

10178



REAL ESTATE

BUREAU POWELL STREET

FILE NO. \_\_\_\_\_

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: NISHIO Hama (Mrs. Ippei)

HOME ADDRESS: 2416 W. 12th Ave., Vancouver B.C.

REGISTRATION NUMBER 00525 SEX: Female AGE: 46

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: Hama

ADDRESS OF WIFE OR HUSBAND: 2416 W. 12th Ave., Vancouver B.C.

NAMES OF ANY LIVING CHILDREN: Tomiharo (M) Norikazu (M)

Kazuyasu (M) Rei (F)

ADDRESS OF CHILDREN: 2416 W. 12th Ave., Vancouver B.C.

AGE OF CHILDREN: 21, 18, 16, 14.

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

1. LOCATION AND DESCRIPTION: City of Vancouver B.C.

Lot 9, Block 401, Subdivision of District Lot 526.

Group 1, District of New Westminster B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 6 room living house.

1 Garage.

3. INSURANCE (Give particulars; state where policies are) Ohio Farmers Insurance Co.

on Dwelling \$30000.00. Policy No. 764. Policy in declarant's Possession.

4. TAXES (Amount and where payable) Taxes \$120.00. Payable At City Hall. 1942

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner.

Rented to E.R. Bensted, Monthly rental of \$20.00. Until the owner

returns. Agent Mr. Burnard S. Thomson. 416 W. Pender St., Vanc'r.

*Property belongs to son  
Tom. Mrs. Nishio  
Feb 10/81*



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In Son's Possession Tomitaro Nishio.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN none

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: See page 1, Section 2.

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

*Labelled and  
checked with  
Charles W. Smith  
on 10/18/81 for  
the purpose of  
this statement*  
Judge R. Towns

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: Bank of Canada (Royal) Main and Hastings Sts., Vanc'r  
\$15.00. Account Unknown.9. LIFE INSURANCE: none10. INTEREST IN ANY ESTATES OR TRUSTS. none11. SAFETY DEPOSIT BOX: none**LIABILITIES:**1. PERSONAL DEBTS: none2. TRADE DEBTS: none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 28th day of May 1942.B. Menthur

Witness

(Signature) Hama Nishio

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date 15 - 4 - 43

Our File No. 10178

Full Name NISHIO, Hana (Mrs. Ippai)  
(Surname in Block Letters)

Registration No. 00525 Male - Female  
(check) Age 25 - 1 - 1896

Former Address 2416 West 12th Avenue, Vancouver, B. C.

Date Evacuated 28 - 5 - 42 Naturalized - Canadian-Born - National  
(check)

Present Address Bridge River, B. C.

Married - Single  
(check)

Name of Wife Ippai - 00524

Name of Husband -----

Name of Mother (Nee' HAYASHI) Hiyaku Name of Father KUMATSUZAKI - Burjiro (Dec'd).

Names of Children over under 16 Itsuski (M) 22 - Japan

Tomitaro (M) 20 - Canada

Morikazu (M) 17 - Canada

Requested by AM

Registered with Custodian  
(Yes or No)

Additional Information



for file 10178

REAL PROPERTY SUMMARY

**JAPANESE NAME:** Tomitaro NISHIO      Reg. No. 00530      File No. 10181.  
Copy for File 10178.

**CATALOGUE NO:** 380.

**PROPERTY ADDRESS:** 2416 West 12th Avenue, Vancouver, B. C.

**LEGAL DESCRIPTION:** Lot 9, Block 401, District Lot 526, Group 1, N.W.D., Plan 3944.

**TITLE:** Registered in the name of Tomitaro NISHIO.

**ENCUMBRANCES:** None registered.

There is an unregistered Deed given by Tomitaro NISHIO to Ema NISHIO  
File No. 10178, Wife of Ippai NISHIO. (Tomitaro NISHIO'S Mother).  
dated March 4th, 1942.

Vesting Order filed No. 34706.

**ASSESSED VALUES:** Land      \$ 990.00  
Improvements \$2600.00 - \$3,590.00.      Taxes - \$125.36.

**CLASSIFICATION:** This is a 7-room 2 storey bungalow built on a 50' x 125' lot.  
The valuator reports as follows: "This is a very modern 7-room stone  
bungalow with 5 rooms on the main floor and 2 finished in the attic.  
About 20 years old, on a lot 50x125 facing a park. Value - \$4200.00.  
W.G. Moore, Pemberton Realty Corporation Limited".

**HISTORY OF ADMINISTRATION:** This property was leased by Tomitaro NISHIO as from May 29th, 1942,  
on a monthly basis to Mrs. G.E. Bansted (a friend of the owner's)  
Consideration - \$20.00 per month, payable in advance. The June/42  
rent was paid to the Bank of Montreal, Main and Broadway Branch.  
The rents for July, August, September and October/42 were paid to the  
Office of the Custodian. From then on until sale of property Messrs.  
Ker & Ker acted as rental agents.

Rents collected - \$360.00 - against which were the following charges:

Water rates	\$ 7.55
Commission	<u>15.00</u>
	\$22.55

**SOLD:** To Alan Douglas Estabrook for \$4,250.00 as at November 1st, 1943.  
Approval of Advisory Committee - October 27th, 1943.

Funds released to the credit of Tomitaro NISHIO, as at December 30th,  
1943, against which were the following charges: Real Estate Commission  
- \$212.50, Valuation - \$5.00, Advertising - \$4.00, Registration Fees  
\$6.90 = \$228.40, leaving a net credit of \$4,021.60 from said  
transaction.

Adjustments as at November 1st, 1943, to the amount of \$3.96 -  
Purchaser's share of Unexpired Fire Insurance Premiums, \$19.75 -  
Purchaser's share of 1943 Taxes, and \$2.51 - Purchaser's share of  
Water Rates = \$26.22, were placed to the credit of Tomitaro NISHIO'S  
account.



account.

Page 2.

File No. 10181.  
Copy for File 10178.

There are two letters on file, the first one from Hama NISHIO dated July 6th, 1944, asking for the proceeds of the sale of this property which was turned over to her by deed, dated March 4th, 1942. This is an unregistered deed on file. The second one being a letter from Tomi-taro NISHIO, dated June 24th, 1944, authorizing the Custodian to pay over all the funds at his credit to his mother, Hama NISHIO. This was done by cheque No. 1006, for \$4,250.00, dated July 14th, 1944, in favour of Hama NISHIO.

The following Fire Insurance Policy:-

Ohio Farmers Insurance Co., Policy No. 764 - \$3,000.00, covering on the dwelling, was transferred to Alan Douglas Estabrook, 3rd December, 1943.

**OLD CERTIFICATE OF TITLE**

No. 71030-L

There is nothing on the file to show where the Certificate of Title was kept.

Certificate of Title No. 94852-L in the name of Alan Douglas Estabrook was handed to him on 29th December, 1943. Receipt of even date acknowledging same is on file.

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

October 26th, 1946.

DAC:JS

  
W. A. CRAMER.



November 5, 1944

CHATELLE SUMMARY

File No. 10161  
(Copy for  
File No. 10179  
File No. 10178

Tomitaro NISHIO (son)

Reg. No. 00530

Ippai Nishio (father of Tomitaro)

Reg. No. 00524

Hana NISHIO (Mrs. Ippai)

Reg. No. 00525

The above three Japanese persons declared on their JP forms that they had no chattels in the protected area of British Columbia. However, in Ker & Ker's (agent) report dated October 20, 1943 they stated there was a very large quantity of furniture in the property at that time but suggested that a complete inventory should not be taken just then as the tenant, Mrs. Bansted, had advised that Mr. Nishio intended to move many of his effects from the house in the near future.

(According to a penned note at the bottom of the memo on file dated January 4, 1944 Mr. Green advised that Mr. Field of P. S. Ross & Sons stated these chattels belonged to Ippai Nishio, father of Tomitaro. However as Ippai did not declare chattels either and they were on the premises known as 2416 W. 12th Avenue, which real property was registered in the name of the son, they were dealt with on the son's file.)

On making a further check regarding chattels the agent sent to us on February 10, 1943 a copy of a letter dated February 8, 1943 from Mrs. Bansted in which she stated that Mr. I. Nishio had removed all the furniture and belongings from the house with the exception of kitchen gas range and dining room buffet. (The range was later purchased by Mr. Estabrook, new owner of the real property, and the buffet was sold at Vancouver Auction 19 on May 9, 1944). According to Mr. Green's memo dated December 21, 1943 Mr. Estabrook advised that there were chattels in a room at 2416 W. 12th Avenue and also some around the house.

On April 22, 1944 Mrs. Bansted wrote stating she had received a letter from Ippai Nishio regarding the disposal of the balance of the furniture. He advised her to pack in a cardboard box and send to him "collect" any small and easily handled articles, to dispose of the bulky ones at any prices obtainable, and give the worthless goods to the Red Cross or anyone who could use them. In any case he left it up to her to dispose of them.

According to Mr. Spain's memo of May 2, 1944 the chattels were removed from 2416 W. 12th to 992 Powell to be included in an auction to be held in May, except the items which he listed as being purchased by Mr. Estabrook, the new owner of the real property. These were: Stove, Lamp, Ping Pong Table, Work Table, Pruning Implement, Hearth Curb, Set of Weight Scales and a ladder. We received through Mrs. Bansted a cheque in the amount of \$65.00 for the above items. Mrs. Bansted purchased for herself a Teakwood Chest and 2 Porcelain Vases for \$35.00, as per our receipt No. 8648 on file.

According to the memo on file dated May 9, 1944 a box trunk and 2 trays belonging to a traveller's trunk were abandoned as having no value. The remainder of the chattels were sold at Vancouver Auction 19 on May 9th, 1944. The auction sheets covering this auction were sent to Hana Nishio on October 19, 1944 (mother of Tomitaro Nishio).

All funds derived from the sale of chattels were credited to Tomitaro's account with the Custodian, but these together with the funds derived from the sale of the real property known as 2416 W. 12th Avenue, Vancouver, were remitted to Hana Nishio at the request of the son, Tomitaro.

Chattels accordingly closed.

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

E. Robertson E. Robertson.











*Shears*  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
JUL 8 1942

Vancouver, B. C.

7th July, 1942.

Your Reference: File No. 10178

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

Attention Mr. F. C. Shears

Dear Sir:

I have for acknowledgement, your letter of  
July 3rd regarding rental arrangements for property of Mrs.  
Ippel Nishio.

Beg to advise that prior to receipt of your  
letter, I deposited to the account of Mrs. Nishio at the Bank  
of Montreal, Main Branch, the sum of Twenty Dollars (\$20.00)  
to cover rental for the month of June. However, in future, I  
shall remit direct to your office together with special forms  
supplied by you, as requested.

Yours very truly,

*William L. Bennett*

2416 West 12th Ave.,  
Vancouver, B. C.



10178

July 3rd, 1942.

Mrs. Elizabeth R. Bensted,  
2416 West 12th Avenue,  
Vancouver, B.C.

Dear Madam:-

re NISHIO, Hama Mrs. Innei

We are in receipt of your letter of the 17th ultimo regarding rental arrangements for property of the above.

We also received a letter from Mr. Nishio in the same connection. However, it is our present policy in every case for rentals to be sent to this office.

In view of the fact that Japanese properties come under our custody, in order that we may be in a position to know that rentals are being paid regularly and other arrangements lived up to, we require that all revenues be remitted to this office.

If there are no debts against the property after taking care of taxes and other matters of upkeep, the balance is retained to the credit of the owner.

We have no objection, however, to following the wishes of the owner and to pay out any moneys that are available. In the present case as it is the wish of Mrs. Nishio we will deposit the net revenues to her credit at the Bank of Montreal, 500 Granville Street, Vancouver.

Will you, therefore, kindly remit to this office each month and we enclose herewith our forms for you to use



*Shears*

2416 West 12th Avenue,

Vancouver, B. C.

17th June, 1942.

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

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
JUN 18 1942

Attention Mr. F. C. Shears  
Your Reference: File #10178  
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Dear Sir:

I have for acknowledgement, your letter of June 12th, in connection with the rental of the property of Mrs. Hama Nishio, at 2416 West 12th Avenue, Vancouver, B. C.

I understand Mr. Ippei Nishio has called on you and given you full particulars of our rental agreement; that is, I have agreed to rent the above property at a monthly rental fee of \$20.00. My tenancy started June 1st, 1942 and monthly rent is due the 20th of each month, starting June 20th, 1942. As arranged, I shall deposit this amount each month to the account of Mrs. Hama Nishio at the Bank of Montreal, 500 Granville Street, Vancouver, B. C.

I trust you will find the above in order.

Yours truly,

*Elizabeth R. Gentry*



Shears

543 Granville Street,

Vancouver, B. C.

17th June, 1942.

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

Attention Mr. F. G. Shears  
Your Reference: File #10178  
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Dear Sir:

I beg to advise you in connection  
with the rental of the property of my wife, at 2416  
West 12th Avenue, Vancouver, B. C.

It has been arranged that the tenant,  
Mrs. E. J. Bensted, will pay into Mrs. Nishio's savings  
account at the Bank of Montreal, 500 Granville Street,  
Vancouver, B. C., a monthly rent of \$20.00, starting from  
1st June, 1942 and payable the 20th of each month.

The above arrangement has been made with  
you, today. I trust it will be entirely satisfactory  
to you.

Thanking you,

Yours faithfully,

*I. Nishio*

Mr. Ippai Nishio.



FILE # 10178

MEMORANDUM

June 11, 1942

To Mr. Shears

From Mr. Alexander.

This file is attached. Mr. Thompson telephoned me yesterday that he had received a letter from the Custodian's office asking whether he would collect the rent and make payments to us, i.e. as Agent appointed by the Japanese. This he seemed loathe to do. I can find no record in the file or elsewhere of the letter sent by this office to Mr. Thompson.

Yesterday I received a telephone call from Mrs. E. R. Bensted, wife of Mr. E. R. Bensted, who is renting the house at \$20. per month.

Mrs. Benstead has for a number of years been private Secretary to Mrs. Nishio. In this instance I would suggest that you get in touch with Mrs. Bensted and arrange for her to send us particulars of her rental agreement, a statement with cheque covering rents to date and an undertaking from her that future rents will be paid by her direct to this office.

Also we should ascertain whether the house is furnished or not and if furnished we should have a signed inventory from the tenant. ✓

*RA*

*P. Jung*

RPA/PMH