

10181

PERSONAL

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 10181

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, Tomi Taro

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

REGISTRATION NUMBER 00530 SEX: Male AGE: 21

OCCUPATION: Student

(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? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: None

2. BUILDINGS AND OTHER IMPROVEMENTS: None

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) None

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

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None

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: 2416 West 12th Ave., Vanc'r, B. C.
Living with family.

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

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 Montreal, Main Branch, Vanc'r, B. C.
Amt. \$20.009. 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 _____ day of _____ 1942.

[Signature]
Witness

(Signature) Domitars Mendis

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date 15-4-43

Our File No. 10181

Full Name NISHIO, Tomi *Taro*
(Surname in Block Letters)

Registration No. 00530

Male - Female
(check)

Age Jan. 14, 1921

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

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

Present Address Bridge River, B. C.

Aug. 18/44 : 303 Gough St., London, Ont.

Married - Single
(check)

Name of Wife --

Name of Husband --

Name of Mother KOMATSUNAKI, Hama
00525

Name of Father NISHIO - Ippai (00524)

Names of Children under 16

Requested by AM

Registered with Custodian (Yes or No)

Additional Information Student - 1 year varsity.

Ker & Ker Ltd. named.

Date..... 10/11

REAL PROPERTY MEMORANDUM

File No. 10181

Name. Tomi-taro NISHIO

Catalogue No. 380

Re: 2416 W. 12th Avenue, Vancouver.
Dwelling.
9/401/526.

TITLES AND ENCUMBRANCES.

A. Title No. 71030 L

Property. Lot 9, Blk. 401, D.L. 526, G. 1, D.N.W. Plan 3944

Name. Tomitaro Nishio

Whereabouts. Not stated. JP Form says "none" Possibly in L.R.O.

B. Charges.

Registered. None.

✓ Vest@d. 34706

Unregistered. Father, Ippai Nishio, appears to have been taking an active part in managing. He may have some undisclosed interest (inter-family). Probably need not be regarded unless Ippai Nishio is an Enemy.

Taxes. \$118.07, 1943 paid, receipt on file. no arrears or consolidated.

Insurance. Ohio Farmers 764 \$3000.00 Exp. 18/7/44.

Assessed Values Land. \$950.00

Improvements. \$2600.00

Valuation by Appraiser. \$4200.00 (agent's value in report \$4000.00)

Amount of Bid. \$4250.00

Approved by Advisory Committee. 27/10/43

Paid as shown in attached letter. 1/11/43 from A. D. Estabrook direct.

Name of transferee as attached letter. ✓

ADMINISTRATION.

Tenancy.

Rented at \$20.00 per month. Ker & Ker rental agents
Rental date, 20th of each month.

Chattels.

Agent's report states "very large quantity" Ker & Ker lr. of 5/2/43 states that tenant told them all shipped except the kitchen stove - later, also a dining room buffet. Check to verify.

October 30th 1942.

File Number 10181

Registration Number 00530

NISHIO, Tomi Taro.

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

LOCATION AND NATURE OF PROPERTY:

2416 West 12th Avenue, Vancouver, B. C.
Lot 9, Block 401, D.L. 526, Group 1, New
Westminster District.

OWNERSHIP:

NISHIO, Tomi Taro

BUILDING:

A modern semi-bungalow situated on the south side of Twelfth Avenue between Larch and Balsam Streets, three blocks from Broadway Streetcar line. There is a verandah across the front of the dwelling, centre entrance to small hall, door opens from hall into living-room on the right approximately 15 x 21 with hardwood floor and brick fireplace at the west end. Double French doors off living-room to dining-room at the rear approximately 14 x 13, buffet recess, fir panelling five ft. high, swing door to cabinet kitchen with tile sink, nice nook. Gas. On the left of the entrance hall doorway opens into very small hall off which there is a bedroom on the left hand front approximately 12 x 13. There is a doorway from this bedroom which leads into square centre hall off which is another bedroom, two cupboards, modern bathroom with Pembroke tub with tiling on the walls above the tub. There is a doorway from this hall leading to the basement. There is also a doorway off this small front hall which leads to two large bedrooms upstairs and three cupboards. There is a full concrete basement, hot air heating plant, sawdust burner, gas hot water heater, laundry tubs, etc. There is a single frame garage at the rear of the property. The exterior of the house is stucco with "Prepared" roof and exterior is in fair condition. The interior of the dwelling downstairs is in very nice condition; the upstairs has not been touched.

LAND:

The size of the Lot is 50 x 125.

TAXES:

No arrears.
1942 nett taxes paid \$120.57

ASSESSMENT:

Assessment of Land	\$ 950.00
Assessment of Building	2700.00
Total Assessed Value	<u>\$3650.00</u>

INSURANCE:

Regarding Insurance, as the Evacuee has apparently already left the City there is no information which we could obtain about the insurance being carried on the dwelling and on the furniture at the present time. We asked the tenant, Mrs. G.E. Bansted if she had any information concerning same (Mrs. Bansted was in the owner's office at one time) and she stated that she did not know anything about the insurance but assumed that the information had been given to the Office of the Custodian. There is no information on your J.P. Form concerning same. We would therefore ask you to kindly forward us particulars of this insurance for our files. We will then advise you whether we think the property is sufficiently protected.

FINANCIAL POSITION:

In our opinion the financial position of this property is satisfactory. The dwelling is rented for a nominal rent but sufficient to take care of the carrying charges such as taxes, insurance and water, at the same time it will not leave much revenue for the owner.

FURNITURE:

There is a very large quantity of the evacuee's furniture in the property at the present time. Most of the furniture has been moved upstairs into two bedrooms which are not being used by the tenant. These bedrooms are not locked and the furniture is scattered throughout the two bedrooms. There are also many articles belonging to the evacuee in the basement. The tenant states that she is not utilizing any of the furniture on the ground floor which belongs to the owner. The tenant also informs us that it is the intention of the evacuee to move many of these effects out of the house in the near future. If this is the case it would ^{not} be wise to make a complete inventory at the present time. Nevertheless, the tenant stated that it is her intention to make an inventory of this furniture.

Will you kindly advise us if you wish a complete inventory made at the present time, having same signed by the tenant and forwarding the usual copy to your Department. We will of course have to abide by the information given us by the tenant as to what articles are the owner's and what articles belong to the tenant.

REMARKS:

As previously stated the tenant in the dwelling, Mrs. G.E. Bansted, has apparently known the Evacuee for a considerable period of time and therefore was given the premises at a very moderate rental of \$20.00 per month, the owner to pay the water. The premises were occupied on the 29th day of May 1942 and the rental for the month of June was paid to the Bank of Montreal, Main and Broadway Branch, to the account of the Evacuee.

The rent for the periods of July, August, September and October, were paid to the Office of the Custodian. The rent which is now outstanding would be for the period from November 1st to November 30th, according to information procured from the tenant. We presume that you will check the above.

RECOMMENDATIONS:

We recommend that in view of the above arrangement being made direct between the owner and the present tenant, Mrs. G.E. Bansted, that it be allowed to stand provided the owner does not require any revenue from the property although a much higher rent could readily be obtained on today's market. We do not know what the position of these properties will be, say, in the event the War continues for a period of three or four years. The rent has been set at \$20.00 per month and therefore cannot be increased according to the Regulations of the Wartime Prices and Trade Board, unless your Department has the authority to cancel any such arrangement and set a proper rental value on these properties which have been rented at a nominal rent.

In view of the fact that there is no Agent looking after this property, and that we have made a Report on same, we recommend that we be instructed to advise the tenant to pay her rent to this office, and to take charge of the property on your behalf and on behalf of the Evacuee, collect the rents in the usual manner and remit them to your office. Will you kindly advise us in this regard so that we may inform the tenant to pay the November rent to this office.

THE RENTAL VALUE:

In our opinion the above premises could be rented today at a rental of \$45.00 per month.

THE SALE VALUE:

The sale value of this property on today's market would be approximately \$4000 gross.

This property was inspected on October 30th 1942 by Mr. J.M.Anderson, Rental Manager, and the writer.

KER & KER LTD.

Per.

Alan N. Ker

C
O
P
Y

PEMBERTON REALTY CORPORATION LIMITED.

October 9, 1943.

#380—2416 West 12th Ave., 9/401/526.

This is a very modern 7-room stucco 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

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore."

W. G. Moore.

WGM-JM

AS

REAL PROPERTY SUMMARY

JAPANESE NAME: Tomitaro NISHIO Reg. No. 00530 File No. 10181.
CATALOGUE NO: 380. Copy for File 10178.

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 Hana NISHIO
File No. 10178, Wife of Ippei NISHIO. (Tomitaro NISHIO'S Mother).
dated March 4th, 1942.

Vesting Order filed No. 34706.

ASSESSED VALUES: Land \$ 950.00
Improvements \$2600.00 - \$3,550.00. 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 stucco
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 15.00
\$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

D. A. Cramer
D. A. CRAMER.

2416
NISHIO, Tomitaro
-246 West 12th Ave., Vancouver, B. C.
Evac. File 10181



Picture Taken May 3, 1943.

2840 W 6th Ave
Vancouver BC
Oct 22, 1943

Department of the Secretary of State
Office of the Custodian
506 Royal Bank Bldg
Hastings & Granville
Vancouver B.C.

EVACUATION SECTION	
Rec'd	OCT 23 1943
File No.	10181
Ans.	<i>[Signature]</i>
Refered	<i>Chairs</i>

Re your file no. 10181

Gentlemen:

I am herewith submitting
a revised bid for the property
Catalogue No 380, at 2416 W 12th Ave.
at \$4250.00, which will I hope
meet with your favorable
consideration.

I should very much
appreciate, however, any inform-
ation you may be able to give
me as to what delay might be
entailed in gaining a clear title
to the property in the event of
my tender being accepted. Also
any information regarding any
present lease, encumbrances etc.

Yours very truly
R. D. Estabrook

10151

Rec'd	
File No.	10108
Ans.	<i>Ans</i>
Referred	

2996 West 37th Avenue,
Vancouver, B. C.

October 4, 1945

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

Dear Sirs:

I hereby tender the sum of *\$3258.00* on 2416 West 12th Avenue.

Enclosed please find certified cheque for *10% = OK 3258.00*

Yours truly,

Geo. E. Davidson
c/o Pemberton Realty Corp. Ltd.,
418 Howe Street,

Encl.

4258.00

The Custodian
506 Royal Bank Bldg.
Vancouver B.C.

10181

Oct. 4, 1943

File No.	10181
App.	R.H.
Referred	

I wish to tender on the following real estate:

Catalogue No 380 - 2416 W 12th Ave.

Tender \$3300⁰⁰ cash

Enclosed \$330⁰⁰ for 10% of full offer

A.D. Estabrook

TILL
Nov 1st / 43 { 2449 W 3rd Ave
Vancouver B.C.
BA 6114R

AFTER
Nov 1st / 43 { 2840 W 6th Ave
Vancouver B.C.
BA 8442L

4300

J. G. Shears
JMS

10181

5163 West 3rd Ave.,
Vancouver, B.C.,
October 2nd 1943.

"The Custodian"
506 Royal Bank Building,
675 West Hastings St.,
Vancouver, B.C.

Reference: 380
Catalogue Parcel #20101.

Dear Sir:

Enclosed please find certified cheque for
\$350.00, representing 10% of the valuation of \$3500.00
I place on the property located at 2416 West 12th Ave.,
Vancouver, B.C.

Trusting my tender will be accepted I re-
main,

Sincerely,

D. Irving

J. G. Shears
wms

4200⁰⁰

10181

3473 - West 13th Ave
Vancouver, B.C.

Bay 0929 Y

Sept 29 - 1943

The Custodian
516 Royal Bank Bldg,
Vancouver, B.C.

Rec'd	
File No.	10181
Ans.	Frank
Referred	

Dear Sir:

Re Catalogue 380

I herewith offer price of \$2650⁰⁰ cash
on Japanese property known as 2416 - West
12th Ave, Vancouver, B.C. and described as
Lot 9, Block 401, D.Y. 526, Custodian file
No. 10181.

As requested I am enclosing marked
check for 10% of my offer namely \$265⁰⁰.
Hoping this offer will be accepted
I remain,

Sincerely

(Mrs) S. E. Barnett.

J. G. Shear
21st

4200⁰⁰

File No. 10181
Catalogue No. 380
2416 West 12th Avenue
9/401/526

Receipt of Certificate of Title No. 94853-1 is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of property covered by the said certificate have been settled.

Dated at Vancouver, B. C., this 29th day of December 1943.

W. E. Labrook

Catalogue No. 380

File No. 10181

Control of 2416 W. 12th Avenue is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of this property have been settled. I also acknowledge receipt of Insurance Policy, Ohio Farmers Insurance Company, Policy No. 764, duly assigned to me.

Dated at Vancouver, B. C., this *9th* day of *December* 1943.

W. D. Stabrook

12
10181

January 5, 1944.

Mr. Tomitaro NISHIO,
Registration No. 00530,
Bridge River, B. C.

Dear Sir:

Ref Catalogue No. 380
2416 West 12th Avenue
9/101/526

Please be informed that 2416 West 12th Avenue has been sold as of November 1st for the sum of \$4,250.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price	\$4,250.00
Less Agent's Commission @ 5%	<u>212.50</u>
Net credit to your account	<u>\$4,037.50</u>

These funds are available to you in the usual way.

Yours truly,

P. H. Russell,
Administration Department.

FHR:MA
cc B. C. Security Commission

STATEMENT RE SALE OF:

Name: NISHIO, Tomitaro

Catalogue No: 380

File No: 10161

Street Address: 2416 West 12th Avenue,
Vancouver, B. C.

Reg. No. 00530.

Legal Description: 9/401/526

Date of Sale and Adjustments November 1st, 1943.....

Sale Price \$ 4250.00

Real Estate Agents Commission \$ 212.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 6.90

~~Insurance~~

~~Unpaid Vendor~~

~~Mortgage~~

~~Amount of Taxes~~

~~Other Charges~~

Adjustments:

Fire Insurance 3.96

Taxes 19.75

Water 2.51

228.40

\$ 4276.22

Net Proceeds credited to your account

\$ 4047.82

Date: October 22nd, 1946.

Compiled by: George Peters.

*Not sent -
Statement prepared up to
all funds released
before this
prepared*

Catalogue No. 300

File No. 10181

2416 W. 12th Avenue

9/101/526

ADJUSTMENTS

As of November 1, 1943.
61 days to go.

Debit purchaser		
61/365 x \$ 118.07	taxes for 1943	\$ 19.75
61/184 x \$ 7.55	water July to Dec.	2.51
19/72 x \$ 15.00	Insurance premium	3.96
	Ex. 18/7/44	13.10
Registration fees on deed. \$4250.00		
Total debits		<hr/> \$ 39.32

Credit purchaser	\$ 19.00
Rents collected for month of Nov.	<hr/>

Total credits	\$ 19.00
Total debits	39.32
	<hr/>

Net debit due from purchaser	\$ 20.32
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c.c. to Ker & Ker. Ltd.
(for your information)

This Indenture

Made the Fourth

day of March

in the year of our

Lord one thousand nine hundred and forty-two.

In Pursuance of the "Short form of Deeds Act"

Between

TOMITARO NISHIO, Student, of 2416 West 12th Avenue, in the City of Vancouver, in the Province of British Columbia,

(hereinafter called the "Grantor")

Insert full Name
Street Address and
Occupation of
Grantor and of
Grantee.

AND

HAMA NISHIO, wife of Ippei Nishio, of 2416 West 12th Avenue, in the City and Province aforesaid,

(hereinafter called the "Grantee")

Witnesseth, that, in consideration of ONE (\$1.00) -----

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor, **Doth Grant** unto the said Grantee, his heirs and assigns **FOREVER** :

All and Singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, Province of British Columbia, and more particularly known and described as Lot Nine (9), of Block Four hundred and one (401), in the subdivision of District Lot Five hundred and twenty-six (526), Group One (1) New Westminster District, according to the registered Map or Plan of the said subdivision deposited in the Land Registry Office at the City of Vancouver, in the said Province and numbered 3944.

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

To have and to hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; ~~Subject nevertheless~~ to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

And the said Grantor Releases to the said Grantee All His Claims upon the said lands.

Wherever the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

In Witness Whereof the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

Signed, Sealed and Delivered

IN THE PRESENCE OF

Signature
of Witness

Street Address 416 West Pender Street,

City or Town Vancouver, B.C.

Occupation of Witness Notary Public.

Domitars Nishis

FOR ATTORNEY

I Herby Certify that, on the

day of

194 , at
in the Province of British Columbia,
(whose identity
who is)

has been proved by the evidence on oath of
personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name
of
to the annexed instrument as the maker thereof, that the said
is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and
that he, the said knows the contents of said
instrument, and subscribed the name of the said thereto voluntarily
as the free act and deed of the said under authority of a power of
attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at in the Province of
British Columbia, this day of
in the year of our Lord one thousand nine hundred and forty

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

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Acknowledgment of Officer of a Corporation

I Herby Certify that, on the

day of

194 , at
in the Province of British Columbia,
(whose identity has been proved by the evidence on
who is) personally known to me,
of

oath of
appeared before me and acknowledged to me that he is the
who subscribed his name to the annexed instrument as

, and that he is the person
of the said
and affixed the seal of the

to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to
the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of
British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at in the Province of
British Columbia, this day of
in the year of our Lord one thousand nine hundred and forty

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

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR WITNESS

Province of British Columbia
To Wit:

I, the
make oath and say:
1. I was personally present and did see the within Instrument duly signed and executed by
the part
thereof, for the purposes named therein.
2. The said Instrument was executed at
3. I know the said part, and that
4. I am the subscribing witness to the said Instrument and am of the full age of sixteen years.
Sworn before me at
in the Province of British Columbia, this
day of
194

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

Deed of Land

The Glacke & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C. Form No. 3

HAMA NISHIO.

-TO-

TOMITARO NISHIO

Dated March 4th 1942

FOR MAKER (INCLUDING MARRIED WOMEN)

I Heretby Certify that, on the 4th day of

Vancouver

1942, at

Tomitaro Nishio,

before me and acknowledged to me that he is
the maker thereof, and whose name
he subscribed thereto as part y, that he knows the
contents thereof, and that he executed the same voluntarily, and he is of the full age of twenty-one years.
IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office
at Vancouver, British Columbia, this 5th day of March
in the year of our Lord one thousand nine hundred and forty-two.

A Notary Public in and for the Province of British Columbia
NOTE:—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

(See also File 10178)

[illegible]

Ohio Farmers Insurance Company Policy No. 764 for \$3000.00 covering the real property situate at 2416 W. 12th Avenue, Vancouver was transferred as of December 3rd, 1943 to the new owner, Mr. A. D. Estabrook.

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

E. Robertson.
November 5, 1946

LIABILITY SUMMARY

File No. 10161.

Tomihara KISHIO - Reg. No. 00530.

The above named Japanese declared on his signed
JP Form that he had no Personal or Trade Debts.

No one find no evidence of any claims having been
filed against him.

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

October 26th, 1946.


D. L. CRAMER.

ENCLOSURE

PERSONAL PROPERTY SUMMARY

File No. 10181

November 5, 1946.

Re: Tomitaro NISHIO (Mr.)
Reg. No. 00530

Chattels:

None declared by Tomitaro NISHIO but some found on premises known as 2416 W. 12th Avenue. These were actually the property of the father, Ippei Nishio, file 10179, although he did not declare same on his JP form, therefore they have been handled on the son's file. (See Supplementary Summary attached).

Bank Account:

This Evacuee declared the following on his JP form: "Bank of Montreal, Main Branch, Vancouver, B. C. - amount \$20.00" No action regarding this account has been taken by the Custodian.

Life Insurance:


Although not declared by this Japanese person it is revealed from information supplied by the Sun Life Assurance Co. that Tomitaro has a policy under number 2107610. No action regarding this policy has been taken by the Custodian.

Specified Articles:

No Specified Articles are revealed on this file as belonging to Tomitaro Nishio.

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.

NOTE:

May 26th, 1949.

A review of this file discloses that Tomitaro NISHIO, together with Ippei NISHIO and Sokiehi ITO, were partners of Import and Domestic Silk Company. For full particulars regarding this Company see Enemy File 1183. All funds have been distributed to the above three shareholders through their solicitors Messrs. Crestohl & Crestohl.

November 5, 1946

CHATELS SUMMARY

File No. 10181
(Copy for
File No. 10179
File No. 10178

Tomitaro NISHIO (son)

Reg. No. 00530

Ippai Nishio (father of Tomitaro)

Reg. No. 00524

Hama 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, 1942 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, Lawnmower, 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 Hama 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 Hama Nishio at the request of the son, Tomitaro.

Chattels accordingly closed.

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

E. Robertson E. Robertson.

MEMORANDUM

January 4th, 1945.

TO: File No. 10181

FROM: Administration Department

Re: CHATELLE

April 22, 1944: Chattels sold by tenant, Mrs. Bensted -
1 - Teakwood Chest
2 - Porcelain Vases

May 9, 1944: Chattels sold by tenant, Mrs. Bensted ;
1 - Guernsey Gas Range
1 - Lawn Mower
1 - Ping Pong Table
1 - Work Table (poor condition)
Pruning implement

May 15, 1944: 1 - Hearthcurb
1 - Set Weight Scales
1 - Ladder

May 9, 1944: Remainder of chattels from 2416 W. 12th Avenue were
sold at auction, Vancouver 19.



NAME NIMMO, TomitaraREGISTRATION NO. 00530FILE NO. 10281

The following chattels were sold by public
 auction at 992 Powell St., Vancouver on May 9th, 1944.

Oak round dining table	\$ 2.00
2 Tables	6.00
Oak China cabinet	18.00
Standard lamp	1.50
Oak swivel chair	7.00
Sideboard	10.00
Gramophone	3.50
Card table	.50
Ice box	9.50
Gas Fire place	21.00
Lacrosse sticks	1.00
Oak centre table	1.25
6 Chairs	3.25
Bake tin & etc.	.25
Large Jardinere	1.50
2 Jardinere	.60
Lacquers & etc.	.25
Flower pots	.55
Violin	2.50
Jardinere & Box Rubber Rollers	.25
Iron pot, basket & contents	1.00
Soup bowl & Tea pot	.80
XXXXXXXXXX Basket & contents	1.30
Fin Paint, Iron pot & Jar	1.75
3 Boxes Ceremonial Toys	2.05
3 Boxes Ceremonial Toys	.85
2 Boxes Ceremonial Toys	.50
4 Pictures & Mirror	1.50
Total	\$ 100.35

Carried forward

~~Legal Expenses~~~~Net Proceeds~~~~Money paid to the Receiver~~~~Expenses of the Receiver~~~~Residual~~

Note.
 original
 sent to
 his brother (file 10128)
 19/10/44
 H.B.

NAME WIMHO, Teitara

REGISTRATION NO. 00530

FILE NO. 10101

The following chattels were sold by public
auction at 992 Powell St., Vancouver on May 9th, 1944.

	Brought forward	\$ 100.15
Bowl & Crockery		1.00
Wash board & etc.		.50

Total	(Auctioneer's Fee: \$10.17	\$	101.65
Less Expenses:	(Advertising: 2.44	\$	20.55
	(Moving: 7.94		
Net Proceeds Credited:		\$	<u>81.10</u>

Members of Custodian Staff Present.

Mr. Wells

Extracted from Auctioneering list No.

Vancouver 19.

Remarks. *no chattels declared on file*

File No. 10181

January 4th 1944.

MEMORANDUM

TO: File
FROM: Mr. Spain

Re: Tomitaro NISHIO
2416 West 12th Avenue

Buy 4162 M.

The tenant Mrs. Bensted will be vacating the house April 30th. Apart from the

Kitchen Gas Range
Dining Room Buffet

there is a room with chattels. As Mrs. Bensted has signed for the above mentioned articles, she agreed to phone and let us know when she is moving out so that we can pick up these articles and store them.

GBS/HMS

*Mr. Judd advises these belong to
Jppei Nishio file 10179. In fact,
she declares no chattels exist.
A try may be made in case of
L*

*Mr. Zetabrook, purchaser, phone Ha. 2381
is interested in a fender which he claims is
part of house. Please investigate. Let him know
when you call to move. He will meet you then.*

RECEIVED
MAY 10 1944
10181
Spaul

7th May, 1944

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

Your File No. 10181

00530

NISHIO Tomitaro

Dear Sirs:

I am enclosing, herewith, cheque for Sixty-Five Dollars (\$65.00) to cover the sale of the undermentioned articles of furniture, property of Mr. T. Nishio (Regn. No. 00530).

- 1 Guernsey Gas Range
- 1 Lawn Mower
- 1 Ping Pong Table
- 1 Work Table (Poor condition)
- Pruning Implement

I trust you will find the above in order, and will credit this amount to the account of Mr. Nishio.

Thanking you,

Yours very truly,

Elizabeth R. Bensted

Mrs. E. R. Bensted,
1356 Laburnum Street,
Vancouver, B. C.

Bayview 3215M

MEMORANDUM

May 2, 1944.

File 10081

To: Mr. Green

From: Mr. Spain

Re: 2436 East 12th Avenue

Shuttles were removed from the above address today and will be included in an auction about May 19th, 1944.

The following articles were sold by Mrs. Bensted (who holds Nishio's authority) to the new purchaser, Mr. Estabrook:

Stove
Lawn Mower
Ping Pong Table
Scales
Old Table
Furnace Grates

Proceeds of sale of these goods to be sent to us.

MSB/pls

Mr. Spain
Noted - all for check, sent to us
for [unclear]

10161 - 10176

November 28th, 1944.

Mrs. Hana NISHIO,
Reg. No. 00525,
Shalalth P. O.,
Bridge River, B. C.

Dear Madam:

We duly received your letter of the 6th instant requesting that you be sent a complete statement of your account but of course, as you are aware, this account has been kept in the name of your son, Mr. Tomitaro NISHIO, and as all funds have been paid out to you at his request we see no objection in sending you this statement herewith—we are also sending a copy to your son in Ontario for his information.

With the che us sent to you in October for \$100.30, this account with the Custodian was closed.

Yours truly,

P. Douet,
Administration Department

PD/ER

Enc.

CC to Tomitaro Nishio,
303 Wolfe Street,
London, Ontario.

TRAVELER'S EXPENDITURE

File No. 10181
Reg. No. 00530

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 July 27	Mrs. E. R. Bensted - rent		\$ 20.00	
August 31	Mrs. E. R. Bensted - rent		20.00	
September 26	Mrs. E. R. Bensted - rent		20.00	
October 14	Ck 566 - Mrs. H. Hishio	60.00		
October 28	Mrs. E. R. Bensted - rent		20.00	
December 12	Rents collected Commission	1.00		
1943 January 13	Rents collected Commission - Ker & Ker	1.00		
February 12	Rents collected Commission Gundry	1.00 7.95		
March 15	Rents collected Commission	1.00		
April 13	Rents collected Commission	1.00		
April 16	Ck 2771 - Certificate of Disbursement - Vancouver	1.00		
May 14	Rents collected Commission	1.00		
June 12	Rents collected Commission	1.00		
July 3	Ck 3996 - City of Vancouver - 1943 taxes	116.07		
July 14	Rents collected Commission	1.00		
August 13	Rents collected Commission	1.00		
September 23	Rents collected		20.00	

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 September 23	Commission	\$ 1.00	\$	
October 14	Rent collected Commission	1.00	20.00	
October 30	Purchase price of 2415 E. 12th Ave., - Cat # 380 Appraisal fee Closing adjustments Registration of transmission & deed In addition to closing adjustments Commission Advertising Cat # 380	5.00 20.00 19.00 212.50 4.00	4,250.00 20.32	
November 19	Rent collected Commission	1.00	20.00	
1944 January 5	Rent collected Commission	2.00	40.00	
April 26	Mrs. Bennett - payment of teakwood chest & 2 porcelain cases		35.00	
May 11	Mrs. Bennett - purchase of Quince Gas Range, lawn mower, ping pong table, worktable, implement pruning		65.00	
June 6	Proceeds from Auction Sale		81.10	
July 31	Mrs. Hama NISHIO - cheque	4,250.00		
October 26	Cn 2914 - Mrs. H. NISHIO	100.30		

10221 and
10270

July 14th, 1944.

Mrs. Sam NISHIO,
Reg. No. 00530,
Shelbith P. O.,
Bridge River, B. C.

Dear Madam:

With reference to your letter of July 6th we have now received a letter dated June 21st from your son, Tani-taro Nishio, Registration No. 00530, in London, Ontario, requesting us to pay from his account all funds held by us in his name, and we therefore enclose our cheque for \$4390.00, from funds standing in this account at present amounting to \$4394.30. The balance can be forwarded to you at an early opportunity, but in the meantime we are arranging with our Accounting Department to prepare a statement of this account so that you can see exactly what items have been credited from the sale of your chattels.

Yours truly,

P. Doest,
Administration Department.

PD/12
Enc.

Cc to Tani-taro NISHIO,
305 Wolfe Street,
London, Ontario.

10178

303 W. 11th St.
London, Ont.
June 24, 1944

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

EVACUATION SECTION	
Rec'd	JUL 11 1944
File	10178 & 10179
App	
Replied	Desert

Dear Sirs;

It is entirely agreeable to me
for your office to transfer and pay
to my mother, Mrs. Hanna Michio,
Bridge River, B.C. all the funds held by
you now to the credit of my account
and those coming to my credit in the
future, in connection with the property -
2416 West 12th Ave., Vancouver, B.C.

Kindly issue all cheques in my
mother's name only as mine is not necessary.
Thank you for your kind and prompt
attention to this matter.

* see letter on file
dated July 1/44
from Mrs. Hanna Michio.

Yours sincerely,

Tomitaro Michio.
#No. 00530.

10181 & 10179

June 10th, 1944.

Mrs. Hama NISHIO,
Reg. No. 00525,
Bridge River, B. C.

Dear Madam:

We duly received your letter of May 22nd which due to pressure of work we regret has not been replied to earlier. We wrote your son as recently as April 22nd informing him that there was \$4173.20 standing to his credit and that any request for funds would receive our careful attention.

We note from your letter that Tomi Taro Nishio, your son, deeded the property, 2146 West 12th Avenue, Vancouver, to you by Deed of Land, dated March 4th, 1942, but we are only just aware of this fact as the Deed was not registered and this was not shown in the Certificate of Encumbrance.

In the circumstances, before we can transfer any funds to you we must have a written statement from your son confirming that he wishes this to be done, and we feel it will be necessary for us to issue any cheques from this account in both your names—we take it there will be no objection to this.

A copy of this letter is being sent to your son that he may be fully advised in the premises.

Yours truly,

P. Douet,
Administration Department

PD/ER
Cc to Tomi Taro NISHIO

22nd April, 1944.

File
10181

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

Attention: Mr. Green

Dear Sir:

With reference to several items of furniture belonging to Mr. T. Nishio, formerly of 2416 West 12th Avenue, Vancouver, B. C., and left with me for safe-keeping, I am now in receipt of a letter from Mr. Nishio in connection with the disposal of this furniture, stating as follows:

Quote:

"With regard furniture, if you are able to continue to live in the house, it will be all right, but otherwise, any small articles handy enough to pack in a cardboard box, please send to us at our expense and charges collect. Other bulky goods please dispose of at any prices obtainable; any worthless goods please contribute to the Red Cross or give away to somebody who could use."

Spain
We leave the matter entirely to you. If there are any expenses in connection with this matter, please advise me at that time and we shall pay for same."
end quote.

I shall gladly show your representative the original letter if he cares to inspect same.

In accordance with our telephone conversation of April 20th, I am enclosing, herewith, my cheque for Thirty-Five Dollars (\$35.00) to cover the sale of the following items:

- 1 Teakwood Chest
- 2 Porcelain Vases

I trust this amount will be credited to the account of Mr. Nishio.

As to the disposal of the remainder of the furniture, I understand your representative will be calling on me on the 28th April to attend to this matter.

I trust you will find the above in order.

Yours very truly,

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

Elizabeth R. Bersted

OK

Milsom

OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION
RECEIVED
DEC 3 1942

Bridge River, B.C.
November 30, 1942.

Attention Mr. G. D. Milsom
Administration Department
File #10181 and 10178

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

Dear Sirs;

I acknowledge with many thanks the receipt
of your letter of the 25th.

I shall be much obliged if you will kindly
deposit any house rent from 2416 West 12th Avenue
to my mother's (Mrs. Hama Nishio) saving account
in the Bank of Montreal, main branch, Granville
Street.

Thanking you.

Yours very truly

Tomi taro Nishio

Tomi taro Nishio
Reg. No. #00530

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Tomitaro Nishio

File No. 10181

Bridge River B.C.

Reg. No. 00580

Company Sun Life

Agency Vancouver Agency

Policy No. 2107610

Premium - \$ 38,35

Payable: ^X Annually, Semi-annually or monthly

Month March Day 28

REMARKS:

21

Letter sent 7/19/43