

10203



REAL ESTATE

NEW WESTMINSTER

FILE No. 10203

2

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: NISHIGUCHI Mikizo  
HOME ADDRESS: 837 Columbia St., New Westminster, B. C.  
REGISTRATION NUMBER 08185 SEX: male AGE: 72  
OCCUPATION: retired

(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? widower  
NAME OF WIFE OR HUSBAND: ---  
ADDRESS OF WIFE OR HUSBAND: ---  
NAMES OF ANY LIVING CHILDREN: all over 16

ADDRESS OF CHILDREN: ---  
AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: 518 13th Street, New Westminster, B. C.  
Lot 22 S. D. Lot 18, S. D. Block 10--Corp. City of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS: 7 roomed 2 storeyed wooden frame dwelling. Double garage.

3. INSURANCE (Give particulars; state where policies are) \$3000.00 Agent: MacIntosh  
Fire Insurance Co., New Westminster, B.C.

4. TAXES (Amount and where payable) \$60.00 1941 paid to Corp. City New Westminster

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

6. OCCUPANCY AND LEASES (If vacant so state) vacant now: will be rented  
to/per Cunningham Insurance, 4622x6th Street, New Westminster, B.C.

COWTHARD IS SALES AGENT FOR 518-13TH STREET.  
(LETTER - MAR. 16/44)  
Special arrangement



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Royal Bank of Canada, New Westm.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none *3 Jan 13/43*
9. IF FARM LAND STATE CROPS SOWN: none

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: 518--13th Street, New Westminster, B. C.  
7 roomed 2 storeyed wooden frame dwelling.
2. LANDLORD'S NAME AND ADDRESS: Himself.
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:
- IN HOUSE AT 518-13th St., New Westminster, B.C.: 3 beds, 2 dressers, books and case, gramophone stand, records, cocktail cabinet, table, 1 box chinaware, 30 pictures, garden hose, lamp, ladder, lawn-mower, 3 heaters, 2 mirrors, 3 cases, 1 doz. paint brushes, 3 pc. parlor set, 2 chairs, 1 chair, brass shears, 1 kitchen stove, dingling, kitchen and hall carpets, blinds, 2 parlor and diningroom lamp shades, 4 lg. Jap. dishes, 2 buckets, etc.
- IN GARAGE: 1 long ladder, 1 cement mixer.

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: See page 1

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

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

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

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Monarch Life Ins. Co. #P82228 10 yr. end.  
\$5000.00 Beneficiary--3 sons. Policy in Royal Bank of Can. New Westm.

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

**LIABILITIES:**

1. PERSONAL DEBTS: none

2. 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.

(Signature)

[Signature]  
Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

DATE August 23, 1943.

Our File No. 10203

Full Name Mikizo NISHIGUCHI  
(Surname in Block Letters)

Registration No. 08185

☒ Male - Female  
(Check)

Age October 7, 1869.

Former Address 837 Columbia Street, New Westminster, B. C.

Date Evacuated May 28, 1942.

☒ Naturalized - Canadian-Born - National  
(Check)

Present Address Bridge River, B. C.  
(Lettr. Dec. 9/42-April 26/46)

P. O. Box 1826,  
Ashcroft, B. C.  
(Lettr. June 7/46 to March 20/47).

☒ Widower  
☒ Married - Single  
(Check)

Name of Wife deceased Matsu

Name of Husband -----

Name of Mother deceased

Name of Father deceased

Names of Children under 16 -----  
-----  
-----

Requested by -----

Registered with Custodian Yes  
(Yes or No)

Additional Information Retired.  
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REAL PROPERTY SUMMARY

JAPANESE NAME: Mikizo NISHIGUCHI Reg. No. 08185 File No. 10203.

CATALOGUE NO: 700.

PROPERTY ADDRESS: 518 - 13th Street, New Westminster, B. C.

LEGAL DESCRIPTION: Part 0.29 of an acre more or less of Lot 22 of Lot 18, Suburban Block 10, Map 2620, as shown outlined in orange color on sketch No.27965F in the City of New Westminster.

TITLE: Registered in the name of Mikizo NISHIGUCHI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.  
Vesting Order filed No. 24777 dated October 15th, 1942.

ASSESSED VALUE: Land \$ 785.00  
Improvements \$1900.00 - \$2685.00. Taxes - \$61.23.

CLASSIFICATION: This is a 2 storey 6 room house 24'x34' built on a 66'x198' lot, also a double garage on lot.  
Valuator reports cement basement, cement foundation, 1 bathroom, 2 toilets, hot and cold water, dwelling in fairly good condition, grounds very good. Valued at \$3200.00 dated April 27th, 1944.  
"Re-inspection and re-valuation report as at August 15th, 1946.  
Due to general appreciation in value of all adjoining properties since my last appraisal, date April 27th, 1944, I find the value of this property has increased approximately 20%, as follows:

Land	\$900.00
Buildings	3000.00
	<u>\$3900.00</u> Robert Alstead".

HISTORY OF ADMINISTRATION: This property was leased by F.W. Cunningham (Agent for Mikizo NISHIGUCHI) in June 1942 to Mr. & Mrs. Clarence Alvin Fraser on a monthly basis. Consideration \$30.00 per month payable in advance.

Rents collected \$1583.00 against which were the following charges:

W. C. Tank	\$16.35
Plumbing Repairs	36.40
Chimney "	4.75
General "	12.15
Plastering	15.75
Lumber	8.68
Insurance	12.00
Water Rates	39.80
Commissions	<u>85.15</u> - \$231.03

SOLD: To Clarence Alvin Fraser for \$3200.00 as at October 17th, 1946.  
Approval of Advisory Committee - October 10th, 1946.

Funds released to the credit of Mikizo NISHIGUCHI as at November 21st,



November 21st,

Page 2.

File No. 10203.

1946, against which were the following charges: Real Estate Commission \$80.00, valuation \$10.00, advertising \$4.00, Registration Fees \$2.50 = \$96.50 leaving a net credit of \$3103.50 from said transaction.

Adjustments as at October 17th, 1946, to the amount of \$10.92 - Purchaser's share of unexpired Fire Insurance Premiums, \$12.75 - Purchaser's share of 1946 Taxes and \$3.93 - Purchaser's share of Water Rates = \$27.60, were placed to Mikizo NISHIGUCHI'S credit.

The following Fire Insurance Policy:

The Canada Assurance Co., Policy No. 916493 - \$2,000.00, covering on Dwelling at 518 - 13th St., New Westminster, was transferred to Clarence Alvin Fraser, November 14th, 1946.

**OLD CERTIFICATE OF TITLE**

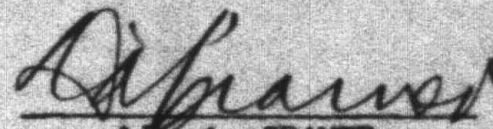
No. 53382-F Absolute: Mikizo NISHIGUCHI declared on his JP Form signed 28th May 1942, that his Title Documents were on deposit in the Royal Bank of Canada, New Westminster. Search made September 25th, 1942, declares the Certificate of Title is now in possession of the Registrar, New Westminster.

Certificate of Title No. 213307-E in the name of Clarence Alvin Fraser, was sent to him by Registered Mail January 20th, 1947. There is a Post Card acknowledgment, No. 21972, on file 10203.

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

February 6th, 1947.

DAC:JS

  
D. A. CRAMER.



FIRE INSURANCE SUMMARY

File No. 10203.

Nikiso NISHIGUCHI - Reg. No. 08185.

Re: 518 - 13th Street,  
New Westminster, B. C.

The above named Japanese declared on his JP Form signed 28th May 1942 that he carried a \$3,000.00 Fire Insurance Policy with Mr. McIntosh of New Westminster. It was found that the Policy was for \$3,000.00, expiring July 10th, 1943. This was allowed to expire and Policy No. 914216 in the Canada Assurance Co., for \$2,000.00, was issued by F.W. Cunningham, expiring July 10th, 1944. When this policy expired it was renewed in the Canada Assurance Co., for \$2,000.00, expiring July 10th, 1949, No. 916493. This was transferred to Clarence Alvin Fraser November 14th, 1945, and a credit of \$10.92 allowed M. NISHIGUCHI.

Re: 518 of the NW 1/4 of Sec 10,  
Twp 14 N, R. 10 W, S. 10 E,  
District of Columbia, D. C.

No record of fire insurance being carried on the above-mentioned property.

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

February 6th, 1947.

*D. A. Cramer*  
D. A. CRAMER.

DAC:JS



COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
The Canada Assurance Company	914218	\$2,000.	July	10th	1946	518 West side of 13th St. New Westminster, B. C.
The Canada Assurance Company	914218	\$2,000.00	July	10th	1946	518-13th Street, New Westminster, B. C.



LIABILITY SUMMARY

File No. 10203.

Mikiso NISHIGUCHI - Reg. No. 08185.

Mikiso NISHIGUCHI declared on his JP Form signed 28th May 1942 that he had no Personal or Trade Debts.

However, the Union Oil Co., lodged a claim, December 16th, 1942, for \$40.00. On 28th December 1943, the Union Oil Co., authorized cancellation of this claim.

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

February 6th, 1947.

  
D. A. CRAMER

BAC:JS



Personal Property Summary

File No. 10203

Re: Mikizo NISHIGUCHI  
Registration No. 08185

March 20, 1947.

Chattels: Mr. Mikizo Nishiguchi declared, in his JP Form dated May 28, 1942, the household effects left on his property at 518 13th Street, New Westminster, B. C. for disposition of the above-mentioned Personal Property please see Chattel Summary and Schedule on this file.

The above-mentioned made no reference to the household goods, chattels or farm machinery left on the Surrey Farm. For further particulars regarding said effects please see Chattel Summary on this file.

Specified Articles: No specified articles are found on Mikizo Nishiguchi's File No. 10203.

Life Insurance: Mikizo Nishiguchi declared the following in his JP Form dated May 28, 1942:

"Monarch Life Ins. Co. #P82228 10 yr. end. \$5000.00  
Beneficiary -- 3 sons. Policy in Royal Bank of Can.  
New Westm."

The Monarch Life Assurance Company forwarded us their cheque for the sum of \$5,399.90, in payment of the cash surrender value of the above Policy, with their letter dated September 28, 1943. This cheque, made payable to Mikizo Nishiguchi was forwarded to him with our letter dated October 4, 1943.

No other Life Insurance under our control in connection with Mikizo NISHIGUCHI.

NO PROPERTY INTERESTS, OTHER THAN THE ABOVE-MENTIONED, ARE FOUND ON THIS FILE.

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

  
ADMINISTRATION DEPARTMENT.

WJJ/HMS



March 17, 1947.

CHATTEL SUMMARY

Re: Mikiso NISHIGUCHI  
Registration No. 08185  
518-13th Street,  
New Westminster, B. C.

Mr. Mikiso Nishiguchi declared, in his JP Form dated May 28, 1942, the household effect left on his property at 518-13th Street, New Westminster, B. C.; some in the house and the balance in the garage.

Coulthard, Sutherland and Company Limited moved the furniture from the above address to the Buddhist Church, 120-10th Street, New Westminster, B. C., and at that time made a list of same. Said effects were sold at auction on November 5, November 17, December 10, 1943, January 19, February 25, September 27, 1944, and June 27 to July 3, 1946. The net proceeds realized from the auction sales amounted to \$234.90 which amount has been credited to Mikiso Nishiguchi's account No. 10203. However, in letter dated June 7, 1946, Mikiso Nishiguchi requested that these funds be forwarded to his son, Arthur Nishiguchi, File No. 10197.

A few articles belonging to Mikiso Nishiguchi which were in storage at the Japanese Buddhist Church, were examined and considered of no value and were discarded. A shrine and a carton of effects, however, are still in storage in the Church Building.

Re: E3/8 of the NW1/4 of Sec. 24,  
Twp. 2, Mun. of Surrey, D.N.W.

The above Surrey property was leased through the Pacific Co-operative Union to Mr. J. C. Zacharias. His Lease stated that he was to have the use of the chattels located on the farm which were inventoried in an attached list, but we have no such list in this Office.

Neither M. Nishiguchi Co. Ltd., nor Mikiso Nishiguchi made any reference to household goods, chattels, or farm machinery as having been left on said farm, although Declaration Forms were provided by the Custodian for this specific purpose and same were actually signed by the company and Mikiso Nishiguchi. Also, Arthur Nishiguchi, son of Mikiso Nishiguchi, admitted, during an interview on October 1, 1946, in this Office, the fact that goods and other chattels, claimed as having been left on this farm at the time of Evacuation, were not declared to the Custodian and that a list of same had never been forwarded to this Office.

The above-mentioned property was sold by us to the Director, Veterans' Land Act on January 1, 1943, and our notice of sale was forwarded to Mikiso Nishiguchi, the registered owner, under date of June 28, 1944.

Mr. Arthur Nishiguchi called at our Office on January 19, 1945, and also prior to that date, requesting permission to remove certain chattels from the Surrey property. He was given a letter to the tenant under the same date stating the Custodian had no objection to Mr. Arthur Nishiguchi picking up anything he required from the premises. Mr. Nishiguchi advised that only sundry crockery and kitchen utensils of small value would be taken and that he would give us a list. It would appear from our files that we were not advised further regarding



CHATTLE SUMMARY CONTINUEDFile No. 10203March 17, 1947.

this matter.

Mr. Arthur Nishiguchi called at our Office on October 1, 1946, requesting a letter addressed to the tenant of the above-mentioned property authorizing him to remove the balance of chattels and other articles still stored in a roothouse and also in a building which was padlocked. In view of the fact that Mr. Arthur Nishiguchi, acting for the Company, had been conducting his own affairs in a more or less independent manner, he could hardly expect the Custodian to be responsible for his affairs. However, he informed us that he was promised, in the early stages of Evacuation, full protection by the Custodian for his goods and chattels and did not wish to relieve the Custodian of this responsibility.

Mr. Arthur Nishiguchi was advised on October 1, 1946, when he visited this Office, that at no time were any goods and chattels declared to the Custodian as having been left on the property in Surrey and that the Custodian would not assume any responsibility whatsoever for anything that may have been left there and that on receipt of notice that the property had been sold steps should have been taken at that time, or at least when he visited the property late in 1944 or early in 1945, to have said goods removed.

In letter dated October 23, 1946, Arthur Nishiguchi was advised that the Custodian had no objection to his removing any or all Personal Property which may have been left by him on the above-mentioned property but would not assume any responsibility whatsoever for chattels or any goods which may have been left by him on said property before or after his evacuation from the Protected Area.

On November 26, 1946, Arthur Nishiguchi wrote us advising he had removed certain articles from the Surrey Farm (list attached to his letter) and also that a large quantity of articles had been removed by some person or persons unknown to him, without his knowledge or consent. However, in letter dated December 2, 1946, we again informed him that the Custodian did not intend to take any action regarding the matter or assume any responsibility for articles which may not have been found.

We still do not know at this date the name of the person, persons or Company owning the chattels and equipment which Mr. Arthur Nishiguchi claimed were left on the Surrey property. We do know, however, that no goods were removed on instructions from this Office and we are not aware of any person other than said Arthur Nishiguchi removing any chattels from the premises.

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

*[Signature]*  
.....  
Administration Department.



CHARTER SCHEDULE

File No. 10203

Re: 518-13th Street,  
New Westminster, B.C.  
Mikino NISHIGUCHI  
Registration No. 08185

March 20, 1947.

Date Declared: May 28, 1942.  
Date Evacuated: May 28, 1942.  
Date Inventoried: No date on list.

Declared	Inventoried	Auctioned	Other Disposition
3 Beds	1 Bed Slat 3 Mattresses 3 Bed Springs 5 Bed Ends 7 Bed Rails	3 Beds Auctioned Nov. 5/43	Destroyed
2 Dressers	2 Dressers	2-Nov. 17/43	
Books & Case	Bookcase & Books	Nov. 5/43 Nov. 5/43 & June 27-July 3/46.	
Gramophone Stand	1 Bookshelf	Nov. 5/43	
Records	Records	Sept. 27/44	
Cocktail Cabinet	Cabinet	Nov. 5/43	
Table	Table	Nov. 5/43	
1 Box China-ware	1 Box Dishes	Quantity china-ware auctioned Dec. 10/43 Nov. 5/43 Nov. 17/43 Sept. 27/44 June 27-July 3/46.	
30 Pictures	1 silk Picture Bdl. Pictures	Quantity pictures auctioned Nov. 5/43 & June 27-July 3/46.	
Garden Hose			Not Found
Lamp	2 Floor Lamps	2-Nov. 5/43	
Ladder	Ladders	3-Nov. 5/43	
Lawn-mower	Lawn-mower	Nov. 5/43	
3 Heaters	2 Heaters	1-Nov. 5/43 1-Jan. 19/44	
2 Mirrors	4 Mirrors	3-Nov. 5/43	1 Missing
3 Cases	5 Grips	1-Nov. 17/43 1-June 27-July 3/46. 3 Missing.	
1 Box. Paint Brushes		Probably auctioned Nov. 5/43 with box Paint & sundries. Paint auctioned Nov. 17/43.	
3 Pc. Parlor Set		Nov. 5/43	
3 Chairs	4 Chairs	4-Nov. 5/43	
1 Chair	4 Rocking Chairs	3-Nov. 5/43	1 Missing
Grass Shears			Not Found
1 Kitchen Stove		Nov. 5/43	
Dining	Dining Chair		Missing
Kitchen & Hall Carpets			Not Found
Blinds	Bdl. Blinds	Nov. 17/43	
2 Parlor & Dining Room Lamp Shades			Not Found

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CHattel Schedule Continued

( 2 )

File No. 10203

March 20, 1947.

Declared	Inventoried	Auctioned	Other Disposition
4 Large Jap. Dishes	1 Box Vases 1 Pdl. Dishes	Quantity Vases & Dishes Auctioned Jan.19/44, Nov.17/43 & June 27-July 3/46.	
2 Buckets Etc.	Pail & Contents 3 Bds Pails 3 Pails Coalhod	Quantity Auctioned Nov.5/43 Nov.17/43	
	4 Boxes Household Goods	Quantity Auctioned Nov.5/43, Nov.17/43 & Feb.25/44.	
	22 Cartons Household Goods	1 carton-Nov.17/43 Quantity Household goods Nov.17/43 1 carton curtains Jan.19/44 1 carton preserves-abandoned 1 carton raggs- Abandoned	
1 Probably sold as Household Goods on November 5, November 17, 1943, and November 25, 1944.	2 Tin Cans & 1 Tin Can & Contents 1 clock 1 china Cabinet 1 Bookshelf 2 tubs Pdl. Tubs 1 Window 2 Hand saws 3 Boxes 4 Bds. Boxes 1 Broom 3 lots tools	Nov.5/43 Nov.5/43 Nov.17/43 2-Nov.5/43 1-Nov.17/43 Nov 5/43 Nov.5/43 2-June 27- 1 Box odd wood July 3/46. articles abandoned. Missing tools-Nov.5/43	
	2 Cartons		
	1 Ironing Board		Missing
	1 End Table	Nov.5/43	
	Screen Frame	June 27-July 3/46	
	Crib & Spring	Nov.5/43	
	1 Crab Hook		Missing
	1 Aeroplane	Nov.5/43	
	1 Down Spout	Nov.5/43	
	1 Pdl. Cushions		
	1 Table	Nov.5/43	
	2 Bird Cages		Abandoned
	1 Hat & Box		Abandoned
	2 Cartons		
	Table Leaf	Nov.5/43	
	4 Wicker Trunks	1-June 27-July 3/46. 3 Missing.	
	1 Wicker Basket	June 27-July 3/46.	
	1 Cheese Box		
	1 Box Nails	Nov.5/43	
	1 Setter	Nov.5/43	
	Curtain Poles	Nov.5/43	

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

.....  
Administration Department

WJJ/BMF



NISHIGUCHI, Mikizo  
518-13th St., New Westminster, B.C.  
Evac. File 10203



Picture Taken June 18, 1943.



**WESTMINSTER TRUST COMPANY**  
NEW WESTMINSTER, B.C.

**INSPECTION AND VALUATION REPORT**

**Property:**

**Catalogue No: 700**

**Location: 518 Thirteenth Street.**

**Lot Size: 66 x 198**

**Dwelling Size: 24 x 34**

**Type of Building: two storey**

**Basement: cement**

**Foundation: cement**

**Number of rooms: six**

**Living room: yes**  
**Dining room: yes**  
**Bedrooms: yes (three)**  
**Kitchen: yes**  
**Bath: yes**  
**Toilet: yes (two)**

**Electric Light: yes**

**Water: hot and cold**

**Condition of Dwelling: fairly good.**

**Outbuildings: double garage**

**Heating: yes**

**Plumbing: yes**

**Grounds: very good.**

**Remarks:**

**Date: April 27, 1944**

**Valued at \$ 3200.00**

**Valuator: R. Alstead.**



April 29, 1944

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File #10203

700

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

Dear Sir:-

Re 518 15th.St. Pt.22 (Sk.27965F) Blk.18  
S.E.10. Map 2820. Eataloma #700

I beg to submit my tender on the above property  
being #518 15th.St., New Westminster, B.C. in the sum  
of \$1810. cash and enclose herewith 10% of the said amount,

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James Dewitt Thomas,  
1216 Edinburgh St.  
New Westminster, B.C.

*J. D. Thomas*

Retired.

Rec'd	<i>2 May 1/44</i>
File No.	<i>10203</i>
Ans.	<i>Apr 29/44</i>
Referred	



Custodian of  
Alien Properties

New Westminster  
May 1st 1944

700  
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Dear Sir -

On behalf of Mr Mann of 516-13th St New  
Westminster I am prepared to pay the sum of  
(2500<sup>00</sup>) Twenty-five Hundred Dollars for the property  
designated as 518-13th St Pt 22 (SK 27965F) 18. SB. 10  
New Westminster. Your catalogue No 700.

The terms are as follows \$1000<sup>00</sup> Cash & the  
balance at \$30<sup>00</sup> per month with interest at 6%.

Enclosed please find my cheque of \$250<sup>00</sup>  
being 10% of the purchase price

very sincerely

yours

F. W. Cunningham

Room 1. Woodman Bldg

New Westminster B.C.

Rec'd	May 1/54
File No.	10203
Ans.	4/23/54
Entered	



Coulthard, Sutherland & Co. Ltd.  
Estate and Insurance Agents  
Car Financing

C  
O  
P  
Y

File Nos. 10197, 10198, 10201 & 10203  
Original on File No. 11519.

New Westminster, B. C.

May 12, 1944.

Catalogue #649  
File #10197, 10198, 10201.

The Office of the Custodian,  
Vancouver, B. C.

Dear Sirs:-

Re: Lot 16, Blk. 11, Map 2620,  
City of New Westminster.

Improvements on this property consist of a two storey building constructed of concrete blocks 6" x 6". The lower storey was used by the Japanese as a wholesale store, barber shop etc. The upper storey is rented to a Chinese, Yip Lay for \$40. per month. He operates a Chop Suey House. A small portion of the main floor is used as a Barber Shop by Mr. Halladay, who pays \$25. per month, making a total revenue of \$65. per month.

This building is very old and according to the City Engineering Dept. the foundation is probably cedar sills, on which the stringers and floor joists have been laid. These are apparently rotten, allowing not only the floor to settle but the whole building. The age and construction of this structure does not warrant the expenditure necessary in order to make it modern.

The warehouse at the rear is 30 x 60' of timber construction sheathed with corrugated iron. It is very old, however, is in fair state of repair, with the exception of the foundation, which is not in good condition. As it is in the No. 1 fire zone the City refuse to allow any repairs which will prolong its life. It therefore is of very little value.

The lot is on the corner of Columbia and McFeeley Streets, having a frontage of 66' on the former and 132' on the latter. Directly to the East is situated McLeannan, McFeeley & Prier's new building, which was recently erected at an approximate cost of \$55,200. This replaced a nondescript block of wooden buildings, which were not only an eyesore but a fire hazard, and to the West is a re-inforced concrete building, at present used as a garage by Gilley Bros. The property is unfortunately 33' out of line with the rest of Columbia Street and this detracts greatly from its value, however the fact that it fronts on the City's main street must be kept in mind, and also the fact that it is situated in a developing area of garages, machine shops and retail stores. The City's assessment is this locality, we believe, was appealed not so long ago, and it was the applicant's

P.T.O.



intention, after having failed to substantiate his claim before the appeal board, to go to a higher court. On his Solicitor's advice he eventually withdrew before the case came to trial.

We value this at \$100. a front foot, which is slightly higher than the assessed value at which the City sell their property.

VALUATION-

Improvements 7734

Land 6600  
\$14,334

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

"F. H. Coulthard"  
F. H. Coulthard

Copy for Mrs. Harrop



10203

May 25, 1944.

REGISTERED

Mr. James D. Thomas,  
1216 Edinborough Street,  
New Westminster, B. C.

Dear Sir:

Re: Catalogue No. 700,  
518 - 13th Street.

Your letter of April 29th, 1944 enclosing  
cheque for \$181.00 and offer to purchase the above property  
for the sum of \$1810.00 has been received and considered.

We are not able to accept this tender and  
are returning your cheque herein. No acceptable tender has been  
received on this property and we are now prepared to consider  
revised offers.

This property has been independently appraised  
and the Custodian will not be interested in any sum less than  
\$3200.00.

A similar letter to this is being sent to other  
persons who submitted tenders and if you desire to revise your  
offer, we will be pleased to consider same.

Yours truly,

F. G. Shears,  
Director.

FGS:AS  
encl.



10203

May 25, 1944.

REGISTERED

Mr. F. W. Cunningham,  
Room 1, Woodman Block,  
New Westminster, B. C.

Dear Sir:

Re: Catalogue No. 700,  
518 - 13th Street.

Your letter of May 1st, 1944 written on behalf of Mr. Mann enclosing cheque for \$250.00 and offer to purchase the above property for the sum of \$2500.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$3200.00.

A similar letter to this is being sent to other persons who submitted tenders and if you desire to revise your offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shure,  
Director.

FGS:AS  
encl.



Rec'd JUN 6 1944  
File No. 10203  
Ans. *Phk*  
Referred HARROP

514; 13th. Street  
New Westminster.B.C.

June 6th.1944.

70

Mr F.G. Shears.  
506 Royal Bank Bldg;  
Vancouver. B.C.

Dear Sir,

Re Catalogue # 700 File # 10203  
518-13th Street.

I am in receipt of your letter addressed to  
Mr F.W. Cunningham of New Westminster who submitted  
my previous tender for the above property on my  
behalf.

As you were unable to accept this tender and  
state that no sum under \$3200.00 will be considered  
by the custodian, I wish to resubmit and enclose  
\$320.00 as ten percent of the full purchase price  
which I would raise to \$1.000 if my offer was accepted,  
the remainder to be paid by monthly instalments  
of \$30.

Yours truly,

*M. Harris*

*quote for further work to \$1,500  
+ 5% commission*

*12/2  
11/2*

2



10203

19th June, 1944.

M. Mann Esq.,  
514 - 13th Street,  
New Westminster, B.C.

Dear Sir:

Re: Catalogue No. 700  
514 - 13th Street  
New Westminster.

Referring to your letter of June 6th in which you revised your offer to \$3,200.00 for the above property and enclosed deposit cheque for \$300.00 stating that if your offer was accepted you would forward a further payment to make a cash deposit of \$1,000.00.

You will notice in our advertisement, copy of which you will find in the catalogue enclosed, under clause 5 that where the purchase price exceeds \$3,000.00 there must be a minimum down payment of \$1,500.00 and in addition to this the balance must be paid within two years.

Before we can recommend the acceptance of your offer it will therefore be necessary for you to send us a further cheque for \$1,180.00 and agree to pay not less than \$75.00 per month.

Yours truly,

F. G. Shears,  
Director.

FGS/PMS

encl.



Rec'd	JUN 20 1944
File No.	10503
Ans.	<i>Ruk</i>
Referred	HARROP.

514- 13th Street,  
New Westminster, B.C.

June 17th.1944.

Mr F.G. Shears

Dear Sir,

Re; Catalogue No 700  
518 - 13th Street  
New Westminster.

The new conditions stated in your letter regarding the above property are quite beyond my means therefore I wish to withdraw my tender and expect you to return my cheque for \$320.00 as soon as possible.

Yours truly,

*M. Mann*



WESTMINSTER TRUST COMPANY

New Westminster, B. C.

Real Estate Dept.

April 12, 1945.

File No. 1350, 1343,  
2316, 18802

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

Dear Sirs

Attention Mr. J. G. Stewart

Est Catalogue Nos. 647, 644, 632, 700.

I have just returned from inspecting the above properties. As requested by you I have checked my notes and made comparisons with today's values as follows:

Est. 647 This property has not been very well taken care of the last 12 months. I understand it has had several changes of tenants. However, I feel it is well worth \$3,300.00. In other words a reduction of \$450.00 on the valuation as at April of last year.

Est. 644 This property should not have been valued at over \$994.00 as it is in poor condition.

Est. 632 & 700 I think these properties are worth the original appraised values and suggest no change.

Yours very truly,

WESTMINSTER TRUST COMPANY

"Robert Alstead"  
Manager Real Estate Dept.

RA/AC



10203

3rd April, 1946.

Hous Realty,  
325 Seymour Street,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 700  
918-13th Street,  
New Westminster, B.C.

We are in receipt of your offer on behalf of Mr.  
Harold Roy Fitting to purchase the above property for the  
sum of \$3,200.- and Mr. Fitting's cheque for \$330.-

This matter is receiving our consideration and we  
will be writing you again in due course.

Our official receipt for \$330.- is enclosed herein.

Yours truly,

F. G. Shours,  
Director.

PMH

encl.



10203

4th April, 1946.

Columbia Alberta Agencies Ltd.,  
678 Howe Street,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 700  
518-13th Street,  
New Westminster, B.C.

We have just received your letter dated April 5th.

An acceptable offer has already been received on this property and has been recommended for acceptance. We regret, therefore, that we are not in a position to consider your offer and return herewith your client's deposit cheque for \$330.-

Yours truly,

F. G. Shears,  
Director.

FGB/PMH

encl.



**DIRECTORS**

HARVEY KAVANER  
PRESIDENT AND  
MANAGING DIRECTOR

EDWARD AKHURST  
VICE-PRESIDENT

C. S. GUILD, K.C. (HON.)  
SECRETARY

W. PAUL GRAHAM

R. N. LEITCH  
INSURANCE MANAGER

**COLUMBIA ALBERTA  
AGENCIES LIMITED**

678 HOWE STREET  
VANCOUVER  
CANADA

April 5th, 1946.

**SERVICES**

PROPERTY  
INVESTMENTS - MANAGEMENT  
RENTALS - INSURANCE

APR 4 1946
10203
4/4/46
N. Stearns

The Custodian,  
Royal Bank Building,  
Vancouver, B. C.

Dear Sir,-

Re: 518-13th St., New Westminster,

As per my telephone conversations with  
Mrs. McArthur, we now enclose cheque for \$330.00  
issued by Mr. Law A. Soong of 78-8th St., New  
Westminster, and hereby submit to you his  
offer of \$3300.00 for the above property.

Mr. Soong is well known to us, having  
been a Client during the past two years, and if  
it be not too late, we ask that his offer  
receive your serious consideration.

His telephone number is  
New Westminster 114, should you desire to contact  
him direct.

Yours respectfully,

COLUMBIA ALBERTA AGENCIES LTD.

  
Harvey Kavaner.



File No. 10203 .....

Catalogue No. 700 .....

**MEMORANDUM**

To: Mr. Johnston

From: A. G. McArthur.

Re: 518-13th St., New Westminster, B.C.  
Pt. Lot 22(Sk. 27965F) Blk. 18, S.B.10,  
Map 2620.  
Dwelling.

(\$1500 cash, bal. monthly over 2 yrs.)

Acceptance of a bid of .....\$3200.00..... on the above  
property is being recommended to the Secretary of State.

Valuation: \$3200.00

Approved: April 3, 1946

Please prepare Real Property memorandum and pass on to  
.....Mr. Peters..... for completion of this transaction.

If there are any special circumstances relative to the  
condition or leasing of these premises which should be disclosed  
to the Purchaser, or any anticipated delays in transferring title,  
please give .....Mr. Peters..... a memo covering same.

Date: ..April 3, 1946.....

*AGM*  
.....

Purchaser: Mr. Harold Roy Witting



Date. April 8th 1946....

REAL PROPERTY MEMORANDUM

File No. 10203, 10201, 10198, 10197.

Name. (Mr) Mikiso NISHIGUCHI.....Registration No. 08185...

Re: Catalogue No. 700

Address: 518-13th Street, New Westminster, B. C.

Legal Description: Pt. Lot 22(Sk.27965F) Blk. 18, S.B. 10, Map 2620.  
(Dwelling)

TITLE AND ENCUMBRANCES

✓ A. Certificate of Title No. 53382-F  
(Absolute)

Registered owner: Mikiso NISHIGUCHI

Property: Part 0.29 of an acre more or less of Lot 22 of Lot 18, Suburban Block 10, Map 2620, as shown outlined in orange color on sketch No. 27965F in the City of New Westminster.

1. "Royal Bank of Canada, New  
West" (JP Form dated May 28/42)  
Whereabouts: 2. C.O. Search "Registrar"  
Sept. 25/42.  
Reg. No. 08185

✓ B. Charges.

Registered: Nil

Vesting: In Custodian. Filing No. 24771. *Cancelled*

Unregistered: No evidence found, except as stated in letter dated January 13th 1943, received from Mikiso NISHIGUCHI as follows: "It is owned by my three son, namely, Magojiro, Asajiro and Kabei Nishiguchi and myself." Funds from sale should be credited to above 4 Japanese and held till interest of each determined.  
Taxes: \$54.95 (1945) Paid in full to Dec. 31/45. Arrears: Nil  
61.23 1946. *46*

Water: \$19.90 annually. Paid in full to Dec. 31/46.

Insurance: \$2,000.00. Expires July 10th 1946.  
*July 10, 1949*

✓ Assessed Value: Land: \$785.00

Improvements \$1,900.00

✓ Valuation by Appraiser: \$3,200.00

✓ Amount of Bid: \$3,200.00 (\$1,500.00 cash, balance monthly over 2 years) X

✓ Approved by Advisory Committee: April 3rd 1946. *Oct 10, 1946*

✓ Paid as shown in attached letter: \$1,500.00 cash. Bal. of \$1,700.00 under A/S.  
April 23/46.

Name of transferee as attached letter: George Oliver Armstrong & Harold Roy Witting.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

Rented unfurnished on a month-to-month basis at \$30.00 monthly.

Tenants: Mr. and Mrs. C. A. Fraser.

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Nil

Chattels: Particulars of those stored on the premises.

Nil

Named Agent: *Robertson, Guthrie & Co. Ltd.*  
*L. E. Cunningham*

Sold by: Rose Realty. *Commission*

*See Mr. Shum's stamp dated Oct. 10, 1946.*



File No. 10203  
10201  
10198  
10197

April 10th 1946.

**MEMORANDUM**

*Cancelled*

TO: Mr. Geo. Peters  
FROM: Mr. W. J. Johnston

Re: 518-13th St., New Westminster, B.C.  
Pt. Lot 22 (Sk. 27965F) Blk. 18, S.B. 10,  
Map 2620. (Dwelling)  
Catalogue No. 700.

The above-mentioned property is rented unfurnished to Mr. and Mrs. C. A. Fraser on a month-to-month basis at \$30.00 monthly.

In a letter dated January 13th 1943, Mr. Mikiso NISHIGUCHI wrote as follows:

"I am not the sole owner of the above mentioned lands but just part owner of it. It is owned by my three son, namely, Magojiro, Asajiuro and Kahel Nishiguchi and myself."

For this reason, when funds are received from the sale of the above property they should be held in a joint account, in the names of said three sons and Mikiso NISHIGUCHI, until such time as the interest of each is agreed upon by them.

I am attaching hereto the original Certificate of Encumbrance; Mrs. McArthur's memorandum dated April 3rd 1946; and Real Property Memorandum dated April 8th 1946. I have requested a Tax Certificate to be forwarded to this Office.

.....  
Administration Department.

WJJ/HES  
Attach.



10002

April 11, 1944

Miss Emily,  
125 Superior Street,  
Vancouver, B. C.

Dear Sirs

Re: Catalogue No. 700  
525-13th St., New Westminster  
B.C. (Cdn. Prov. No. 10/20/20)

Further to our letter of April 3rd we have to advise you that we are prepared to recommend the acceptance of your offer, on behalf of Mr. Harold Ray Witting, of \$5,000.00 for the above described property on the following terms: \$1,500.00 cash and the balance of \$3,500.00 payable monthly over a period of two years. Will you please forward to us a certified cheque for the balance of the down payment, namely, \$1,150.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be purchased and also state whether or not the purchaser is a British Subject, using the enclosed form.

The necessary documents will then be prepared and forwarded to you in order that you may arrange to have your client attach his signature, after which, kindly return all copies at an early date as possible in order that the documents may be forwarded to the Secretary of State at Ottawa. If our recommendation is acted upon, they will be signed and returned to this office.

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

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

Yours truly,

F. G. Shears,  
Director.

  
Encl. 1 - Information Form.



TO THE PURCHASER

Kindly fill out the following information and return to this office:

Full names MR. GEORGE <sup>OLIVER</sup> ARMSTRONG.

MR. HAROLD R. WITTING.

Address: CABIN 23. 4125 KINGSWAY  
VANC.

CABIN 24 4125 KINGSWAY  
VANC.

Occupations: CEMENT MIXER.  
COOPER BROS. CONTRACTORS  
2237 E. KING EDWARD.

ELECTRICIAN  
C. C. CARTER CONTRACTOR.  
1006 MAINLAND ST. VANC

Nationality: BRITISH.

BRITISH.

IMPORTANT

If Title is to be issued in the name of a wife only, please give full name, occupation and address of the husband as well. Also, if the title is to be issued in two names please state whether the ownership is a Joint Tenancy or a Tenancy in Common.

— o —

JOINT TENANCY

ISSUE TITLE IN TWO NAMES.



Copy for Mrs. McArthur

A.E.M.  
dB

12203

April 23, 1946.

Mr. Harold Witting,  
Cabin No. 24,  
1125 Kingway,  
Vancouver, B. C.

Dear Sir:

*with pleasure*

No. Catalogue No. 700  
215-17th St., New Westminster  
B.C. 22/23-27/24/25/26-3-10/26/27

This will acknowledge receipt of your cheque for \$1,150.00. We have now received a total of \$1,700.00, the full amount of the down payment for the above property. The balance, namely, \$1,700.00, will be payable at the rate of \$70.00 on the 13th day of each and every month over a period of 23 months and a final payment of \$70.00 on the 24th month, with interest at 3% per annum on all unpaid balances.

We note that you request this property to be purchased in the names of George Oliver Armstrong, Owner since, of Cabin No. 23, 1125 Kingway, Vancouver, B. C., British Subject, and Harold Roy Witting, Electrician, of Cabin No. 24, 1125 Kingway, Vancouver, B. C., British Subject, as Joint Tenants.

As previously advised, Agreement for Sale will be prepared and forwarded to you for signature, and adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Beers,  
Director.

*File*  
cc to Mr. George O. Armstrong,  
Home Realty.



4125 Kingsway New Westminster  
April 30th 1946.

Custodian of Alien Property  
Royal bank building  
Vancouver B.C.

ENEMY SECTION	
Rec'd	MAY 3 1946
File No.	
Ans'd	
Refer'd	

ACTION SECTION	
MAY 3 1946	10003
[Signature]	

Dear Sir:-

In regards to the property  
518-13th st. New Westminster.

We were given the understanding from Ross Realty, when we put in our bid for the property, that if our bid was accepted, that we would be given full occupancy of the house.

Now we find that we can't get possession of even one room, & that all we will receive is thirty dollars a month rent from the place.

Our payment to you would be seventy dollars, besides the upkeep, lights, water, taxes etc. Then we are paying big rent in the auto court where we are staying, so we are positive we couldn't even come close to meeting the payments, under the present setup.

The place at the present time needs a lot of repairs, & as far as we can



see, there has been nothing done  
on it for quite some time.  
The fruit trees haven't been tended  
to, fences need fixing, plumbing, electrical  
wiring etc is very bad.

Mr. Traver the renter of the place  
said that he didn't even need to let  
us on the place, so I don't see how  
this work can be done. Then after  
him being there for around four  
years, & hasn't done anything towards  
keeping up the place, I don't think  
there is much chance of him doing  
it now.

We would be willing to have  
the Rental Board set the rent on the  
two rooms that Mr Traver is now  
occupying, & let him stay, if we could  
get occupancy of the rest of the house,  
or at least collect the rent so we  
could meet our payments.

But under the present conditions  
we would like to get our money  
refunded & forget about the whole deal.  
Hoping this meets your approval, & that  
we get it straightened out as soon as possible.

W. Witting

L.O. Armstrong



File No. 10203

May 22nd 1946

MEMORANDUM

TO: Mr. F. G. Shears

FROM: Mr. W. J. Johnston

Re: Catalogue No. 700  
515-13th St., New Westminster  
Pt. 22(Sk. 27955E) 14/S.B. 10/2620

Subsequent to publication and distribution of our latest Catalogue of Real Properties, we received an offer to purchase the property at the above-mentioned address from Mr. R. R. Witting and Mr. G. O. Armstrong through the agency of Ross Realty, 325 Seymour Street, Vancouver, B. C. Mr. L. W. Savage of Ross Realty acted for the prospective purchasers but he is no longer with this firm.

You will note from the attached letter dated April 30th 1946, received from Messrs. Witting and Armstrong, that they indicate they were told they would be able to obtain early possession of the property and for this and other reasons they would like to have their money refunded and forget about the whole deal.

Briefly, the facts in this case are as follows:

- (1) The offer to purchase was forwarded by Ross Realty on behalf of Mr. R. R. Witting, only, and they enclosed his cheque for \$320.00, being 10% of the purchase price.
- (2) Following a visit to our Office by Mr. Savage regarding the length of time it would take to complete the transaction, and at his request, I made an appointment to interview Mr. Witting at the Office of Ross Realty at 5 P.M. on Wednesday, April 17th 1946. At that time, in reply to Mr. Witting's inquiry regarding obtaining possession of the property, I told him definitely that he could not obtain possession by giving one month's notice and that any notice which he gave the tenant would have to be in accordance with the existing Rental Regulations.
- (3) Subsequent to the above interview with Mr. Witting he forwarded to this Office a further cheque for the sum of \$1,180.00 on behalf of Mr. G. O. Armstrong and himself. A copy of our receipt on file is dated April 23rd 1946.

P.T.O.



- (4) I completed a Real Property Memorandum and the transaction has gone ahead in accordance with our usual procedure.
- (5) On Monday, May 6th 1946, Mr. Armstrong visited the writer at this Office and made various complaints similar to those contained in the attached letter dated April 30th 1946. I pointed out to him that the property was sold by the Custodian "as is" and that the matter of obtaining possession was not the responsibility of the Custodian. I also advised him of my interview with Mr. Witting at Ross Realty on April 17th 1946, as mentioned above.
- (6) I further stated that we had received a cash offer from another party about the same day as his was submitted but we had given him offer preference as it had been received first by us. I advised him that if the party referred to was willing to submit another offer I would advise him but in the meantime the sale was going forward.
- (7) I contacted Mr. Lee A. Soong, who had submitted the other offer referred to above, at 78-8th Street, New Westminster, B. C., on Saturday afternoon, May 11th, and he stated that he would like to buy the property if he could obtain possession within one year. I told him that I would see the tenant, Mr. C. A. Fraser, which I did on Tuesday evening, April 14th 1946, but although he stated he would do everything possible to find another place, he would give no guarantee that he would vacate within one year.
- (8) I advised Mr. Soong regarding the above on the following day and he decided not to put in another offer.
- (9) The prospective purchasers, Witting and Armstrong, inspected the property at 518-13th Street, prior to paying the balance of the down payment of \$1,180.00 on April 23rd 1946, and while looking through the interior of the house talked to other tenants to whom Mr. Fraser has rented rooms. Mr. Fraser was absent from the house at that time but they contacted him at a later date and I feel they were fully conversant with all details before they made the above-mentioned payment.

In view of the above facts I believe we should complete the transaction with Messrs. Witting and Armstrong and would appreciate your replying to the letter attached hereto, to the effect that we expect them to make the monthly payments as agreed. The Agreement for Sale, in triplicate, was forwarded to them for signature on May 2nd 1946, but has not been returned to our Office.

WJH/MS

.....  
Administration Department



29th May, 1946.

MEMORANDUM

To: Mr. Johnston  
From: Mr. F. G. Shears

Re: Catalogue No. 700  
518-13th St., New Westminster

I have considered your memo of the 22nd instant and agree that it would be very desirable for this transaction to be completed and that Witting and Armstrong have not been misled by this office in regard to the matter of early possession.

However, I spoke to Mr. Sheppard and in his opinion we are not in a strong position. The Agreement for Sale has not been signed and while we have a down payment from these people, Mr. Sheppard considers it is still their money.

We reserve the right to cancel any offer prior to the delivery of conveyance or transfer and therefore there has not been an offer acceptance, the offer is not binding on either party until that time.

Then too, if the financial position of Witting and Armstrong is as indicated, we might run into further trouble in collecting the monthly payments.

I have decided, therefore, that we will agree to cancel this deal and return their deposit.

F. G. Shears,  
Director.

FUS/TM



10203

June 4th 1946.

Messrs. G. O. Armstrong and  
H. R. Witting,  
4125 Kingsway,  
New Westminster, B. C.

Dear Sirs:

Re: 518 - 13th Street, being  
Part 0.29 of an acre more or  
less of Lot 22 of Lot 18,  
Suburban Block 10, Map 2620,  
Catalogue No. 700

With reference to your conversation with  
Mr. F. G. Shears in our Office yesterday, we wish to advise  
you that the Custodian is prepared to cancel the sale in  
connection with the above-mentioned property and make a re-  
fund to you of monies paid into this Office, as soon as he  
is advised in writing that you have made a settlement with  
Messrs. Ross Realty regarding their commission consideration.

Yours truly,

W. J. JOHNSTON  
ADMINISTRATION DEPARTMENT

WJJ/HAS



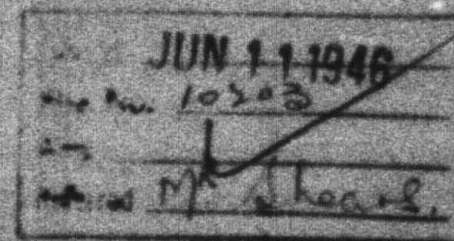
# ROSS REALTY *City and Suburban Properties*

BRITISH COLUMBIA FARMS • ORCHARDS • RANCH LANDS AND ACREAGE

Phone PAcific 7141 • 325 Seymour Street • Vancouver, B.C.

10th. June 1946

F. G. Shears,  
Director,  
The Custodian of Japanese Property,  
506 Royal Bank Bldg.,  
Vancouver, B. C.



Dear Sir:-

Re Catalogue #700  
518-13th. Street,  
New Westminster

As requested, on behalf of H. R. Witting  
Esq., and George Armstrong Esq., we forego any  
and all claim on any Commission due or presumed  
due, on the above noted property.

The reason for so doing - inability  
to effect occupancy.

Yours faithfully,

*Dorothy M. Ross*

ROSS REALTY.



10203

17th June, 1946.

Mr. H.R. Witting,  
Cabin No. 24,  
4125 Kingsway,  
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 700  
518-13th St., New Westminster  
Pt. 22 (Sk. 27965) 1E/S.B. 10/2620.

As indicated in our Mr. Johnston's letter of June 4th, after considering your correspondence and the interviews which you have had with regard to completing the purchase of the above property, we have agreed to cancel the arrangements so far made. The Ross Realty Company have advised us that they will forego any real estate commission.

We are enclosing herein cheque for \$1,180.- in favour of yourself and Mr. G.O. Armstrong and a further cheque for \$320.00 in favour of yourself, these being the names in which the original deposits were made to this office.

Yours truly,

F. G. Shears,  
Director.

FGS/PMH

encl.



COPY FOR MR. JOHNSTON

File #10203

17th June, 1946.

MEMORANDUM

To: Mr. Peters  
From: Mrs. Harrop

ENEMY SECTION	
Rec'd	JUN 17 1946
File No.	
Ans'd	
Ref'd	

Re: Catalogue No. 700  
518-13th St., New Westminster  
Pt. 22 (Sk. 27957) 16/S.B.10/2620

This is to advise you that the sale of the  
above property to Messrs. H.R. Witting and G.O. Armstrong has  
been cancelled and the down payment has been returned to  
them today.

Sgd. P. M. Harrop





518 - 13th Street,  
New Westminster, B. C.  
August 12, 1946

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

Dear Sir:

With reference to the property located at the above address the writer desires to submit a cash offer of \$2,500.00 (certified cheque herewith) as full payment for same.

In making this offer I would like to stress the following points:

The property is approximately 40 years old.

I understand it was sold to one Mishiguchi for \$900.00 originally. Apparently no attempt has been made to fix up the place to increase the value. The buildings are badly in need of paint. The plumbing is in very poor shape and needs to be replaced.

The electrical wiring is not good and needs replacing.

The basement walls are cracked and are in need of attention.

The fence leans badly and will have to be replaced in some sections.

The house will have to be completely decorated inside as well as outside.

The pantry ceiling has fallen away due to leakage of the plumbing on second floor.

The garage needs a new roof as it leaks badly.

The yard is run down and needs to be plowed and put into lawn as only native grass grows there now. The trees are old, some will have to be taken out, others pruned.

The front and rear stairs and banisters are in need of repairs.

I estimate it will cost at least \$1,000.00 to put the place in even a fairly good condition.

I have been a tenant in this property since June, 1942, and have paid over \$1,500.00 in rentals, besides considerable decorating of the interior of the dwelling.

I understand that the catalogue valuation of the property is \$3200.00, but in view of the aforementioned details, believe my offer of \$2,500.00 cash to be very fair.

Thanking you for your consideration of this offer, I am,

Yours truly,

*C. A. Fraser*  
C. A. Fraser



Aug. 13, 1946

Mr. R. Alstead,  
Westminster Trust Co.,  
New Westminster, B.C.

Dear Sir:

Re: Catalogue No. 700,  
518-13th Street, New Westminster.  
Pt. Lot 22(52.279657) Blk. 18,  
S.B. 10. Map 2620.

On April 27th, 1944, you valued the above property for \$3200.00 and in your review of same on April 12, 1945 you confirmed that in your opinion no change in this valuation was required.

Our records indicate that original tenders we received on this property were \$1810.00 and \$2500.00. In June 1944 we received an offer for \$3200.00, but this was withdrawn and in April 1946 we again received an offer for \$3200.00, but the sale was cancelled before completion.

We are now in receipt of a letter from the tenant of this property offering the sum of \$2500.00 cash, and accompanying his offer with the following statements:

1. The property is approximately 40 years old.
2. The electrical wiring is not good and needs replacing.
3. The basement walls are cracked and are in need of attention.
4. The fence leans badly and will have to be replaced in some sections.
5. The house will have to be completely decorated inside as well as outside.
6. The pantry ceiling has fallen away due to leakage of the plumbing on second floor.
7. The garage needs a new roof as it leaks badly.
8. The yard is run down and needs to be plowed and put into lawn as only native grass grows there now. The trees are old, some will have to be taken out, others pruned.
9. The front and rear stairs and banisters are in need of repairs.

I estimate it will cost at least \$1,000.00 to put the place in even a fairly good condition."



Mr. B. Alstead,

2,

Aug. 13, 1946.

The rent which we are receiving is \$30.00 per month and the 1945 taxes were \$54.95.

Will you kindly review this property as at the present time and let us have your advice whether this offer should be given any favourable consideration, or what in your opinion is the present value.

Yours truly,

F. G. Shears,  
Director.

FUS:AS



WESTMINSTER TRUST COMPANY

HEAD OFFICE

NEW WESTMINSTER, B. C.

PLEASE ADDRESS ALL COMMUNICATIONS  
TO THE MANAGER

Real Estate Dept.

ENEMY SECTION

Rec'd AUG 16 1946  
File No. \_\_\_\_\_  
Ans'd \_\_\_\_\_  
Refer'd \_\_\_\_\_

August 15, 1946.

Re File #10203

Office of the Custodian,  
Royal Bank Building,  
Hastings and Granville Sts.,  
Vancouver, B.C.

Dear Sir:

Catalogue No. 700.

Enclosed herewith you will find revaluation  
and reinspection record of the property known as  
Pt. Lot 22 (Sk. 27965F) Bk. 18 SB 10 Map 2620,  
located at 518 - 13th Street, New Westminster, B.C.  
I trust this will meet with your approval.

Yours very truly,

WESTMINSTER TRUST COMPANY

RA/ AC  
Encls. 2

*Robert Alstead*  
Manager Real Estate Dept.

EVACUATION SECTION

Rec'd AUG 16 1946  
File No. 10203  
Ans'd \_\_\_\_\_  
Referred \_\_\_\_\_



REINSPECTION AND REVALUATION REPORT

August 15, 1946.

PROPERTY: Pt. Lot 22 (Sk. 27965F) Blk. 18 SB 10 Map 2620

LOCATION: 518 - 33th Street, New Westminster, B.C.

LOT SIZE: 66' x 198'

DWELLING SIZE: 24' x 34'

TYPE OF BUILDING: Two Storey

BASEMENT: Cement - good condition.

FOUNDATION: Cement - good condition.

NUMBER OF ROOMS: six

Living room  
Dining room  
Three Bedrooms  
Kitchen  
Bath  
Toilets (2)

Electric light: Yes - wiring good.

Water: hot and cold

Condition of Dwelling: fairly good.

Outbuildings: double garage - fairly good condition.

Heating: yes

Plumbing: yes

Grounds: good.

Remarks:

Due to general appreciation in value of all adjoining properties since my last appraisal, date April 27, 1944, I find the value of this property has increased approximately twenty per cent, as follows:

Land	\$ 900.00
Buildings	<u>\$3,000.00</u>
	<u><u>\$3,900.00</u></u>

*Robert Alstead*  
ROBERT ALSTEAD.



10203

Aug. 19, 1946.

Mr. C.A. Fraser,  
518-13th Street,  
New Westminster, B.C.

Dear Sir:

Re: Catalogue No. 700,  
518-13th Street, New Westminster.

We have your letter of August 12th in which you offered to purchase the above property in the sum of \$2500.00. As you are aware, our catalogue indicated a minimum price of \$3200.00 and any offer below that amount could not be considered.

As a result of a review of this property we are doubtful if our Advisory Committee would recommend acceptance of an offer of \$3200.00. The indications are that the property is worth \$3900.00 even after taking into consideration the defects pointed out in your letter.

We are enclosing herein our cheque for \$2500.00 the amount which you remitted.

Yours truly,

F. G. Shears,  
Director.

FGS:AS  
encl.



COULTHARD, SUTHERLAND & Co., LTD.

ESTATE AND INSURANCE AGENTS  
CAR FINANCING

TELEPHONE 100

443 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

Aug. 23, 1946

Attention Mr. Johnston

The Office of the Custodian,  
Vancouver, B.C.

Dear Sir:-

Re 578 15th Street, New Westminster,  
Catalogue 700

Kindly find enclosed cheque for  
\$5200., being our cash offer on behalf of a client  
for the above property. This, of course, is subject  
to our commission of 5%.

Please confirm or reject this proposal  
as soon as convenient.

P.S. This in our opinion is  
the maximum which can be  
expected for this place  
notwithstanding recent  
appraisals.

J.H.C.

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

*[Signature]*  
L.A. Coulthard.

EVACUATION SECTION	
Date	AUG 24 1946
File no.	
Ans.	
Referred	



# Bank of Montreal,

WEST END BRANCH  
COR. 12TH STREET & 8TH AVENUE

*Checkfile*  
*10203*  
*New Westminster, B.C.*

August  
23rd,  
1946

Custodian of Enemy Property,  
Vancouver, B.C.


Dear Sir:

Re: C.A. Fraser

ENEMY SECTION	
Rec'd	AUG 23 1946
File No.	10203
Ans'd	
Referred	

We advise that Mr. Fraser's cheque for \$2,500. handed to you in connection with a property transaction has been cashed by us and charged to his account. The cheque in question, which was certified by us under date of August 12th, 1946, was payable to him but it was negotiated by the Royal Bank of Canada, with-out his endorsement. Mr. Fraser will discuss this matter with you when he calls to see you today.

Yours truly,

  
Manager  
E.L. Hodson

*Aug 23/46.*

*Our check for \$2500.00 and Mr. Shears' letter of Aug. 19/46 handed to Mr. Fraser in our office today.*  
*W. J. Hanton*



10203

August 29, 1946.

Mr. C.A. Fraser,  
512-13th Street,  
New Westminster, B.C.

Dear Sir:

Re: Catalogue No. 700,  
512-13th Street, New Westminster.

We wrote you on August 19th advising you that we were not in a position to accept your offer of \$2500.00 for the property of which you are the tenant.

For your information we have received an offer in line with the former valuation of this property. Until the matter has been reviewed by our Advisory Committee I am not in a position to say whether this other offer will be accepted, but I am advising you of the circumstances in order that you may be given an opportunity of letting me have a revised offer should you wish to do so.

As the Committee will be meeting in the near future, if you are further interested, kindly let me hear from you by return.

Yours truly,

F. G. Shears,  
Director.

FGS:AB



10203

August 29, 1946.

Messrs. Coulthard, Sutherland & Co. Ltd.,  
443 Columbia Street,  
New Westminster, B.C.

Dear Sirs:

Re: Catalogue No. 700,  
518-13th Street, New Westminster.

We have your letter of the 23rd instant enclosing your cheque for \$3200.00, cash offer for the purchase of the above property.

You are apparently aware of a recent appraisal which has been made indicating the present value of this property to be \$3900.00. In view of this it is not possible for me to give favourable consideration to your present offer until the matter has been submitted to my Advisory Committee. The Committee are not meeting regularly at the present time and it may be two weeks or so before I will be able to secure their advice.

If agreeable to you we will hold your cheque for \$3200.00 and I will be pleased to advise you as soon as possible as to the decision of the Advisory Committee.

Yours truly,

F. G. Shears,  
Director.

FGS:AS



10203

October 3rd 1946.

Collector of Taxes,  
Corporation of the City of New Westminster,  
New Westminster, B. C.

Dear Sirs:

Re: Pt. Lot 22(Sk.27965F)Blk.18,  
S.B.10,Map 2620.  
518-13th Street,New Westminster,  
B. C.

---

We are enclosing herewith our cheque for the sum  
of \$61.23, being full payment of 1946 Taxes on the above-  
mentioned property, as per attached statement.

Kindly return receipted Tax Statement at your  
earliest convenience, together with 1946 Tax Certificate  
for registration purposes.

Yours truly,

W. J. JOHNSTON  
ADMINISTRATION DEPARTMENT

WJ/HMS  
Enc. (2)



10203

4th October, 1946.

Mr. C.A. Fraser,  
518 - 13th Street,  
New Westminster, B.C.

Dear Sir:

Re: Catalogue No. 700  
518 - 13th Street, New Westminster.

On August 19th we advised you that your offer of \$2,500.- was not acceptable and indicated that we were doubtful whether an offer of \$3,200.- would be recommended for acceptance.

We are writing in order to advise you that if you were prepared to make a cash offer of \$3,200.- recommendation would be made to Ottawa for its acceptance. Failing to hear from you by the 10th of the month we will consider that you are not interested and will deal with any other parties who may wish to purchase this property at not less than the above figure.

Yours truly,

F. G. Shears,  
Director.

FGS/PMH



518-13<sup>th</sup> Street  
New Westminster, B.C.  
October 8, 1946

Rec'd	OCT 9 1946
File No.	10203
S.S.	
Referred	

Mr. J. G. Shears,  
Director, Office of the Canadian  
Japanese Evacuation Postponement,  
Vancouver, B.C.

Dear Sir:

Re. 518-13<sup>th</sup> St. - File # 10203.

In reply to your letter of Oct. 4/46  
I wish to advise that I am willing  
to pay \$3200<sup>00</sup> for the above property,  
which I occupy, and also wish you  
to know that an offer of this amount  
has been submitted on my behalf  
by my agents, Coulthard, Sutherland & Co.,  
of this city.

Yours truly,

Ch. Tracer



10th October, 1946.

MEMORANDUM

Re: Catalogue 700 - 518-13th Street, New Westminster.

Mr. Fraser's original offer was for \$2,500.- The Advisory Committee suggested that in view of Mr. Shears' letter to him of August 19th indicating that the possibility of the original minimum price of \$3,200.- might not be acceptable, that as the Committee were still prepared to recommend the acceptance of an offer of \$3,200.- that Mr. Fraser should be given the opportunity of paying this amount before the offer received from Messrs. Coulthard, Sutherland & Co., Ltd. was considered.

It later transpired that Messrs. Coulthard, Sutherland & Co., Ltd. offer was also on behalf of Mr. Fraser.

As a result of a telephone conversation with Messrs. Coulthard, Sutherland & Co., Ltd. it was agreed that the sale should be put through Coulthard, Sutherland & Co., Ltd. and that they would accept half the usual commission.

*P. G. Shears*

P. G. Shears,  
Director.



TO THE PURCHASER

Kindly fill out the following information and return  
to this office:

Full name: CLARENCE ALVIN FRASER

Address: 518-18TH ST  
New Westminster BC

Occupation: Salesman

Nationality: British

IMPORTANT

If title is to be issued in the name of a wife only,  
please give full name, occupation and address of the  
husband as well. Also, if the title is to be issued  
in two names please state whether the ownership is a  
Joint Tenancy or a Tenancy in Common.

— o o —



File No. 10203

Catalogue No. 700

To: Mr. Johnston

MEMORANDUM

From: A.G. McArthur.

Re: 518 - 13th St., New Westminster,  
Pt. Lot 22(Sk.27965F) Blk. 18, S.B.10,  
Map 2620.  
Dwelling.

Acceptance of a bid of...\$3200.00... on the above prop-  
erty is being recommended to the Secretary of State.

Valuation: \$3200.00

Approved: Oct. 10, 1946.

Please prepare Real Property memorandum and pass on to  
...Mr. Peters... for completion of this transaction.

If there are any special circumstances relative to the  
condition or leasing of these premises which should be disclosed  
to the Purchaser, or any anticipated delays in transferring  
title, please give...Mr. Peters... a memo covering same.

Date: October 10, 1946

Purchaser: Mr. C.A. Fraser (tenant)

*File*

*[Signature]*



Date..October 11, 1946...

REAL PROPERTY MEMORANDUM

File No. 10203

Name...~~(Mr.) Mikizo NISHIGUCHI~~.....Registration No. 08185.....

Re: Catalogue No. 700

Address: 518-13th Street, New Westminster, B. C.

Legal Description: Pt. Lot 22(Sk. 27965F) Blk. 18, S.B. 10, Map 2620.  
(Dwelling)

TITLE AND ENCUMBRANCES

✓ A. Certificate of Title No. 53382-F  
(Absolute)

Registered owner: Mikizo NISHIGUCHI

1. "Royal Bank of Canada, New  
West" (JP Form dated May 28/42)  
Whereabouts: 2.C.O. Search "Registrar"  
Sept. 25/42.  
Reg. No. 08185

✓ Property: Part 0.29 of an acre more or less of Lot 22 of Lot 18, Suburban Block  
10, Map 2620, as shown outlined in orange color on sketch No. 27965F,  
in the City of New Westminster.

✓ B. Charges.

Registered: Nil

✓ Vesting: In Custodian. Filing No. 24777. Filed October 15, 1942.

✓ Unregistered: No evidence found.

Taxes: \$6.23 (1946) Paid in full to December 31, 1946. Arrears: Nil

Water: \$19.90 annually. Paid in full to December 31, 1946.

Insurance: \$2,000.00. Expires July 10, 1949.

✓ Assessed Value: Land: \$785.00

Improvements: \$1,900.00

✓ Valuation by Appraiser: \$3,200.00

✓ Amount of Bid: \$3,200.00

✓ Approved by Advisory Committee: October 10, 1946.

✓ Paid as shown in attached letter: \$3,200.00 - October 17, 1946.

✓ Name of transferee as attached letter: Clarence Alvin Fraser

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding  
furniture or equipment)

Rented unfurnished to Mr. and Mrs. C. A. Fraser on a month-to-month  
basis at \$30.00 monthly. Mr. Fraser is also the purchaser.

Leasehold: (State period, consideration & unusual clauses and whether  
including or excluding furniture or equipment)

Nil

Compiled by:

Chattels: Particulars of those stored on the premises.

Nil

.....  
Administration Department.

Stamp Agent: Coulthard, Sutherland and Company Limited to be paid a usual  
commission. See Mr. Shears memorandum dated October 10, 1946.



File No. 10203

October 11, 1946.

MEMORANDUM

TO: Mr. Geo. Peters  
FROM: Mr. W. J. Johnston

Re: 518-13th St., New Westminster, B.C.  
Pt. Lot 22 (Sk. 27965F) Blk. 18, S.B. 10,  
Map 2620. (Dwelling)  
Catalogue No. 700.

The above-mentioned property is rented unfurnished to Mr. and Mrs. C. A. Fraser on a month-to-month basis at \$30.00 monthly. Mr. Fraser is also the purchaser.

By arrangement with Messrs. Goulthard, Sutherland and Company Limited, they are to receive only one-half of the usual commission in connection with this sale. Please see Mr. Shears memorandum dated October 10, 1946.

I am attaching hereto the original Certificate of Encumbrance; Mrs. McArthur's memorandum dated October 10, 1946; and Real Property Memorandum dated October 11, 1946.

*W. J. Johnston*  
.....  
Administration Department.

WJJ/MS



10223

October 17, 1924.

Messrs. Seligman, Seligman & Co. Ltd.,  
445 Columbia Street,  
New Westminster, B.C.

Dear Sirs:

Re: Catalogue No. 700  
115 - 13th Street  
P.O. Box 170637/115/10/2620

Further to previous correspondence, we have to advise you that we are prepared to recommend the acceptance of your offer, on behalf of your client, Mr. G. A. Fraser, of \$3,200.00 for the above described property. Our official receipt is enclosed.

We advised you, over the telephone, that Mr. Fraser had submitted an offer direct to this office and that we were not previously aware that your offer of \$3,200.00 was also on his behalf.

As a result of our conversation with you, it was agreed that the sale should be put through yourselves and that you would accept half of the usual commission.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British Subject, using the enclosed form. *as attached letter.*

Upon receipt of this information the necessary documents will be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, they will be signed and returned.

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

Yours truly,

F. G. Shearn,  
Director.

Enc. (2) - Official receipt  
Information Form



October 24th, 1946.

REAL PROPERTY MEMORANDUM

FILE NO: 10203

NAME: Mikiso NISHIGUCHI

CATALOGUE NO: 700

RE: 518 - 13th Street, New Westminster, B.C.  
- Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Part 0.29 of an acre more or less of Lot 22 of Lot 18, Suburban Block 10, Map 2620, as shown outlined in orange color on sketch No. 279657, in the City of New Westminster.

Encumbrances: Nil.

Taxes: 1946 Taxes - \$61.23 paid.  
Arrears - Nil.

Vested: No. 24777.

VALUATION BY APPRAISER: \$3,200.00.

AMOUNT OF BID: \$3,200.00.

APPROVED BY ADVISORY COMMITTEE: October 10th, 1946.

AMOUNT RECEIVED BY CUSTODIAN: \$3,200.00.

NAME OF PURCHASER: Clarence Alvin Fraser.

Prepared by: *Clarence Alvin Fraser*

Approved by: *Clarence Alvin Fraser*

DAC:JS



Catalogue No. 700  
File No. 10203  
518 - 13th St., New Westminster  
Pt. 22 (Sk. 27065F) 18/10/2620

November 19, 1946.

CLARENCE ALVIN FRASER  
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at October 17, 1946)

	DEBIT	CREDIT
Purchase price	\$3,200.00	
Cheques received		\$3,200.00
<u>Amount of rent collected</u>		
October 17th to October 31st - 15/31 x \$28.50		13.78
Registration fees on deed - \$3,200.00	10.90	
Insurance premium \$12.00 (Ex. 10/7/49) -		
Unearned portion	10.92	
Water paid from January 1, 1946 to December 31, 1946 -		
at \$19.90	3.93	
Purchaser's proportion of taxes for 1946 paid -		
76/365 x \$61.23	12.75	
Balance owing by purchaser		24.72
	<u>\$3,238.50</u>	<u>\$3,238.50</u>

BALANCE OWING BY PURCHASER

\$24.72



COULTHARD, SUTHERLAND & Co., LTD.  
ESTATE AND INSURANCE AGENTS  
CAR FINANCING

TELEPHONE 106

437

437 COLUMBIA STREET,

NEW WESTMINSTER, B. C.

November 25th.1946.

ATTENTION: MR. PETERS.

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

EVACUATION SECTION	
Rec'd	NOV 26 1946
File No.	
Ans.	
Referred	<i>Liter</i>

RE: CATALOGUE #700 - 518-15th St.,

Dear Sir;

The purchaser of the above property was in this a.m. with his statement of adjustments, showing a debit balance of \$24.72. Attached is an account for installation of a new boiler for which Mr. Fraser, we presume, is entitled to credit, he apparently took the question of it's installation up with the agent for the property, Mr. Cunningham, and was advised that it would be in order to have the job done and that your office would reimburse him for the outlay. If this claim is allowed it will show a small credit balance, however, he will be satisfied to let the matter drop.

Kindly let us hear from you in this regard.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

*F. R. Coulthard*  
F. R. COULTHARD.

PHC/js

*See Memo. Nov. 27/46.*



D. A. McDonald Co. Ltd.

Nº 1041

PLUMBING - STEAM AND HOT WATER HEATING

AUTHORIZED DEALERS

CENTRAL APPROVED AUTOMATIC SPRINKLERS AND DEVICES  
NU-WAY APPROVED AUTOMATIC OIL BURNERS

1221 - 7th Ave.,

New Westminster, B. C.

October 12, 1946

Mrs. Fraser,

818 - 13th St.

ACCOUNTS DUE AND PAYABLE WHEN RENDERED.

A CARRYING CHARGE OF 6% ON PAST DUE ACCOUNTS.

WE DO NOT ITEMIZE UNLESS REQUESTED

Oct. 12 To installing range boiler.  
Material and labor.

\$8.50

*Paid in full  
J. J. Palmer*



File No. 10203

MEMORANDUM - MR. JOHNSTON

re: Catalogue No. 700  
518 - 13th Street  
Pt. 22 (Sk. 27965F) 118/S.B. 10/2620

Attached you will find a letter we have received from Coulthard, Dutherland & Co. Ltd. with reference to the installation ~~the purchaser~~ of a boiler, which he wishes to charge back against adjustments on the sale of the above property. Would you kindly advise us if the file reveals any allowance arranged between Mr. Cunningham and the purchaser.

*[Signature]*

GP/EL  
Att.

*Nov. 27/46. Installation of a boiler not authorized at any time by this office.*  
*Mr. Cunningham called at our office on Oct. 11/46, during the writer's absence, and advised Miss Schofield that the tenant had spoken to him about a boiler and that he had asked D. A. McDonald, plumber, to call at 518 - 13th St. regarding same.*

*I called Mr. McDonald the same day and advised him not to proceed with the installation of a boiler as we had not authorized Mr. Cunningham to communicate with him. Mr. Cunningham was also advised by phone the same day that, as the property was in course of sale to the tenant, no work was to be done.*

*W. Johnston*

*Nov. 28/46. Mr. McDonald  
I phoned Mr. McDonald  
He says this work was done at  
request of Mr. Cunningham & had nothing to  
do with the acknowledgment having been  
notified by him not to do  
the work & an  
expense.*

November 27, 1946.

*Boiler installed  
Oct. 17/46.*



10209

November 28, 1946.

Coulthard, Sutherland & Co. Ltd.,  
437 Columbia Street,  
New Westminster, B. C.

Attention: Mr. F. H. Coulthard

Dear Sir:

Re: Catalogue No. 700  
518 - 13th Street  
Pt. 22(Sk. 279657)18/S.B. 10/2620

This will acknowledge receipt of your letter of November 25, 1946, with reference to the installation of a boiler on the above property.

On investigation, we find that not only Mr. Cunningham was notified on October 11, 1946, that this office would not authorize the expenditure, but also Mr. McDonald of D.A. McDonald Co. Ltd. was notified not to proceed with the work.

In a telephone conversation with Mr. McDonald this morning, he states this work was done at the request of Mrs. Fraser, and had nothing to do with Mr. Cunningham or this office. Mr. McDonald also acknowledged that this office notified him not to proceed with the work.

Under the circumstances, we cannot allow Mr. Fraser the credit he requested.

Yours truly,

George Peters,  
Office of the Custodian.

GP/ic



10203

January 7, 1947.

Messrs. Coulthard, Sutherland & Co. Ltd.,  
437 Columbia Street,  
New Westminster, B. C.

Dear Sirs:

Ref Catalogue No. 700  
518 - 13th Street  
Pt. 22 (St. 279657) 18/S.B. 10/2620

We wrote to you on November 28th, 1946,  
with reference to the allowance requested by Mr. Fraser, the  
purchaser of the above property, for the installation of a  
boiler. We have had no further word from you in regard to this  
matter.

There is still outstanding, a balance of  
\$24.72 owing by the purchaser on the adjustments of this sale.  
Kindly have Mr. Fraser mail us a cheque for this amount, and at  
the same time, sign and return to us the control receipt enclosed  
in our letter of November 19th. Upon receipt of this cheque and  
control receipt, title will be sent by registered mail to Mr.  
Fraser or to any person designated by him.

Your prompt attention will be appreciated.

Yours truly,

George Peters,  
Office of the Custodian.

GP/EL



Catalogue No. 700  
File No. 10203  
518 - 13th St., New Westminster  
Pt. 22 (Sk. 27064F) 18/10/2620

Control of the above described property 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.

Dated at New Westminster B.C., this 17 day of January 1947.

Signed C. Fraser

Sign and return to the Custodian



10203

January 20, 1947.

REGISTERED A/R

Mr. Clarence Alvin Fraser,  
518 - 13th Street,  
New Westminster, B. C.

Dear Sir:

Re: Catalogue No. 700  
518 - 13th Street  
Pt. 22 (Sk. 27065F) 18/10/2620

Enclosed herewith please find Certificate  
of Title No. 213307-E, covering the above described property  
in your name, and the Canada Accident & Fire Assurance Co.,  
Policy No. 916493, which has been assigned to you.

Yours truly,

George Peters,  
Office of the Custodian.

GP/EL  
Enc. (2) - Certificate of Title  
Insurance Policy



## STATEMENT RE SALE OF:

Name: **MIKIO NISHIGUCHI**Catalogue No: **700**File No: **10203**Street Address: **516-13th Street, New Westminster, B. C.**Reg. No: **06185**Legal Description: **22(SK.279637) 16/10/2620.**Date of Sale and Adjustments ..... **October 17, 1946.**

Sale Price

**\$ 3,200.00**

Real Estate Agents Commission

**\$ 80.00**

Charge for Valuation

**10.00**

Charge for Advertising

**4.00**

Land Registry Office Transmission Fee

**2.50**~~Encumbrances:~~~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other Charges~~

Adjustments:

Fire Insurance

**10.92**

Taxes

**12.75**

Water

**3.93****96.50****\$ 3,227.60**

Net Proceeds credited to your account

**\$ 3,131.10****March 20, 1947.**

Date:.....

**Mr. E. Good**

Compiled by:.....







June 12, 1943

EVACUATION SECTION	
Rec'd	JUN 17 1943
File No.	
Ans.	
Referred	

Dear Sirs:-

I am not interested to  
sign the lease as drawn up and  
am returning same to you.  
Would like to talk the matter  
over personally.

Yours truly  
Bachman



MEMORANDUM.

File #10203

June 22, 1943.

TO: File

FROM: Mr. G. T. McKay.

Mr. Cornelius Zakarias the present occupant of the Nishiguchi property in Surrey, has refused to sign the lease agreement mailed to him on June 11th, and which provided that he would pay the Custodian fifteen per cent of the gross receipts from all crops other than potatoes, harvested in the 1943 season.

I obtained from Mr. Campbell, solicitor at Mission, a signed copy of an agreement entered into between Zakarias and the Pacific Co-operative Union (last year's lessors). The agreement provides that Zakarias shall pay to the P.C.U., fifteen per cent of the gross receipts from the strawberry crop only. The man's contention now is that when he entered into that arrangement, he was anticipating considerable revenue from crops other than strawberries such as apples, nuts, asparagus, currants and potatoes. He now finds that the tree fruits and nuts are not going to yield well, and feels that in view of this he should not obligate himself by giving the Custodian the percentage that he had agreed to give the P.C.U., and suggests that the rental should be not more than \$400.00 cash.

I am prepared to recommend the acceptance of the gross proceeds of fifteen per cent of the strawberries alone, of which there might be between fifteen and twenty tons, and accordingly I have had drawn a fresh lease on that basis and have handed it to Mr. Anderson with the request that he endeavor to have it signed by Zakarias. Failing this, it would seem to be necessary that the Custodian be protected by way of seizure, if necessary, of the funds at the P.C.U. covering produce delivered there.

GTM/MFP





11519/1, 10201,  
10205, 10197, 10198.

November 25, 1943.

Harry Johnston K.C.,  
Barrister & Solicitor,  
35 - 6th Street,  
New Westminster, B. C.

Dear Sir:

Re: M. Nishiguchi Company Limited et al.

We wish to advise you that yesterday morning Mr. K. W. Wright, Counsel to the Custodian, Mr. F. G. Shears, General Manager of this office, and Mrs. A. G. McArthur, Manager of our Administration Department, held a meeting at which Mr. Asairo (Arthur) Nishiguchi and the writer were also present. Various matters pertaining to the New Westminster and Fraser Valley properties in which Mr. Nishiguchi is interested were discussed, but certain information which we require for the proper administration of Company and personal affairs could not be remembered by Mr. Nishiguchi, and he consequently referred us to you for assistance.

Kindly advise us at your earliest opportunity regarding the organization of M. Nishiguchi Company Limited, including the authorized capital, number of shares issued and the names of Shareholders. We would like you to confirm our understanding that annual reports on Company affairs are being made to the Government and that the Company is in good standing. Copies of these reports for our files would be appreciated.

We would also appreciate receiving information as to the ownership of the following properties.

1. Lot 16, Block 11, Map 2620, in the City of New Westminster.
2. Pt. 0.29 of an acre more or less of Lot 22 of Lot 18 Suburban Block 10, Map 2620, Sh. 27965F in the City of New Westminster.
3. Lot 1, Pt. S.E. 1/4 Sec. 4 Tp. 11, Municipality of Langley.
4. Pt. 66.1 acs. more or less of the S.E. 1/4 of Sec. 4, Tp. 11, Sh. 8485, Municipality of Langley in the District of New Westminster.



Harry Johnston K.C.,-

5. Lots 12, 12, 14 & 15, S.W. 1/4 Sec. 4, Tp. 11, Municipality of Langley.
6. E. 1/2 of the N.W. 1/4 of Sec. 24, Tp. 2, Municipality of Surrey in the District of New Westminster.

The Certificates of Encumbrance which we obtained from the Land Registry office show that some of the above-mentioned properties are registered in the name of M. Nishiguchi Company Limited; some in the names of the three brothers, Asaziro, Magojiro and Kahei Nishiguchi, and others in the name of Mikizo Nishiguchi. We require a clarification of ownership in order that we may correctly allocate the revenues from the different properties to the accounts of the respective owners.

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

Yours very truly,

WJJ:EB

W. J. Johnston,  
Administration Department.



File No: 11519/1. 10201.  
10203. 10197.  
10198.

17th January 1944.

MEMORANDUM.

To: Mr. K.W.Wright.

From: Mr. W.J.Johnston.

Re: M. Nishiguchi Company Limited. et al.

I am sending you herewith File No. 11519/1, together with letter dated December 8th 1943 and Annual Company Report made up to November 23rd 1943, received from Mr. Harry G. Johnston K.C. in reply to our letter of November 25th, 1943. Mr. Johnston holds two unregistered Deeds in connection with the Nishiguchi farm in Surrey and a residential property at 518 - 13th Street in the City of New Westminster, and Mrs. McArthur requests that you write for same.

At the meeting held in your office on November 24th 1943 when Mr. Arthur Nishiguchi was present, he intimated that these last-mentioned properties had been transferred to M. Nishiguchi Company Limited, but according to Mr. Johnston's letter the unregistered Deeds are in the names of the three brothers and not the Company. Copies of Certificates of Encumbrance on file show these two properties registered in the name of Miziko Nishiguchi, the father.

Mr. Arthur Nishiguchi apparently fails to differentiate between property owned by the Company and that owned by the three brothers. He is, apparently, under the impression that because these Deeds are in the names of the three brothers who are the principal shareholders in the Company that the property belongs to the Company. The same impression is also held in connection with the building at 837 Columbia Street, New Westminster, which is registered in the names of the three brothers. The three farm properties in the Municipality of Langley are the only ones registered in the name of M. Nishiguchi Company Limited.

The business of M. Nishiguchi Company Limited is being carried on at Bridge River Townsite and it would seem that, apart from the Langley farms, the only other Assets owned by the Company would be stock and fixtures at Bridge River and chattels stored in New Westminster.

Japanese-owned properties in the City of New Westminster will be catalogued for sale in the near future and I would appreciate hearing from you regarding this matter.

WJ/MB.



11519 (Evac)  
Evacuation Section

509 Royal Bank Building,  
Vancouver, B. C.  
March 8th, 1944

Mr. Asajiro Nishiguchi,  
Registration No. 01920,  
Bridge River, B. C.

Re: M. NISHIGUCHI & Company Limited, and  
Asajiro, Kahel and Magajiro NISHIGUCHI

Dear Sir:

At a meeting of the Advisory Committee on rural Japanese properties, it was decided to proceed with a programme of liquidation. This policy of liquidation will cover the properties in New Westminster as well as rural properties in the Fraser Valley and elsewhere.

We are advised that H. G. Johnston, K.C., your Solicitor, holds unregistered deeds transferring title from Mikizo Nishiguchi to Asajiro, Kahel and Magajiro Nishiguchi, to the below described properties:

- (1) East three eighths of the North West Quarter of Section 24, Township 2, Municipality of Surrey
- (2) Part 0.29 acres, more or less, of Lot 22 of Lot 18, Suburban Block 10, Map 2620, City of New Westminster.

We have requested Mr. Johnston to forward these documents to this Office.

At a meeting held at this Office on November 24th, 1943, you advised that these properties had been transferred to M. Nishi-



Mr. Asajiro Nishiguchi

-2-

March 8th, 1944

guchi & Company Limited, but apparently the unregistered deeds are in the names of you and your two brothers, and not the Company. You apparently failed to differentiate between property owned by the Company and that owned by you and your brothers, and are under the impression that because the deeds are in the names of the principal shareholders of the Company, the properties belong to the Company.

The same impression seems to prevail in connection with the property at 837 Columbia Street, New Westminster, B. C., which is registered in the same three names.

We find that the three farm properties in the Municipality of Langley are the only ones registered in the name of M. Nishiguchi & Company Limited.

If it is the wish of the present title holders to consider these properties assets of the Company, a transfer of the net proceeds, following liquidation, may be made to the Company, if the title holders file a written request to this effect with the Custodian.

As, if and when the parcels are sold, it is the intention of the Custodian to retain Mr. Johnston to prepare the necessary documents relating to the transfers.

We would also be pleased to have your suggestions as to the liquidation of the Company's chattels now remaining in this area.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

ONE/JT







8C-552-P

BC/552-P

Page 1

S.S. Form No. 49  
(Sheet 1)

## Farm Appraisal Report

File No. J.L.329

Land Description East 3/8ths of N.W. 1/4 Sec. 24 Tp. 2.

Containing 61.24 Acres

Owner's Name NISHIGUCHI, Mikizo

Post Office Address R.R. 3, Cloverdale.

Nearest Rail Point Cloverdale

Distance 3 1/2 mi.

Market Town Cloverdale

Distance 3 1/2 "

Church (give denomination) All denominations reasonable distance

Distance 1 1/2 "

Nearest School Davis Road

State how property was identified: Sketch, map, tenant.

Roads: State whether property has access to main road, the kind of road and its condition.

On narrow gravelled road (Holmes) 1/2 mile from Highway No. 1.

Is this district a good one? Fair.

Employment opportunity Good at New Westminster 9 miles away; otherwise poor.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Cleared area serviceably fenced with barbed wire.

Value \$

Water supply: Wells and gas pump.

Value \$

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
Old house 2-st.	14x22x18	Frame	15' eave	Shgl.	old	Wood	Fair	\$300.00
New "	20x40x12	"	9' "	Shke.	10	"	Good	550.00
Pick. House	12x30x10	"	9' "	"	10	"	Fair	200.00
" "	28x60x10	"	7'49' "	"	10	"	"	450.00
Shed	12x22x9	"	old, no value	"	"	"	Poor	20.00
Garage	18x22x7	"	5'48' eave	Shke.	10	"	Good	50.00
Pack shed	16x20x8	"	7' "	"	6	"	"	25.00
Cash-funk.	500 gal. 1-roomed and mounted.	"	"	"	"	"	Poor	nil.
Old shed	16x24x10	Frame	8' eave	Shke.	old	"	Good	100.00
Pack shed	18x24x10	"	8' "	Cor. iron	8	"	Poor	nil
"	18x24x10	"	8' "	Shke.	8	"	"	nil
Root-house	10x12x6	"	6' "	"	old	"	"	nil

There are also six 6x10 disused and worthless colony houses.

Total present day value \$ 1695.00

No lights.

\$ 1000.00

Total Value Buildings add to farm

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Old house has a 1-room basement and 3 rooms shiplap lined above and stands high. Useful as pickers' house. New old. No. 2 in use by tenant; has one storey, 4 rooms, nicely wood-lined and in good shape out in a cheap house.

Describe the basement and chimneys: #1 wood walled full-sized basement above ground; brick chimney on bracket. #2 no basement, conc. chimney on bracket.

No. rooms downstairs? #1-1 Upstairs? 3 How finished shiplap good lumber.

Are buildings painted? No.

Condition of paint

Distance from nearest bank None near.

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.



ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
34.54 4.50	South slope Level	10-12" edy loam Deep peat	Gravelly Peat, Clay	Varied - Good Wild hay.	\$50. 30.	2072.40 135.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF DECLAMATION NECESSARY	DECLARATION COST PER ACRE	VALUE PER ACRE
4.50 17.70	South slope sloping, 1/2 flat & deep peat.	10-12" edy l., Gr. Slope has soil	ol. Stumps. as above, flat runs Bush		\$ 50. \$150.	\$40. \$20.
	Area Unsuitable for Cultivation.					
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE

Total value of Land \$2422.80

Total added by buildings to value of farm \$1000.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 400.00

Total value of farm \$3822.80

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
Continuously occupied and tilled. Appears in fair fertility.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.  
Very decent mixed farm.

Noxious weeds: Canadian thistle, some couch.

Give approximate detail and  
amount of all annual taxes and  
names of Taxing Authorities:

District of Surrey.

\$120.75. No dyking taxes.

Date: July 25th, 1942.  
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination  
of the whole farm made on the 13th day of July 1942

Inspector's Signature

"R. L. RAMSAY"

Note: (Use Form 43 (Sheet 2) in connection with this form.)



Farm Appraisal Report

NISHIGUCHI, M.

Remarks: This place is quite well located. It however consists of a very usually large acreage for the system of farming/followed on bench land and this farm is following intensive type in a big way. The sale of such a large acreage could not hope to bring the price per acre that a smaller acreage for intensive farming would. The soil, generally speaking, is very fair consisting largely of light sandy loam with some stone through it on a gravelly clay. I saw no evidence of hardpan. Water supply seems good. Buildings are not suited to a mixed farm but are to a rather low standard housed berry operator. However, only a very limited market presents itself for sale to such an operator. The place might, however, be split, selling some acreage to a second operator, but here speculation enters as there would be room for only two operators in a normal division and the acreage is still too large. The bush land runs into peat at the back only suitable for dairy work and it is very doubtful if this could be sold as the only market would be the farmer on the rear with outlet on another road.

There are 13 acres of scattered strawberries, 0.54 asparagus, 0.15 rhubarb, 1.5 acs. black currants.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	<u>Present Value</u>
Walbert orchard about 10 years, good shape, 241 trees.	\$ 241.00
48 - 2 year old peaches, fair shape, Gamble - add no value.	\$
170 apple trees, mostly 10 years, or better, fair shape only, largely fall and winter which have poor market value.	50.00
23 - 12 year old sweet cherries - fair shape.	\$ 46.00
11 - 10 year old pears - mostly Bartlett's.	\$ 11.00
52 prunes about 4 years old - good shape.	\$ 52.00
	\$
	\$
	\$
Total	\$ 400.00

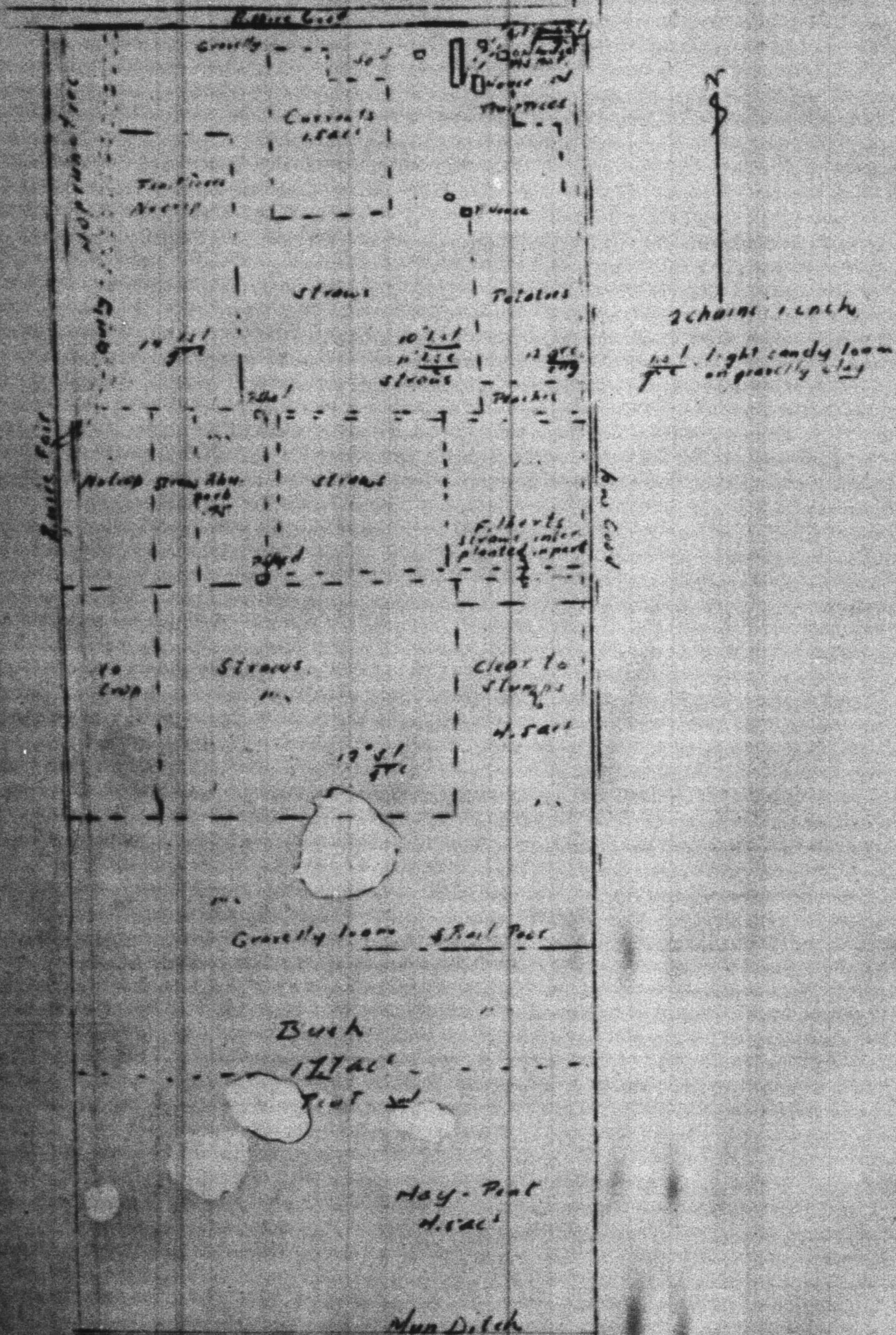
Amount fruit trees add to value of farm \$



2 2/3ths of H.V. 1 Dec 24, Tp.2

M. Nishiguchi.

### Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 3800.00

Date **23rd July** 19 **42**

**"I. T. BARNET"**  
**District Superintendent.**



3095 ?

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
MAY 8 1942

I W. H. Nishiguchi Company Limited

Owner of property known as the East three eighths of the North West  
quarter of Section Twenty-four (24) Township Two (2) containing  
60 acres more or less in the municipality

of Surrey hereby agree to let the above de-  
scribed lands to Pacific Co-op. Union for the sum of \$3500.00 ✓  
giving him the right to carry on work immediately on my farm de-  
scribed above.

This agreement is to protect both parties against the legal rights  
of myself as owner of the said lands and the new occupant carrying  
on to conserve the crop thereon and not to be construed as inter-  
fering with the legal rights of the Custodian of Japanese property  
if and when such property becomes his legal guardianship.

Time is the essence of this agreement.

W. H. Nishiguchi Co. Limited

Per

President

Secretary

Witness:

Eva Shreck



Extract from Lease.

Lease No. 550.

File No. 10203.

Lessor: (Mikiso NISHIGUCHI) The Secretary of State.

Lessee: Cornelius ZACHARIAS.

Date: 5th July, 1943.

Term: 10 months from 1st January to 31st October, 1943.

Consideration: \$525.00 payable 5th July, 1943. No Taxes.

Property:

Land: The E. 3/8 of N.W. 1/4 of Section 24, Tp.2, G. of T. 70620 E.  
Municipality of Surrey.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

Lease handed S.S.B. 2/8/43.



FILE NO.

10203

MS-9

## SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

OWNED BY

M. Nishiguchi Co Ltd.

REG. NO.

08185

## (1) Nature of Interest:

(a) Owner: Certificate of Title or unregistered Deed held by

(b) Part owner (joint or in common)

Co-owners

(c) Holder of the right to purchase

Equity \$

Vendor

(d) Holder as Mortgagee

Equity \$

Mortgagor

(2) Cert. of Title No.

706256

In the name of

Mikio Nishiguchi

(3) Property address

Mun

Surrey

(4) Legal description

E 3/4 of NW 1/4 Sec 24 T2 DNW

L.R.O.

(5) Vested in the Custodian

Certificate of Encumbrance

(6) If Agricultural Lands: Type of Farm

Acreage

60 ac more or less

Crops

S.S.B. No.

(7) ASSESSED VALUE: LAND \$

3000<sup>00</sup>

IMPROVEMENTS \$

1400<sup>00</sup>

(8) Appraised value if any: Land \$

Improvements \$

(9) Taxes: Current \$

12075 (1942) pd

Arrears \$

(10) Water or other rates: Current \$

Arrears \$

(11) Encumbrance:

Dated

Amount \$

Matures

Payments: Prin. \$

Due

Bal. owing \$

Int. rate

Due

Total owing \$

(R2)

(12) Judgments or other charges

(13) Leased or rented to

P.C.U. by M. Nishiguchi Co Ltd.

Amount \$

3500<sup>00</sup> pd

All or part

all

Chattels included

gas

Terms

option to renew for 1943.

Total owing \$

(14) Insurance: Agent

Company

Pol. No.

Amount \$

Premium \$

Exp. date

(15) If liquidated: Amt. realized \$

Cash \$

Outstanding \$

(16) Agent

Dated this

day of

A.D. 1943

Rec'd by Accounting Dept.

Compiled by:

A.D. 1943



SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/552-P

(JL-529)

Vancouver, B.C.

A.G. Duncan Cruik, Esq.,  
Randall Building,  
535 West Georgia St.,  
Vancouver, B. C.

NISHIGUCHI, Mikiko.

Dear Sir:-

Re: The E. 3/8ths of the N.W. 1/4, Sec. 24,  
Twp. 2, MUNICIPALITY OF SURREY.

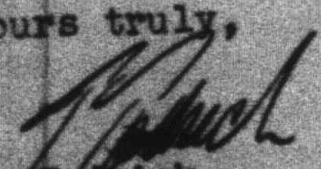
I beg to acknowledge receipt of Duplicate  
Certificate of Title No. 171923-B of the New Westminster  
Land Registry Office for the above parcel of land in the  
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque  
for \$ 17,320.45, in favour of The Secretary of State,  
forwarded to you and dated April 28, 1944 is the  
amount of the purchase price in full of the above land  
arrived at as follows:-

Purchase Price	- \$ 3753.00 ✓
Less arrears of taxes to January 1st, 1943,	- \$ —
Amount paid to Secretary of State	- \$ 3753.00 ✓

Will you kindly acknowledge receipt of the  
purchase price by signing the receipt on the duplicate hereof  
and return it to me.

Yours truly,

  
T. Tedrick,  
DISTRICT SOLICITOR

RECEIVED Cheque covering the purchase  
price in full of the land above described.

**JUN - 9 1944**

Date

Solicitor for  
The Secretary of State



11519, 10197, 10198,  
10199, 10200 - Bureau Section

August 2, 1946.

Harry Johnston, Esq., Esq.,  
Barrister and Solicitor,  
35 - Ninth Street,  
New Westminster, B. C.

Dear Sirs

Re: H. Nishiguchi Company Limited and  
Part 66-1 acres W/2 of 554, Sec. 4,  
Twp. 11, St. 5451, Rm. of Land.

With reference to our conversation of even date, in which you advised us that the sale of the above-mentioned property had been made by you for the sum of \$4500.00, we wish to state that, in view of the fact that the Custodian has filed a Certificate of Vesting No. 23752 against said property, the proceeds received from this transaction should be forwarded to this office.

On receipt of your cheque made payable to H. Nishiguchi Company Limited, we will write our Vesting Certificate and forward our cheque in favour of the above Company to you or to Mr. Asajiro Nishiguchi, whichever you so desire.

Yours very truly,

W. J. Johnston,  
Administration Department.

WJ/AC



September 22nd 1944.

Sir,

Harry G. Johnson, Esq., Esq.,  
Secretary and Solicitor,  
Creston House,  
27 Abchurch Lane,  
London, E.C. 4.

Dear Sir,

Re: The Standard Company Limited and  
Partners of the Big Pond, Spill,  
North Wales, London.

We are in receipt of your letter of the 22nd instant  
relating your cheque in the sum of £1,000.00, in favour of  
The Standard Company Limited, being the purchase price of the  
above-mentioned property, and we will, therefore, be sending  
our Working Certificate No. 2124 in the course of the next  
few days. We will advise you as soon as this has been done.

In view of the fact that your cheque is now in favour  
of the above Company we are returning same herewith in order to  
enable the account of having one from this Office and we  
would ask you to kindly let us have an acknowledgment of your  
early opportunity.

In the latter connection we also to advise you that if  
and when you are successful in disposing of the other two prop-  
erties it will be sufficient if you notify us in writing that  
the purchase price is in your hands.

Yours very truly,

D. J. JOHNSON  
ADMINISTRATIVE DEPARTMENT

Yours  
D.J.



# STATEMENT

File No. 10203  
Reg. No. 08165

Date	Particulars	Debit	Credit	Balance
1945 January 5	Balance as per statement sent Cancel entries Aug. 13/44 \$5.00 & Nov. 17/44 \$4.00 valuation & advertising now included in Property Sale		\$4,502.33	
March 19	Statement Cheque to you		9.00	
September 27	Legal Fees	4,500.00		
December 15	Taxes 1945	15.00		
	Rents collected	\$4.95		
	Agent's commission	16.00		
	Repairs	36.03		
1945 January 7	Water rates	19.30		
May 14	Repairs	2.00		
July 5	Fire Insurance premium	12.00		
	Long Distance telephone calls	.50		
August 10	Property Auction Sale		27.34	
	Taxes 1946	61.23		
September 30	Rents collected		270.00	
	Agent's commission		14.72	
October 17	Balance rents to date, net		3,131.10	
	Credit re Sale of Property			
		<u>\$4,733.11</u>	<u>\$6,395.09</u>	

CR \$ 3,661.98

Accounting Department  
February 9th, 1947

K

20



Copy for the Custodian

MIRIZO NICHIGUCHI

Ex 518 13th Street to Buddhist Temple

c/o Coulthard, Sutherland & Co. Ltd.

1.	Heater	#1
1.	Carton (repacked)	#2
1.	Box H.H. Goods	#3
1.	Pail & Contents	#4
1.	Coined	#5
1.	Bale Pails	#6
1.	Bale Blinds	#7
1.	Box H.H. Goods	#8
1.	Ctn H.H. Goods	#9-23
1.	Cabinet & Record # 14	
1.	Bookshelf & Books	#15
1.	Shawl	#16
1.	Bamboo chair	#17
1.	Box H.H. Goods	#18
1.	Ctn H.H. Goods	#19
1.	Pail Can & Content	#20
1.	Box H.H. Goods	#21
1.	Clock	#22
1.	Carton (repacked)	#23
1.	Ctn H.H. Goods	#24
1.	China Cabinet	#25
1.	Ctn H.H. Goods	#26
1.	Wash Board	#27
1.	Bale Tube	#28
1.	Box H.H. Goods	#29
1.	Window	#30
1.	Heater	#31
1.	Hand saw	#32
1.	Bale of Pails	#33
1.	Box	#34
1.	Pails	#35-37
1.	Chairs	#38
1.	Dress	#39
1.	Floor Lamp	#40
1.	Bale Tools	#41
1.	Table	#42
1.	Mattresses	#43/44
1.	Hand saw	#45
1.	Box	#46
1.	Drying Board	#47
1.	Bale Pictures	#48
1.	Ladders	#49-51
1.	Boxes & Books	#52
1.	Bed Springs	#53/54
1.	Barren Coats	#55

— Stored

Preserves Distances

Stored

Antique



Copy for the Custodian

MIKIZO NICHIGUCHI

Ex 518 13th Street to Buddhist Temple

c/o Coulthard, Sutherland & Co. Ltd.

1.	Crib	#56	
1.	Crib Spring	#57	
4.	Bed Rails	#58-61	
1.	Bed Mattress	#62	
2.	Bed Rails	#63	
1.	Crib Rock	#64	
1.	Ctn H.H. Goods	#65-67	
1.	Aeroplane	#68	Broken
1.	Ctn H.H. Goods	#69-73	No 72 (Stored) No 69
1.	Tin Box	#74	
1.	Floor Lamp	#75	
1.	Bed Table	#76	
2.	Bed Boxes	#77-78	
1.	Box	#79	Stored ✓
1.	Bed Box	#80	
1.	Rocking Chair	#81	
1.	Bird Cage	#82	NV
1.	Bed Boxes	#83	
1.	Bird Cage	#84	NV
1.	Rocking Chair	#85	
1.	Ctn H.H. Goods	#86	
1.	Tin Box	#87	
1.	Ctn H.H. Goods	#88	
1.	Gripe	#89	(Stored 1 only) 2 sold with Misc Goods
1.	Ctn H.H. Goods	#90	
1.	Table Leaf	#91	
1.	Bed Boxes	#92	Stored
1.	Gripe	#93	Stored
1.	Rocking Chair	#94	
1.	Silk Picture	#95	
1.	Pictures	#96	
1.	Vicker H.H. Trunks	#97-99	2 baskets stored
1.	Carton (repacked)	#100	
1.	Vicker Trunk	#101	Stored
1.	Vicker Basket	#102	
1.	Chinese Box	#103	
1.	Ctn Bags	#104	NV Destroyed
1.	Bed Rails	#105	
4.	Ctn H.H. Goods	#106-109	
1.	Parrot	#110	
1.	Settee	#111	
1.	Chair and Contents	#112	
2.	Bed Rails	#113	
1.	Bed Mats	#114	
1.	Bed Mat	#115	
1.	Bed Spring	#116	4
1.	Mirrors	#117-119	
1.	Gripe	#120	
1.	Bed Mat	#121	
4.	Ctn H.H. Goods	#122-125	
1.	Dining chair	#126	
1.	Mirror	#127	



**MIKIO NICHIGUCHI**

Ex 518 13th Street to Buddhist Temple  
c/o Coulthard, Sutherland & Co. Ltd.

S 1.	Box Vases	#128	
1.	Box of Dishes	#129	
1.	Dresser	#130	
S 1.	Carton	#131	Stolen
1.	Carton	#132	
S 1.	Rocking Chair	#133	
S 1.	Tools	#134	
1.	Carton Poles	#135	
1.	Dresses	#136	
1.	Bale Pails	#137	
S 1.	Down Spout	#138	
1.	Mattresses	#139	destroyed
1.	Chair	#140	
S 1.	Box	#141	
1.	Bookshelf	#142	
1.	Car with Goods	#143	
1.	Bale Cushions	#144	Stolen
1.	Boxes	#145	146
1.	Bookshelf	#147	
1.	Box	#148	
1.	Box	#149	
1.	Vase	#150	
	Hat and Box	#151	N.Y.

Clipboard #102?

S: Sold by Auction Nov. 5/43 - New Westminster 1.

SS: Sold by Auction Nov. 17/43 - New Westminster 2.

Several items sold by Auction 19/1/43 - New Westminster 5. -  
Probably from a box - See Extract P.



GOODS LEFT IN STORAGE AT BUDHIST TEMPLE NEW WESTMINSTER

NISHIGUCHI, Mikizo 10203

#79

Quilt  
Quon bedding  
Quon. clothing  
Basket  
Dishes  
Odds & ends  
Chinaware

Discarded  
Rags

Old books

NISHIGUCHI, Mikizo 10203

#4

Quilt  
Curtains  
Quilt  
Quon. clothing  
Bedding

Quilt  
Rags  
Pictures

NISHIGUCHI, Mikizo 10203

#1

Quilt  
Clothing

Discarded  
Rags

NISHIGUCHI, Mikizo 10203

#77

Quilt  
Suitscase  
Quon. bedding

6/8/46

Sold at Panan auction  
+ 66. Jan 27 / July 5/46  
8/2/46



NAME STANLEY, MarieREGISTRATION NO. 2115FILE NO. 10209

The following chattels were sold by public

auction at Yonkers, N.Y. on Jan 27 - July 3, 1916.

Native toy	\$ 1.50
Native toy	1.50
Wash	0.50
4 Soap	0.80
Tea set	1.25
Wash	0.10
Pair brushes	0.80
Wash bottles	0.40
Wash plates	0.75
Wash & 2 trays	0.10
12 bowls	0.70
Tea set & cups	0.80
12 plates	0.50
1 Tea. plates	0.50
1 Cup	0.25
Tea tin	0.25
Native toy	0.25
Suit case	1.20
Washing	1.50
Basket	0.10
Curtains	0.85
Trunk	3.25
Tea cloth	1.00
Washing	1.00
Comfy	2.00
Curtains	1.00
Clothing	0.85
Clothing	0.25
Clothing	0.40
Total to be carried forward:	

23.60

~~Wash~~~~Wash~~~~Wash~~~~Wash~~~~Wash~~



NAME MINIOWSKI, Miksa

REGISTRATION NO. 66185

FILE NO. 10303

The following chattels were sold by public

auction at Vancouver, B.C. on June 27 - July 3, 1946.

	Brought forward:	\$ 21.40
Box		0.15
Box		0.25
Tray		0.40
Picture		0.25
Tray		0.25
Box		0.70
4 Lacquer bowls		1.00
Native toy		0.25
Dish		1.00
Box		0.35
Pair vases		0.85
4 Thin dish		1.00
6 Lacquer bowls		1.00
6 Lacquer bowls		1.00
Lacquer bowls		1.00
Screen		0.10
8 egg cups		0.35
2 egg cups		0.30
2 egg cups & bottle		1.00
3 cups		0.25
Tea set & 6 cups		0.25
Box		0.40
Decorations		1.00
Native toy		0.15
Pair vases		0.40
Brass statue		2.00

Total		\$ 39.25
Less Expenses:	(Auctioneer's Fee: \$4.91)	
	(Advertising: 2.29)	
	(Moving: 1.11)	
Net Proceeds Credited:		\$ 37.94

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 66.

Remarks.



NAME WISNICHKI, WilliamREGISTRATION NO. 08185FILE NO. 10203

The following chattels were sold by public  
 auction at New Westminster, B.C. on November 5th, 1943.

	Total brought forward:	\$ 77.05
2 Saws		1.50
Circulating Heater		39.00
Lawn Mower		8.00
Cold Frame		0.50
Boiler etc.		1.75
Nails etc. 3 Galvanized & 2 Wood.		3.00
Iron Pot		1.25
Mirror		3.25
Mirror		1.50
Mirror		2.00
2 Axes & Hatchet		1.75
White enamel Bed		1.00
Wood Bed		5.00
Curtain Frame		0.35
Book Rack		0.35
Record Cabinet		3.50
Clock		3.00
Centre Table		1.25
Jardiniere Stand		1.50
Fender Table		6.00
Back Saw		1.00
Settling Table		0.50
2 Tubs & Wash Board		2.25
Ext. Ladder		7.50
2 Step Ladders		3.00
Apple Picker		0.25
Down Pipe - Lot Nails & Plugs.		2.50
Total:		\$ 173.50
(Rent of Auction Hall: 7.64		
Less Expenses: (Auctioneer's Fee: 17.36		\$ 44.62
(Advertising: 5.08		
(Moving: 13.64		
Net Proceeds Credited:		\$ 128.88

Members of Custodian Staff Present. Mr. Iversen.

Extracted from Auctioneering list No. New Westminster, 1.

Remarks.



NAME WILLIAM H. WILSON

REGISTRATION NO. 08185

FILE NO. 10203

The following chattels were sold by public  
auction at New Westminster, B.C. on November 5th, 1943.

9 New Standard Encyclopedia	2.50
15 Vol. Book of Knowledge	3.25
15 Vol. Book of History	4.50
1 Picture	1.10
2 Pictures	2.20
7 Pictures	1.50
Wash Stand	2.00
Arm Chair	2.25
Arm Chair	3.00
Stove	4.50
Wash Pot	7.50
Parlor Suite	10.00
China Cabinet	5.00
Standing Lamp	4.25
Cabinet & Shelf	2.00
1 Ash Tray	6.50
2 Ash Trays	2.00
Crib	1.00
Single Bed	0.25
Rocking	1.75
Rocking	1.50
Bamboo Sette & Book Shelf	2.00
Rocking	2.00
Deer Hat	2.00
2 Kitchen Chairs	0.75
Box Paint & Sundries - Cupboard	1.50
Standing Lamp	0.25

Total: carried forward

\$ 77.05

~~Less expenses:~~

\$

~~Less expenses credited:~~

\$

~~Balance of auction staff present.~~

~~Balance from previous list.~~

~~Balance.~~



NAME NISHIGUCHI, Mikio

REGISTRATION NO. 02185

FILE NO. 10003

The following chattels were sold by public  
auction at New Westminster, B.C. on November 17, 1943.

Coal Hod & Pot	\$ 0.50
Sundry Kitchen ware	0.50
Tea set	1.25
Set Sundry Bowls	1.50
Tea Set	2.50
3 Bowls	2.00
Set of Glasses	0.60
2 Kettles & Pot	4.00
7 Bowls	1.25
2 Pans	1.75
6 Pans, Glassware	1.00
1 Set Glass Lunch sets	2.00
1 Set Glass Lunch sets	2.00
Cups & Tugs	1.75
Set Large Sauce Dishes	0.50
Medium Sauce dishes	0.65
Small Sauce dishes	0.75
3 Bowls	2.25
Crockery	2.25
Vase (dark)	5.00
Vase	4.50
2 Silk Screens	1.00
Wall Paper	0.25
Wood Tray & Sundries - Vase, Pan & tea Pot	0.85
3 Bowls	1.75
3 Lilly Bowls	4.00
Suitcase - Tub & Contents	0.50
Brass Jardiniere & Kettle	2.00
Total: carried forward:	\$ 49.15
<del>Less Expenses:</del>	\$
<del>Net Proceeds credited:</del>	\$

~~Members of Custodian Staff Present.~~

~~Excluded from Advertising List No.~~

~~REMARKS.~~



NAME WICHITUCHI, Mikio

REGISTRATION NO. 08165

FILE NO. 10209

The following chattels were sold by public  
 auction at New Westminster, B.C. on November 17, 1943.

	Total brought forward:	\$ 49.15
Pair Vases		2.50
Handy Crockery		0.75
7.5 Goldfish Plates		1.00
2 Trays		0.85
2 Vases		2.25
Large Jardiniers		1.75
2 Quack Wood bowl		0.50
2 Lily Buds		0.50
3 Lily buds (set)		1.00
Pair of Jardinieres		1.75
3 Flattens & 4 Plates		2.00
3 Platters		1.50
2 Lacquer Trays		1.25
1 Lacquer bowl		2.00
Tea Pot & 4 Buds		4.50
Bill Blinds & Book Shelf		0.50
Sugar Sacks		2.75
Lot Umbrella		0.60
Box sundries		0.50
Paint		1.50
Chest of Drawers		3.25

Total:	(Auctioneer's Fees	\$8.63	
	(Advertising)	6.67	\$ 86.35
Less Expenses:	(Moving)	4.82	\$ 23.95
	(Rent of Auction Hall:	3.83	
Net Proceeds Credited:			\$ 62.40

Members of Custodian Staff Present. Mr. Iversen.

Extracted from Auctioneering list No. New Westminster 2.

Remarks.



NAME NISHIGUCHI, Nakio

REGISTRATION NO. 08185

FILE NO. 10203

The following chattels were sold by public  
auction at New Westminster, B.C. on December 10, 1943.

Tea Pot & Baking Bd.

\$ 0.50

Total:

(Auctioneer's Fee: 0.05

\$ 0.50

Less Expenses:

(Advertising: 0.01

\$ 0.11

(Freight: 0.02

(Rent of Auction Hall: 0.03

Net Proceeds Credited:

\$ 0.39

Members of Custodian Staff Present. Mr. Iverson

Extracted from Auctioneering list No. New Westminster 4.

Remarks.



NAME WISHIGUCHI, Mikio

REGISTRATION NO. 08185

FILE NO. 10203

The following chattels were sold by public  
auction at New Westminster, B. C. on January 19, 1941.

Head light & bumper	\$ 5.00
2 platters (big)	3.00
2 platters (small)	2.00
Brass tray	.50
Curtain	.50

Total:	(Auctioneer's Fee)	1.10	\$ 11.00
Less Expenses:	(Advertising)	.37	\$
	(Moving)	.03	1.41
	(Rent)	.31	
Net Proceeds Credited:			\$ 9.19

Members of Custodian Staff Present. Mr. Iversen

Extracted from Auctioneering list No. New Westminster 5

Remarks.



NAME STEWART, Mavis

REGISTRATION NO. 00185

FILE NO. 10209

The following chattels were sold by public  
 auction at New Westminster, B. C. on February 25, 1944

1 Trays & Sundries	\$ 1.00
Shelf of Sundries	1.75
2 Jugs & Vase	3.35
5 Lacquer Trays	.50

Total:	(Auctioneer's Fee \$ 0.65	\$	
	(Advertising 0.16		6.50
Less Expenses:	(Moving 0.67	\$	
	(Rents 0.43		1.91
Net Proceeds Credited:		\$	4.59

Members of Custodian Staff Present.

Mr. Iverson

Extracted from Auctioneering list No.

New Westminster 7.

Remarks.



NAME RIMIGUENI, Mikine

REGISTRATION NO. 08185

FILE NO. 10203

The following chattels were sold by public  
auction at Surrey, B. C. on September 27, 1944.

Dishes and ornaments	\$ 0.50
Kitchen	0.50
Shelf dishes	1.25

Total		\$ 2.25
Less Expenses:	(Auctioneer's Fee: \$ 0.22	
	(Advertising: 0.04	
	(Moving: 0.18	\$ 0.74
Net Proceeds Credited:		\$ 1.51

Members of Custodian Staff Present. Mr. R. M. Anderson

Extracted from Auctioneering List No. Surrey 6.

Remarks. *no inventory on file see T.P.*



Warehouse.....New Westminster.....

Date.....December 31/43..

FILE NO. ....10203.....

NAME.....NISHIGUCHI, Mikezo.....

ADDRESS: *In storage at Buddha's Temple*

I have examined the undermentioned articles and consider that they have no value.

- 1 carton preserves
- 1 box odd wood articles
- 1 carton & 1 tub of rags
- 1 hat in box

Discarded in presence of R.M. Anderson and sent to City Dump

Auctioneer.....

The above mentioned articles have been abandoned

*[Signature]*



File No. 10203

January 26, 1944.

MEMORANDUM

To: The File  
From: Protection Department

*Stored in Buddhist Temple*

Re: M. NISHIGUCHI

Following Mattresses cannot be sold unless Fumigated or  
Sterilized as per Certificate noted below:

2 Mattresses #43-44-129

"Custodian of Enemy Property,  
Vancouver, B. C.

Dear Sir:

Attention: Mr. Iverson

According to the Health Act R.S.B.C. 1936, Section  
94 and in connection with communicable diseases such as smallpox,  
scarlet fever, diphtheria, typhus or typhoid fever, cholera, meas-  
les, whooping cough, mumps or any other contagious or infectious  
disease, clothing or bedding, mattresses, etc. must either be dis-  
infected or sterilized before offered for sale or else destroyed.

In our opinion, we do not think the returns on this  
sort of chattels would justify the cost of processing.

(signed)

TRAPP MOTORS LIMITED,  
Auctioneers & Appraisers,  
"T. D. Trapp"

Certificate of Disposal

"This is to certify that the City of New Westminster  
Incinerator has this day received a quantity of mattresses to be  
destroyed in compliance with the Health Bylaws respecting the sale  
of used clothing and mattresses, etc.

(signed)

"E. L. Slevin"

(Originals of above on File No. G/182)



- The declarations of the three brothers, Arthur, Robert and Benjamin are identical, being "one-third interest in list of property contained at 837 Columbia Street". There follows a considerable list - mostly farm equipment, stone stacks and structures. The writer has seen these articles, being those referred to in Mr. Wright's memo of April 14th and is taking this question further with him.

Mr. E. E. Gresham, 328 Smith St., Vancouver, reports on December 2, 1942, that he is holding two shares for this Company.



MEMORANDUM

File No. 10203

November 28th, 1944

To: The File

From: Mr. Iversen

Re: NISHIGUCHI & CO.  
And Members of Nishiguchi Family  
CHATELS

Under instructions of Harry Johnston, K.C. the following effects were removed by Shepard Bros., Pacific Hiway from the Nishiguchi store - 837 Columbia Street:

1. Camp stove & boiler
2. barber chairs

The show cases which were removed to the Buddhist Temple are being sold by Mr. Johnston from there to save further removal charges.

All personal chattels of Mikino NISHIGUCHI are accounted for herein.

WJI:LM



Warehouse..Stored.in Buddhist.Temple, New.Westminster...

Date...December 18th, 1944.

FILE NO. ....10203.....

NAME.....NISHIGUCHI, Mikio.....

ADDRESS.....

I have examined the undermentioned articles and  
consider that they have no value.

Quantity of books, eaten by rats.

~~Auctioneer~~.....

The above mentioned articles have been abandoned

.....*[Signature]*.....



MEMORANDUM

File Nos. 10197, 10198 10201  
10203, 11519

January 16th, 1945

To: The Files

From: Mr. Green

Re: Asairo Arthur HISHIGUCHI

The above visited Vancouver in December, 1944 and was given permission to remove from the root house of the Surrey farm, some undeclared kitchen utensils. He visited Vancouver again in January and is making a second visit to the farm to remove more things. He advises that only sundry crockery and kitchen utensils of small value, will be taken and that he will give us a list before he leaves.

KFG:LM



Ms File

Feb 14 745

Received from

- File 10203

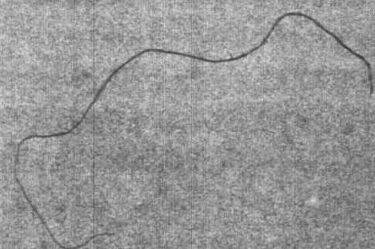
Custodian of Mural Property

1 Box containing School Books only

Delijack

17/4/45. These were not taken  
away and are still in Buddhis  
Temple.

10/2





COPY

P. O. Box 1826  
Ashcroft, B. C.,  
October 17, 1946.

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

File No. 10197, 10198, 10201,  
10203 and 11519

Attention--Mr. W. J. Johnston.

Re: The East three-eighths of the North  
West Quarter of Section 24, Township 2,  
Municipality of Surrey in the District of  
New Westminster.

Dear Sir:

With reference to your letter dated October 3rd re. the above,  
and my subsequent letter to Soldier Settlement Board, as suggested by  
you, requesting the permission to take out certain personal belongings  
and chattels, and to which, I have received the answer today, which I  
enclose herewith and is self-explanatory.

Kindly mail me the letter authorizing us to take out the  
above chattels.

Thanking you for your immediate action.

Yours truly,  
M. NISHIGUCHI COMPANY LIMITED.

"A. Nishiguchi"  
Per.....  
A. Nishiguchi,  
President.

*Original in File #11519/1*



C  
O  
P  
Y

SOLDIER SETTLEMENT and VETERANS' LAND ACT

Your file no.....  
Please quote BC/522-P

518 Rogers Building,  
Vancouver, B. C.,  
October 16, 1946.

Mr. A. Nishiguchi,  
President,  
M. Nishiguchi Company Limited,  
P. O. Box 1826,  
Ashcroft, B. C.

Dear Sir:

Re: E3/8 of the N.W.1/4 of Sec. 24, Tp. 2,  
Mun. of Surrey in the N.W.D.

Replying to your letter of October 12th written on behalf of your company regarding certain Chattels claimed to be on the above property, I would advise that the chattels you mention would be the entire responsibility of the Custodian. This Department only took over the land and the buildings and no record is made on our files of the existence of such chattels as you mention, and we have therefore to assume that whatever action was taken in connection with them if any, was taken under the authority of the Custodian. Further to this it is felt here that any action that may be taken in connection with such chattels should be taken by some Official of the Custodian's Department and for this reason it is not felt that we have any authority to grant you permission to enter the property and remove the chattels if they are still there.

Yours truly,

"I.T. Barnet,  
District Superintendent

Per B.C.W.  
(signed)

BCW/dkb

*Original copy on File #11519/1*



C  
O  
P  
Y

P. O. Box 1826,  
Ashcroft, B. C.  
November 26, 1946.

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

Attention-Mr. W. J. Johnston

Dear Sir:

This is to advise you that I have on 19th inst., removed certain articles from our Surrey farm and the original copy of this list is enclosed. These articles have been checked carefully before removing them and as you will note, being signed by Mr. R. Wickinbliser, and myself.

We note that a large quantity of various items of articles and chattels have been removed by someone without our consent or knowledge. These missing articles were carefully stored and been locked, but upon our arrival, we note that place was open and been ransacked.

Yours truly,

M. NISHIGUCHI COMPANY LTD.

Per "A. Nishiguchi"

A. Nishiguchi.

*Original on File #1151911*



C  
O  
P  
Y

November 19th 1946.  
Surrey, B. C.

This is to certify that I have on this date removed the following articles from the premise known as East Three Eighth of the N.W. 1/4 Section 24 Township 2, Municipality of Surrey in the district of New Westminster, B. C.

19	Lengths of	1 1/2" to 1 3/4"	18 ft.
4	"	"	10 ft.
18	Pcs.	2"	18 ft.
7	"	"	14 ft.
4	Lengths	4"	18 ft.
1	"	"	20 ft.
1	"	"	10 ft.
2	"	"	12 ft.

78 Pcs assorted short pipes 4 ft. to 8 ft. 1 1/2" 2", 4"

1 only hand cart rubber tires

1 cast iron pot 3 ft. diameter

11 Boxes window glass

2 iron wheels of sprayer machine

4 milk cans

3 spray nozzles

1 Pc. 10 inch stove pipe damper

about 2 rolls of wires

about 15 gramophone records.

"A. Nishiguchi"

"R. Wickinhiser"



EVACUATION SECTION	
Rec'd	JAN 27 1947
File No.	10263
Ans.	Fred A Kerr
Referred	#503 Holmes Road
	#3. New Westminster

25th. Jan 1947

Custodian of Enemy Property  
675 West Hastings St.  
VANCOUVER, B.C.

Dear Sir,

Re former "Nishiguchi" property,  
corner of Holmes & Serpentine Rd.  
Sec. 24, twp 2, Surrey, B.C.

I have the permission of the Act. Regional Supervisor of the V.L.A. to move on to this property as soon as it has been vacated by the present tenant, a squatter since Nov. 30 '46, pending completion of negotiations to purchase same under the Veterans Land Act.

Mr. Matson, the squatter, moved out his first load of furniture today and has promised to finish moving tomorrow. I moved a stove and some chairs, lamp and oil, etc. into one corner of the kitchen today and plan on moving in the rest Monday morning. Of course, there is the possibility that something may yet turn up which will induce Mr. Matsen to remain longer---he has been promising to move from day to day for the past few weeks.

I understand that the Custodian has some property stored at this place. I also understand from Mr. Matsen that when the former Japanese owner hauled away a load of this property a short time ago he complained that some things were missing.

This letter is to advise you of my intention to occupy this property on Monday, 27th. Jan '47, and to request that you make a check of what is left there in storage that I may not be held responsible for anything that is missing. I would also appreciate it very much if the remainder of this property held in custody could be removed at once so that I may use the room where it is stored as soon as formal possession of the farm is handed me by the V.L.A.

Yours sincerely,

*Fred A Kerr*



# THE MONARCH LIFE ASSURANCE COMPANY



R. F. R. BOREHAM  
BRANCH MANAGER

HEAD OFFICE, WINNIPEG, CANADA.

PLEASE REFER TO POLICIES AND MORTGAGES BY NUMBER  
AND ADDRESS COMMUNICATIONS TO THE COMPANY  
DEPARTMENT

801-8 ROGERS BLDG.,  
VANCOUVER, B.C.

September 28, 1943.

Office of the Custodian  
506 Royal Bank Bldg.  
Hastings & Granville  
Vancouver, B. C.

EVACUATION SECTION
Rec'd OCT 7 1943
File # 10203
Ans. Mr. G. 36
Referred <i>Giles on</i> and to Mr. G. 36

Re: Policy 82228—Mikiso Nishiguchi

Dear Sir:

We have pleasure in enclosing our cheque for \$5399.90  
being the cash surrender value of this policy.

We thank you for an acknowledgement of same.

Yours truly,

BRANCH SECRETARY.

LAK/MW  
Encl.



DEPARTMENT OF NATIONAL REVENUE

ADDRESS REPLY TO  
INSPECTOR OF INCOME TAX



TAXATION DIVISION

705 HASTINGS STREET WEST,  
VANCOUVER, B.C.

QUOTE  
THIS REFERENCE

2- M.P.G.

May 11, 1946.

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

Dear Sirs:

Re: Mikizo Nishiguchi, Registration #08185

With reference to your letter of December 7th 1945 and our reply of December 22nd 1945, we have to advise that, as the Income Tax Liability of the above named has not been settled, you may cancel our request to withhold the distribution of funds in your hands.

Yours faithfully,

*S. H. Sheppard*  
INSPECTOR OF INCOME TAX

MPG/EB

EVACUATION SECTION	
Rec'd	MAY 15 1946
File No.	10-203
Ans.	<i>W. J.</i>
Referred	<i>G. J. Johnston</i>

ENEMY SECTION	
Rec'd	MAY 15 1946
File No.	
Ans'd	
Refer'd	







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100-100000-100000

With reference to our memorandum of December 27th 1944,  
we wish to advise you that we are now in receipt of the following amount  
from the Inspector of Income Tax

With reference to your letter of December 7th 1944 and our reply of  
December 21st 1944, we have to advise that, as the Income Tax liability  
of the above named has not been settled, you may want our report to  
reflect the distribution of funds in your hands.

A similar letter has been received covering the amount  
of each of the above named and we would, therefore, ask you to please  
send instructions as per our memorandum of December 27th 1944.

Administration Department

100-100000-100000



Thank you for your letter dated May 24th. In regard to the sales of Survey property described on the last three pages of the North East corner of Section 34, Township 4 N., Range 10 E. of Survey in the District of New York, please see other property listed on this 19th March, New York, 1894, 24th.

The regard to the former property, the funds derived from the sale of the same has been collectively divided among us and the latter property known as 214-17th Street has been given to our father, William H. Hargrave, as his share and should any fund derived from it including the sale of the same, please credit the full amount and send the same to William H. Hargrave to the above address or to, three care newly, Niagara, Amherst & Buffalo have no interest in the same.



File Nos. 1007, 1008, 1009,  
1010 and 1011.

October 2nd 1944.

**MEMORANDUM**

To: Mr. F. C. Shors

FROM: Mr. T. J. Johnston

The East Three-eighths of the North  
East quarter of Section 24, Township 2,  
Municipality of Surrey in the District  
of New Westminster.

Mr. Masaru (Arthur) HIRAHARA called at our office yesterday afternoon and requested the writer to give him a letter addressed to the owner of the above-mentioned property authorizing him to remove the balance of chattels and other articles still stored in a root house, and also in a building which is condemned.

Mr. HIRAHARA stated he had purchased the Soga House plant at Yukon from the Department of Industry, Japanese Division and had their permission to dismantle it and remove same to Ashcroft, B. C., where he intends to have said plant rebuilt and manufacture the above-mentioned product.

It is his intention to remove the dismantled plant by truck from Yukon to Sogo, B. C., where it will be placed in a freight car and he expects to be able to deliver the chattels etc. from the above property to Sogo in the near future.

Mr. Masaru HIRAHARA, Arthur's father, was the registered owner of the E/8 of the NW/4 of Sec. 24, Twp. 2, Rm. of Surrey in the Dist. of New Westminster, and he declared this property in his 'JP' Form, but he did not declare having left any goods whatsoever at this location. Subsequently Mr. Arthur HIRAHARA stated that Masaru had deeded this property to H. HIRAHARA COMPANY LIMITED but deed was never produced for our inspection although a request was made by us in this connection.

The Company declared three farms in Langley Municipality and certain chattels were declared as being located on same but no chattels or other goods were declared as being owned and left by the Company on the above property in Surrey Municipality.

The E/8 of the NW/4 of Sec. 24, Twp. 2, Rm. of Surrey in the Dist. of New Westminster, was sold by us to the Director, Veterans' Land Act as at January 1st 1943, and our Notice of Sale was forwarded to Mr. Masaru HIRAHARA, the registered owner, under date of June 20th 1944.

P.T.J.



File Nos. 12177, 12178, 12221,  
12223 and 12319.

Dated Jan. 1945.

Mr. Arthur Nishiguchi called at our office on January 19th 1945, and also prior to that date, requesting permission from our Mr. Green to remove certain chattels from the Surrey property and he was given a letter to the tenant under the same date, which reads as follows:

"This is to state that the Custodian has no objection to Mr. Arthur Nishiguchi picking up anything he requires from the premises tenanted by you."

Mr. Nishiguchi was not accompanied at that time by a representative from this office when he visited the Surrey property.

Mr. Green made a memorandum to the files dated January 16th 1945, which reads as follows:

THE ASSAULT ARTHUR NISHIGUCHI

"The above visited Vancouver in December, 1944 and was given permission to remove from the rear house of the Surrey Farm, some undeclared kitchen utensils. He visited Vancouver again in January, and is making a second visit to the Farm to remove more things. He advises that only sundry crockery and kitchen utensils of small value will be taken, and that he will give us a list before he leaves."

It would appear from our files that we were not advised further regarding this matter.

Further, about the same time Mr. Nishiguchi took charge of certain furber chairs, showcases and sofas located at different addresses and disposed of them at his own prices. Also, he and his agent, Mr. Harry Johnston, Ltd., took charge of and removed to Shappard Bros. Warehouse in Surrey a large quantity of goods which were stored at Delgee's Warehouse in New Westminster.

It would appear, therefore, that in view of the fact that Mr. Arthur Nishiguchi, acting for the Company, has been conducting his own affairs in a more or less independent manner, he can hardly expect the Custodian to be responsible for his affairs.

However, on his visit to our office yesterday he informed the writer that he was promised, in the early stages of Evacuation, full protection by the Custodian for his goods and chattels and does not wish to relieve the Custodian of this responsibility.

I advised him that at no time were any goods and chattels declared to the Custodian as having been left on the property in Surrey and that the Custodian would not assume any responsibility whatsoever for anything that may have been left there. Further, I stated that on receipt of Notice that the property had been sold, steps should have been taken at that time, or at least when he visited the property later in 1944 or early in 1945, to have said goods removed.

F.T.C.



ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 11-19-89 BY 11419

October 2nd 1946

I am attaching hereto a copy of a letter which I offered to give  
to Mr. Hishiguchi yesterday but he did not accept as it was unacceptable to  
him. Your comments and suggestions regarding a revised letter, which he  
stated could be forwarded to him at Ascroft, would be appreciated.

*W. F. Schacht*  
Administration Department

WFS/MS  
Enc.



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Nishiguchi Mikizo

File No. 10203

Reg. No.

Company Monarch Life

Agency Vancouver

Policy No. 82228

Premium - \$ 618.00

Payable: Annually, Semi-annually or monthly

Month September Day 26

REMARKS:



Bridge River Treaty,  
Shelburne P. O.,  
January 13th 1903.

Department of the Secretary of State,  
Office of the Canadian,  
Japanese Consulate Section,  
224 Royal Bank Building,  
Toronto, O. C.

File No. 10000.

Dear Sir:

Attention Sir, P. R. Russell.

Regarding your letter of December 9th inst. re the  
following property:

Lot 21, South West 1st 12, South West  
1st 12, New Westminster.

and

Lot 1/2 of North West 1/4 of Section 21,  
Township 2, Municipality of Surrey.

I am not the sole owner of the above mentioned lands  
but joint owner of 1/2. It is owned by my three sons, namely,  
Maurice, James and Robert Hishiguchi and myself.

Trusting the above information is satisfactory to  
you.

Yours truly,

"Hishiguchi"

Hishiguchi.



ENEMY SECTION  
Rec'd APR 1 1946  
File No. 1003  
Ans'd  
Refer'd

P. O. Box 1826,  
Ashcroft, B. C.  
March 30th. 1946.

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

Attention: Mr. W. J. Johnston.

Dear Sir:

Kindly forward all my personal  
asset now held by you in my name to the  
Bank of Montreal, Ashcroft, B. C. as soon  
as possible.

Trusting you will give this a  
matter your kind and immediate attention.

Yours truly,

*M. Nishiguchi*

Mikizo Nishiguchi.



10203

April 26, 1946.

Mr. Mikiso MISHIGUCHI,  
Registration No. 08185,  
Bridge River, B. C.

Dear Sir:

Re: Catalogue No. 700  
518-13th St., New Westminster  
pt. 22 (Sk. 27965P) 18/S.B. 10/2620

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$3,200.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the matter is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,  
Administration Department.

GP:EB



1943, 1944,  
1945, 1946,  
1947

May 1st 1945.

Mr. Joseph (Arthur) HIRSHFELD,  
Registration No. 01230,  
P. O. Box 1234,  
Albany, N. Y.

Dear Sir:

With further reference to our letter of April 2nd 1945, we wish to advise you that we have not yet heard from the Dominion Income Tax Department regarding the settlement of their claim but we should receive word very shortly in connection with this matter.

We are writing you at this time regarding your conversation with the writer during your visit to Vancouver in March of this year, during which you stated that you and your two brothers, Eugene and Emanuel your father, HIRSHFELD, were arranging a division of the assets in which you are jointly interested.

We are enclosing herewith copy of a letter dated January 13th 1943, received from HIRSHFELD and you will note he states that you and your two brothers also have an interest in the Survey property described as the East three-eighths of the North West quarter of Section 24, Township 2, Municipality of Surrey in the District of New Westminster. This property was sold to the Minister Veterans' Land Act for the sum of \$3,750.00 and in view of the fact that HIRSHFELD appeared as the registered owner the net proceeds from the sale were credited to his personal account and not to a joint account in the four names.

As you are aware the funds from the above sale have been forwarded to your father and we would, therefore, ask you to please write us a letter having it signed by you and your two brothers stating that you have divided these funds in accordance with your respective interests.

We also wish to advise you that the other property mentioned in your father's letter dated January 13th 1943, namely, 215-13th Street, New Westminster, B. C., of which he is the registered owner, is now in course of sale. As your father

P.T.O.



1235, 1237,  
1238, 1241,  
1242.

( 3 )

Mr. Justice (Arthur) KENNEDY.

May 1st 1944.

Please that you and your two brothers, Maurice and Robert, who  
are also interested in this property we would ask you to please  
write us a letter signed by the three of you stating that it  
will be in order to credit all funds from this sale to your  
father's personal account and send funds to him for settlement  
between yourselves. In the alternative, if you do not wish  
this we please advise us if you wish the funds placed in a  
joint account in your four names.

Please let us hear from you as soon as possible  
regarding this matter.

Yours truly,

G. J. JENNINGS  
ADMINISTRATIVE DEPARTMENT

WJ/ma  
Enc.



C  
O  
P  
Y

P.O. Box 1826  
Ashcroft, B. C.  
May 6th. 1946.

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

File No. 11519, 10197, 10198, 10201, 10203.

Attention Mr. E. J. Johnston.

Dear Sir:

Thank you for your letter dated May 1st. in regard to the sales of Surrey property described as the East three-eighths of the North West quarter of Section 24, Township 2, Municipality of Surrey in the District of New Westminster and the other property known as 518, 13th. Street, New Westminster, B. C.

In regard to the former property, the funds derived from the sales of the same has been satisfactorily divided among us and the latter property known as 518-13th. Street has been given to our father, Mikiso Nishiguchi as his share and should any fund derived from it including the sale of the same, please credit the full amount and send the same to Mikiso Nishiguchi to the above address as we, three sons namely, Magojiro, Asajiro & Kaboi have no further interest in it.

Trusting this will meet with your approval.

Yours truly,

M. Nishiguchi  
Magojiro Nishiguchi.

A. Nishiguchi  
Asajiro Nishiguchi.

K. Nishiguchi  
Kaboi Nishiguchi.

*Original on File # 10197.*



ENEMY SECTION	
Rec'd	JUN 11 1946
File No.	10205
Ans'd	
Refer'd	<i>[Signature]</i>

P. O. Box 1826,  
Ashcroft, B. C.  
June 7th. 1946.

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

File No. 10197-10201-10198-10203-11519.

Attention: Mr. W. J. Johnston,  
Administration Department.

Dear Sir:

This is your authority to transfer  
all my personal and M. Nishiguchi Company  
limited funds now held by you to Asajiro  
Nishiguchi and remit the said sum to Asajiro  
Nishiguchi, Reg. #01920 to him at Ashcroft,  
B. C. at your earliest convenience.

Yours truly,

*copies made for  
File Nos. 11519 &  
10197.*

*M. Nishiguchi*

Mikizo Nishiguchi.  
Reg. #08185.



10197, 10198,  
10201, 10203,  
11519

October 1st 1946.

Mr. Arthur NISHIGUCHI,  
Registration No. 01920,  
P. O. Box 1826,  
Ashcroft, B. C.

Dear Sir:

Re: The East three-eighths of the North  
West quarter of Section 24, Township 2,  
Municipality of Surrey in the District  
of New Westminster.

With reference to our conversation today, we wish to advise you that the Custodian has no objection to your removing any or all personal property which may have been left by you on the above-mentioned property. The Custodian, however, does not assume any responsibility whatsoever for the property which you state was left on said property, before or after your Evacuation from the Protected Area.

Yours truly,

W. J. JOHNSTON  
ADMINISTRATION DEPARTMENT

WJJ/HMS







1007, 1008, 1009,  
1010, and 1011.

(4)

Mr. Arthur H. H. H.

October 2nd 1944.

In reply to my letter which you may wish to have directed to express  
congratulations and property in connection with your proposed visit to  
New York.

Yours truly,

V. J. JENNINGS  
ADMINISTRATIVE DEPARTMENT

cc. Mr. F. G. H. H.



10203

October 23, 1946.

Mr. Mikiso NISHIGUCHI,  
Registration No. 08185,  
Ashcroft, B. C.

Dear Sir:

Re: Catalogue No. 700  
518 - 13th Street  
Pt. 22(8k.27965F)18/10/2620

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$3,200.00, which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,  
Office of the Custodian.

GP/EL

J. P. Form dated May 28/42 - declares title to be in Royal Bank of Canada,  
New Westminster.  
C.O. Search dated Sept. 25/42 - declares title to be with "Registrar"

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10203

March 20, 1947.

Mr. Hikiso NISHIGUCHI,  
Registration No. 08185,  
P. O. Box 1826,  
Ashcroft, B. C.

Dear Sir:

Re: Catalogue No. 700  
518-13th Street,  
New Westminster, B. C.  
Pt. 22 (S.E. 27863) 18/10/2020.

Please be informed that the above property has been sold as of October 17, 1946, for the sum of \$3,200.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

W. J. JOHNSTON  
OFFICE OF THE CUSTODIAN

WJ/MS  
Enc. (2)

c.c. Department of Labour, Japanese Division.



10197  
10203 ✓

March 21, 1947.

Mr. Mikiso NISHIGUCHI,  
Registration No. 08185,  
P. O. Box 1826,  
Ashcroft, B. C.

Dear Sir:

Please be advised that we have mailed a cheque  
to the Bank of Montreal, Ashcroft, B. C., for the credit  
of Asasiro (Arthur) NISHIGUCHI in the sum of \$3,661.98,  
which represents all funds in your account in this office.

Yours truly,

W. J. JOHNSTON  
OFFICE OF THE CUSTODIAN

WJ3/HMS



10197  
10203

March 21, 1947.

Mr. Asaire (Arthur) NISHIGUCHI,  
Registration No. 01920,  
P. O. Box 1826,  
Ashcroft, B. C.

Dear Sir:

Re: Mr. Mikise NISHIGUCHI  
Registration No. 08185

We wish to advise you that we have today forwarded  
our cheque for the sum of \$3,661.98, which represents all funds  
in Mr. Mikise Nishiguchi's account in our office, to the Bank of  
Montreal, Ashcroft, B. C., for the credit of your account therein.

Yours truly,

W. J. JOHNSTON  
OFFICE OF THE CUSTODIAN

WJ/MS



1139  
10203 ✓

September 30, 1947.

Mr. Hikio NISHIGUCHI,  
Registration No. 08185,  
P. O. Box 1826,  
Ashcroft, B. C.

Dear Sir:

Please be advised that we have mailed a cheque to the Bank of Montreal, Ashcroft, B. C., for the credit of Asaire (Arthur) NISHIGUCHI in the sum of \$1,978.15, which represents the full credit balance in the account of N. Nishiguchi Co. Ltd. in this Office.

Yours truly,

W. J. JOHNSTON  
OFFICE OF THE CUSTODIAN

WJ/MS

Oct. 15/47  
Mr. Arthur Nishiguchi called at our office today and requested information regarding the actual selling price and net proceeds credited to respective accounts in connection with the following:  
(1) Cars & trucks.  
(2) Farm in Surrey - E. 3/8ths.  
(3) 837-43 Columbia St. N.W.  
(Information supplied)  
He indicated claims would be filed.  
WJ



10203

April 1st, 1949.

Mr. Mikio NISHIGUCHI,  
Registration No. 08185,  
P. O. Box 1826,  
Ashecroft, B. C.

Dear Sir:

Personal goods now in Custodian storage include

- 1 shrine
- 1 carton pictures
- 1 carton shrines (broken)

listed in the name of M. Nishiguchi.

If these items belong to you and you wish to receive them, please inform the Custodian on or before the 15th day of May, 1949, giving your full name and address for shipment.

Failing to hear from you by the above date, the Custodian will assume that you have no interest in these goods and will dispose of them at his discretion.

In addition to the goods listed as belonging to yourself and others, there are various unidentified shrines, photographs and other articles, which will be abandoned as of no value unless evidence of ownership is submitted to the Custodian on or before the 30th day of June 1949.

We enclose a stamped, addressed envelope for your reply.

Yours truly,

W. J. Johnston,  
Office of the Custodian.

VJJ/ER  
Enc. 1



EVACUATION SECTION  
Rcv'd MAY 18 1949  
File No. 10203  
Ans.  
Referred

P. O. Box 1705,  
Ashcroft, B. C.  
May 14, 1949.

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

File No. 10203.

Dear Sir:

I have received your letter dated April 1st.  
regarding personal goods now in Custodian storage  
for which I thank you kindly.

Out of the 3 articles listed in your letter,  
kindly ship me the top 2 items namely:-

- 1 shrine (in good condition and  
not broken)
- 1 carton pictures

by C.P.R. or C.N.R. freight, to my present address  
as follow:

M. Nishiguchi,  
P. O. Box 1705,  
Ashcroft, B. C.

Yours truly,

*M. Nishiguchi*  
M. Nishiguchi.  
Reg. #08185.