435 Howe St.,
Vancouver, B.C.,
May 12, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 14 1942

Dear Sirs:-

re NEGORO (Chizu) Mrs. Shinichi.

1. Legal Description: Lot 12 of 3, Block "A", D.L.152, having a frontage of 52 feet on Powell Street, between Vernon Drive and Clark Drive, and having a depth of approximately 102 feet, being 1254 Powell Street.

This property is in the industrial area, and is surrounded by old, frame structures in poor condition.

2. Buildings are a frame dwelling of 6 rooms in very poor condition, and a large frame shed which has been used as a factory for making wire coat-hangers. There is a quantity of old machinery and odd scrap metal which would have to be removed before the premises could be rented.

3. It is impossible to check the inventory attached to the form signed by C. Negoro.

4. There are two insurance policies in force, one for \$800.00 covering on dwelling, and the other for \$700.00 covering on the shed. These policies are in the hands of the Royal Trust Company.

5. This property is being purchased under option agreement from Elizabeth E. McFeely and Robert S. Lennie through the Royal Trust Company, and is now in arrears.

6. We would strongly recommend this property be turned over to the Royal Trust Company for management.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per *J. M. Nicolls*

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

435 Howe Street
Vancouver, B.C.

CABLE ADDRESS "MACNIC"
PACIFIC 4111

IN REPLYING TO THIS LETTER
PLEASE REFER TO
W. V. Belcher
PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

June 24, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 25 1942

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

Dear Sirs:- re NEGORO (Chizu) Mrs. Shinichi,
1254 Powell Street.

We forwarded you our report on this case on May 12th in which we recommended that the Royal Trust Company be appointed agents as they already had an interest in the property through an option agreement. MA 8411

Up to the present we have not had any reply from you, and would like to know if this has been turned over to them, or if you still wish us to look after the property.

We are enclosing herewith City of Vancouver tax notice which Mrs. Negoro sent in to our office.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

WVB:MC
Encl.

Per *W. V. Belcher*
Rental Department.

6772.

September 9, 1942.

Macaulay, Nicolls, Maitland & Co. Ltd.,
435 Howe Street,
Vancouver, B. C.

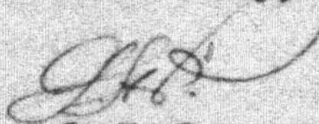
Dear Sir:

Re: Mrs. Shinichi (Chizu) NEGORO

With reference to your report of May 12th
and letter of June 24th last, as recommended by you we
are placing the property in the hands of the Royal Trust
Company for management.

We very much regret our delay in answering
your correspondence regarding this file and wish to thank
you for your kind co-operation.

Yours truly,


G. H. Peers,
Administration Department.

GHP/P

6771 & 12612.

September 9th, 1942.

Royal Trust Co. Ltd.,
626 West Pender St.,
Vancouver, B. C.

Dear Sir:

Re: Mr. & Mrs. Shinichi NEGORO

With regard to the property of the above which we are asking you to manage on behalf of the Custodian, would you kindly give us the details of the purchase agreement between the above and Elizabeth E. McFeely and Robert S. Lennie. In particular, we would like to know the original amount, payments made, amount in arrears, payments agreed to, and rate of interest.

Thanking you for your co-operation in this matter, we remain,

Yours truly,



G. H. Peers,
Administration Department.

GHP/P.

ADDRESS ALL COMMUNICATIONS
TO THE COMPANY

12612 - out to Sheno
6771

Rece
CABLE ADDRESS
"ROYALTRUST"

The Royal Trust Company

EXECUTORS AND TRUSTEES

626 PENDER STREET WEST

Vancouver, B.C.

September 11, 1942.
L 4017

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 12 1942

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B. C.

RE: MR. & MRS. SHINICHI NEGORO

1254 - 1260 POWELL ST

Dear Sir:

Replying to your letter of the
9th September regarding the purchase agreement
covering the above property. This is an option
between the Executors of the E. J. McFeely and
C. L. Jameson Estates and Sannosuke Maikawa,
dated 26th September 1937.

The purchase price under the
above agreement was \$1,780.41 with interest at
7% payable \$100.00 cash and \$25.00 per month,
plus taxes, water rates, insurance premiums,
etc.

The agreement provides that the
balance due under the above is payable on the
26th September, 1942. The following amounts
have been paid on the agreement.

| | |
|-----------------------|------------------|
| Cash payment | \$100.00 |
| Payments on principal | 419.53 |
| Payments on interest | 399.06 |
| | <u>\$ 918.59</u> |

Sept 14/42
Planned Mr Jameson will
He will phone when
rented to discuss
arrangement to pay taxes
payments to interest

12612 & 6771.

September 29, 1942.

The Collector,
City of Vancouver,
City Hall,
Vancouver, B. C.

Dear Sir:

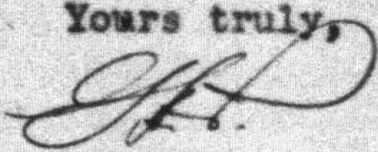
Re: Shinichi & Chizu NEGORO

With regard to a property described as Lot 12/3, Block A, D.L. 182 and known as 1254 Powell Street, the title to this property remains in the name of E. E. McFeely and Robert S. Lennie, Trustees, and is under Agreement of Sale to Shinichi NEGORO and Mrs. Chizu NEGORO.

Certain taxes on this property are under consolidation and the property comes to tax sale this year. As the interest of the above named Japanese now vests in the Custodian, would you kindly see that this property does not go to tax sale without permission of the Custodian.

Thanking you for your co-operation in this matter, we remain,

Yours truly,


G. H. Peers,
Administration Department.

GHP/P.

12612 & 6771.

October 29, 1942.

Canadian Surety Co.,
789 West Pender St.,
Vancouver, B. C.

Dear Sir: Attention Mr. A. Morrison McTavish

Re: Shinichi & Chizu NEGORO

With reference to your bond guaranteeing an Agreement between Shinichi NEGORO and the City of Vancouver regarding a driveway crossing the sidewalk at the property known as 1254 East Powell St., we understand that the premium on this bond is one year in arrears and we would be pleased to receive from you separate invoices covering the current year premium and the past due premium.

As arranged, the past due premium will be paid by us at once and the current premium will be paid as funds become available from rentals.

Thanking you for your attention to this matter, we remain,

Yours truly,

G. H. Peers,
Administration Department.

GHP/P.

Copy

THE ROYAL TRUST COMPANY

Executors and Trustees
626 Pender Street West

Vancouver, B.C.
#L.4017

27th October, 1942.

The Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
675 W. Hastings Street,
Vancouver, B.C.

Dear Sirs,

re: Mr. & MRS. SHINICHI NEGORO - #1254-60
POWELL ST. - YOUR FILE 6771 & 12612.

We enclose copy of letter from the City Solicitor,
addressed to R.S.Lennie and Mrs. E.E.McFeely, in connection with
the sidewalk crossing at the above property.

As representing the above Japanese, you will no
doubt wish to take the matter up with the City Solicitor. For
practical purposes we think the crossing should be maintained.

Yours faithfully,

(Signed)
G.R. Somerville
Manager Mortgage Department.

GRS/VET
Encl.

Copy

THE ROYAL TRUST COMPANY

Executors and Trustees
626 Pender Street West

Vancouver, B.C.

23rd October 1942.

ATTENTION MR. SHEARS.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
City.

Re: Mr. and Mrs. Shinicki Negoro.
Files 6771 & 12612.

Dear Sirs

Our inspector reports that the dwelling # 1254 Powell Street is of very inferior construction. The interior is not finished, being of unpainted rough lumber, partly papered with brown paper. There are six rooms, all very dirty with very poor floors, the kitchen is dirty, has no cupboards but there is a sink. There is a toilet downstairs and an arrangement where water can be run into a wooden tub and heated by a fire pit underneath. This has apparently not been condemned by the fire department or health department as it appears to have been used.

The large two storey frame building on the east side of the property has been used to make fruit boxes of cardboard and light plywood. It might rent as a workshop or warehouse but it is very roughly built.

There are wood sheds or garages at the rear, giving storage space for fuel, needed as there are no basements or central heat.

We would recommend the buildings be rented as is at a moderate rent with the tenant to clean or decorate as desired.

Will you please advise what insurance is in force or if this is to be arranged. The properties are vacant at present and have your "No Trespassing" signs nailed prominently in front.

Yours faithfully,

S.V. Smith, (signed)
Manager, Rental Department.

HLR.

Copy

R.S. Lennie, K.C.,
and Elizabeth E. McFeely,
736 Granville Street, C I T Y.

City Hall,
Vancouver, B.C.
October 22nd, 1942.

Dear Sir and Madam,

re: LOT 12, BLOCK 3, SUBDIVISION "A", DISTRICT
LOT 182, AND RE SIDEWALK CROSSING INSTALLED
IN FRONT OF SAID PREMISES.

I find that the above-described premises are registered in your names, in trust, filings 24060 and 18404.

In 1932 a Japanese tenant of the said premises, Shinsuke Sugamori, applied for and received permission to establish and use a sidewalk crossing to serve the said premises, and entered into the usual agreement with the City in respect thereof, and furnished the necessary bond.

The said Japanese is not now in occupation of the premises, and the bonding company has requested that their bond be cancelled and the agreement covering the crossing terminated.

Before eliminating the crossing and restoring the curb, I am writing to you to ascertain whether or not you wish to continue the said crossing.

The right to use the sidewalk-crossing and the facilities for crossing, namely, an established re-inforced concrete crossing, is often a valuable concession which enhances the rental value of the premises.

If you desire to continue the crossing, it would be necessary to enter into an indemnity agreement with the City and pay \$5.00 for the agreement, \$2.50 registration fees, and \$1.00 per annum rental.

The cost of establishing a re-inforced concrete crossing after permission therefor has been granted by the City Council, varies from \$25.00 to \$50.00, pending on the width thereof.

Kindly advise me whether or not you wish to retain the use of this Crossing on the terms aforesaid. I understand that your present tenant uses the crossing occasionally.

Yours truly,
"ARTHUR E. LORD"
City Solicitor.

12612
677

30th October, 1942.

The Royal Trust Company,
626 West Pender Street,
Vancouver, B.C.

Dear Sirs:-

Re: Shinichi & Chisa NEGORO

In reply to the last paragraph of your letter of October 23rd with reference to the above named. In a report covering this property located at 1254 Powell Street, dated September 23rd from Ker & Ker Limited, they advise that the following fire insurance was in force at that time:-

National Provincial Insurance Company, Policy #668977
for \$700.00, expiring March 4, 1943;

North British & Mercantile Insurance Company, Policy
#399608 for \$500.00, expiring October 8, 1942;

These two policies cover on the warehouse. The following policy is on the house:-

National Provincial Insurance Company, Policy No.
666320 for \$800.00, expiring November 14, 1943.

They advise us also that these three policies are being held by yourselves, The Royal Trust Company. Would you kindly check up on these, please?

With reference to the North British & Mercantile Policy No. 399608 referred to above, that policy apparently expired October 8th and if that coverage is necessary, then the renewal of same should be attended to immediately. Will you kindly give this matter your attention also.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:PM

ADDRESS ALL COMMUNICATIONS
TO THE COMPANY

Libson
CABLE ADDRESS
"ROYALTRUST"

The Royal Trust Company

EXECUTORS AND TRUSTEES

626 PENDER STREET WEST

Vancouver, B.C.

4th November 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 5 1942

12612- with Peers

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

Dear Sirs: re: Shinichi and Chizu NEGORO,
File Nos. 12612 and 6771

In reply to yours of the 30th ult., we
have checked on the insurance and find that the
policies are held through our Mortgage Department.

The renewal of the North British and
Mercantile Policy No. 399608 was attended to by
our Insurance Department.

Yours faithfully,

S. V. Smith

S. V. Smith,
Manager, Rental Department.

JLW



**THE
CANADIAN SURETY
COMPANY**

HEAD OFFICE - TORONTO

VANCOUVER BRANCH OFFICE
HALL BUILDING
VANCOUVER

OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION
RECEIVED
DEC 4 1942

December 3rd, 1942.

Re: Bond No. 154038 - Shinsuke Sugamori to City of Van-
couver, \$2,000.00 covering sidewalk crossing agreement.

Mr. G. H. Peers,
Office of the Custodian,
(Japanese Evacuation Section),
506 Royal Bank Building,
Vancouver, B. C.

Your File No. 12612 & 6771.

Dear Sir:

Referring to your letter of October 29th, last,
concerning the payment of the premiums on the above des-
cribed bond, we assume that you have noted on the records
that in the event of any liability arising under this bond
that we would have a claim against the property.

Would you be good enough to confirm this and
oblige.

Yours very truly,

F. B. LEWIS,
Manager.

FBL/LG

Review with
Mr. Gibson



6771 and 12612

February 27, 1943.

Royal Trust Company,
626 West Pender Street,
Vancouver, B. C.

Dear Sirs:

With reference to property under your management located
at 1254 and 1260 Powell Street, and Shinichi NEGORO, Chizu NEGORO.

There are as you are aware the following policies in force--

North British Mercantile #625270 covering for \$500.00 on
the building at 1260 Powell Street.

National Provincial #668777 covering for \$700.00 on the
building at 1260 Powell Street.

National Provincial #668320 covering for \$600.00 on the
building at 1254 Powell Street.

All of these policies are written in the name of "The Estate
of the late E. J. McFeely and the Estate of the late Mrs. C. L. Jameson".

There is nothing to indicate that the above named Japanese
persons have an interest in this property in so far as these policies are
concerned, and I would suggest changing the name of the assured by endorsement
to read "The Secretary of State of Canada, acting in his capacity as Custodian,"
with loss, if any, on the buildings only payable to the "Estate of the late
E. J. McFeely and the Estate of the late Mrs. C. L. Jameson". Will you kindly
issue instructions to the Insurance Companies to have this change made please.

The National Provincial Policy #668777 referred to above
expires March 4th next and if this coverage of \$700.00 along with the \$500.00
being carried under the North British and Mercantile #625270 is necessary, I
would ask you kindly to issue instructions to have it renewed.

Yours truly,

S. M. Gibson,
Insurance Department.

ENC:MAP

*Royal Insurance Placed
Mar 3/43
making changes as
requested*

12612
6771

March 21, 1944.

Mr. Shinichi NEGORO,
Registration No. 05318,
TASHME, B. C.

Dear Sir:

Re: National Provincial Pol. #669385

The above numbered policy has been issued to cover for \$1,200.00 on property described as Lot 12, Block 3, D. L. 182, and being No. 1260 Powell Street, between Vernon and Clarke Drive, Vancouver, B. C.

This is a renewal of National Provincial Insurance Policy No. 669209.

The premium for one year amounting to \$10.68 is being paid to the insurance company and charged to your account.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

6771
12612

March 19th, 1945

Mr. Shinichi NEGORO,
Registration No. 05318,
Tashme, B. C.

Dear Sir:

Re: National Provincial
Policy No. 669811

The above numbered policy has been issued to cover for \$1,200.00 on the building situate on your property described as being Lot 12, Block 3, D.L. 182, No. 1260 Powell Street, Vancouver, B.C. This is a renewal of policy No. 669385.

The premium for one year, amounting to \$10.68, is being paid to the Insurance Company and charged to your account.

Yours truly,

S.M. Gibson
Insurance Department

SM:KT