

Japanese National Family Groups with Children  
over and under sixteen, of both

Birth	Family Relation	Present Location	Remarks
-------	--------------------	------------------	---------

12738

Greenwood B.C.

Son



**BUSINESS**

BUREAU POWELL STREET

FILE No. 12738

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: MIYASAKI Nobu (Mrs. Shigeichi)

HOME ADDRESS: 459 E. Hastings St., Vancouver, B. C.

REGISTRATION NUMBER 02617 SEX: Female AGE: 41

OCCUPATION: Cleaning & pressing business, "Harry's Cleaners" 459 E. Hastings St.

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

EMPLOYER: self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Harry Shigeichi # 836 (int)

ADDRESS OF WIFE OR HUSBAND: Angler, Ontario

NAMES OF ANY LIVING CHILDREN: Shigenobu (M) Chiyoko (F)  
Rose Toshiko (F) Thelma (F) Kenneth Susumu (M)  
Roy Saburo (M) Herbert Masao (M)

ADDRESS OF CHILDREN: 459 E. Hastings St., Vancouver.

AGE OF CHILDREN: 24, 22, 20, 18, 15, 13, 11 yrs.

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

1. LOCATION AND DESCRIPTION: One lot at 459 E. Hastings St.,  
City of Vancouver. All papers in the hands of the Custodian.

2. BUILDINGS AND OTHER IMPROVEMENTS: One 2 storey, wooden building,  
with cleaning and pressing store and 2 rooms on the 1st floor  
and 6 rooms on 2nd floor. One ~~gar~~ garage. One woodshed.

3. INSURANCE (Give particulars; state where policies are) All details in the hands of  
The Custodian, (150.00)

4. TAXES (Amount and where-payable) About \$150.00 payable City of Vancouver.  
1941, 1942 not paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant and when she  
is evacuated the house the house is to be leased to Mr. Benson Hoy, address  
unknown, for 2 yrs. Lease drawn up by the Custodian.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Title papers in the hands of the declarant and husband, Harry Shigoleh. Custodian.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Property owned jointly by

9. IF FARM LAND STATE CROPS SOWN none

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION none

2. LANDLORD'S NAME AND ADDRESS none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID none

4. STATE WHEREABOUTS OF LEASE none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN none

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS. List of store fixtures in the hands of the Custodian.

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: \_\_\_\_\_

none

## 5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: \_\_\_\_\_

none

## 6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) \_\_\_\_\_

none

## 7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \_\_\_\_\_

none

One \$5.00 War Savings Certificate in name of son, Roy Saburo In

8. BANK ACCOUNTS: Bank of Montreal, Main &amp; Hastings. Account #2059. \$50.00

9. LIFE INSURANCE: 2 Manufacturers Life Insurance Co. Policy #691226.

1000.00. Policy in own possession. Beneficiary, husband, Harry Shigeichi. The following policies are in the name of declarant's son, Kenneth Susumu: 1. Life Insurance Co. #2301647. \$1000.00. In name of son, Kenneth Susumu.

10. INTEREST IN ANY ESTATES OR TRUSTS: 2. Prudential Insurance Co. \$100.00

(99152714) #99152714. 3. Prudential Insurance Co. \$100.00. #22 106556 761

11. SAFETY DEPOSIT BOX: none

Beneficiary mother, Nobu. All policies in declarant's possession

## 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 3rd day of September 1942.

(Signature)

Nobu Miyasaki

D. M. Chope  
Witness

FOR DEPARTMENTAL USE \_\_\_\_\_



12738

INFORMATION FROM R.C.M.P.

DATE Aug 18/43

Our File No. 12738

Full Name MIYASAKI, Nobu (Mrs. Shigeichi Harry)  
(Surname in Block Letters)

Registration No. 02617 Male - Female  
(Check) Age Aug 23, 1900

Former Address 459 E. Hastings St., Vancouver, B. C.

Date Evacuated 26/11/42 Naturalized - Canadian-Born - National  
(Check)

Present Address Lemon Creek, Slooan, B. C.

Married - Single  
(Check) Name of Wife \_\_\_\_\_

Name of Husband Shigeichi Harry #02616

Name of Mother <sup>nee</sup> (KAWASAKI) Akuri Name of Father Dec'd Jikichi TANAKA

Names of Children under 16 Kenneth (M) #15200

See husband's sheet. Roy Saburo (M) 11/6/29

Wassio Herbert (M) 25/5/31

Requested by P. Hunter Registered with Custodian yes  
(Yes or No)

Additional Information House 459 E. Hastings & car Pontiac '38



Int. 836/A  
12738

May 15, 1944.

Mr. & Mrs. Shigeichi Harry MIYASAKI,  
Reg. Nos. 02616 & 02617,  
178 Beverley Street,  
TORONTO, Ontario.

Dear Sir and Madam:

Re: Sun Life Policy #2179015

Further to our letter of April 24th and in answer to your letter of May 3rd, regarding your policy above mentioned, we wish to advise that on May 10th last, we sent to you our cheque for the balance of your account with the Custodian, being \$1,657.25.

We enclose notices from the Sun Life which show the total indebtedness against the above policy to be \$396.17, and presume that you will wish to settle this yourselves, with the money now in your possession.

Yours truly,

S. M. Gibson,  
Insurance Department

SMG:JS

Encl.



836  
12738 (Evac)  
Legal Department

509 Royal Bank Bldg.,  
Vancouver, B. C.  
May 10th, 1944

Mr. and Mrs. Shigeichi Miyasaki,  
178 Beverley Street,  
Toronto, Ontario

Dear Sir and Madam:

Enclosed please find our cheque, in your favour,  
amounting to \$1,657.25, being the balance to your credit  
with the Custodian. Kindly acknowledge receipt.

Yours truly,

*G. W. Wright*  
K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

GWP/JF  
Encl.



12738

File 82348 (Int)  
82738 (Rev.)

MEMORANDUM

May 6th, 1944.

To: MR. F. C. EVANS

Re: Shigeichi MIYASAKI - 82616, and  
Bro. Kaku MIYASAKI - 82617

From: MR. E. V. WRIGHT

You may recall that we sold the property at 497-499 East Hastings Street, also clearing and grading equipment, and realized \$2900.00 for the real estate and \$1,100.00 for the equipment.

Miyasaki was discharged from the Internment Camp and moved to Toronto and we have made two remittances of \$1000.00 each this year, leaving a credit balance of \$1,657.25.

We wrote to the B. C. Security Commission asking if they had any claim against the above named for the reason that these people wanted the balance of their money. A letter has now been received as follows:

"We have to acknowledge and thank you for your letter of the 1st inst., regarding the above named.

This family has received considerable maintenance from this Commission, but as this man apparently had no credit balance prior to November, 1943, we make no claim in this regard.

We therefore have no objection to MIYASAKI'S funds being released to him."

The ruling strikes me as so unusual that I think we should discuss the matter with Mr. Nicholson before he returns to the East.

EW/V

E. V. WRIGHT



Files 836-A  
12738

EVACUATION SECTION

Rec'd MAY 12 1944

File No. 12738

Ans. 1785(15)

Referred Gibson

178 Beverley Street,  
Toronto, Ontario,  
April 5, 1944.  
May 5.

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

Dear Sirs:

Re: Sun Life Policy No. 2,179,015  
-Shigeichi MIYASAKI-

This will be your authority to pay from our Joint  
Account with the Custodian the total indebtedness of \$396.71  
against the above policy.

Yours truly,

Kobu Miyasaki

This is in reply to your letter of  
April 24th.



836  
18738 (Rvac)  
Legal Department

500 Royal Bank Building,  
Vancouver, B. C.  
May 1st, 1944

The B. C. Security Commission,  
Rick Building,  
560 Racer Street,  
Vancouver, B. C.

Re: Shigeichi MIYASAKI - #02816, and  
Mrs. Hana MIYASAKI - #02817

Gentlemen:

In reply to your letter of April 22nd last, we beg to inform you that the funds in the Joint Account of the above named with the Custodian were derived, \$2,000.00 from the sale of real estate, and \$1,100.00 from the sale of cleaning and pressing equipment. These funds, less adjustments, were received on November 30th, 1943.

Since receiving these funds, we have made two remittances to Mr. & Mrs. Miyasaki of \$1,000.00 each, on January 31st and February 10th last.

We would be pleased to have your advice as to the amount of your claim against the above as soon as possible, as these people have requested us to remit all their funds to them.

Yours truly,

E. E. WRIGHT  
COUNSEL TO THE CUSTODIAN

CEP/JF



Int. 836-A  
12736

April 24, 1944.

Mr. Shigeichi Harry MIYASAKI,  
178 Beverley Street,  
TORONTO, Ontario.

Dear Sir:

Re: Sun Life Policy #2179015  
Shigeichi MIYASAKI

We have your letter of April 14th, containing authorization to pay the sum of \$22.17 to the Sun Life Assurance Company in connection with interest due on the above numbered policy.

As your funds in this office are held in an account in the joint name of yourself and your wife, we must therefore have authorization from you both. We would ask you to have Mrs. Miyasaki send us a letter similar in form to the one you wrote April 14th, or sign a letter that we sent out for her signature on April 6th.

Until that authorization is received, we will do nothing further in connection with this payment to the Sun Life.

Yours truly,

S. M. Gibson,  
Insurance Department

SMG:JS



836-A Internee  
12739

April 6, 1944.

Shigeichi & Mrs. Nobu MIYASAKI,  
Registration Nos. Q2616 & Q2617,  
178 Beverley Street,  
TORONTO, ONTARIO.

Dear Sirs:

Re: Sun Life Policy #2,179,015  
-Shigeichi MIYASAKI-

We have received from Sun Life Assurance Company and enclose herewith notice showing the amounts outstanding against the above policy. If you wish the total indebtedness paid from your account with the Custodian, will you kindly let us know at your earliest convenience.

Should you wish this payment to be made from your Joint Account, it will be necessary that we receive written authority from you both. We are enclosing a separate letter for each of your signatures.

Yours truly,

S.M. Gibson,  
Insurance Department

SMG:FM

Enc.



336  
18788 (Trans)  
Legal Department

509 Royal Bank Building,  
Vancouver, B. C.  
February 18th, 1944

Bernard Weinberg, Esq.,  
Suite 310,  
Continental Life Building,  
371 Bay Street,  
Toronto 1, Ontario

Re: Lot 21, Block 37, D.L. 196, known as  
437-439 East Hastings Street, and  
Equipment

Dear Sir:

In reply to your letter of the ninth instant, we beg to advise you in connection with questions Nos. 1 and 2 of your letter, that in accordance with the copy of the Statement of Adjustments, which we sent your clients, the sum of \$10.30 in registration fees was collected from the purchaser, leaving a balance of \$3.50, payable by your clients. This amount of \$3.50 is for registration of a Transmission of Title to the Secretary of State of Canada, and cannot be charged to the purchaser.

In regard to your question No. 3, we beg to advise that the sale was arranged by Messrs. Johnson, Reeve & Watson, Real Estate Agents, and the commission amounting to \$200.00 was paid to them.

We are sending your clients a cheque for \$1,000.00 from their funds with the Custodian, and the balance will be available to them as soon as a clearance is received from the Dominion Income Tax Department. In this connection, will you kindly have your clients inform us if they filed a 1941 Income Tax Return. If so, please let us have a receipt showing payment in full, and if not, kindly have them fill out the necessary Tax Return and forward it to this Office.



-2-

Bernard Weinberg, Esq.,

February 15th, 1944

We would also like to have a statement of Mr. Miyasaki's 1943 earnings, so that we may file a return for 1943, if necessary.

Yours truly,

K. B. WRIGHT  
COUNSEL TO THE CUSTODIAN

OWP/ST



836  
12738 (Evac)  
Legal Department

803 Royal Bank Building,  
Vancouver, B. C.  
January 26th, 1944

Shigeichi & Mrs. Nobu Miyasaki,  
178 Beverley Street,  
Toronto, Ontario

Re: Lot 21, Block 57, D.L. 196, Group 1, NWD,  
known as 457-459 East Hastings Street, and  
Equipment

Dear Sir and Madam:

This is to advise you that your property, above noted,  
has been sold at a price of \$4,000.00, and we attach a copy of  
the Statement of Adjustments showing the sum of \$4,056.94 as  
being the total received, against which expenses of the pro-  
perty and sale as follows were paid.

Valuation of Chattels	\$ 25.00
Valuation of Property	12.50
Arrears of Taxes	287.67
Legal Expenses re sale	30.50
Registration of documents	13.80
Commission on sale	200.00
Advertising	9.66
	<hr/>
	\$ 599.13

From the above figures, you will note that the net  
amount credited to your account is \$3,457.81.

At the present time there is a balance of \$3,766.25,  
with the Custodian, which may be forwarded to you on request.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

GHP/JV  
Attach.



836  
12736 (Evac)  
Legal Department

509 Royal Bank Building,  
Vancouver, B. C.  
January 27th, 1944

Bernard Weinberg, Esq.,  
Suite 510, Continental Life Bldg.,  
371 Bay Street,  
Toronto, Ontario

Re: Shigeichi MIYASAKI and  
489 East Hastings Street, - Lot 21,  
Block 57, D.L. 198, Group 1, MND

Dear Sir:

With reference to your letter of the 21st instant, we beg to advise you that the title to the above noted property was registered in the names of Shigeichi MIYASAKI and his wife, Mrs. Nobu MIYASAKI, as Joint Tenants, and we are at present in the process of completing a sale of the property and equipment at a total price of \$4,000.00.

As soon as the sale is complete, it is our intention to advise Mr. MIYASAKI of the details of the sale and funds may be forwarded to him on his request, provided no creditors' claims filed against him are unpaid.

Hoping the above is the information requested, we remain,

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN



506 Royal Bank Building,  
Vancouver, B.C.

6th November, 1943.

G.W. McPherson, Esq.,  
Executive Assistant to the  
Secretary of State of Canada,  
Office of the Custodian,  
Victoria Building,  
Ottawa, Ont.

Dear Mr. McPherson:

Re: Sale of Japanese Property.

Referring to your letter of October 29th in which you suggest that the sales in question should be approved by Judge Smith's Committee.

In the case of Yataro Arikado and Shigeichi Miyasaki, these have now been referred to Judge Smith's Committee and we have to-day received their approval. We will be glad, therefore, if the documents in connection with these properties can be signed by the Deputy Custodian and returned to us as soon as convenient.

In regard to Masayoshi Oye, released internee, the particulars in regard to the sale of this property have been referred to Judge Whiteside's Committee and we will advise you later in regard to this.

Yours very truly,

F. G. Sheara,  
Director.

FOS/PWH



ADVISORY COMMITTEE ON JAPANESE PROPERTIES  
IN GREATER VANCOUVER.

C  
O  
P  
Y

1012 Royal Bank Building,  
Vancouver, B. C.

Your Files 12738,  
11274 & Int. 836.

November 5th, 1943.

Mr. F. G. Shears,  
Director,  
Office of the Custodian,  
506 Royal Bank Bldg.,  
Vancouver, B. C.

Dear Mr. Shears:

With reference to your letter of even date, together  
with enclosures.

We have given the correspondence on your files careful  
consideration and wish to advise you that the Committee duly  
approves of the sales as mentioned in your letter.

Yours truly,

"H. S. Durkee"

Executive Assistant.



12738, 11274,  
Int. 836.

November 5th, 1943.

Mr. H. S. Durkee,  
Executive Assistant,  
Advisory Committee on Japanese  
Properties in Greater Vancouver,  
1012 Royal Bank Bldg.,  
Vancouver, B. C.

Dear Mr. Durkee:      Re: Yataro ARIKADO, Nobu MIYASAKI  
                                and Shiroichi MIYASAKI.

Attached are the files, together with copy of Mr. G. W. McPherson's letter to me of the 29th ultimo.

With reference to Miyasaki's property, you will note that the sale was handled by the Enemy Section, as it was thought advisable to complete the administration of his affairs. However, as there is an Evacuee interest, Mr. C. W. McPherson feels that this transaction should have the consideration of your Committee.

Due to the special circumstances surrounding the sale of Arikado's property, it was dealt with separately from those properties advertised in the catalogue. Mr. McPherson also requests that this sale receive the approval of the Committee.

We would appreciate your advice in the above matters in due course.

Yours truly,

F. O. Shears  
Director

Attach.



AIRMAIL

C  
O  
P  
Y

CANADA  
Department of the Secretary of State  
Office of the Custodian

Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario.

October 29, 1943.

F. G. Shears, Esq.,  
Director,  
Office of the Custodian,  
506 Royal Bank Bldg.,  
Vancouver, B. C.

Dear Mr. Shears:

Re: Sale of Japanese Property.

We have on hand letters and documents dealing with  
property belonging to the undernoted:

Yataro Arikado, evacuee  
Masayoshi Oye, released internee  
Shigeichi Miyasaki, released internee.

These documents are being held up for the moment  
since I have no information as to why the property is being  
sold or that the sale has been approved by Judge Smith's  
committee. In all cases it appears these parties are now  
evacuees.

Yours very truly,

"F. Carroll"  
for (G. W. McPherson)  
Executive Assistant.

GWMcP/TC



836-A & 12738  
Legal Department

912 Royal Bank Bldg.,  
Vancouver, B. C.  
October 19th, 1943.

G. W. McPherson, Esq.,  
Executive Assistant,  
Office of the Custodian,  
Victoria Bldg., 7 O'Connor St.,  
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Shigeichi MIYASAKI (Released P/W A-98)  
and Mrs. Nobu MIYASAKI  
459 East Hastings Street (Harry's Cleaners).

Attached hereto you will find Applications for Transmission, Conveyance and Bill of Sale in duplicate for execution by the Deputy Custodian. These are in connection with property and equipment known as 'Harry's Cleaners', 459 East Hastings Street.

According to Mr. Reeve's report dated April 27th, 1943, the real property is valued at \$3,000.00. It is located in a poor class district and the building is 40 years old. It is of cheap wood frame construction and has not been well maintained. The exterior walls are in bad condition and the roof is leaking. Immediate repairs are estimated at \$210.00 and this represents only the minimum of work required to put the building into satisfactory condition to prolong its life. More money should be spent on restoration.

We received a report from Messrs Pemberton Realty Corporation on July 10th, 1943, in connection with this property, as follows:

"There is a two-storey frame store building with rooms above. The ceiling of the store has been lowered making about 4' between floors, which now is of no use or value. The roof is leaking, the siding is badly gone on the outside of the East wall and the building requires painting, likely costing about \$400.00 to take care of these three items.

This building will have to meet the competition of new building after the war. We would place a value of Two Thousand Dollars on the land and Eight Hundred on the buildings, making a total of \$2800.00."

Tenders were called for on April 17th, 1943, and the bids



- 2 -

received ranged from \$510.00 to \$2900.00. All of these were rejected and revised offers requested. A second bid was received from Mr. Benson Hoy amounting to \$3025.00 for property with equipment and this also was rejected. Mr. Hoy has now made a final offer of \$4,000.00 for property and equipment. He is the present tenant.

Messrs. O.J. Henry Company estimate the value of the dry cleaning equipment and other chattels on the premises at \$1,138.05.

There are no encumbrances and the property has been vested. Shigeichi Miyasaki's present credit balance amounts to \$74.23.

Payment of \$4000.00, being full purchase price, has been received from Mr. Hoy and he has been advised that these documents will be forwarded to you and acceptance of same recommended.

Your kind attention to this matter will be very much appreciated.

Yours truly,

KWW/W  
Encls.

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN



836  
12738  
Legal Department

912 Royal Bank Building,  
Vancouver, B. C.  
October 9th, 1943

Messrs. Locke, Lund, Guild & Sheppard,  
Barristers and Solicitors,  
703 Rogers Building,  
Vancouver, B. C.

Attention: Mr. Sheppard

Re: Lot 21, Block 57, D.L. 196, Group 1,  
New Westminster District, and known as  
459 East Hastings Street, and Chattels  
located at this address

Dear Sir:

Will you kindly prepare a Transmission of the title of the above property from the registered owners, Harry MIYASAKI, and Nobu MIYASAKI, his wife, Joint Tenants, to the Secretary of State of Canada, and a Deed of Land from the Secretary of State of Canada to Benson Roy, Tailor, and Roy Dean, Presser, both of 459 East Hastings Street, Vancouver, B. C., at a sale price of \$2900.00 cash.

Will you also kindly prepare a Bill of Sale from the Secretary of State of Canada to Benson Roy, Roy Dean and Ko Young, covering the chattels, as per the attached inventory, for consideration of \$1100.00 cash. Ko Young resides at 553 Carroll Street and is a Tailor by occupation.

We are enclosing our Files, Internee No. 836, and Evacuee No. 12738, for your information in this matter, and you will find a search of title of the property on File.

We have requested a Certificate of Encumbrance, but up to the time of writing, it was not to hand.

For your information, we are enclosing copies of a form of Transmission used in cases for residents of enemy territory, and for interned enemies.

Yours truly,

K. E. WRIGHT  
COUNSEL TO THE CUSTOMER

OWP/JF  
Encls.



File #836 & 12738

MEMORANDUM

September 23rd, 1943.

TO: MR. F. C. SHERANS

FROM: MR. E. V. WRIGHT

Re: P/S 1-96, MIYASAKI (deceased) and  
John MIYASAKI - 452 E. Harrison.

Attached hereto you will find communication addressed to us by Messrs. Johnson & Reeve under date of 20th instant, enclosing an offer from Benson Roy to purchase above property and contents of the building for the sum of \$4000.00 cash. A certified cheque for \$400.00 was also received.

Mr. Reeve called personally with this offer and is convinced that it should be accepted, notwithstanding the suggestions from the owner that we secure \$4500.00 for the assets. In accordance with my request, Mr. Pears has reviewed the file and his report is attached, as well as valuations. Unfortunately, it was not possible to see you when Mr. Reeve was here, but he will gladly come and discuss the matter further.

The roof on this building is in bad shape and the repairs to siding, painting etc. will entail an expenditure of \$400.00 to \$500.00.

This is now an evasque matter, but as we have handled the estate throughout, it was thought advisable to continue administration from this branch.

The property was advertised for sale on April 17th and 19th, 1943, and the tenders closed on April 30th, 1943.

I feel certain that there is little or no chance of Roy increasing the offer, for the reason that he has been in the office a dozen times and we have persuaded him to advance his price from \$2750.00 to \$4000.00. There is a limit to the sales ability of the interior branch and we have reached the limit in this case.

Your comments, please.

EW/W  
Attch.

E. V. WRIGHT

*Approved.*



C  
O  
P  
Y  
Exam file 12738

JOHNSON and REEVE

Bank of Nova Scotia Building,  
602 West Hastings Street,  
Vancouver, B. C.  
27th April, 1943

The Custodian's Office,  
Room 912, Royal Bank Building,  
675 West Hastings Street,  
VANCOUVER, B. C.

File No. 836  
Legal Department

Attention of Mr. K. W. Wright

Dear Sir:

re P/W A-98 MIYASAKI, Shigeichi  
457-459 East Hastings Street, Vancouver  
Lot 21 Block 57 District Lot 196

In accordance with your instructions we have inspected this property and beg to report as follows.

The location is a rather poor class district, with a limited amount of retail business. There has not been much change in the neighbourhood for many years and no prospect of speculative improvement.

The building is mentioned in a document on file in the Land Registry Office, dated November 1907, and is probably 40 years old. It is of cheap wood frame construction and has not been well maintained. We are not sure, but believe that the one storey addition at the rear was erected by the present owner since 1937.

The exterior walls (siding) are in bad condition and it will cost approximately \$100.00 to make partial repairs to keep out the weather. The roof is leaking and the repairs required have been estimated at \$210.00. These items refer only to the minimum of work necessary to put the building into satisfactory condition to prolong its life. More money should be spent on restoration.

The present lease at \$80.00 per month includes the use of shop furniture and machinery. Without having an appraisal made of this equipment, we estimate that the proportion of the rent, attributable to the real estate, is \$65.00 per month.

The fixed charges for taxes, water, insurance and management are approximately \$230.00. Allowing \$100.00 for repairs, there would be an annual surplus of \$450.00, before making allowance for vacancies, depreciation and possible reduction in the rent. We mention the latter because, in periods of depression, business in this district suffers severely.

The building is of greater value than the land and, in view of its age, a buyer would probably desire to amortize its value within 20 years. Making allowances for this and for the cost of rehabilitation of the structure, we are of the opinion that the present value of the property is Three thousand dollars (\$3,000.00).

Yours faithfully,

JOHNSON, REEVE & WATSON

per "D. W. Reeve"

DWR



C  
O  
P  
Y

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street,  
Vancouver, B. C.  
July 10, 1943

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

Attention: Mr. K. Wright

Dear Sir:     Re: P/W A-98, MIYASAKI, Shigeichi - File #836

I have made an inspection of 459 East Hastings Street on  
Lot 21, Block 57, D.L. 196.

There is a two-storey frame store building with rooms above.  
The ceiling of the store has been lowered making about 4' between  
floors, which now is of no use or value. The roof is leaking, the  
siding is badly gone on the outside of the East wall and the build-  
ing requires painting, likely costing about \$400.00 to take care of  
these three items. b

This building will have to meet the competition of new  
buildings after the war. We would place a value of Two Thousand  
Dollars on the land and Eight Hundred Dollars on the Buildings, making  
a total of \$2800.00.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

"J. G. WALKER"  
Manager, Rental Department

JGW:CC



C  
O  
P  
Y

UNIVERSAL APPRAISAL COMPANY

Yorkshire Building . Vancouver, Canada

May 19, 1943

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

Gentlemen:

In accordance with your instructions we hand you herewith our appraisal of the equipment in the plant of the Dry Cleaning Establishment, situated at 459 East Hastings Street, Vancouver, B. C. The items listed are, we understand, the property of this company and the question of "Title" has not been investigated.

The values are based on this equipment as a "going concern" and not at "distress sale" values.

We thank you for the privilege of having been entrusted with this work and sincerely hope it will commend itself to you in all matters relative to plant values. Should there be any further information you require, please consult us. We are here to serve you.

Respectfully submitted,

UNIVERSAL APPRAISAL COMPANY LIMITED

"G. M. Shuding"



C  
O  
P  
Y

UNIVERSAL APPRAISAL COMPANY LIMITED

May 19, 1943

EQUIPMENT SUMMARY

	New Replacement Value	%	Depreciation Value
Machinery			
Office Machines, Etc.	\$1,340.00		\$1,076.50
Miscellaneous Equipment	350.00	--	135.00
Signs	466.55	35	303.26
	160.00	--	80.00
	<u>\$2,316.55</u>		<u>\$1,594.76</u>

MACHINERY DEPRECIATIONS

Machine #			
1, Pressing Machine	650.00	20	520.00
2, Pressing Machine	600.00	20	480.00
3, Boiler	90.00	15	76.50
	<u>\$1,340.00</u>		<u>\$1,076.50</u>

Machine #1. Pressing Machine

1 National pressing machine, Model 51 WO  
Serial 2W 41490  
Installed

650.00

Machine #2. Pressing Machine

1 National pressing machine, Model 42 WO,  
Serial 2W 41491  
Installed

600.00

Machine #3. Boiler

1 12"x36" Vertical steam boiler,  
including base, pressure gauge, water  
column, safety blow-off valve, piping,  
trap and connections  
Installed

90.00

\$1,340.00

Office Machines, Etc.

1 National cash register, 1 drawer,  
#252552-711

125.00

35.00

1 Norris safe, #207830

125.00

65.00

1 Singer sewing machine, #JA 922997,  
with motor

100.00

35.00

Total Office Machines Etc.

\$350.00

\$135.00



MISCELLANEOUS EQUIPMENT

	New Replace- ment Value	Depreciation Value
1 Sleeve former		1.50
1 Lot 3 pipe clothes racks		30.00
1 Gas can		3.00
1 Universal electric iron		5.00
1 Lot 8 display stands		15.00
1 Clothes case, 12"x6" long, 3 sliding glazed doors, 3 drawers		45.00
1 Lot shelving, 16' long with hanger bars and 3 section wall mirror		30.00
1 66"x32"x6" Wall clothes case, 2 glazed sliding doors, 2 drawers		30.00
1 6"x32"x12" Wall clothes case, 6 glazed doors		45.00
1 4"x2"x34" Wall cabinet, 2 sliding doors with masonite top		15.00
1 34"x12"x48" Cabinet, 1 glazed door and 1 drawer		10.00
1 8"x22"x36" Counter, fir veneer panelled front and ends, masonite top		20.00
1 38"x18"x36" Fir cabinet, 1 door and 2 drawers		6.00
1 48"x30" Oak library table		20.00
1 18"x26" Fir table, 2 drawers		7.00
1 36"x28" Fir table, T&G top, stained and varnished		6.00
2 Armchairs, upholstered seat, back and arms	10.00	20.00
1 Umbrella Stand		3.00
2 Electric light fixtures	5.00	10.00
1 Ironing board		4.00
1 Sleeve board		2.00
2 Coal buckets		3.00
1 Ash bucket	1.50	.75
1 30" Paper holder		3.00
1 8 day wall clock		3.00
8 200 Watt bulbs		15.00
2 Chairs	.45	3.60
2 Brooms	1.50	3.00
1 Spotting brush	.75	1.50
1 Whisk		.50
4 Shades		.35
1 Cabinet and mirror	1.50	6.00
1 Awning, "Harry Cleaners"		5.00
1 Smoker's stand	No Value	2.50
1 Pant pipe rack		5.00
1 Door trip bell and battery		7.50
1 Grease gun		1.50
1 Lot 2 valve steam packings		3.00
400 Wire clothes hangers		8.00
2 Clothes models, men	.02	20.00
2 Clothes models, women	10.00	20.00
1 Hat stretcher	10.00	6.00
3 Metal Shannon board files	1.75	5.25
2 Wooden Shannon board files	1.50	3.00
2 Shannon box files	.55	1.10
1 Step ladder		2.50
1 Health scale		4.50
1 103"x29"x31" Work table		4.00
1 Fir cabinet, 3 drawers		3.50
Total Miscellaneous Equipment		\$466.55

SIGNS

1 Jefferson electric window sign, "Harry's Clothes"	75.00	40.00
1 Display sign	50.00	25.00
1 Electric sign	35.00	15.00
Total Signs	\$160.00	\$80.00



THIS INDENTURE made the 24th day of December, in the year  
of our Lord one thousand nine hundred and Forty-three.

IN PURSUANCE OF THE "SHORT FORM OF DEEDS ACT "

BETWEEN:

THE HONOURABLE THE SECRETARY OF STATE OF  
CANADA ACTING IN HIS CAPACITY AS CUSTODIAN  
UNDER THE CONSOLIDATED REGULATIONS RESPECTING  
TRADING WITH THE ENEMY (1939)

( Hereinafter called the "Grantor").

AND:

BENSON HOY, Tailor, and HOY DEAN, Presser, both  
of 459 East Hastings Street, in the City of  
Vancouver, in the Province of British Columbia,

(hereinafter called the "Grantees" ).

WITNESSETH that in consideration of Twenty-nine Hundred  
(\$2900.00) Dollars of lawful money of Canada now paid by  
the said Grantees to the said Grantor ( the receipt whereof is  
hereby by him acknowledged ) he the said Grantor, DOTH GRANT  
unto the said Grantees, their respective heirs and assigns  
FOREVER :

ALL and SINGULAR that certain parcel or tract of land and  
premises situate, lying and being in the City of Vancouver, in  
the Province of British Columbia, and known and described as  
Lot Twenty-one (21) in Block Fifty-Seven (57) District Lot One  
Hundred and Ninety-six (196), Group One (1) New Westminster District,



according to a map or plan numbered One Hundred and Ninety-six (196) together with the benefit of a certain easement registered under Instrument No. 40412F.

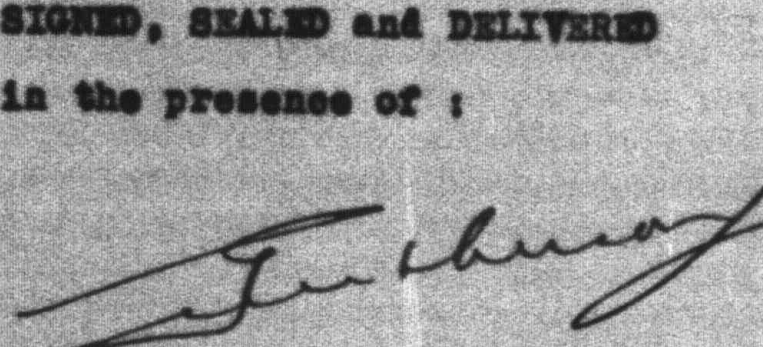
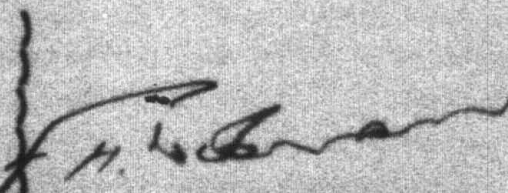
TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantees, their respective heirs and assigns to and for their sole and only use forever, as joint tenants; SUBJECT NEVERTHELESS to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates and local improvement assessments whether already or hereafter assessed and subject to any outstanding lease.

IN WITNESS WHEREOF the said Grantor acting in his capacity as Custodian under the Consolidated Regulations Respecting Trading With the Enemy (1939) has executed these presents by his Deputy on the day and year first above written.

SIGNED, SEALED and DELIVERED

in the presence of :

   
Deputy Custodian



FOR MAKER

*q. l. l. November*  
~~October~~, A.D. 1943, at the City of Ottawa, in the Province of Ontario, Ephraim Herbert Coleman, Deputy of the Secretary of State of Canada acting in his capacity as Custodian under the Consolidated Regulations Respecting Trading With The Enemy (1939) who is personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the Deputy of the Secretary of State of Canada acting in his capacity as Custodian under the Consolidated Regulations Respecting Trading With The Enemy (1939) the Maker thereof, and whose name is subscribed thereto as a party and that he knows the contents thereof and that he executed the same voluntarily and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto  
set my Hand and Seal of Office at Ottawa,  
in the Province of Ontario, this *10th*  
*q. l. l. November*  
day of ~~October~~, in the year of our Lord  
One Thousand nine hundred and forty-three.

*G. E. Baur*

A Notary Public in and for the Province  
of Ontario.



FOR WITNESS

PROVINCE OF ONTARIO

TO WIT:

I, *Edmund A. McPherson* of the *City*  
of *Ottawa* in the Province of Ontario,  
make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by *E. H. Holman* the ~~part~~ *thereto*, for the purposes named therein.
2. The said instrument was executed at *Ottawa, Ont.*
3. I know the said part *7*, and that *he is* of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

SWORN BEFORE ME AT *Ottawa*

in the Province of Ontario, this

*10th* day of *November* 19 *43*

*E. G. Beckett*

A Notary Public in and for the Province of Ontario.

A Commissioner for taking affidavits within Ontario.



THIS INDENTURE made the twenty-first day of September,  
in the year of our Lord one thousand nine hundred and  
forty-two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN

SHIGEICHI MIYASAKI (Merchant) a n d  
NOBU MIYASAKI (wife of the said Shigeichi  
Miyasaki) both of 459 East Hastings Street,  
Vancouver, British Columbia.

(hereinafter called the Lessor)

OF THE FIRST PART

A N D

BENSON HOY of 517 1/2 Carrall Street, in  
the City of Vancouver, in the Province  
of British Columbia. Merchant.

(hereinafter called the Lessee)

OF THE SECOND PART

WITNESSETH that in consideration of the Rents, Covenants,  
Conditions and Agreements hereinafter respectively  
reserved and contained, the said Lessor doth demise and  
lease unto the said Lessee, ALL AND SINGULAR those  
certain lands, premises and buildings situate in the  
City of Vancouver, in the Province of British Columbia  
and known and described as Lot Twenty-one (21)  
in Block Fifty-seven (57) in District Lot One  
Hundred and ninety-six (196) Group One (1)  
New Westminster District, and the two storey building  
erected thereon containing a shop and dwelling  
quarters known as Nos. 457 and 459 East Hastings Street  
and also the machines and equipment and furniture



appertaining to the business now carried on and to be carried on in the said shop as set out in the inventory hereto attached.

FROM the first day of October, one thousand nine hundred and forty-two

FOR THE TERM of Two years thence ensuing,

YIELDING therefor during the said term the RENT of One Thousand nine hundred and twenty Dollars (\$1920)

payable at the office of the Lessor's Agents, Johnson and Reeve, 602 West Hastings Street, Vancouver, British Columbia, monthly in advance without deduction on the first day of each and every month in twenty-four consecutive monthly instalments of Eighty Dollars (\$80.)

THAT THE SAID LESSEE COVENANTS WITH THE SAID LESSOR;  
TO pay rent;

AND to repair, reasonable wear and tear and damage by fire, lightning, tempest, earthquake and the King's Enemies excepted;

AND that the Lessor may enter and view state of repair and that the Lessee will repair according to notice, reasonable wear and tear and damage by fire, lightning, tempest earthquake and the King's Enemies excepted;

AND that the Lessee will leave the premises in good repair, reasonable wear and tear and damage by fire, lightning, tempest, earthquake and the King's Enemies excepted;

AND that in respect of the machines equipment and furniture herein mentioned the Lessee will use and employ the same in a proper workmanlike manner and will forthwith repair and restore or replace any of the same or any part thereof, which may be or become broken or damaged by any neglect misuse or abuse of the same by the Lessee or by his employees, agents or partners;

AND will not assign without leave; AND will not sublet without leave;



AND will not use the premises nor allow the premises to be used for any other purpose than that for which the premises are hereby leased, namely -the operation of the business of cleaning and pressing of clothing under the trade name of Harry's Cleaners or such other name as the Lessee may elect to use, and also the occupation of the dwelling quarters in the Premises for residential purposes only; AND will not carry on nor do, nor allow to be carried on or done on the premises anything whatever which may increase the hazard of fire or liability of any kind or which may increase the premium rate of insurance against loss by fire or liability upon the said building or the premises or invalidate any policy of insurance of any kind upon or in respect of same or which may cause or result in excessive use or waste of water or increase the amount of water rates payable in respect of the said building or the premises; AND will indemnify and save harmless the Lessor from and against all and all manner of actions or causes of action, damages, loss costs or expenses which he may sustain, incur or be put to by reason of any advertising signs now existing or which may hereafter be erected by the Lessee upon, over, projecting from or above the said building or the premises, and will pay the premiums charged upon any bond of indemnity or liability insurance policy in respect of such signs issued upon the demand of Civic Municipal or other authorities, provided always that the Lessor shall from time to time and at all times hereafter be at liberty to examine the said signs, and that the Lessee will repair or strengthen the same upon notice from the Lessor, and if the Lessee shall fail to comply with such notice, the Lessor shall be at liberty to repair or strengthen



the said signs, and the costs, charges and expense of so doing shall be forthwith paid by the Lessee to the Lessor, but the giving of such notice and the undertaking of such repairs or strengthening by the Lessor shall not be deemed an acknowledgment or admission of any liability or responsibility on the part of the Lessor;

AND WILL provide receptacles for refuse and rubbish of all kinds, and will attend to the removal of the same from the premises at regular intervals, and will not keep nor leave any boxes, packing material or rubbish of any kind in or near the premises or any passages connected with same. AND will keep clean and free from any rubbish, ice or snow, all walks, passages, yards and alleys adjacent to the premises;

AND will allow notices "For Sale" or "To Let" to be put and remain on the premises in a conspicuous position for at least sixty days prior to the expiration of this lease and will allow prospective purchasers or tenants to enter and inspect the premises on week days during the said sixty days;

AND IT IS HEREBY AGREED

THAT the whole contract and agreement between the parties hereto is set forth herein, that the Lessee has leased the premises after examining the same, that no representations, warranties or conditions have been made other than those expressed or implied herein, and that no agreement collateral hereto shall be binding upon the Lessor unless it be made in writing and signed by the Lessor;

THAT any notice to be served hereunder shall be deemed to be sufficiently served on the Lessee if addressed to the Lessee and left on the premises;

THAT the Lessor shall not be responsible for any loss, damage, or expense caused by any overflow or leakage of water from any part of the said building, or any adjoining buildings.



occasioned by the use, Misuse or abuse of water or by the breaking or bursting of any pipes or plumbing fixtures, or in any other manner or by seepage from adjoining lands or premises or by any accident or misadventure to or arising from the use and operation of machinery, electric wiring and appliances, gas or other pipes and appliances or any fixtures or by reason of any structural defects in the building or premises or by any other matter or thing whatsoever;

THAT in case the premises or any part thereof shall at any time during the said term be burned down or damaged by fire so as to render the same unfit for the purpose of the Lessee, the rent hereby reserved or a proportionate part thereof according to the nature and extent of the damage sustained, shall be suspended and abated until the premises shall have been rebuilt or made fit for the purpose of the Lessee, or at the option of the Lessor the said term shall in such <sup>case</sup> forthwith come to an end and the Lessee shall cease to be held liable for payment of rent except such rent as shall have already accrued due, and shall be entitled to be repaid any rent paid in advance for the balance of the period so paid for in advance;

AND ALSO that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, the then current month's rent shall immediately become due and payable and the said term shall immediately become forfeited and void.



THAT if the Lessee shall hold over and the Lessor shall accept rent after the expiration of the said term, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month;

THAT all grants, covenants, conditions, provisos, agreements, rights, powers, privileges and liabilities contained herein shall be read and construed as granted to, made and reserved by, imposed upon and undertaken by the parties hereto and their respective heirs, executors, administrators, successors and assigns, and that wherever the singular or the masculine pronoun is used the same shall be construed as meaning the plural or feminine or the body politic or corporate where the circumstances so require and that the Lessor may perform any act hereunder in person or by and through an agent;

PROVISO FOR RE-ENTRY BY THE LESSOR on non-payment of rent, or non-performance of covenants.

THE LESSOR COVENANTS with the Lessee that he will pay the Water Rates charged by the City of Vancouver in respect of the Premises, subject to the Lessee's covenant herein with reference to excessive use or waste of water;

THE LESSOR COVENANTS WITH THE LESSEE for quiet enjoyment;

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals, the day and year first above written.

SIGNED, SEALED AND DELIVERED  
in the presence of

*[Signature]*  
Angela, Ontario  
As to signature of Shigenichi Miyasaki

Douglas William Lee  
Notary Public, Vancouver, B.C.  
As to signature of Nobu Miyasaki

*Shigenichi Miyasaki*

*Nobu Miyasaki*

*John Arthur MacKinnon*  
Solicitor  
Vancouver B.C.

as to the signature of  
*Benson L. Lee*

*Benson L. Lee*



carried on under the trade name of  
 "Harry's Cleaners" at 459 East Hastings  
 Street, Vancouver, B.C., and included in  
 the lease of the building at that address  
 to Benson Hoy.

- ✓ 3 Neon Signs as follows:-  
 ✓ Outside "Harry's Cleaners"  
 ✓ Inside "Harry's Clothes"  
 ✓ Sign display
- ✓ 1 Electric sign - "Suits & Overcoats, Cleaned, Relined, Repaired"
- ✓ 1 Press Machines as follows:-  
 ✓ 1 - 51" National Press Model No. 51W Serial No. 2 W41490  
 ✓ 1 - 42" National Press " " 42W " " W41491  
 ✓ 1 boiler and coke burner with brick base  
 ✓ 1 steam trap
- ✓ 1 Cash Register
- ✓ 1 Sewing Machine, electric JA 922897
- ✓ 3 Clothes racks (pipe)
- ✓ 1 Electric Iron E7770A "Universal"
- ✓ 4 Clothes Cases fitted with pipe hangers, as follows:-  
 ✓ Dress case - 64"x31"x72" 2 glass sliding doors, 2 drawers at bottom.  
 ✓ Front case - 148"x28"x72" 3 glass " " 3 "  
 at bottom.  
 ✓ Back case - 86"x31"x138" 6 " " "  
 ✓ Inside case - 100"x29"x118" 2 glass " "
- ✓ 3 Counters, as follows:-  
 ✓ Front counter, masonite top 36"x22"x96"  
 ✓ Small " " " 24"x34"x48"  
 " " with drawers (2) 17"x36"x37"
- ✓ 1 Table
- ✓ 2 Small tables, fir, light varnish
- ✓ 1 Oak table
- ✓ 2 Upholstered arm chairs
- ✓ 1 Sleeve former
- ✓ 1 Gasoline safety can (red)
- ✓ 1 Small table with 2 drawers
- ✓ 1 umbrella stand
- ✓ 2 Electric light fixtures
- ✓ 3 Cloth display stands
- ✓ 2 Clothes Models (for men)
- ✓ 1 Clothes Model (for ladies)
- ✓ 1 Cloth case 114"x34"x48" with glass door, drawer at the bottom
- ✓ 1 Hat case 17"x42"x55" 2 glass sliding doors 2 drawers at bottom
- ✓ 2 Ironing boards (one for sleeves)
- ✓ 2 Coke buckets
- ✓ 1 Wrapping paper stand ~~104"x34"x48" with glass sliding doors 2 drawers at bottom~~
- ✓ 1 8 Day clock
- ✓ 8 Electric Light bulbs (200 watt)
- ✓ 2 Chairs
- ✓ 2 Whisk brooms
- ✓ 1 Ash pail
- ✓ 1 Spotting brush
- ✓ 1 Large whisk broom
- ✓ 1 Hat stretcher
- ✓ 1 Cabinet with mirror
- ✓ 1 Norris Safe No. 207830 to be kept at 517 1/2 Carrall Street
- ✓ 3 Stand-up filing cabinets 2 wood, 3 metal -
- ✓ 1 Box files
- ✓ 1 Small fir desk (on top of safe)
- ✓ 1 Step ladder
- ✓ 4 Window shades

B. J.



- ✓ 1 Awning "Harry's Cleaners"
- ✓ 1 Health scale
- ✓ 1 Smoker stand
- ✓ 1 pants rack *pipe*
- 5-M*  
*h-m* ✓ 1 ~~chair~~ *chair* *B.H.*
- ✓ 2 clothes hangers (hinged)
- ✓ 1 Door trip with bell and 2 batteries
- ✓ 1 Fir working table 103"x29"x31"
- ✓ 1 Fir cabinet, 3 drawers
- ✓ 1 Small shelf
- ✓ 1 Grease gun
- ✓ 2 Valve stem packings
- ✓ 400 Wire clothes hangers
- ✓ 1 3-face mirror

*B.H.*

---



# JOHNSON AND REEVE

ESTATE AGENTS  
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES  
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING  
602 WEST HASTINGS STREET  
VANCOUVER, B. C.

20th June, 1942.

The Manager,  
Japanese Evacuation Section,  
675 West Hastings Street,  
Vancouver, B. C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
JUN 22 1942

Dear Sir:

re MIYASAKI Shigeichi (Harry)  
File No. 147 and 9849  
Registration No. 02616

In accordance with your instructions we have investigated this case and beg to report as follows:-

## Real Estate

1. Location 459 East Hastings Street, Vancouver, B. C.  
Lot 21 Block 57 District Lot 196  
Inferior commercial district in the East End.
2. Description Land 25 feet by 122 feet  
Building Two storey frame structure on post foundation said to be on concrete footings.  
No basement, size 25ft. x 45ft. with one storey frame addition, 25ft. x 22 ft.  
Ground Floor-Shop with 2 rooms at rear and w.c. ceilings and walls lined with wood, no plaster  
2nd Floor-5 rooms, bathroom (2 fixtures) 2 staircases (1 to street not in use) ceilings and walls plastered  
Condition Interior fair (plaster broken in 2 rooms upstairs). Exterior bad.
3. Title We have taken possession of Certificate of Title No. 58190L in names of Harry Miyasaki and Nobu Miyasaki (joint tenants) and have deposited same in the Land Registry Office (Receipt attached)
4. Occupancy Family of owner in possession  
3 children as listed in form "J.P."  
4 children not listed Frank 24 (M) Chiyoko 22(F)  
Rose Toshiko 20(F) Thelma Sumiko 17(F)  
Grandmother Shige 73.
5. Contents Inventory not taken pending evacuation but approximately as listed on Form "J.P."
6. Insurance We have possession of Policies as follows:-  
Merchants Fire Assurance Corporation -  
Policy No. 59304 for One year expires 24th March, 1943, in the name of Harry Miyasaki. \$1,000 on Customers' Goods - 459 East Hastings Street. Loss payable to L. C. Ernest.  
Merchants Fire Assurance Corporation -  
Policy No. 59170 for One year expires 27th January, 1943, in the names of Harry Miyasaki and Nobu Miyasaki. \$2,000 on Building 457-459 East Hastings Street. Loss payable to Insured.  
The British Columbia Plate Glass Insurance Company  
Policy No. 30462 for Three years expires 16th March, 1944, in the names of Harry Miyasaki and Nobu Miyasaki. 459 East Hastings Street.



## JOHNSON AND REEVE

ESTATE AGENTS  
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES  
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

- Page 2 -

BANK OF NOVA SCOTIA BUILDING  
602 WEST HASTINGS STREET  
VANCOUVER, B. C.

The Manager,  
Japanese Evacuation Section,  
Vancouver, B. C.

20th June, 1942.

re MIYASAKI Shigeichi (Harry)  
File No. 147 and 9849  
Registration No. 02616

### 6. Insurance (Continued)

Wellington Fire Insurance Company  
Policy No. 327278 for one year  
expiring 3rd June, 1943 in names of  
Harry and Nobu Miyasaki \$1,000 on  
machines, equipment and shop  
furniture.

Copy of Policy issued by Canadian  
General Insurance Company  
Policy No. 2V2694 for One year  
expires 30th April, 1943, in the  
names of Harry Miyasaki and  
Corporation of the City of Vancouver.  
Public Liability (Neon Sign) 459  
East Hastings Street. (Original  
probably held by City.)

### 7. Liabilities

Taxes owing for 1941 \$143.48 plus  
interest from 1st January 1942.  
Taxes for 1942 \$143.42 less rebate  
of \$5.45 if paid by 3rd July, 1942.  
Assessment. Land \$2,115 Building  
\$1,000.  
Water rates paid to March 4th, 1942.  
Average water bills for 1 year \$32.  
No charges against property except  
an old light and air agreement which  
is of no effect in view of present  
law regarding "ancient lights."

### 8. Cost of Real Estate

\$2,625. in 1937 by agreement.  
Payments completed and deed issued  
21st November, 1940.

### 9. Recommendations

1. That premises be rented as soon as possible after evacuation.
2. That arrears of taxes and current taxes be paid out of rents as received.

### Business

#### 1. Location and Description

Address 459 East Hastings Street,  
Vancouver, B.C. as above.  
Cleaning and pressing of clothes.

#### 2. Ownership

Harry Miyasaki and Nobu Miyasaki

#### 3. Financial Position

No information received. Owner's son  
states that his father does not wish  
to sell the business. We have written  
to urge him to do so while there is  
some good will in existence. A  
Chattel Mortgage dated 17th April, 1931  
in favour of Levi Carlisle Ernest for  
\$1744.05 covering an Automobile and the



# JOHNSON AND REEVE

ESTATE AGENTS  
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES  
MEMBER VANCOUVER REAL ESTATE EXCHANGE

- Page 3 -

BANK OF NOVA SCOTIA BUILDING  
602 WEST HASTINGS STREET  
VANCOUVER, B. C.

The Manager,  
Japanese Evacuation Section,  
Vancouver, B. C.

20th June, 1942.

re MIYASAKI Shigeichi (Harry)  
File No. 147 and 9849  
Registration No. 02616

3. Financial Position  
(Continued)

shop equipment was shown to us.  
There is a memorandum on the  
document signed by L.C. Ernest  
"Please release this chattel  
mortgage". We are informed  
that the mortgage was paid off  
and the automobile has been sold.

4. Insurance

as above.

Yours Faithfully,

JOHNSON & REEVE.

DWR

per

*L. W. Reeve*



## JOHNSON AND REEVE

ESTATE AGENTS  
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES  
MEMBER VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING  
602 WEST HASTINGS STREET  
VANCOUVER, B. C.

20th June, 1942.

COPY

Mr. Shigeichi (Harry) Miyasaki,  
Mrs. Nobu Miyasaki,  
Mr. Frank Miyasaki,  
459 East Hastings Street,  
VANCOUVER, B. C.

Sirs and Madam:

re 459 East Hastings Street, Vancouver  
Lot 21 Block 57 D. L. 196

Please take notice that your real estate as described above and your furniture, fixtures and business equipment at the same address, are now under the protective custody of the Custodian appointed by the Department of the Secretary of State, for whom we are the agents.

If you wish to sell or rent the real estate or the furniture, or the business and equipment, and can find a buyer or tenant, please send full particulars to us before making any deal. We will then report to the Custodian and advise you.

When you vacate the building please let us know and let us have the keys, so that we may take care of the property.

It will be to your advantage to sell the real estate and the business or to rent the premises. If you will tell us what price or rent you desire we shall be glad to do what we can to assist you.

Yours faithfully,

JOHNSON & REEVE.

per

DWR



**JOHNSON AND REEVE**

ESTATE AGENTS  
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES  
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING  
802 WEST HASTINGS STREET  
VANCOUVER, B.C.

27th April, 1943.

*File 836*  
The Custodian's Office,  
Room 912,  
Royal Bank Building,  
675 West Hastings Street,  
VANCOUVER, B.C.

File No. 836  
Legal Department

Attention of Mr. K.W. Wright

Dear Sir:

re P/W A-98 MIYASAKI, Shigeichi  
457-459 East Hastings Street, Vancouver  
Lot 21 Block 57 District Lot 196

In accordance with your instructions we have inspected this property and beg to report as follows.

The location is a rather poor class district, with a limited amount of retail business. There has not been much change in the neighbourhood for many years and no prospect of speculative improvement.

The building is mentioned in a document on file in the Land Registry Office, dated November 1907, and is probably 40 years old. It is of cheap wood frame construction and has not been well maintained. We are not sure, but believe that the one storey addition at the rear was erected by the present owner since 1937.

The exterior walls (siding) are in bad condition and it will cost approximately \$100. to make partial repairs to keep out the weather. The roof is leaking and the repairs required have been estimated at \$210. These items refer only to the minimum of work necessary to put the building into satisfactory condition to prolong its life. More money should be spent on restoration.

The present lease at \$80. per month includes the use of shop furniture and machinery. Without having an appraisal made of this equipment, we estimate that the proportion of the rent, attributable to the real estate, is \$65. per month.

The fixed charges for taxes, water, insurance and management are approximately \$230. Allowing \$100. for repairs, there would be an annual surplus of \$450., before making allowance for vacancies, depreciation and possible reduction in the rent. We mention the latter because, in periods of depression, business in this district suffers severely.

The building is of greater value than the land and, in view of its age, a buyer would probably desire to amortize its value within 20 years. Making allowances for this and for the cost of rehabilitation of the structure, we are of the opinion that the present value of the property is Three thousand dollars (\$3,000).

Yours faithfully,

JOHNSON, REEVE & WATSON

per

*D.W. Reeve*



September 22nd, 1943

File No. 836

Shigeichi (Harry) MIYASAKI

Released

MEMORANDUM

TO: MR. K. W. WRIGHT  
FROM: MR. G. H. PEERS  
RE: 459 East Hastings Street  
Lot 21, Block 57, D.L. 196

TITLE - Harry MIYASAKI and Nobu MIYASAKI (wife) Joint tenants.  
(Agreement re light and air between Lots 21 and 22).  
Certificate of Title at Land Registry Office.

VALUATIONS - Real Estate.  
April 27th, 1943. Johnson, Reeve & Watson Ltd. -- \$3000.00  
July 10th, 1943. Pemberton Realty Corp Ltd. -- 2800.00

ASSESSED VALUE - Land \$2115.00 Improvements \$1000.00

CHATELS - May 19th, 1943 - Universal Appraisal Co., Ltd., \$1594.76  
July 6th, 1943 - O. J. Henry Limited 1194.65

Price fixed by Evacuee in his letter of September 6th, 1943  
at \$4500.00. Owner states that he estimates the sale value of equip-  
ment on today's market at \$2500.00.

RENTAL - \$80.00 monthly for premises and equipment. Tenant-- Mr. Ben-  
son Hoy.


BIDS RECEIVED - In response to advertisement:  
S. W. Fife 510.00  
John Vrlak Jr. 1050.00  
Benson Hoy 1956.00 Terms for Real Estate  
" " 806.00 " for Equipment  
Moore and Moore 2900.00

SUBSEQUENT OFFERS

May 14th - Benson Hoy \$3000.00 for Real Estate  
and Equipment  
July 15th - Johnson, Reeve &  
Watson (Benson Hoy) \$3400.00 " " "  
Sept. 20th - " (Benson Hoy) \$4000.00 " " "

REMARKS - A letter dated May 1st, 1943 from Messrs. Norris & MacLennan  
states that the owners do not wish to sell their property and  
if the Custodian should sell over the protest of the owners  
a price of not less than \$7000.00 should be obtained.

Copies of the above noted Valuations are attached.

  
G. H. PEERS

GHP/JY  
Attach. 4



REAL PROPERTY SUMMARY

Ex I 836  
12738

November 15th, 1947.

JAPANESE NAME: Shigeichi, Harry MIYASAKI, Reg. No. 02616 (interned May 26th, 1943 released May 15th, 1943). -  
Nobu MIYASAKI (wife) Reg. No. 02617.

CATALOGUE NO.: Specially Advertised.

PROPERTY ADDRESS: 457, 459 East Hastings St., Vancouver, B. C.

LEGAL DESCRIP.: Lot 21, Bl. 57, District Lot 196, Group 1, Plan 196, New Westminster District.

TITLE: In Names of Harry MIYASAKI and Nobu MIYASAKI, his wife, joint tenants. Certificate of Title No. 58190-L

ENCUMBRANCES: Filing 40412F - Agreement dated November 4th, 1907 between Francis J. Hamilton and John Crookall. A copy of this agreement on file shows that Hamilton was, at that date, owner of Lots 20 and 21 and Crookall owner of Lot 22, and that Crookall had threatened to lock windows of a building owned by Hamilton on the adjoining lot 21. By this, Hamilton agreed on behalf of himself, heirs and assigns, not to assert his prescriptive right for user of light or air at any time thereafter.

VESTING: Two vesting orders prepared by F. A. Sheppard, were filed as No. 34444, one covering the interest of Harry MIYASAKI as a released Internee and the other, the interest of Nobu MIYASAKI, as an evacuee, each order vesting the interest in the easement, filed as 40412F. Copy of these vestings is on File 13738.

ASSESSED VALUE: 1942  
Land \$2115.00 Taxes \$143.42  
Improvements 1000.00 - \$3115.00  
(see file 13738).

CLASSIFICATION: Report of D. H. Reeve, June 20th, 1942:-  
"459 East Hastings Street, Vancouver, B. C. Lot 21, Block 57, District Lot 196. Inferior commercial district in the East End.

Land 25 feet by 122 feet.

Building Two storey frame structure on post foundation said to be on concrete footings. No basement. size 25ft. X 45ft. with one storey frame addition. 25ft. X 22ft.

Ground Floor-Shop with 2 rooms at rear and w.c. ceilings and walls lined with wood, no plaster. 2nd Floor-5 rooms, bathroom (2 fixtures) 2 staircases (1 to street not in use) ceilings and walls plastered.

Condition Interior fair (plaster broken in 2 rooms upstairs). Exterior bad."

Report of Pemberton Realty Corp. Ltd., July 10th, 1943.

"There is a two-storey frame store building with rooms above.



The ceiling of the store has been lowered making about 4' between floors, which now is of no use or value. The roof is leaking, the siding is badly gone on the outside of the East wall and the building requires painting, likely costing about \$400.00 to take care of these three items."

**ADMINISTRATION:**

The premises with equipment for dry cleaning were leased by the owner on September 21st, 1942 for 2 years, expiring September 30th, 1944 at a monthly rental of \$80.00, the lessee being Benson Hoy, who occupied as tenant until September 30th, 1943, when he and Hoy Deen purchased the real property and equipment. The rental received by the Custodian and credited to the account of Shigeichi and Nobu MIYASAKI totalled \$960.00. During this tenancy of 1 year the repairs made to the building were restricted to repairing a leak in the roof at a cost of \$35.00, major repairs being deferred.

**APPRAISALS:**

Appraisals of Real Property were made by two firms; Johnson, Reeve and Watson reported its value on April 27th, 1943 as \$3000.00, and Pemberton Realty Corporation Ltd., on July 10th, 1943 as \$2800.00. The Dry Cleaning equipment was appraised by the Universal Appraisal Co. Ltd., on May 19th, 1943 at \$1594.76, and by O. J. Henry Ltd., on July 6th, 1943 at \$1194.65.

Shigeichi MIYASAKI, in his letter of September 6th, 1943, placed a value of \$4,500.00 on the Real Property and \$2,500.00 on equipment.

**ADVERTISED:**

The Real Property was advertised for sale by tender on the 17th and 19th of April, 1943.

**TENDERS:**

Were received from Benson Hoy, on terms, \$1956.00, with an offer of \$806.00, on terms, for equipment.

John Vrlak Jr.	\$1050.00 Cash.
S. W. Fife,	\$ 510.00 Cash.
Moore and Moore	\$2900.00 Cash.

All foregoing tenders were rejected and each tenderer advised on May 10th, 1943, that increased offers would be considered. Benson Hoy increased his offer for Real Property and equipment to \$3000.00 on May 14th, 1943 and on July 15th, 1943, through Johnson Reeve and Watson, let to \$3400.00 and on September 20th, 1943 to \$4000.00.

**APPROVAL:**

One of the owners being an evacuee the Benson Hoy offer of \$4000.00 was submitted to the Advisory Committee for approval on a basis of \$2900.00 for Real Property. Approved November 5th, 1943.

**SOLD:**

The Real Property to Benson Hoy and Hoy Deen for \$2900.00 as at September 30th, 1943, and the Dry Cleaning equipment to Benson Hoy, Hoy Deen and Ko Young for \$1100.00 as at September 30th, 1943.



**DEED CONVEYANCE:**

Deed Conveying Title to Benson Hoy and Hoy Deen, with the Benefit of the the easement registered as filing 40412-F was registered November 25th, 1943 and Certificate of Title, 94049-L issued in their names and was mailed to Johnson, Reeve & Watson on December 16th, 1943 and receipt acknowledged December 17th, 1943. This Certificate of Title was delivered to J. A. McLennan, solicitor for Hoy, On December 17th, 1943. A Bill of sale conveying this Dry Cleaning equipment, - set forth in a list attached, to Benson Hoy, Hoy Deen and Ko Young, for \$1100.00 was executed by the Deputy Custodian and mailed to Johnson, Reeve and Watson on November 27th, 1943.

**FUNDS:**

The files do not reveal that the equipment was the property of both Shigeichi and Nobu MIYASAKI, or of either one. It is suggested that they be considered as joint owners and that in the disbursement of funds the cheque should be made payable to both. The joint credits are - Sale of Real Property, \$2900.00 plus sale of equipment - \$1100.00, plus rental \$960.00, refund of insurance, \$11.10, closing adjustments, \$45.79, total \$5016.89. The disbursements in respect to Real Property and equipment were - Commission on rentals, \$48.00, repairs, \$39.50, sundries, \$30.75, taxes, \$440.28, insurance, \$36.30, allowance on rent, \$30.00, legal fees, \$58.00, appraisal fees, \$37.50 (including \$15.00 fee paid May 25th, 1943 to Universal Appraisal Co. for appraisal of equipment and charged as a sundry in ledger), advertising, \$9.66, Certificate of Encumbrance, \$1.00, registration fees, \$13.80, commission on sale of Real Property and equipment, \$200.00, Total, \$944.79. Net amount released to joint credit of Shigeichi and Nobu MIYASAKI, \$4072.10.

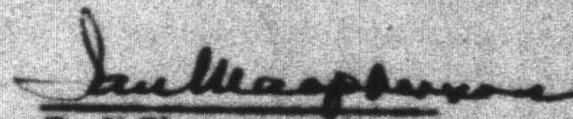
**OLD TITLES:**

Mr. Reeve advised June 20th, 1942 that he had sent Certificate of Title, 58190-L to the Land Registry Office for safe keeping. Receipt acknowledged for by Registry, June 3rd, 1942. (File 12738).

**PROTEST:**

Norris and McLennan on May 1st, 1943, advised the Custodian that Mr. And Mrs. MIYASAKI did not wish to sell the property, also that their valuation of Real Property was \$4500.00 and of equipment, \$2500.00, total, \$7000.00

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

  
I. McPherson

IM:DP

November 15th, 1947



FIRE INSURANCE SUMMARY

II 836  
12738

November 17th, 1947.

Shigeichi H. MIYASAKI and Nobu MIYASAKI,

457, 459 E. Hastings St., Vancouver, B. C.

Our letter of January 13th, 1943 to Johnson & Reeve refers to the return of Policy 39304, Merchants Fire Insurance Corporation, and the assignment of the policy to Benson Hoy. This policy expired March 24th, 1943 and there is nothing on file to show what property was covered by the \$1000.00 insurance. As Mr. Hoy did not acquire any interest in the building or plant prior to September 30th, 1943 it may represent insurance on some chattels owned by him on the premises.

The owners had, at evacuation, insurance with the Merchants Fire Insurance Corporation, policy 39170, \$2000.00 on building expiring January 27th, 1943. This was replaced by Policy 209715, Union Assurance Society Ltd., \$2000.00 - expiring January 27th, 1944, which policy was transferred to Benson Hoy and Hoy Deen, the purchasers, on December 30th, 1943.

Policy 30462 of B. C. Plate Glass Co., expiring March 16th, 1944, was transferred to the purchasers December 30th, 1943.

Canadian General Insurance Co., policy 272694, (amount not known) expiring April 30th, 1943 was replaced by Union Assurance Co. Ltd., policy L5056, and transferred to purchasers December 30th, 1943.

Wellington Fire Insurance Co., policy 327278, \$1600.00 on equipment, expiring June 3rd, 1943, was replaced by the Union Assurance Corporation, policy 209750, expiring June 3rd, 1944 and transferred to purchasers December 30th, 1943. A refund of \$11.10 was credited to purchasers on January 24th, 1944.

Above policies - B. C. Plate Glass 30462 and Union, 209715, 209750, L5056, were mailed to Johnson Reeve and Watson on December 30th, 1943 for delivery to purchasers and receipt acknowledged January 3rd, 1944 (12738).

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

IMc:DP

  
I. McPherson



[illegible]



08427

MIYASAKI, Nobu (Mrs. Harry Shiroichi)

FILE NO. 12736

(See also File 836 Int)

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
MERCHANTS Fire Assurance Corp.	<i>Pol. returned to Japan</i> 39304	\$1000.	March	14	1943	<i>from Queen (Bertram) Hwy</i> 459 E. Hastings St. Lot 21, Blk. 57, D.L. 196 Vancouver, B.C.
MERCHANTS Fire Assurance Corp.	<i>Returned to Japan</i> 39170	\$2000.	Jan.	27	1943	457-459 E. Hastings St. Lot 21, Block 57, D.L. 196 Vancouver, B.C.
B.C. Plate Glass Insurance Company	<i>Transferred to New Queen</i> 30462	—	March	16	1944	459 E. Hastings St. Vancouver, B. C.
Canadian General Insurance Company	<i>Returned Pol. # 5056 Union Assoc.</i> 2V2694	—	April	30	1943	459 E. Hastings St. Vancouver, B. C.
Wellington Fire Insurance Company	<i>Returned Pol. # 209750 Union Assoc.</i> 327276	\$1000.	June	3	1943	457-459 E. Hastings St. Lot 21, Blk. 57, D.L. 196 Vancouver, B. C.
Union Assur. Society Ltd.	<i>Transferred to New Queen</i> 209715	\$2000.	Jan.	27	1944	457-459 North side E. Hastings St, Vancouver, B.C.
Union Assurance Society Ltd.	<i>Transferred to New Queen</i> L.5056	—	April	30	1944	457-459 E. Hastings St. Vancouver, B. C.



MONTHLY SUMMARY

NY 836  
Ev. 12738

November 18th, 1947.

Re: Shigeichi S. MIYASAKI and Nobu MIYASAKI.

Nobu MIYASAKI declared no personal debts in her "JP" declaration, and no claim was filed with the Custodian against her.

Shigeichi MIYASAKI made no "JP" declarations. On February 17th, 1947, Cohen and Telling advised the Custodian that their client, H. J. W. Nelson, had a judgment against Harry MIYASAKI for \$111.04 and that Mr. Nelson proposed to recover. They were advised on February 18th that the Custodian held no funds to the credit of their client. No further action.

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

Wag:W

  
I. McPherson



File No. 836

November 27th, 1943

BENSON HOY and HOY DEAN

IN ACCOUNT WITH

The Custodian

STATEMENT OF ADJUSTMENTS

(as at September 30, 1943)

RE: Lot 21, Block 57, D.L. 196, Group 1,  
New Westminster District, Plan 196, known as  
457-459 East Hastings Street, Vancouver, B. C.

	<u>DEBIT</u>	<u>CREDIT</u>
Sale Price	\$ 2900.00	
By cheque		\$ 2900.00
<u>Adjustment of Taxes</u>		
1/2 Taxes for 1943 of \$139.33	34.83	
<u>Adjustment of Water Rates</u>		
July 11th to September 30th on basis of bill of \$10.75, for previous 4 months 2/3'rds of \$10.75		7.17
<u>Adjustment of Insurance</u>		
B. C. Plate Glass No. 30462, expires March 16th, 1944	1.38	
Union Association No. 209715, \$2,000.00, expires January 27th, 1944	6.45	
Union Association No. L-5056, expires April 30/44. Premium paid by Benson Hoy	\$	
<u>Adjustment of Rent</u>		
Rent paid to September 30th, 1943	\$	
Registration of Deed	10.30	
Balance		45.79
	<u>\$ 2952.96</u>	<u>2952.96</u>
Balance	\$ 45.79	

Adj. of Union Pk. 209715 - \$2000.  
Jan 2/44

11.15

205694

GHP/JT

11/2/43



*For Int File 836*

File No. Int. 836

December 2nd, 1943.

**MEMORANDUM**

TO: Mr. E. W. Wright

FROM: Mr. D. A. Cramer

Nobu MIYASAKI and  
Shigeichi MIYASAKI  
Lot 21, Blk. 57,  
D.L. 196, Op. 1,  
H.L.D. Plan 196.

With reference to the above property which was recorded in the Vancouver Land Registry Office, November 25th, 1943, we enclose herewith the following documents in connection therewith.

1. Copy of application number 94049-L dated November 25th, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 94050-L dated November 25th, 1943, registering the property in the names of Benson Hoy and Hoy Dean (Deed).
3. Duplicates of Transmissions dated November 8th, 1943.
4. Duplicate of Deed dated November 8th, 1943 - Secretary of State to Benson Hoy and Hoy Dean.
5. Certificate of Indefeasible Title number 94050-L dated December 1st, 1943, covering the above property in the names of Benson Hoy and Hoy Dean.

*D. A. Cramer*

DAC:JS  
Encls.