

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

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

November 30, 1943.

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

Dear Mr. Shears:

Re: Veterans' Land Act Documents

I have your letters of November 23rd and 27th,
with enclosures, and wish to return the documents herewith
since they have been duly executed by the Deputy Custodian.

Yours very truly,

FC.

G. W. McPherson
Executive Assistant.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

506 Royal Bank Building,
Vancouver, B.C.

29th November, 1943.

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

Dear Mr. McPherson:

Re: Veterans' Land Act Sales.

I beg to acknowledge receipt of your letter of the
24th instant together with Transmissions which have been
executed by the Deputy Custodian.

Yours very truly,



F. G. Shears,
Director.

PMH

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

27th November, 1943.

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

Dear Mr. McPherson:

Re: Veterans' Land Documents.

We are enclosing herein four Transmissions and
Conveyances covering the following properties in the Muni-
cipalities of Delta and Matsqui:

Delta.

20 properties - Kosaburo Note to Tsumoru Ura

Matsqui.

20 properties - Keisuke Takaki to Kosaku Yasumatsu
4 properties - Itsuo Orida to Toraichi Tanaka.
20 properties - Tokio Morikawa to Katsumi Morikawa

We shall be obliged if you will have these signed
by the Deputy Custodian and returned to us at your early
convenience.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

Encl.

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

26th November, 1943.

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

Dear Mr. McPherson:

I am enclosing copy of a letter written to Mr. Barnet which will acquaint you of the Committee's attitude regarding the recent Veterans' Land offer.

The Committee had very decided views in regard to the question and I really think their attitude is a justifiable one. While I did not mention to them the actual rental amounts for 1943 as I was not asked and there appeared to be no reason to bring up the question, it is a fact that in regard to the 33 properties we have collected over \$4,000.00 in rentals during the year which would represent a considerable reduction in the purchase price if these amounts were to accrue to the purchaser although of course offsetting this amount the question of taxes and insurance has to be taken into consideration.

I submitted to the Committee the results of six auctions which had been held in territory in their jurisdiction. They were well satisfied with the way the auctions are being handled and with the results which have thus far been obtained.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

Location	Appraised Value	Original offer to Custodian	Amount acceptable to the Committee less 2%	Date of decision
Fraser Valley 11 properties	\$6,834.00	\$ 4,500.00	\$ 4,410.00	25th November, 1943.
1111 Roadway 1 property	354.00	300.00	270.00	Jan. 1/1943
I.T. Barnet Esq., District Superintendent, Soldier Settlement Board and Veterans' Land Act, 518 Rogers Building, Vancouver, B.C.	35,000.00	35,000.00	34,300.00	Jan. 2/43
Dear Sir:	\$ 46,747.00	47,800.00	46,810.00	

Further to my letter of the 3rd instant and your reply of the 4th. As suggested by yourself your offer was forwarded to Ottawa and I was instructed by them to place the matter of an adjusting date before Judge Whiteside's Committee.

A meeting was held in New Westminster yesterday and the offer and correspondence placed before them for their consideration. The Committee at first expressed themselves very strongly that their recommendation to the Custodian to accept the present offer was on the basis of an adjustment in regard to insurance, taxes, rental etc. as at the present time. It was pointed out to them that the previous deal involving the 769 parcels had been made retroactive to January 1st and that it was your considered opinion that the present offer should be on a similar basis.

After considerable discussion, in view of the fact that the present offer covered 12 properties in the Fraser Valley district and that these particular properties might well have been included in the previous offer, they finally agreed in regard to these parcels that it would be in order to use the same adjusting date.

In connection with the 33 properties on Vancouver and Gulf Islands, however, they were quite emphatic that the present offer should only be considered as a new deal and that the Custodian would be accountable to the Japanese owner for the management of the properties during the past year.

A motion was finally presented to the effect that the Committee recommend to the Custodian that the offer received from the Soldier Settlement and Veterans' Land Act should be accepted on those properties which the Custodian was in a position to sell on the following basis:

2.

<u>Location</u>	<u>Appraised Value</u>	<u>Original offer to purchase</u>	<u>Amount acceptable to the Committee less 2 %</u>	<u>Date of Adjustment</u>
Fraser Valley 11 properties	\$6,834.00	\$ 6,500.00	\$ 6,700.00	Jan. 1/1943
Pitt Meadows 1 property	584.00	500.00	570.00	Jan. 1/1943
Victoria Island & Gulf Islands 33 properties	39,329.00	35,000.00	38,540.00	Dec. 31/43
	<u>\$ 46,747.00</u>	<u>42,000.00</u>	<u>45,810.00</u>	

This motion was passed unanimously.

I presume that you will advise if you will be prepared to conclude a deal on this basis.

The Royston Lumber Company property has previously been disposed of by the Custodian and there are a few other properties on which there are some encumbrances, but if you will advise us in regard to the acceptance of a deal on the basis outlined by the Committee we will immediately acquaint you of any properties to which we may not be able to give title.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

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

November 24, 1943.

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

Dear Mr. Shears:

Re: Veterans' Land Act Sales

I wish to enclose herewith Transmissions which
have been duly executed by the Deputy Custodian.

Yours very truly,

G. W. McPherson
Executive Assistant.

FC.

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

23rd November, 1943.

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

Dear Mr. McPherson:

Re: Veterans' Land documents.

We are enclosing herein three Transmissions and Conveyances
covering the following number of properties in the Municipality of
Delta:

20 properties - Bunnosuke Fujino To Mitsuru Nishiyama,
Yutaka Nishiyama and Tatso Nishiyama.

3 properties - Torakuma Yanoshita to Yoshiaki Yukawa.

We shall be glad if you will have these executed by the Deputy
Custodian and returned to us in due course.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

22nd November, 1943.

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

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

Dear Mr. McPherson:

Re: Veterans' Land Transmissions.

I have for acknowledgment your letter of the 16th
instant together with enclosures duly executed by the Deputy
Custodian for which I thank you.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

20th November, 1943.

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

Dear Mr. McPherson:

Re: Veterans' Land documents.

We are enclosing herein Transmission and Conveyance covering 21 properties, Susuki to Taguchi in the Municipality of Delta, also Transmission and Conveyance covering six properties in the Municipality of Chilliwack.

Kindly have these completed by the Deputy Custodian and returned in due course.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

18th November, 1943.

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

Dear Mr. McPherson:

Re: Municipality of Langley

I am enclosing herein further two Transmissions and
Conveyances covering 18 properties in the Municipality of
Langley - Abo to Ota and 8 properties - Sakamoto to Yokoyama.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. _____

506 Royal Bank Building,
Vancouver, B.C.

17th 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: Municipality of Pitt Meadows

We enclose herein Transmission and Conveyance of nine properties, Mori to Yamasaki, also Transmission and Conveyance of 20 properties, Hinatsu to Saito for signature by the Deputy Custodian.

You will note that these have been prepared with the description under the old Regulations. Mr. Duncan Crux has been acquainted of the revision and future documents will be typed accordingly. We presume that the documents enclosed can be ante-dated to take care of this matter.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

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

November 16, 1943.

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

Dear Mr. Shears:

Re: Veterans' Land Transmissions

I have your letter of November 13th, with
enclosures, which have been duly executed by the
Deputy Custodian and are returned herewith.

Yours very truly,

G. W. McPherson
Executive Assistant.

FC.

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

16th 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: Veterans' Land Act Sales.

This will acknowledge receipt of your letter of the 10th instant returning duly signed documents covering twenty properties, Adachi to Hisaoka, for which we thank you. These have been sent to Mr. Duncan Crux for completion of registration and we are arranging for the collection of the purchase price on the properties involved.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

file

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506, Royal Bank Building,
Vancouver, B.C.

15th November, 1943.

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

Dear Mr. McPherson:

Re: Veterans' Land Act Sales.

I enclose herein two further Transmissions covering
twenty properties and six properties for signature by the Deputy
Custodian. I shall be obliged if you will return these duly
completed.

Yours very truly,

F. G. Shears
F. G. Shears,
Director.

PMH
encl.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

J-49A

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

November 15, 1943.

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

Dear Mr. Shears:

Re: Veterans' Land Act Sale

I have your letter of November 9th and I, of course, have always assumed that you knew exactly what you were doing and why but you will appreciate that I am in the unfortunate position of getting one side of the story from Mr. Murchison who received Mr. Chandler's viewpoints only and this has made it very difficult to discuss individual points with him.

Your letter indicates that there is really no serious differences and it may be possible that the whole thing will work out if we just let it coast along.

We have not yet been advised concerning the New York meeting which Dr. Coleman and I will likely attend so it is very difficult for me to make any plans about a proposed trip and I appreciate your offer to come East, which I may have to take you up on. On the other hand I feel that a great deal more could be accomplished by my going to Vancouver where we could have discussions with the interested parties and possibly as a result of this year's work by your office develop some plans for next year. I hope to be able to let you know more definitely concerning a possible trip West within the next few days.

In reading your letter of November 9th, I think we will have to absorb out of the purchase price of the land the commission paid for the collection of rents. Unless you have a legal claim against the P.C.U. to honor a crop assignment, that is if the P.C.U. have accepted the assignment, I do not think you can press them to further debit a tenant's account to pay his rent. The fact that the tenant gave a

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

- 2 -

crop assignment and the P.C.U. have not honored it, if they are not legally bound to do so, does not mean that the Custodian will have to give the Director a credit since, with the other information available to me, I would say this would merely amount to a claim for uncollected rents which the Director will have to collect.

I also have your letter of November 13th and the Custodian has no objection to your paying off the \$41,806.19.

I am enclosing a copy of a letter sent by Mr. Murchison to Mr. Barnett and it appears that this matter has been settled.

Yours very truly,

GWMcP/FC.

G. W. McPherson
Executive Assistant.

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

13th November, 1943.

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

Dear Mr. McPherson:

Re: Veterans' Land Transmissions.

Mr. Crux was back at his office yesterday afternoon
and I arranged to have a session with him at our office.

Together with Mr. Wright we went over the whole matter
of Transmissions and Conveyances and he has promised that he will
concentrate in getting these out without further delay. We intend
first to complete those cases where there is a straight evacuee
interest and the title is absolutely clear.

This morning I have received transmission and conveyance
covering certain properties in the Municipality of Richmond.
Schedule attached to one document covers 19 properties and the
schedule to the other 20 properties. I presume that you will have
these signed immediately by the Deputy Custodian and return to us
so that registration may be completed.

On the 2nd November we forwarded to you documents and
schedule covering 20 properties which have not been returned.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

57899 [p+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

13th 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: Veterans' Land Farm Sales and Rentals.

Thank you for your letter of the 11th instant in reply to mine of the 9th.

I think the matter in regard to the responsibility for the collection of 1943 rentals is perfectly clear. In speaking to Mr. Horton this morning I gathered from him that they realize that this is a part of their administration of the property. They are requesting the actual payment by us of the sum of \$41,806.19 at the present time in view of the fact that we have collected this money, and unless you have any objection to this it may be well for this to be paid in one lump sum rather than as forming a part of the adjustments connected with the transfer of each individual property.

I advised Mr. Horton that I hoped to be in a position to give him an answer in regard to this matter about the middle of the week. Kindly advise.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT
GM/K OFFICE OF THE DIRECTOR

OTTAWA,
November 12, 1943.

G.W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
OTTAWA.

Dear Mr. McPherson,-

Japanese Farm Lands.

I fully agree with the opening observation in your letter of the 11th instant, that there seems to be very little co-ordination of effort between Mr. Shears and Mr. Chandler, and while I am most anxious to avoid controversy in this matter I cannot help feeling that after several months of more or less lost effort on Mr. Chandler's part in trying to get the details of this purchase completed, he is entitled to express some criticism. Both Mr. Barnet and Mr. Chandler have advised me time after time of their frustrations in pressing for production of the details essential for the completion of the deal which was formally approved months ago.

You state that you have no information from Mr. Shears indicating that he expects to put up the P.C.U. credits to the Japanese as a basis for giving no credit to us for 1943 rentals. The trouble so far as we are concerned seems to be in getting any kind of information from Mr. Shears. For instance, in the case of 1943 rental payable by one Gerhard A. Janzen, tenant of the E. Tashiro property, the P.C.U. advised Mr. Barnet on November 2nd as follows:

"This rental of Gerhard A. Janzen has already been paid. Mr. E. Tashiro whose property Mr. Janzen is on had a debit balance of much more than the rental and we debited Janzen and credited E. Tashiro with \$145.00. This settlement was accepted by the office of the Custodian so if they have not told you of this they are in error. We mailed a list of rental settlements to the Custodian's office July 23rd, enclosing our cheque for \$3635.00 and on this list we show how the Tashiro rental was treated. We are quite sure that if you get in touch with them our statement can be verified."

From figures recently submitted the accounts of the Custodian show approximately \$41,806.19 on hand payable to us under the terms of the purchase agreement, and a further \$19,002.65 in rents that have not been collected. I imagine that Mr. Chandler wants to know - and I submit that he is entitled to know - how much of that \$19,000 has been collected by the P.C.U., and if not so collected the position from our standpoint would be considerably better had we been furnished with the assignments of the relative leases several months ago because the prospects of collecting that money from the tenants concerned diminishes the longer the rents are unpaid.

57899 [p+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

I have discussed these troubles at considerable length with both Mr. Barnet and Mr. Chandler, and I should like you to believe both of them fully appreciate that the Custodian has a many-sided problem to deal with. Both of them have, I think, been solely animated by a desire to be helpful, but have not received any encouragement along these lines. They are responsible to me - just the same as Mr. Shears is responsible to you - in seeing that the terms of the purchase agreement are complied with.

Just this morning I had a letter from Mr. Barnet advising that a few days ago he had been handed 393 fire insurance policies. Examination disclosed that these policies included 393 coverages, 179 of which are originals. 214 are only copies, 45 of which had expired and some of them had not been renewed. It is not an altogether simple matter to get such things ironed out to the satisfaction of the fire insurance companies, and this is just another illustration of the kind of thing that makes co-operation difficult.

I am very glad to note you are coming to the conclusion that it may be necessary for you to visit Vancouver and personally examine the situation. If you can possibly find time to do so you can rest assured that Mr. Barnet and Mr. Chandler will be prepared to discuss in a frank and friendly way their suggestions for the acceleration of the completion of outstanding details.

Yours very truly,

G. B. McPherson

Director.

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

57899 [p+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

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

November 12, 1943.

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

Dear Mr. Shears:

Re: Japanese Farm Sales
and Rentals

Further to my letter of November 11th in
reply to your letter of November 9th, I note I did
not deal with the last paragraph of your letter.

I assume that the amount of \$41,806.19
is the rental on properties that you can definitely
transfer to the Director and that it does not in-
clude any rents collected on which it will be impossible
to give title. I think you should only transfer the
rents where you know you can give title.

Yours very truly,

GWMcP/FC.

G. W. McPherson
Executive Assistant

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

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

November 11, 1943.

G. Murchison, Esq.,
Director,
Veterans' Land Act,
Ottawa, Ontario.

Dear Mr. Murchison:

Re: Japanese Farm Sales
and Rentals

I am enclosing a copy of a letter addressed
to Mr. Shears today together with a copy of his letter.
I think you will agree that there is no responsibility
on the Custodian as regards the unpaid rents for the
year 1943.

Yours very truly,

GWMcP/FC.

G. W. McPherson
Executive Assistant.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

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

November 11, 1943.

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

Dear Mr. Shears:

Re: Japanese Farm Sales
and Rentals

I have your letter of November 9th and agree with you that the Custodian has not undertaken to collect the rents for the year 1943, but did undertake to give the Director a credit for all rents collected.

I do not think there is any intention either on the part of Mr. Murchison or the Custodian that the Custodian should give the Director a credit for rents not collected since I understood that Mr. Barnett's organization were going to administer the property and collect the rents for the year 1943 and would only expect a credit from the Custodian for those collected by him prior to their taking control.

A copy of this letter is being forwarded to Mr. Murchison for his comments.

Yours very truly,

G. W. McPherson
Executive Assistant

GWMcP/FC.

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

November 11, 1943.

G. Murchison, Esq.,
Director,
Veterans' Land Act,
Ottawa, Ontario.

Dear Mr. Murchison:

Re: Japanese Farm Lands

I have your letter of November 8th, with enclosures, and have carefully considered Mr. Chandler's letter.

The correspondence between yourself and Mr. Chandler, which you have been kind enough to refer to me, seems to indicate that there is very little co-ordination of effort between Mr. Shears and Mr. Chandler.

I have no information from Mr. Shears indicating that he expects to put up the P.C.U. credits to the Japanese as a basis for giving no credit to yourself for 1943 rentals although Mr. Chandler indicates that this is quite a bone of contention. Mr. Chandler is relatively new in the field as far as the Custodian's work is concerned and I feel that he does not appreciate the position the Custodian was in in 1942 when the P.C.U. was on the verge of bankruptcy and the Custodian took hold of it and not only saved the co-operative itself but was also successful in paying off at least \$80,000.00 in outstanding cheques held by the Japanese.

The P.C.U., as a co-operative and having supplied goods and services to the Japanese and the tenants selected by the Japanese in co-operation with their co-operative, long before the Soldier Settlement of Canada came into the picture or a question of a sale to you was discussed, naturally felt they were entitled to deduct as a credit against the Japanese debts, monies received from the tenant by way of crop deliveries. Mr. Chandler possibly does not appreciate that the P.C.U., at a very critical time of the evacuation, did act as agents for the Japanese, but I, personally, cannot see what all this has to do with the sale to yourself or with Mr. Chandler's problems of adjusting rentals.

I have no doubt that Mr. Chandler is right in the first paragraph of his letter where he refers to the Custodian raising no objections to the P.C.U. deducting from the rental proceeds rents owing to the Japanese but I see nothing wrong with this under the circumstances existing at the time, there having been no agreement or sale to yourself as Director under the Veterans' Land Act. It seems to me that it is purely a matter of adjustment and I do not think that Mr. Chandler should concern himself with the evidence put up by the P.C.U. to the Custodian establishing the Japanese debts nor do I appreciate the inference that the Custodian would recognize these debts without any proof.

57899

[Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

Recent developments in this work indicate that there must be more co-ordination and co-operation between Mr. Chandler and Mr. Shears if the sale is to be completed without any undue delay and I am slowly coming to the conclusion that it may be necessary for me to go to Vancouver and personally examine the situation.

Yours very truly,

G. W. McPherson
Executive Assistant

GWMcP/FC.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

57899

[Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

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

November 10, 1943.

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

Dear Mr. Shears:

Re: Veterans' Land Act and Transmission
and Conveyance

I have your letter of November 2nd with enclosure, which has been duly executed by the Deputy Custodian and is returned herewith.

Yours very truly,

G. W. McPherson
Executive Assistant.

FC.

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

9th 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: Veterans' Land Sale.

I am in receipt of yours of the 5th instant.

I think I will first say that as far as our staff is concerned they have been willing to give every co-operation to the Soldier Settlement people in regard to settling matters connected with the Veterans' Land deal.

I have been readily available at all times and this is well known to Col. Chandler and Mr. Barnet. Some of the problems might have been discussed here first before referring them to Mr. Murchison.

In regard to Col. Chandler's letter of November 2nd to The Director, The Veterans' Land Act and referring to paragraph one of that letter, I can quite understand that from the purchasers' point of view they are interested in any adjustment or interpretation which is to their advantage.

On the other hand this is a deal between two Government departments and I do feel that it is our department which may be in a hard position to make a good case if we are faced with any acute criticism.

So far the Japanese have only been advised that a sale has been made. They have not yet been advised of the price, nor in regard to the charge back of revenues which we have received and of which in some cases he has been paid.

In regard to the matter of commissions paid to Agents for rent collections. You suggest that if necessary this may be recovered from the purchase price. If this is to be done the amount will need to be

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

2.

G.W. McPherson, Esq.

deducted from the purchase price before advising the Japanese. We can scarcely charge him 5% commission on rents which we collected and which he does not receive.

I am aware that the agreement called for adjustments as at January 1st, but in view of the date at which the deal was consummated it would not be unreasonable to interpret it to be "net rents received" rather than "gross". However, as a matter of fact I do not think the amount involved will be particularly great as in most cases the rentals on farm lands were not collected through agents charging a commission.

Paragraph 2 of Col. Chandler's letter refers to the case of Raymond Bouffard. As far as 1943 rentals are concerned Bouffard appears to be a bad tenant. His account with the Pacific Co-Operative Union is overdrawn and they refuse to honour a crop assignment obtained by this office.

The crop delivery to the Pacific Co-Operative Union is only a portion of that taken from the properties which he is renting as Bouffard has over 60 tons of potatoes harvested and not sold and also a bean crop from which final settlement has not been made by the canners. Bouffard is storing his potato crop in one of our Japanese properties which has not been sold to The Director, The Veterans' Land Act and it was our intention at an opportune time to have advised The Director, The Veterans' Land Act so that they might take any action they might wish against Bouffard if they could have obtained possession of the potatoes as security.

Paragraph 3 states that it will be seen that the Custodian proposes to deduct from the rent an amount owing to the Pacific Co-Operative Union, partly on the balance due for a truck sold by that concern to Fairbairn and partly for some other debt.

This is really not an accurate statement as you will see from the letter referred to which I presume is Mr. Richardson's letter of October 29th which reads as follows:

"Confirming our telephone conversation with your Mr. Kirk. The above stated man is a tenant on two properties at Matsqui and has an outstanding rental balance of \$345.00.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE No.

3.

G. W. McPherson, Esq.

"An Assignment of Crop was obtained by this office, but we were informed yesterday by Mr. Shimek of the Pacific Co-Operative Union, that funds were not available for payment. In fact, Fairbairn has overdrawn his account, a portion of which is represented by a balance owing on a truck. It is the Co-op's intention to seize this truck and they called this office informing us of this fact, advising us to take action also, by having the bailiff hold the balance of the truck money up to the amount of rental due.

This is for your information as you will no doubt take such action as you deem necessary."

The Pacific Co-Operative Union co-operated with this office by informing us of their intentions to seize Mr. Fairbairn's truck and as this was the only asset Mr. Fairbairn had they also advised us to take action to have the bailiff hold funds necessary to cover rentals from the proceeds of the sale of the truck.

The purpose of our letter of October 29th was to co-operate and pass this information on to the Veterans' Land.

Paragraph 4 stated that the Custodian proposes to deduct from the 1943 rent a debt of \$286.00 owing to the Pacific Co-Operative Union from their operations in 1942.

Col. Chandler appears to have been misinformed in this case. The attached is a memorandum which our Mr. Anderson made to Mr. Richardson on November 16th setting out the full details. Mr. Bergstrom had no debt with the Pacific Co-Operative Union at the end of 1942.

In regard to paragraph 5. We do not appear to have any information in regard to this particular matter.

Paragraph 6 states that the contract is that the Secretary of State will pay to to Director all the 1943 rentals. I have recently gathered that the interpretation which Col. Chandler wishes to place on this statement is that the Secretary of State will pay the 1943 rentals, irrespective of whether we collected same or not. This was certainly not my understanding and is not in line with statements which were made quite

57899 [p 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

4.

G.W. McPherson, Esq.

a while ago by Col. Chandler in which he stated that money we collected in 1942 would be ours and collections that we made in 1943 would be theirs and I assume that the responsibility for collecting rents for 1943 which had not been received at this office would be theirs.

The Statement that the Pacific Co-Operative Union is a Japanese company controlled and operated by the Secretary of States is, of course, not correct.

We have not, of course, deducted from any 1943 rentals any sums owing to us in respect of the operations of the Pacific Co-Operative Union. The fact is that in some cases the Pacific Co-Operative Union have made advances to the white tenant and have not received sufficient produce to take care of their advances and the amount of the lease rental.

The question to be decided is whether the Pacific Co-Operative Union can be forced to pay the white tenants ~~the~~ 1943 rental when that tenant is still indebted to them.

I have taken the stand that priority should be given to the payment of rentals, but Mr. Shimek does not agree in this matter and refuses to advance the amount of the rental and thereby further increase the debit balance which they may have on their books against the white tenant.

I read with interest the last paragraph of your letter of November 5th in regard to your movements. I agree that a conference would be quite profitable and your presence here would of course be more desirable if you can fit it in.

With other trips that it is necessary for you to make and with new home ties it may be somewhat difficult to arrange. You will doubtless keep me posted and if other interruptions crop up and you thought it desirable, I could as a second best go to Ottawa.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

506 Royal Bank Building,
Vancouver, B.C.

9th 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:

For your information the attached is a summary of the collections which we have made in connection with the 1943 rentals.

This amount was arrived at by our Accounting department in co-operation with Mr. Horton, and they have both certified to the accuracy of these figures which means that we will be required to pay \$41,806.19.

In regard to the matter of \$19,002.65 rents not paid, a certain amount of this will have been paid direct to The Director of the Veterans' Land.

As mentioned in my other letter the suggestion is now made that Col. Chandler expects the Secretary of State to assume responsibility and settle with them for the amount of the rents not yet collected. In referring to their offer to purchase I notice that the wording is "Assignment of all leases and unpaid rentals."

You might advise if it will be in order for us to pay this amount of \$41,806.19. At the present moment we have not actually given title to any property and therefore we have not received payment for any property.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

SUMMARY OF COLLECTIONS BY CUSTODIAN

	<u>Rents collected</u>	<u>Rents not paid</u>
Matsqui-----	\$ 4,643.52	\$ 1,005.00
Richmond-----	3,412.70	1,949.55
Langley-----	2,108.00	774.00
Delta-----	4,130.45	1,469.50
Surrey-----	5,953.65	2,023.65
Pitt Meadows-----	1,502.00	2,057.00
Mission-----	4,932.95	2,363.65
Maple Ridge-----	12,380.85	6,908.30
Village of Mission-----	1,004.54	285.00
Cilliwack-----	322.50	100.00
Dewdney-----	638.25	
Coquitlam-----	776.78	67.00
	<u>\$41,806.19</u>	<u>\$ 19,002.65</u>

Certified correct as per information provided in Ledger Accounts
and tabulated on attached lists.

For Veterans' Land Act

For Custodian of Enemy Property

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

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

November 9, 1943.

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

Dear Mr. Shears:

Re: Japanese Farm Lands and Veterans'
Land Act

I have your letter of November 5th and have
discussed this matter with the Deputy Custodian.

Dr. Coleman has directed me to request you
to place the question of the adjustment time before
Judge Whiteside's committee.

Yours very truly,

G. W. McPherson
Executive Assistant.

GWMcP/FC.

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

9th 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:

Mr. Crux was away all last week and I tried to contact him again today and find that he will not be back until the end of this week. This will mean that he is not progressing very rapidly with preparing further Transmissions and conveyances.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files



SOLDIER SETTLEMENT AND VETERANS' LAND ACT
GM/K OFFICE OF THE DIRECTOR

OTTAWA, November 8, 1943.

G.W. McPherson, Esq.,
Executive Assistant, Office of the Custodian,
OTTAWA.

Dear Mr. McPherson, - Japanese Lands.

I send you herewith copy of letter just received from Mr. Chandler at Vancouver, which throws some additional light on the treatment of the 1943 rentals. I also enclose copy of my letter of today's date to Mr. Chandler.

It will be greatly appreciated if these matters can be adjusted without delay.

Yours very truly,

G. M. Macdonald

Director.

Enclosures.

Mr. Horton has furnished me with statements of the rents collected by the Custodian and payable to us, which amount to \$41,806.19, with uncollected rents in addition amounting to \$19,002.65. There is also a sum of \$1,602.75 collected as rent which may or may not be payable to us. If we accept the right of deduction from the rent due of any sums which the Pacific Co-operative Union may claim to be owing to them, I feel satisfied that a considerable amount will be involved. It is not possible at present to give you the exact figures. The quickest results would be achieved if Mr. Horton had authority to obtain all information from the Custodian's office regarding assignments of crop proceeds accepted by the Pacific Co-operative Union and the reason why payment was not made in accordance with these assignments. Naturally, I have been kept in the dark and all such information has been withheld. The notice of assignment stated the unpaid rent in each case for which the Custodian's office vouched. The notices were dated the 26th of August. You will note that the Pacific Co-operative Union paid in their money to the Custodian on the 23rd of July (which I believe to be correct from other information) and according to their letter rendered therewith a statement of rental settlements. I cannot tell whether the information as to unpaid rent in Mr. Shear's signed notice is correct or not, or whether he proposed that the tenant, having as

Copy.

Vancouver, B.C., November 5th, 1943.

G. Murchison, Esq.,
Director, Soldier Settlement and Veterans' Land Act,
Ottawa, Ontario.

Dear Sir,- Rentals on Japanese Properties.

Further to my letter of November 2nd I enclose you a copy of a letter from the Pacific Co-operative Union which shows what has been done in another case. I have checked over the outstanding crop rentals in Mission, Maple Ridge and Surrey as furnished me by Mr. Horton after his audit. In these three municipalities the unpaid rentals payable from crop proceeds amount roughly to \$8000 and I suspect that most of these rents are covered by an assignment of the crop proceeds accepted by the Pacific Co-operative Union. I have enough evidence already to feel certain that the Custodian's office has raised no objection to the Pacific Co-operative Union deducting from the rental proceeds any old debt of the Japanese which the Pacific Co-operative Union may care to put forward without any proof. A large part of the unpaid rents may come under this head.

It is true that notices of the assignment of the leases, signed by Shears, setting out the unpaid balance, have gone out to all of these tenants, but I recognize the fact that the tenant is not likely to write in immediately and protest that he has discharged his rental because the Pacific Co-operative Union have credited the proceeds of the crop to an old account. This will only come to light when our field staff actually meet the tenant. These outstanding rents are being followed up by this office, but no greater result may be expected from these letters.

Mr. Horton has furnished me with statements of the rents collected by the Custodian and payable to us, which amount to \$41,806.19, with uncollected rents in addition amounting to \$19,002.65. There is also a sum of \$1,602.75 collected as rent which may or may not be payable to us. If we accept the right of deduction from the rent due of any sums which the Pacific Co-operative Union may claim to be owing to them, I feel satisfied that a considerable amount will be involved. It is not possible at present to give you the exact figures. The quickest results would be achieved if Mr. Horton had authority to obtain all information from the Custodian's office regarding assignments of crop proceeds accepted by the Pacific Co-operative Union and the reason why payment was not made in accordance with these assignments. Naturally, I have been kept in the dark and all such information has been withheld. The notice of assignment stated the unpaid rent in each case for which the Custodian's office vouched. The notices were dated the 26th of August. You will note that the Pacific Co-operative Union paid in their money to the Custodian on the 23rd of July (which I believe to be correct from other information) and according to their letter rendered therewith a statement of rental settlements. I cannot tell whether the information as to unpaid rent in Mr. Shear's signed notice is correct or not, or whether he proposed that the tenant, having as

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

he believed paid his rent to the Pacific Co-operative Union, should pay us the amount which the Custodian had not collected because the Pacific Co-operative Union had been allowed to make deduction of old debts due by the Japanese.

Yours truly,

W.K. Chandler
Legal Adviser.

copy.

Pacific Co-operative Union,
Growers & Shippers of Fresh Fruit and Rhubarb.
Mission City, B.C. November 2nd, 1943.

The Soldiers Settlement & Veterans' Land Act,
518 Rogers Building,
Vancouver, B.C.

Dear Sirs,-

Re. Your files No. B.C.294 P
B.C.293 P.

This rental of Gerhard A. Janzen has already been paid. Mr. E. Tashiro whose property Mr. Janzen is on had a debit balance of much more than the rental and we debited Janzen and credited E. Tashiro with \$145.00. This settlement was accepted by the office of the Custodian so if they have not told you of this they are in error. We mailed a list of rental settlements to the Custodian's office, July 23rd, enclosing our cheque for \$3635.00 and on this list we show how the Tashiro rental was treated. We are quite sure that if you get in touch with them our statement can be verified.

We remain,
Yours very truly,

Pacific Co-operative Union

per Geo.A. Reid
Office Manager.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

GM/K

Via Air Mail

Colonel W.K. Chandler, K.C.,
c/o Soldier Settlement of Canada, Vancouver, B.C.

November 8, 1943.

Dear Colonel Chandler,- Rentals on Japanese properties.

I am filing a copy of your air mail letter of the 5th instant with Mr. McPherson, and I may say that I discussed this matter with him by phone subsequent to my letter to him of November 4th (copy of which I sent you).

Mr. McPherson readily agreed that the retention of rents by the P.C.U. as credits against old claims, whether tenants or Japanese owners, was not in order and that refunds would be made to us. Adjustments of this kind, according to Mr. McPherson, will have to be made in the accounts of the P.C.U. itself.

I enclose herewith copy of my letter of today's date to Mr. McPherson.

Yours very truly,

Director.

Enclosure.

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

5th November, 1943.

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

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: Offer to The Director, The Veterans' Land Act.

I am enclosing copy of Mr. Barnet's letter dated November 2nd, my reply to same dated November 3rd and further letter from Mr. Barnet of November 4th.

Mr. Barnet states that we will recall that the date the previous deal was to be effective was finally arranged at Head Office. This as you know is correct and I indicated this at the close of the second paragraph of my letter.

However, whether a deal entered into at this time should be made retroactive for almost a year is a matter which requires careful consideration. As far as any recommendation from myself is concerned I would not be prepared to make it.

At the last meeting of the Advisory Committee in connection with "Business arising out of previous Minutes" I briefly reviewed the present situation in regard to the last deal and have written into the Minutes, which will be read at the next meeting, "registration and transfer of properties is being proceeded with and on instructions from Ottawa adjustments are being made as of January 1st 1943.

In discussions in regard to the present offer nothing was definitely said in regard to an adjusting date, but I think it can be fairly assumed that the Committee presume that adjustments would be made as at the date the offer was accepted. I am sure that to have brought up the question of making any adjustments retroactive to the 1st of the year would not have been very well received. It is true that the offer which I read to them and which will be written into the Minutes reads "An offer was submitted on the same terms and

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

COPY

518 Rogers Building,
Vancouver, B.C. November 2, 1943.

Personal Attention: Mr. F.G. Shears

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

Dear Sir:

Japanese Lands

I have for acknowledgment your letter of October 30th. It is noted that your Advisory Committee is not prepared to sell the properties under discussion for \$42,000.00, but will accept our appraised value less two per cent.

In view of the decision of your Committee it becomes necessary for me to meet your request on the understanding that the terms of sale will be the same as our previous offer when you accepted \$850,000 for 769 parcels of land. No doubt, as stated in your letter, you will now recommend the sale of these lands to the Director of the Veterans' Land Act. I will be pleased to have your decision at an early date, and would appreciate if the correspondence could be handled by air mail.

Yours very truly,

I. T. Barnet

District Superintendent

F. G. Shears,
Director.

ITB:B

COPY

FGS/PMH

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

COPY

3rd November, 1943.

515 Rogers Building,
Vancouver, B.C. November 4, 1943.

I.T. Barnet, Esq., F.G. Shears
District Superintendent,
Soldier Settlement and Veterans' Land Act,
515 Rogers Building,
Vancouver, B.C.

Dear Sir:

Japanese Lands.
We thank you for your letter of the 2nd instant in which you state that you are prepared to meet the request of our Advisory Committee in regard to the purchase price for the additional properties in which you are interested.

You mention that this is on the understanding that the terms of sale will be the same as in the previous deal in connection with the purchase of 769 parcels. Insofar as delivery of title, adjustment of taxes and insurance, assignment of leases and the provision made for withdrawing a property if we are unable to deliver title is concerned, these conditions will remain as before except that the adjustment date will not be the 1st January 1943 but the date of the acceptance of your offer or such approximate date as may be agreed upon at Ottawa. present offer coincides with the previous arrangement.

I presume that this will be satisfactory and if you will so advise we will forward a recommendation to Ottawa as agreed upon. is involved it is well, from an administrative point of view, to keep the terms on the same basis, otherwise confusion is likely to arise with the staff. the details. It will be appreciated if you will forward our offer to your Head Office (by air-mail) as outlined in our letter of November 2nd and previous correspondence on the subject.

F. G. Shears,
Director.

I. T. Barnet
District Superintendent.

ITB:B

FGS/PMH

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

C
O
P
Y

518 Rogers Building,
Vancouver, B.C. November 4, 1943.

Personal Attention: Mr. F.G. Shears

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

Dear Sir:

Japanese Lands.

I have received your letter of the 3rd instant in connection with the offer of this Department on a further 45 parcels of land at the appraised value of \$46,747 less two per cent.

In your letter of October 30th you stated your Advisory Committee was agreeable to recommend the sale of these lands for the above sum and, as the offer was made on the understanding that the terms and conditions were to be the same as the previous deal in regard to 769 parcels of land, I can only assume that I have already met the wishes of your Committee. I am not prepared to make any further alteration in the terms of the offer. You will recall that in the previous deal the date at which it was to be effective was finally arranged at Head Office. The present offer coincides with the previous arrangement.

It is my considered opinion that where a large volume of property is involved it is well, from an administrative point of view, to keep the terms on the same basis, otherwise confusion is likely to arise with the staff who handle the details. It will be appreciated if you will forward our offer to your Head Office (by air-mail) as outlined in our letter of November 2nd and previous correspondence on the subject.

Yours truly,

I. T. Barnet

District Superintendent.

ITB:B

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

November 5, 1943.

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

Dear Mr. Shears:

Re: Sale of Japanese Farms

I would refer you to my letter of July 12th last, with particular reference to paragraph 1.

I have received a letter from Mr. Murchison today enclosing a copy of a letter from Mr. Chandler and am attaching a copy of this letter for your information. I must say that I agree with Mr. Chandler that the Custodian must give the Director a credit for the gross rent for 1943 less taxes and insurance adjustments if any are necessary. I do not think we can deduct from these rents the commission we had to pay to collect same and you will appreciate that any such charges as this can, if necessary, be recovered from the purchase price received from the Director.

I also agree with Mr. Chandler that we cannot set-off as against the Director any claim that the P.C.U. might have against a tenant and again we will have to re-imburse ourselves in this case, if rents have been used for this purpose, out of the proceeds of the sale. The other paragraphs in Mr. Chandler's letter dealing with particular cases can, no doubt, be explained and Mr. Chandler satisfied.

I have advised Mr. Murchison this afternoon that I am writing to you to obtain your views on this matter and in the meantime I have asked him to take no action. I would suggest that you discuss the situation with Mr. Crux and Mr. Wright and let me have your views by return air mail.

57899 [P. 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

- 2 -

I feel there is a real necessity for our getting together in the not too distant future and had thought that if you were coming to Winnipeg I would have asked you to come down to Ottawa but under all the circumstances, and with the problems actually arising in Vancouver where the files are, I think our discussions might be more profitable there. There is a possibility that I may have to travel with a committee returning the property of illegal organizations, although I am attempting to avoid this since I am particularly anxious to remain in Ottawa at least until the first of the year. As soon as my plans are more definite I will be writing you but in the meantime it appears that if I travel with the committee at all, I will be in Vancouver the second week in December.

Yours very truly,

GWMcP/FC.

G. W. McPherson
Executive Assistant.



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT
OFFICE OF THE DIRECTOR
GM/K

OTTAWA.

November 4, 1943.

G.W. McPherson, Esq.,
Executive Assistant,
Department of the Secretary of State,
OTTAWA.

Dear Mr. McPherson,-

Japanese Lands.

I attach hereto copy of letter I have received from Mr.W.K. Chandler, our Legal Adviser at Vancouver, in which he objects to the retention or non-payment of certain rentals due to the Director under the terms of the Japanese land purchase agreement.

While I fully realize the difficulties encountered in straightening out these 1943 lease receipts, I must agree with Mr. Chandler that a very important principle is involved as receipt of these rentals by the Director was part of the consideration for purchase. I should much prefer to receive these rental receipts without delay, rather than to take action as suggested by Mr. Chandler to deduct the amount of unpaid rentals from the balance of the purchase price.

Will you please let me have your reactions as soon as you can?

Yours very truly,

Director.

Enclosure.

57999 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

Copy.

Via Air Mail.

Vancouver, B.C., November 2nd, 1943.

The Director of Soldier Settlement & Veterans' Land Act,
Sovereign Building, OTTAWA.

Dear Sir,-

Rentals on Japanese Properties.

When you were here I spoke to you about the question of rentals which had been collected by various real estate agents who had deducted their commission from the rent. The Custodian proposes to pay us the 1943 rent less the commission. I have taken the stand that it is no concern of ours how the Custodian collected the 1943 rent. If he chose to pay an official a salary for collection it did not concern us and the salary of that official could not be deducted from the rent. If the custodian preferred to pay a commission to a rental agent that is equally his business. But under the terms of the sale we are to receive the 1943 rentals, which I take it means the rentals in full.

I also spoke to you about the case of Raymond Bouffard who has several leases. The total rentals exceed \$1000. Bouffard's crop was delivered to the Pacific Co-operative Union. The Custodian has received no rent from Bouffard. The explanation is that Bouffard owed the Pacific Co-operative Union sums in excess of the rent and that these sums were deducted from the crop delivered.

I enclose you a copy of a letter from the Custodian's office regarding J. Fairbairn in which you will see that from the rent the Custodian proposes to deduct an amount owing to the Pacific Co-operative Union, partly on the balance due for a truck sold by that concern to Fairbairn, and partly for some other debt.

I also enclose you a copy of a letter from Mr. T. Godfrey regarding the tenant, T.H. Bergstrom, which sets out that the Custodian exercised some pressure to have Carlson deliver his crop to the Pacific Co-operative Union and apparently had him give an assignment of the crop to pay his rent. The Custodian proposes to deduct from the 1943 rent a debt of \$286.00 owing to the Pacific Co-operation Union from the operations in 1942.

I also enclose you a letter from the Pacific Co-operative Union to Mr. Barnet regarding a Mrs. Gauthier, who is a tenant. Reading their letter carefully you will see that there was sufficient crop to pay the rent of \$175.00, that advances of \$100.00 have been made to Mrs. Gauthier in respect of another piece of property, which she is not renting from us, and that this is an attempt to establish a practice by which the Union may claim to deduct from rentals debts due from our tenants for advances.

I cannot see that in view of the terms of sale the Custodian's office is entitled to make any of these deductions. The contract is that the Secretary of State will pay to the Director all the 1943 rentals. There is no mention of an deductions. The Pacific Co-operative Union is a Japanese company under the control of and operated by the Secretary of State as Custodian. We are not dealing with individual tenants, or the rights of individual Japs; we are dealing with the Secretary of State who has control of these properties. I do not admit that the Custodian has the right under our agreement to deduct from the 1943 rentals any sums which may be owing to him in respect of any Japanese Company which he operates, or any Japanese person whose

P.T.O.

57999 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [p+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

-2-

property is vested in him. We are entitled to the full rental for 1943 and it is a matter for the Custodian to decide between the varying interests under his control what debits or credits are to be charged or accounted for.

All these cases come under the same broad principles. I have not taken them up with Mr. Crux except in the case of the real estate commissions. I should like to get the question settled now, because if the rental money is not forthcoming I propose to deduct it from the purchase price, which will unquestionably cause an argument at that time and may be used as an excuse to hold up delivery of deeds.

Yours truly,

W.K.Chandler

Legal Adviser.

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

November 3, 1943.

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

Dear Mr. Shears:

Re: Signature to Conveyance Documents

I have your letter of October 30th, with enclosure, and have discussed this matter with the Deputy Custodian.

Dr. Coleman feels that in view of the possibility of litigation, all documents transferring title should be executed by him on behalf of the Custodian. It is to be hoped it will not be necessary to make any changes in the documents after they have been so executed.

Yours very truly,

G. W. McPherson
Executive Assistant.

GWMcP/FC.

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. _____

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

2nd November, 1943.

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

Dear Mr. McPherson:

I have just received from Mr. Duncan Crux the first document in connection with the Transmission and Conveyance of some of the parcels included in the sale to The Director, The Veterans' Land Act. This is enclosed herein for the signature of the Deputy Custodian.

Twenty parcels are covered in the schedule attached to this document. I understand this is the method by which it is intended to have these properties registered and I presume that Mr. Crux will continue to prepare and let me have further transfers until all the properties are covered.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

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

November 2, 1943.

Messrs. Crux & McMaster,
Barristers and Solicitors,
308 Randall Building,
535 West Georgia Street,
Vancouver, B. C.

Attention: A. G. Duncan Crux, Esq.

Dear Sir:

Re: Japanese Farm Lands

I have your letter of October 29th and wish
to thank you for keeping me informed in these matters.

Your personal co-operation with the Custod-
ian's Vancouver Office is greatly appreciated.

Yours very truly,

G. W. McPherson
Executive Assistant.

GWMcP/FC.

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

November 2, 1943.

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

Dear Mr. Shears:

I am enclosing a copy of a letter which Mr. Murchison has written to Colonel Chandler. Mr. McPherson has agreed with Mr. Murchison that we will continue to pay Mr. McKay's salary on the basis that Mr. Horton is working in his place.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

FC.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

30th October, 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:

I advised you that Mr. Crux was out of town the last time I tried to contact him but I spoke to him on his return.

He has not actually received the Master document but I asked him to let me have as many transmissions as possible so that they could be forwarded for signature. Enclosed is a copy just received from him.

It was his own suggestion in regard to the documents being signed here. Mr. Wright has felt that in regard to transmissions on our City and other properties that having the documents signed here would have some advantages. You are, however, fully cognizant of what is necessary and desirable.

The fire insurance policies have now been assigned and I completed and signed over nearly 400 yesterday. The Accounting Department are practically ready for the Statement of Adjustments.

We are now chiefly depending upon Mr. Crux for the speed in which transmission can be prepared and registered.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

30th October, 1943.

Copy

I would therefore be glad if you would advise whether or not
The Director, The Veterans' Land Act would be interested in the purchase
of these properties on the basis suggested and if so we will have the
offer prepared and recommend the acceptance of same to our Department.

I.T. Barnet Esq.,
District Superintendent,
Soldier Settlement Board and
Veterans' Land Act,
518 Rogers Building,
Vancouver, B.C.

Dear Sir:

Your letters of October 4th and your two letters of October 13th
were duly received in which on behalf of The Director, The Veterans' Land
Act you submitted an offer as follows:

<u>No. of Properties</u>	<u>Appraised Value</u>	<u>Offer</u>
33	\$39,329.00	\$35,000.00
11	6,824.00	6,500.00
1	584.00	500.00
	\$46,747.00	\$42,000.00

These offers have been considered by the Advisory Committee under
the Chairmanship of Judge Whiteside.

The appraised value of the 769 parcels of land included in the
recent deal with The Veterans' Land Act was \$867,000.00, the purchase price
being \$850,000.00. The Advisory Committee pointed out that the difference
was approximately 2%.

As noted the above total appraised value of the properties now
under consideration is \$46,747.00 and your offer is \$42,000.00, an approxi-
mate difference of 10%.

The Committee assume that the appraisals were made on the same
basis as before and they were definitely of the opinion that such appraisals
were very conservative as to value.

They feel unable to recommend to the Custodian that your offer
be accepted but if you would revise it and agree to purchase all the pro-
perties on your list to which the Custodian is able to deliver title, at
2% less than the appraised value, they would be prepared to favourable
consider such an offer.

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

2.

I would therefore be glad if you would advise whether or not The Director, The Veterans' Land Act would be interested in the purchase of these properties on the basis suggested and if so we will take the matter up further and recommend the acceptance of same to our Department at Ottawa.

Office of the Custodian
Victoria Building
60 Connor Street
Ottawa, Canada

Yours truly,

Attention G. H. McPherson, F. G. Shears,
Director.

This will acknowledge receipt of your telegram dated October 13, 1943, reading as follows:

"Special adviser Master document was received stop Your Department Justice was to advise custodian and responsible to Shears his representative stop Please accept Shears and report to his stop He will forward all correspondence to Ottawa thanks writing"

FGS/PMH

and also your letter of October 23, 1943.

We have since been advised that the Master Document was only located in the office of the Department of Justice and no doubt, by the time this letter reaches you it will have been duly executed by the necessary parties.

The writer regrets that some confusion arose in respect of the person to whom this document was to be sent for signature. There has been no doubt in the writer's mind that the appointment in this matter referred to the Custodian and that Mr. Shears, as the Director of the Custodian's Vancouver office, would be the person from whom instructions would come. Since the commencement of this transaction the writer has received all his instructions from Mr. Shears or others in his office acting under his direction.

This office has not at any time taken any instructions from Mr. Chandler, legal adviser, for The Director, The Veterans' Land Act. However, in the process of setting up the procedure to handle the multifarious details there were various conferences between Mr. Shears, Mr. Chandler

X & MCMASTER

Barristers and Solicitors

G. F. MCMASTER
A. G. DUNCAN CRUX

308 RANDALL BUILDING
535 WEST GEORGIA ST.
VANCOUVER, B. C.

TELEPHONE MARINE 9377

October 29, 1943

Department of the Secretary of State
Office of the Custodian
Victoria Building
7 O'Connor Street
OTTAWA, Canada

Attention G. W. McPherson, Executive Assistant

Dear Sir:

This will acknowledge receipt of your telegram dated October 23, 1943, reading as follows:

"Varcoe advises master document not received stop Your appointment Justice was to advise custodian and responsible to Shears his representative stop Please accept Shears instructions and report to him Stop He will forward all documents and correspondence to Ottawa thanks writing"

and also your letter of October 23, 1943.

We have since been advised that the Master Document was duly located in the office of the Department of Justice and no doubt, by the time this letter reaches you it will have been duly executed by the necessary parties.

The writer regrets that some confusion arose in respect of the person to whom this document was to be sent for signature. There has been no doubt in the writer's mind that the appointment in this matter referred to the Custodian and that Mr. Shears, as the Director of the Custodian's Vancouver office, would be the person from whom instructions would come. Since the commencement of this transaction the writer has received all his instructions from Mr. Shears or others in his office acting under his direction.

This office has not at any time taken any instructions from Mr. Chandler, legal adviser, for The Director, The Veterans' Land Act. However, in the process of setting up the procedure to handle the multifarious details there were various conferences between Mr. Shears, Mr. Chandler

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

- 2 -

and many conferences between the writer and Mr. Chandler in respect of details. This appeared to be justified and necessary so that both parties to the transaction worked harmoniously towards ironing out matters of detail that kept arising from time to time. Obviously, in many instances suggestions from Mr. Chandler were forwarded through the writer to Mr. Shears.

In connection with the mailing of the Master Document to Ottawa for signature, I obtained the impression from Mr. Chandler, possibly erroneously, that the document should be sent to the Minister of Justice whose Department would see that it was duly executed by both interested offices. Before the document was mailed this was mentioned to Mr. Shears who, on September 30th, wrote me as follows:

"Dear Sir:

Your letter of September 28th in which you enclosed master deed and conveyance covering all the properties comprised in the transaction with The Director, The Veterans' Land Act has been received.

I note that you are accepting the responsibility as to the form of this document and that the same has been approved by Col. Chandler.

The schedule and the terms of conveyance appear to be in order and I am returning the document which I presume you will now be forwarding to Ottawa for signature.

Yours truly,

"F. G. SHEARS"

FGS/DMH
ENCL.

F. G. Shears
Director"

I wish to assure you that I have at all times received every co-operation from Mr. Shears and I am sure that any delays that may have arisen from time to time in regard to receiving documents have been caused by the heavy work placed on his department in preparing the necessary details required by this rather large transaction.

October 29, 1943

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

Attention Mr. F.G. Shears, Director

Dear Sir:

Confirming our telephone conversation yesterday I understand that the Master Document conveying the various Japanese properties from the Custodian to the Director, The Veterans' Land Act has now been executed by the Custodian and is about to be completed by The Director.

This being the case it is necessary that we immediately make arrangements to speedily register the various parcels of land in the appropriate land registry offices. We are advised by the Registrar of Titles that New Westminster, where most of the properties will have to be registered, can only handle a limited number of applications a week but that he will do everything in his power to see that all the registrations are put through to the utmost capacity of his office. This being the case our suggestion is to keep putting in groups of applications each week as rapidly as the Land Registry Office can handle the same and in this way we will be weekly in receipt of the certificates of title as they are issued and will be enabled to conveniently make delivery of the same and make all necessary adjustments.

We have accordingly prepared schedules and transmissions in groups of 20 which, we believe, will be the most convenient form for the Registrar of Titles.

It will be necessary, however, to have the various conveyances executed and now that the Master Conveyance is completed it would seem to the writer to be unnecessary that all the further subsidiary conveyances should have to go to Ottawa for execution. This will, undoubtedly, entail extra delay and of course greater difficulty in keeping track of all the various parcels.

The writer would therefore suggest that it would be most convenient and in the interests of greater speed if you could be empowered to sign these conveyances on behalf of the Custodian. There would be the added advantage of convenience in the case of any alterations that might possibly arise from time to time.

Almost every law office finds that when there is a great number of parcels to be transferred that occasionally it is necessary to make some minor change or amendment in a document that requires to be initialled by the person making the conveyance and in this particular case if this should arise at any time it would necessitate sending the document to Ottawa the second time. This contingency of course, may not arise or if it does it would be on rare occasions but it is still a factor that could cause an unexpected delay from time to time.

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

- 2 -

October 29th 1943

The writer would be very pleased to hear whether or not you believe this suggestion sound and if you do, I would suggest that you request that the necessary arrangements in this regard be made so that all conveyances and adjustments can be worked out simultaneously.

Yours very truly,

Crux & McMaster.

A.G. Duncan Crux.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

29th October, 1943.

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

Dear Mr. McPherson:

A meeting was arranged last Tuesday afternoon at New Westminster with the Rural Advisory Committee and I am enclosing copy of the Minutes which I prepared upon my return. Please advise if you have any comments.

You will notice that the Committee are prepared to recommend the acceptance of the recent offers of The Director, of The Veterans' Land Act on the basis of their valuation less 2% and in view of the fact that this is in line with the final arrangements made in regard to the previous deal it strikes me as being a logical approach to Mr. Barnet.

I have written to Mr. Barnet as instructed by the Committee.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH
encl.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

Exclusive Connection
WESTERN UNION
TELEGRAPH CO.
Cable Service
to all the World
Money Transferred
by Telegraph

CANADIAN NATIONAL TELEGRAPHS

D. E. GALLOWAY, Assistant Vice-President, Toronto, Ont.

Form 6102B

CLASS OF SERVICE DESIRED
FULL-RATE MESSAGE
DAY LETTER
NIGHT MESSAGE
NIGHT LETTER
PATRONS SHOULD MARK AN X OPPOSITE THE CLASS OF SERVICE DESIRED. OTHERWISE THE MESSAGE WILL BE TRANSMITTED AS A FULL-RATE TELEGRAM

RECEIVER'S NO.

TIME FILED

CHECK

Send the following message, subject to the terms on back hereof, which are hereby agreed to
Veuillez expédier la dépêche suivante aux conditions mentionnées au verso auxquelles je consens par les présentes

OTTAWA ONTARIO
OCTOBER 27 1943

F G SHEARS ESQ
DIRECTOR
OFFICE OF THE CUSTODIAN
506 ROYAL BANK BLDG
VANCOUVER B C

MASTER CONVEYANCE SIGNED COLEMAN AND DELIVERED MURCHISON FOR
SIGNATURE AND HE WILL FORWARD CRUX STOP MOST ANXIOUS THERE
SHOULD BE NO FURTHER DELAYS COMPLETING TRANSFERS AND PROCEEDING
DISPOSITION OF CHATTELS REGARDS

G W MCPHERSON
EXECUTIVE ASSISTANT.

Charge to Custodian's Office.
GWMCP/FC. J/49A

SOLDIER SETTLEMENT AND VETERANS' LAND ACT
OFFICE OF THE DIRECTOR

MEMO

Mr. McPherson.Japanese Lands.

Herewith is copy of my letter of today's date to Colonel Chandler, which confirms the understandings reached during our discussion this morning.



Director.

Ottawa,
27-10-43.

October 27, 1943.

Mr. McPherson relative to the purchase. The following are the

the Department of Justice is now it will be made to have it signed Cruz who will either pass it to you or deposit it with the Registrar. It is understood that this will permit progress in the registration of title to individual parcels.

(2) Mr. McPherson is writing Mr. Shears today, requesting that, commencing at once, priority is to be given to all the details necessary for the completion of the Japanese land purchase, including:

(a) Determination of those cases where the Custodian is unable to make title. There may be the odd case where the deficiency in sale price is relatively small and consideration might be given to such cases by the Westminster Committee and Mr. Barnett with a view to increasing the purchase price to a point where title can be made by the Custodian - provided, of course, that the properties are satisfactory for our purposes.

(b) Accounting for leases not yet assigned and determination of cases where no lease actually exists, verbal or otherwise.

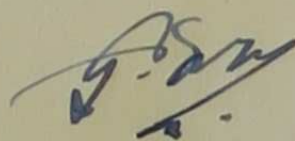
(c) Auditing of lease receipts relating to lands included in the purchase, and immediate remission of the rentals properly belonging to the Director.

(d) Assignment of insurance policies at once so that necessary adjustments can be made without delay.

It has been agreed that Mr. Horton will continue to examine details in Mr. Shear's office until the transaction is completed, or until all the essential details of an accounting nature have been clarified.

I am filing a copy of this letter with Mr. McPherson, and I trust that as a result of our discussion this matter will be brought speedily to a conclusion.

Yours very truly,



Director.

GM/K

Via Air Mail.

October 27, 1943.

Colonel W.K. Chandler, K.C.,
c/o District Superintendent, Vancouver, B.C.

Dear Colonel Chandler,-

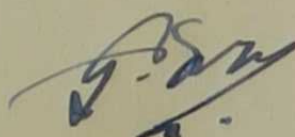
I have had a discussion this morning with Mr. McPherson relative to the difficulties in the completion of the Japanese land purchase. The following are the highlights of the discussion:

- (1) The master conveyance which was located in the Department of Justice is now in the office of the Secretary of State, and an effort will be made to have it signed and passed to me today for completion, following which it will be dispatched to Mr. Cruz who will either pass it to you or deposit it with the Registrar. It is understood that this will permit progress in the registration of title to individual parcels.
- (2) Mr. McPherson is writing Mr. Shears today, requesting that, commencing at once, priority is to be given to all the details necessary for the completion of the Japanese land purchase, including:
 - (a) Determination of those cases where the Custodian is unable to make title. There may be the odd case where the deficiency in sale price is relatively small and consideration might be given to such cases by the Westminster Committee and Mr. Barnett with a view to increasing the purchase price to a point where title can be made by the Custodian - provided, of course, that the properties are satisfactory for our purposes.
 - (b) Accounting for leases not yet assigned and determination of cases where no lease actually exists, verbal or otherwise.
 - (c) Auditing of lease receipts relating to lands included in the purchase, and immediate remission of the rentals properly belonging to the Director.
 - (d) Assignment of insurance policies at once so that necessary adjustments can be made without delay.

It has been agreed that Mr. Horton will continue to examine details in Mr. Shear's office until the transaction is completed, or until all the essential details of an accounting nature have been clarified.

I am filing a copy of this letter with Mr. McPherson, and I trust that as a result of our discussion this matter will be brought speedily to a conclusion.

Yours very truly,



Director.

57999 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.
October 27, 1943.

G. Murchison, Esq.,
Director,
Veterans' Land Act,
71 Bank Street,
Ottawa, Ontario.

Dear Mr. Murchison:

Re: Sale of Japanese Lands

In accordance with our conversation this morning I wish to hand you the Master Conveyance with schedule of Japanese lands annexed. This conveyance has been signed by the Under Secretary of State and Deputy Custodian. The conveyance was received from the Department of Justice late yesterday afternoon.

My understanding of our conversation this morning is that you will execute this conveyance if it meets with your approval and that you will undertake to send it to the Custodian's solicitor, Mr. Duncan Crux.

I am wiring Mr. Shears to this effect today and pointing out that on receipt of this document by Mr. Crux there should be no further delays in completing the transfer of the properties to you as Director of the Veterans' Land Act.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

26th October, 1943.

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

Dear Mr. McPherson:

Re: Veterans' Land Act and Encumbrances.

As previously mentioned to you, in cases where the offer from the Director, the Veterans' Land Act is not sufficient to take care of encumbrances we have suggested that negotiations might be opened to see if a mortgagee would accept the amount offered in full settlement, arrangements to be made to relieve the Custodian of any personal liability.

I am assuming that in cases where there may be a balance owing under an agreement, the transaction being between two Japanese evacuees, that it will be in order for the deal with the Veterans' Land Act to be completed and after crediting the amount received on the sale to the Japanese owner under his right to purchase, the amount be taken out of his account and placed to the credit of the Japanese to whom the balance is due under the agreement of sale, and that this will have to be considered as a full settlement except for any recourse the Japanese may wish to take between themselves.

One example is as follows:

"Price offered by Director of the Veterans' Land Act is \$382.00

Balance owing under Agreement of Sale to YEDA, Shikaze, evacuee:

Principal -----	\$500.00	
Interest @ 6% from		
20/12/41 to 20/10/43 -----	55.00	\$555.00
Taxes 1942 and Int. to 20/10/43 -----	24.80	
		\$579.80

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

2.

G.W. McPherson, Esq.

There is also a case as between an evacuee and an enemy involving three properties in the name of the enemy. I enclose a memorandum from Mr. Wright briefly setting out this case. The acceptance of the Veterans' Land offer of \$3,189.00 for the last two properties would mean that the enemy would receive this amount as against a balance of \$6,500.00 should title be given to the Director of the Veterans' Land in such circumstances.

It is quite possible that an open sale might bring more for a property and therefore more for the enemy account. This same situation, however, would also apply at least in some cases if the properties included in the offer were withdrawn and advertised for sale.

Yours very truly,

F. G. Shears
F. G. Shears, *Dir.*
Director.

FGS/PMH

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

25th October, 1943.

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

Dear Mr. McPherson:

Your letter of the 23rd just received.

I immediately tried to contact Mr. Crux but find
that he is out of town and is not expected back until Thursday.

I have been informed by someone at his office, however,
that the Master document has been located in Ottawa and I hope
that it will be satisfactory and will be what you require to
proceed with this matter.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

S7899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files



DWM/DH

PLEASE ADDRESS
THE DEPUTY MINISTER OF JUSTICE
OTTAWA

OTTAWA

1943 OCT 26 PM 4:52

UNDER SECRETARY
OF STATE

October 25th, 1943.

B. 28 - State - B.C.

Re: The Honourable The Secretary of State of Canada,
acting in his capacity as Custodian under the
Consolidated Regulations Respecting Trading With
The Enemy.

I enclose master conveyance complete with schedules from the Secretary of State of Canada to the Director, The Veterans' Land Act covering the sale of properties mainly situate in the Fraser Valley of British Columbia for a total price of \$850,000.00. This document was received in this Department on October 14th. I am informed by Mr. Crux that the prices of the individual pieces of land set out in the schedules have been duly approved by the Custodian at Vancouver and by Col. Chandler, legal adviser to the Director, The Veterans' Land Act.

Our agent requests that this document be executed at your earliest convenience in order that it may be returned to him to permit registration.

Enc.

Asst. Deputy Minister.

To: The Under Secretary of State, Ottawa.

BY HAND

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

October 23, 1943.

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

Dear Mr. Shears:

Re: Japanese Evacuee Property

I have your wire relating to the Master Document and have wired and written to Mr. Crux in accordance with the enclosed copies.

There has been considerable delay in completing the deal and while I know there was the excuse originally that Mr. Crux was away, I do not think there can be any further excuses. With the fiats now granted it may be whereas, in fact, it might have been completed weeks ago.

Mr. Chandler had no business in advising Mr. Crux and Mr. Crux, having been appointed by the Department of Justice, was appointed to assist the Custodian in legal matters and is responsible to the Custodian and, therefore, to you as the Custodian's representative in Vancouver.

You should see that Mr. Crux realizes this responsibility and that all of his correspondence relating to Custodian matters passes through your hands so that you may be kept informed. Any documents relating to the Custodian's work should be handed to you by Mr. Crux since the Custodian will require you, in forwarding the documents to Ottawa, to recommend that they be completed.

I hope that these letters will straighten out this situation and that there will be no further delays. I know that you personally will appreciate the embarrassing position I am in with Mr. Murchison.

Yours very truly,

(G. W. McPherson)
Executive Assistant

GWMcP/FC.

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

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

October 23, 1943.

A. Duncan Crux, Esq.,
c/o Messrs. Crux & Kennedy,
Barristers and Solicitors,
535 Georgia Street,
Vancouver, B. C.

Dear Sir:

Re: Japanese Evacuee Property

Mr. Shears advised me early this week that the Master Document had been forwarded to the Department of Justice for the attention of Mr. Varcoe and then Mr. Murchison, on his return, asked for information as to why it had not been completed. I wired Mr. Shears and now have his reply which indicates that there is a misunderstanding as to the result of the Department of Justice appointing you to do the legal work involved in the transmission of the farm properties and that Mr. Chandler of the Soldier Settlement office advised you to send the documents to Mr. Varcoe. Mr. Murchison has been in touch with Mr. Varcoe who has advised him that he hasn't received the document.

The Department of Justice appoint all solicitors and counsels for the Custodian but once appointed they are acting for the Custodian and report to him. Mr. Shears is the Director of the Custodian's Vancouver Office and the intention of having a solicitor to handle this work was that the solicitor should advise him, be responsible to him, and take instructions from him. Mr. Chandler of the Soldier Settlement has no connection with the Custodian's organization.

I would appreciate it if you would immediately locate this Master Document and deliver it to Mr. Shears who will forward it to this office. You will, of course, realize that unnecessary delays will occur unless there is a definite procedure for getting documents before the Custodian for his signature, and your co-operation in these matters will be greatly appreciated.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

57899 [p.2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

CLASS OF SERVICE	
Full Rate	
Day Letter	
Night Message	
Night Letter	
Evening and Sunday Messages	

Please mark an X opposite the class of service desired.

CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

W.D. NEIL, GENERAL MANAGER OF COMMUNICATIONS MONTREAL

CHECK
TIME FILED

Send the following message, subject to the conditions on the back thereof, which are hereby agreed to.

OTTAWA ONTARIO
OCTOBER 23 1943

A DUNCAN CRUX ESQ
C/O MESSRS CRUX & KENNEDY
535 GEORGIA STREET
VANCOUVER B C

VARCOE ADVISES MASTER DOCUMENT NOT RECEIVED STOP YOUR APPOINTMENT
JUSTICE WAS TO ADVISE CUSTODIAN AND RESPONSIBLE ONLY TO SHEARS
HIS REPRESENTATIVE STOP PLEASE ACCEPT SHEARS INSTRUCTIONS AND
REPORT TO HIM STOP HE WILL FORWARD ALL DOCUMENTS AND CORRESPONDENCE
TO OTTAWA THANKS WRITING

G W MCPHERSON
EXECUTIVE ASSISTANT TO THE
SECRETARY OF STATE

Charge to Custodian's Office.

...the express understanding and...
...the conditions of such Day...
...the delivery of such Day...
...the subject to the conditions...



CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

W.D. NEIL, GENERAL MANAGER OF COMMUNICATIONS, MONTREAL

WNA76 24

31633 cv 640

13 OCT 22 PM 6 29

VANCOUVER BC 22 310P

G W MCPHERSON

EXECUTIVE ASSISTANT OFFICE OF CUSTODIAN VICTORIA BLDG OTTAWA
RETEL CRUX STATES RECEIVED HIS INSTRUCTIONS FROM JUSTICE AND CHANDLER
ADVISED DOCUMENTS SHOULD BE SENT THERE STOP CRUX SAYS MAILED OCTOBER
SECOND ATTENTION VARCOE
F G SHEARS DIRECTOR

PHONED
By self To self
Time 1043

57899 [p+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

Form 6102B

Exclusive Connection WESTERN UNION TELEGRAPH CO. Cable Service to all the World Money Transferred by Telegraph	CANADIAN NATIONAL TELEGRAPHS D. E. GALLOWAY, Assistant Vice-President, Toronto, Ont.		CLASS OF SERVICE DESIRED FULL-RATE MESSAGE DAY LETTER NIGHT MESSAGE NIGHT LETTER PATRONS SHOULD MARK AN X OPPOSITE THE CLASS OF SERVICE DESIRED. OTHERWISE THE MESSAGE WILL BE TRANSMITTED AS A FULL-RATE TELEGRAM
	RECEIVER'S NO.	TIME FILED	CHECK
	Send the following message, subject to the terms on back hereof, which are hereby agreed to Veuillez expédier la dépêche suivante aux conditions mentionnées au verso auxquelles je consens par les présentes		
	F G SHEARS ESQ DIRECTOR OFFICE OF THE CUSTODIAN 506 ROYAL BANK BLDG. VANCOUVER B C LETTER NINETEENTH REFERENCE MASTER DOCUMENT CRUX STOP WHAT HAS JUSTICE TO DO WITH THIS STOP VARCOE DEPUTY MINISTER NO KNOWLEDGE OF DOCUMENT STOP CRUX SHOULD BE ADVISED TO RE FORWARD IT HERE IMMEDIATELY AIRMAIL STOP THESE DELAYS EMBARRASSING DISCUSSIONS WITH MURCHISON G W MCPHERSON EXECUTIVE ASSISTANT. Charge to Custodian's Office. GWMCP/FC. FILE J-71		

OTTAWA ONTARIO
OCTOBER 22 1943

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

October 22, 1943.

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

Dear Mr. Shears:

Re: Veterans Land Act Offer

I have your letter of October 16th, with enclosure, and have discussed this matter with Dr. Coleman.

The Custodian is prepared to make further sales to the Director under the above act provided the price is reasonable and is approved by Judge Whiteside's committee. Would you, therefore, take the necessary action to refer this new offer to that committee. I would suggest, however, that you analyze your files first to ascertain whether or not you are in a position to sell.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

57899 [p 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

CLASS	SERVICE
Full Rate	
Day Letter	
Night Message	
Night Letter	
Evening and Sunday Messages	
Please mark an X opposite the class of service desired.	

CANADIAN PACIFIC TELEGRAPHS



World Wide Communications

W.D. NEIL, GENERAL MANAGER OF COMMUNICATIONS, MONTREAL

CHECK

TIME FILED

Send the following message, subject to the conditions on the back thereof, which are hereby agreed to.

OTTAWA ONTARIO
OCTOBER 21 1943

F G SHEARS ESQ
DIRECTOR
OFFICE OF THE CUSTODIAN
506 ROYAL BANK BUILDING
VANCOUVER B C

PLEASE LOAN MR. MCKAY TO BARNETT FOR SPECIAL WORK AS REQUESTED BY
MURCHISON STOP ESTIMATES TIME TWO WEEKS

G W MCPHERSON
EXECUTIVE ASSISTANT

Charge to Custodian's Office.

GWMCP/FC. J-49

October 21st, 1943

MEMORANDUM

TO: MR. F. G. SHEARS
FROM: MR. K. W. WRIGHT

The below listed properties are included in the sale of farm lands to the Soldiers' Settlement Board, and were the subject of lengthy discussion in your office a few days ago.

Re: Lot 3, of the South Half of the South
East Quarter, Section 29, Township 17,
Map 553, Municipality of Mission

TITLE: Todaichi SHIRAKAWA. No encumbrances. Vested.

Unregistered Agreement of Sale, Todaichi SHIRAKAWA to Masanobu INABA, \$500.00, October 1st, 1938, payable \$50.00 on November 1st, 1938, \$90.00 on November 1st, 1939, 1940, 1941, 1942 and 1943. Interest at 7% per annum.

Unregistered Deed of Land, Todaichi SHIRAKAWA to Masanobu INABA, \$500.00, October 21st, 1939. The signature of SHIRAKAWA is not certified by the British Consulate in Japan, and therefore this document is not acceptable to the Land Registry Office.

Unregistered Agreement of Sale, April 25th, 1941, Masanobu INABA to Henry Toews, \$550.00, payable \$1.00 cash, and \$100.00 on November 1st, 1941, \$150.00 on November 1st, 1942, 1943 and 1944. Interest at 7% per annum.

Acting on the advice of his solicitor, Mr. Henry Toews has made no payments under the Agreement of Sale, in his favor, as Masanobu INABA was unable to give title to the property.

Soldiers' Settlement Board offer -- \$442.00.

We would suggest that this property be withdrawn from the sale to the Soldiers' Settlement Board, so that we may complete the sale to Mr. Toews.

Re: Lot 6 and 7 of Lot 118, Group 2, Map 3148,
(save and except part .149 of an acre as
shown in the sketch No. 6605 of said Lot 7)
Municipality of Matsqui

TITLE: Todaichi SHIRAKAWA. No encumbrances. Vested.

Unregistered Agreement of Sale, Todaichi SHIRAKAWA to Masanobu INABA, October 1st, 1938, \$5000.00, payable \$300.00 on November 1st, 1938, \$940.00 on November 1st, 1939, 1940, 1941 and 1943. Interest at 7% per annum.

Soldiers' Settlement Board offer -- \$1793.00

Re: Lots 15 and 16 of the North Half of the
South East Quarter, Section 29, Township 17,
Map 2849, Municipality of Mission

TITLE: Todaichi SHIRAKAWA. No encumbrances. Vested.

Unregistered Agreement of Sale, Todaichi SHIRAKAWA to Masanobu INABA, October 1st, 1938, \$3500.00, payable \$150.00 on November 1st, 1938, \$670.00 on November 1st, 1939, 1940, 1941, 1942 and 1943. Interest at 7% per annum.

Soldiers' Settlement Board offer -- \$1396.00

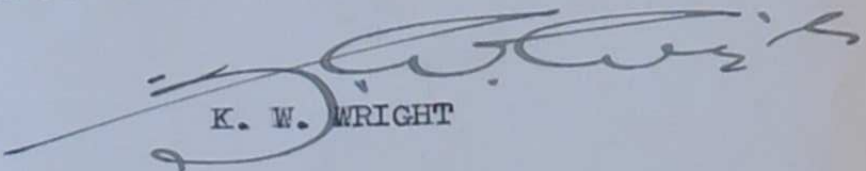
57899 [p.2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

The total selling price of these three properties under the Agreement of Sale from Todaichi SHIRAKAWA to Masanobu INABA is \$9,000.00, and Masanobu INABA claims to have paid \$2,000.00 of the principal amount, leaving a balance of \$7,000.00 still owing.

We have been unable to ascertain what portion of the \$2000.00, claimed to have been paid by Masanobu INABA, should be allocated to the purchase of which property, and with the elimination of the first listed property from the sale to the Soldiers' Settlement Board, the minimum balance owing to Todaichi SHIRAKAWA, in regard to the remaining two properties, would be \$6,500.00, against which the Soldiers' Settlement Board's valuations totalling \$3,189.00.

We will be pleased to have your views in connection with the above matters, and particularly in the matter of the payment of the remainder of the monies owing to Todaichi SHIRAKAWA under the unregistered Agreements of Sale in favour of Masanobu INABA.


K. W. WRIGHT

KWW/JF

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

19th October, 1943.

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

Dear Mr. McPherson:

I received your wire in which you refer to Mr. Murchison's protest in regard to delays and I replied by day letter as follows:

"RETEL CRUX ALREADY HAS LIST OF MOST PROPERTIES WHERE DELIVERY OF TITLE IMPROBABLE WE ALSO ASSIGNED ALL LEASES QUITE A WHILE AGO STOP VETERANS LAND HAVE RECORD OF FIRE INSURANCE AND WE WILL DELIVER POLICIES IMMEDIATELY STOP ACCOUNTING DEPARTMENT WITH HORTON PREPARING STATEMENT OF MONIES HELD FOR ACCOUNT OF VETERANS LAND WRITING"

Out of the total number of properties involved there are 35 cases where delivery of title is improbable. Mr. Crux has been informed of this by memorandums covering each property. Two typical cases are as follows:

The price offered on this property is \$859.00. The Japanese was purchasing from a white person and there remains a balance of \$1,548.00 on principal and taxes.

In another case the offer to purchase was \$255.00, the balance owing on principal and interest amounted to \$280.00.

In sending these to Mr. Crux I suggested that Col. Chandler might wish to consider whether they could increase their offer sufficiently to take care of any encumbrances or otherwise that they might wish to open negotiations with the mortgagees for a compromise settlement.

In the first example given above the difference is considerable and a settlement by way of compromise might be the only basis by which we could give title. In the second case as the difference is only

57899

[p. 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

2.

G.W. McPherson, Esq.

approximating \$30.00 I would think that the Veterans Land offer could possibly be amended.

With regard to the Assignment of Leases. We started sending these to Mr. Crux towards the end of July and the last of the assignments went over to him two or three weeks ago.

Mr. Broadbent of the Insurance Department of the Veterans Land was supplied with a list of all fire insurance in force the 1st week in August and has been intouch with our Insurance Department since. We are still holding the actual policies, or the extracts of the policies where we do not have the original, and these will be immediately sent over to them.

Nothing has actually be done in regard to monies held by this office which are payable to the Veterans Land in view of the fact that it concerns 1943 collections, but Mr. Horton has already started going over our books with the Accounting Department and will draw off a statement in connection with same.

In regard to the immediate clearance of chattels. I do not see the urgency of this as far as the Veterans Land are concerned. Our men are in the Valley and while the tenants have been advised to pay future rentals to the Veterans Land, they remain responsible to us for the chattels in their custody. We have asked the Veterans Land to advise us where a change of tenant is made so that we can contact the new tenant. In any case the removal to storage or sale by auction is a matter which will be definitely under way in a very short time.

Mr. Crux seems to be out of his office quite a lot and is very frequently in Court, but after supplying him with the information referred to above I assume that it is up to Mr. Crux and Col. Chandler to bring matters to a conclusion as far as a transfer of title is concerned.

Mr. Crux told me some time ago that he had forwarded a Master document to Ottawa for signature. I understand that this was sent to the Minister of Justice department. I understand from Mr. Crux that he has a large number of Transmission and Conveyances prepared but that he is waiting the return of the master document before forwarding these to Ottawa for signature. I do not think there is any necessity for him

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

3.

G.W. McPherson, Esq.

waiting but this is what he is actually doing. He tells me that they have been prepared in groups of 20 which he thinks will facilitate the actual registration when presented to the Land Registry Office.

As you are doubtless aware, Mr. Murchison has been over to the Island and Mr. McKay made the trip with him. I did not see Mr. Murchison while he was here and he left by plane last night.

I wrote you regarding the offers received from Mr. Barnet and I enclose a copy of a letter I have written him today.

I believe they are interested in some Steveston properties and from what I can gather this may be the total in which they are interested at the present time. Should this be so I take it that the balance of the properties could be dealt with under our regular policy of liquidation.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

FGS/PMH

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

Mr. McPherson

COPY

19th October, 1943.

I.T. Barnet, Esq.,
District Superintendent,
Soldier Settlement and Veterans' Land Act,
518 Rogers Building,
Vancouver, B.C.

Dear Sir:

Further to my letter of the 16th instant I am wondering if you could at this time submit an offer for any properties in which you are interested in Steveston or other districts. If you could do so we would be able to take the matter up with the Advisory Committee and could possibly reach a decision at one time rather than have to open the matter up again in the near future.

While not definitely committing yourself as to your future requirements, in view of the fact that you are only making offers on a portion of our properties, may we understand that these are all that you are likely to be interested in.

This information would be of value to us so that we might know what position we are in in regard to yourselves and will be able to formulate our policy in regard to dealing with the properties which are left.

Yours truly,

F. G. Shears,
Director.

FGS/PMH



CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

W.D. NEIL, GENERAL MANAGER OF COMMUNICATIONS, MONTREAL

WNA56 52 DL

VANCOUVER BC 19 1102A

G W MCPHERSON 645

EXECUTIVE ASSISTANT OFFICE OF CUSTODIAN VICTORIA BUILDING OTTAWA
RETEL CRUX ALREADY HAS LIST OF MOST PROPERTIES WHERE DELIVERY
OF TITLE IMPROBABLE WE ALSO ASSIGNED ALL LEASES QUITE A WHILE AGO
STOP VETERANS LAND HAVE RECORD OF FIRE INSURANCE AND WE WILL
DELIVER POLICIES IMMEDIATELY STOP ACCOUNTING DEPARTMENT WITH HORTON
PREPARING STATEMENT OF MTNIES HELD FOR ACCOUNT OF VETERANS LAND
WRITING

F G SHEARS DIRECTOR

1943 OCT 19 PM 3 24

ok
file

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

CLASS OF SERVICE	
Full Rate	
Day Letter	
Night Message	
Night Letter	X
Evening and Sunday Messages	
Please mark an X opposite the class of service desired.	

CANADIAN PACIFIC TELEGRAPHS



World Wide Communications

W.D. NEIL, GENERAL MANAGER OF COMMUNICATIONS, MONTREAL

CHECK

TIME FILED

Send the following message, subject to the conditions on the back thereof, which are hereby agreed to.

OTTAWA ONTARIO
7 O'CONNOR STREET
OTTAWA ONTARIO

F G SHEARS ESQ
DIRECTOR, OFFICE OF THE CUSTODIAN
506 ROYAL BANK BLDG.
VANCOUVER B C

MURCHISON PROTESTS DELAYS AND REQUESTS ACTION AS FOLLOWS STOP LIST PROPERTIES
WHERE DELIVERY OF TITLE IMPROBABLE DELIVERY FIRE INSURANCE POLICIES IN FORCE
PAYMENT RENTS WHICH PROPERLY DUE HIM DELIVERY BALANCE LEASE DOCUMENTS AND
IMMEDIATE CLEARANCE CHATTELS ON FARMS STOP OFFERS SERVICES HORTON TO ASSIST
STOP APPRECIATE INFORMATION MEETING WITH HIM THURSDAY

Charge to Custodian's Office,

G W MCPHERSON
EXECUTIVE ASSISTANT

GWMCP/FC. File #J-49A

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

TELEGRAM
Soldier Settlement of Canada

To: CANADIAN NATIONAL
(Name of Telegraph Company)

RECEIVER'S NO.	TIME FILED
CHECK	

VANCOUVER, B.C. October 18, 1943
(Place) (Date)

Send the following by _____ and charge to Soldier Settlement of Canada.

G. T. McPherson, Esq.,
C/o, Deputy Custodian, OTTAWA.

DELAYS SHEARS OFFICE CAUSING EMBARRASSMENT COMPLETION JAPANESE LAND PURCHASE STOP
WILL GREATLY APPRECIATE IMMEDIATE ACTION FOLLOWING POINTS STOP LIST OF PROPERTIES
WHERE DELIVERY OF TITLE IMPROBABLE STOP DELIVERY FIRE INSURANCE POLICIES IN FORCE STOP
PAYMENT OF RENTS WHICH PROPERLY OURS UNDER TERMS PURCHASE AGREEMENT ACCOMPANIED BY
CERTIFIED STATEMENT SHOWING RENTALS PAID AND BALANCES OUTSTANDING TOGETHER WITH
DELIVERY BALANCE OF LEASE DOCUMENTS STOP CONSIDER IT ESSENTIAL THERE BE BETTER
PROGRESS IN CLEARANCE JAPANESE CHATTELS ON FARMS STOP OFFER SERVICES OUR TREASURY
OFFICER HORTON TO EXPEDITE FOREGOING STOP LEAVING HERE PLANE EARLY TUESDAY MORNING.

G. MURCHISON.

GM:B

Confirmation

S. FORM NO. 139

CLASS OF SERVICE	SYMBOL
Full-Rate Message	
Day Letter	D.L.
Night Message	N.
Night Letter	N.L.

If none of these three symbols appears after the check (number of words) this is a full-rate message. Otherwise its character is indicated by the symbol appearing after the check.

CANADIAN NATIONAL TELEGRAM

W. M. ARMSTRONG, GENERAL MANAGER, TORONTO, ONT.

FORM 6125

Exclusive Connection with
WESTERN UNION
TELEGRAPH CO.
Cable Service
to all the World
Money Transferred
by Telegraph

STANDARD TIME

MOB80 92 DL=VANCOUVER BC 18 1134A

G T MCPHERSON=

0650 :CARE DEPUTY CUSTODIAN OTTAWA ONT=

DELAYS SHEARS OFFICE CAUSING EMBARRASSMENT COMPLETION .
JAPANESE LAND PURCHASE STOP WILL GREATLY APPRECIATE IMMEDIATE
ACTION FOLLOWING POINTS STOP LIST OF PROPERTIES WHERE DELIVERY
OF TITLE IMPROBABLE STOP DELIVERY FIRE INSURANCE POLICIES
IN FORCE STOP PAYMENT OF RENTS WHICH PROPERLY OURS UNDER TERMS
PURCHASE AGREEMENT ACCOMPANIED BY CERTIFIED STATEMENT SHOWING
RENTALS PAID AND BALANCES OUTSTANDING TOGETHER WITH DELIVERY
BALANCE OF LEASE DOCUMENTS STOP CONSIDER IT ESSENTIAL THERE
BE BETTER PROGRESS IN CLEARANCE JAPANESE CHATTELS ON FARMS
STOP OFFER SERVICES OUR TREASURY OFFICER HORTON TO EXPEDITE
FOREGOING STOP LEAVING HERE PLANE EARLY TUESDAY MORNING=
G MURCHISON..

57999 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

16th October, 1943.

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

Dear Mr. McPherson:

I am in receipt of a letter from Mr. I.T. Barnet in which he submits an offer of \$35,000.00 for the purchase of 33 properties which are situated on Vancouver and the Gulf Islands, also a letter in which he submits an offer of \$6,500.00 for 11 properties in the Fraser Valley.

I am attaching a copy of the properties to which he refers which show their appraised value.

While Mr. Barnet does not say so I understand from Mr. McKay that these may be all the properties in these districts in which they may be interested. As far as the Vancouver and the Gulf Islands are concerned the 33 properties only form a part of the properties under our control as we have considerably over 100 properties in these areas.

I notice that some Royston Lumber Company Limited's properties are mentioned and these properties were included in the sale of the company's assets to Mr. Stekl.

We will analyse our files to see the position of the properties to which they refer.

Will you please advise how these and any further offers received from the Veterans' Land Act should be dealt with.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH
Encl.

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

File	Property	Land Description	Acreage Total Cult.	1942 Taxes	Appraised Value
<u>SAANICH</u>					
JL 799	Morisawa, N.	Lot B, Blk.3, Sec.34, Plan 1228	1.350 1.270	\$19.60	\$ 594.00
<u>DUNCAN</u>					
775	Nakashiwa, E.	Lot 18, & W $\frac{1}{2}$ 17, Blk.2, Plan 1346	.60 .60	18.30	550.00
759	Tomura, T.&M.	(Lot 10, Sec.3 & 4, Rge.4, 5, Plan 2458	20.00 16.30	31.95	1127.00
<u>CHEMAINUS</u>					
806	Nishimura, C.	Lot A Sec.16, Rg.5, Plan 4656	1.99 1.00	27.72	1052.00
804	Sakata, M.	" 1 " 16, " 4354	7.97 1.00	30.80	867.00
803	Yoshida, C.	" A " 15, " 2117	53.00 .20	42.20	964.00
<u>PORT ALBERNI</u>					
771	Nagata, K.	" A, B, Blk.3, D.L.100, Pl.1757	15.75 1.50	19.93	746.00
902	Sumi, C.	" A D.L.1 Pl.2868	1.18 1.18	46.80	1454.00
<u>ROYSTON</u>					
762	Kato, F.T.	Pt.NW & SW Sec.29, Tp.11, Plan 1929	8.08 1.00	38.13	1041.00
764	Royston Lbr. Coy.	(Lot D. Royston Townsite, Plan 1478	5.08 3.02	44.98	763.00
"	" " "	(Lot 1, 2 of G. Royston Townsite, Plan 1478	0.52 -	9.67	300.00
"	" " "	(Lot 3, 4 of G. Royston Townsite, Plan 1478	0.49 -	5.87	200.00
760	Uchiyama, T.	Pl.1478, S/D pcl.A, Lot 1, Blk.K, Plan 2264, Lot 1.	0.37 -	42.04	2148.00
"	" "	(Lot 2, Blk.K, Royston Townsite Plan 1478	1.54 -	6.91	616.00
<u>COURTENAY</u>					
894	Kobayakawa, M.H.	Sec.1 of Sec.14, Plan 4130	0.25 0.25	25.28	1400.00
<u>SANDWICK</u>					
754	Tateishi, I.	N.E. $\frac{1}{4}$ Sec. 32	160.00 14.60	35.59	1616.00
<u>MAYNE ISLAND</u>					
794	Minamide, B.	Pcl.A, Sec.8 & 11	53.87 12.00	18.10	2840.00
797	" B.&M.	S $\frac{1}{2}$ of NW $\frac{1}{4}$ Sec.8	80.00 4.00	13.70	1516.00
813	Nagata, K.	Lots 1, 2, 3, S/D Sec.12, Pl.715	3.00 3.00	23.30	3000.00
796	Sumi, K.	" 20, 21, 22 S/D Sec. 12, Pl.715	3.00 2.65	19.30	1174.00
792	Sumi, J.K.	(W $\frac{1}{2}$ NE $\frac{1}{4}$ (80 acs.) & W $\frac{1}{2}$ SE $\frac{1}{4}$ (20.ac) Of Sec.3	100.00 3.50	18.00	1932.00

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

File	Property	Land Description	Acreage		1942	Appraised
			Total	Cult.	Taxes	Value
<u>MAYNE ISLAND (Contd.)</u>						
JL 800	Kadonaga, T.	Lot "A", S/D Sec.1, Pl.2501	123.70	8.00	\$ 28.25	\$ 1689.00
793	Sasaki, K.	" "B", S/D " 1, " 2501	64.12	4.25	11.30	661.00
814	Konishi, K.	S $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec.7	80.00	-	4.00	200.00
<u>SALT SPRING ISLAND</u>						
781	Mikada, M.	Pt.Pcl A Sec.4,Rg.3E, N.Div.	5.76	3.00	7.15	1576.00
782	Murakami, K.	Lot 1,Rg.2E,Sec.3, Pl.3912) Pt.E $\frac{1}{2}$ " 3, " 246R)	17.04	4.00	18.70	1310.00
783	Murakami, T.	Lot "C" Secs.4 & 5, Rg.2E,)) Plan 2183	25.30	3.60	17.10	1008.00
784	Murakami,Tsu.	Lot 2, Sec.4,Rg.2, Pl.3805	1.77	1.77	2.20	177.00
780	Ito, N.	" 1, " 4," 2	4.90	3.00	5.60	989.00
785	Murakami,Mor.	Pt.E $\frac{1}{2}$ of W $\frac{1}{2}$ Sec.4,Rg.2	21.00	6.00	26.60	2390.00
795	Okano, K.	(Exc.25') W $\frac{1}{2}$ Sec.3, Rg.2,and) (N.20' " 3, " 1,) (Plan 2143)	49.32	12.00	50.64	2986.00
795	" "	Sec.1,Rg.1E	100.00	-	10.80	250.00
801	Okano, J.S.	Pt.W $\frac{1}{2}$ Sec.2, Rg.2E,	38.70	-	10.40	193.00
			1049.65	112.69	\$730.91	\$39,329.00

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

File	Property	Land Description	Acreage Total Cult.		1942 Taxes	Appraised Value
<u>MISSION</u>						
JL 925	AYUKAWA, K.	Lot 2 of Pt. SE $\frac{1}{4}$ Sec. 28 Tp. 17, Map 5727, N.W.D.	9.00	1.70	\$ 9.36	\$ 708.00
918	AYUKAWA, S.	Lot 4 of Pt. SE $\frac{1}{4}$ Sec. 28 Tp. 17, Map 5727, N.W.D.	9.00	6.35	21.06	1434.00
921	IKEBUCHI, T. & HAYASHI, Tatsuo	Blk. D of Lot 412, Grp. 1, Map 5221, N.W.D.	9.97	6.08	14.25	477.00
920	TAKAHASHI, Y.	Lots 1, 15 & 16 of N $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec. 20, Tp. 17, Map 650	14.64	1.03	27.41	752.00
912	TAKEI, K.	Lot 2 of SE $\frac{1}{4}$ Sec. 33, Tp. 17, Map 3589, N.W.D.	9.96	4.10	15.60	640.00
913	TOMOMITSU, H.	Lot 3 of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ Sec. 33, Tp. 17, Map 3589, N.W.D.	4.94	1.23	7.80	123.00
919	TSUJI, S.	Blk. "B" of E $\frac{1}{2}$ of NW $\frac{1}{4}$ Sec. 19, Tp. 17, Map 1966, N.W.D.	5.01	.85	5.72	350.00
<u>MATSQUI</u>						
JL 924	NAKASHIMA, F.	4.8 acs. more or less of Lot 68, Gp. 2, Sk. 2064, N.W.D.	4.80	4.80	4.27(dyke) 16.74(Gen)	935.00
<u>SURREY</u>						
JL 917	HINATSU, Y.	4.715 acs. more or less of N $\frac{1}{2}$ of NW $\frac{1}{4}$ Sec. 32, Tp. 2, Sk. 6156	4.715	-	10.20	207.00
<u>PITT MEADOWS</u>						
JL 916	IKEDA, R. & A.	Lot 10 of Sec. 25, Blk. 6 N, Rg. 1 E, Map 3391	5.669	2.76	11.10(Gen) 6.47(Dk. Dr)	345.00
<u>MAPLE RIDGE</u>						
JL 911	YAMADA, S.	Lot 4 of L.S. 8 of Sec. 5, Tp. 15, Map 3949, N.W.D. (Unregistered Agt. for Sale)	9.77	6.10	29.93	863.00
			87.474	35.00	179.91	\$6,834.00

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

2-49
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

October 13, 1943.

K. L. MacKenzie, Esq.,
Manitoba Liberal Association,
37 Syndicate Building,
Winnipeg, Man.

Dear Ken:

I have your letter of October 8th.

Japanese evacuee property in British Columbia is at present being liquidated and the sale of a large block of the farm lands has already been made to the Director under the Veterans' Land Act.

Full information concerning property situate in British Columbia is kept in the Vancouver Office and is not available here. I can only suggest, therefore, that you have your friend write to the Custodian's Office, 506 Royal Bank Bldg., Vancouver, and I am sure they will supply him with full information.

Yours very sincerely,

GWMcP/FC.

(G. W. McPherson)

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

M. R. SUTHER, AND, PRESIDENT
840 D. MAN.
PH. 42-42

H. R. VEALS, TREASURER
DARLINGTON, MAN.
PHONE-BUSINESS 24
HOME 2

CECIL B. PHILP, SECRETARY
801 SOMERSET BLDG.
PHONE-OFFICE 22-112
HOME 401-222

MANITOBA LIBERAL ASSOCIATION
HEADQUARTERS OFFICE
37 SYNDICATE BUILDING
WINNIPEG

October 8th, 1943.

G. McPherson, Esq.,
Custodian Enemy Alien Property,
7 O'conner Street,
Ottawa, Ontario.

Dear Glen,-

A friend of mine in Winnipeg was asking me the other day if the Government was considering the sale of any Japanese property in British Columbia. This chap is interested in purchasing some suburban acreage fairly close to Vancouver. He has in mind a parcel of between fifteen and twenty five acres with or without buildings. If the property were close to Vancouver and had good buildings he would require less acreage.

I would appreciate your letting me know if any of this property is for sale and if so the terms etc.

Thanking you and with kindest personal regards, I remain.

Sincerely yours,

K. L. MacKenzie
K. L. MacKenzie.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files



SOLDIER SETTLEMENT AND VETERANS' LAND ACT
OFFICE OF THE DIRECTOR

OTTAWA, September 10, 1943.

G.W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Bldg., OTTAWA.

Dear Mr. McPherson,- Japanese Properties and Veterans' Land Act.

I thank you for your letter, with enclosures, of September 9th in connection with the sale of ten Japanese properties in Maple Ridge Municipality.

The explanation given by Mr. Shears in his letter to you of September 2nd is quite satisfactory, and I do not think that any further information will be necessary.

Yours very truly,

Director.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

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

September 9, 1943.

G. Murchison, Esq.,
Director,
Veterans' Land Act,
71 Bank Street,
Ottawa, Ontario.

Dear Sir:

Re: Japanese Properties and Veterans' Land
Act

I am enclosing a copy of a letter received from Mr. Shears, dated September 2nd, which deals with the ten sales to which Col. Chandler referred. I am also enclosing a copy of my reply to Mr. Shears. I assume that you will be satisfied with the explanation given but if I can obtain any further information for you I will be pleased to do so.

Mr. Shears, in another letter of the same date, has advised that the work of the signing of the leases is proceeding and that a master document is being prepared dealing with the transferring of the property and this will be forwarded to Ottawa in due course.

Yours very truly,

(G. W. McPherson)
Executive Assistant

GWMcP/FC.

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

September 9, 1943.

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

Dear Mr. Shears:

Re: Japanese Properties and Veterans' Land Act

I have your letters of September 2nd and wish to thank you for the information given.

I am forwarding a copy of your letter dealing with the ten sales to Mr. Murchison which I feel will clarify the Custodian's position. I note that in the case of five sales you refer to the fact that the property was sold but you do not indicate whether it was sold by the Custodian or the Japanese.

I am assuming that it was sold by the Japanese and that the Custodian simply did not object. I am also assuming that where any sales were made after the effective date of the Order-in-Council requiring the consent of the Director of the Soldier Settlement, such consent was obtained by the parties to the sale. In this case, however, if the Custodian was not a party to the sale, then he would not be directly concerned whether or not the consent of the Director was obtained.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

2nd September, 1943.

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

Dear Mr. McPherson:

In regard to that part of your telephone conversation the other evening when you referred to the complaint which Colonel Chandler had made to Mr. Murchison concerning the sale of ten parcels included in the Veterans' Land Act offer.

You are aware, of course, that the deal in regard to the purchase was covered by a list of 769 parcels and negotiations were carried on on the basis of the total amount of the offer in relation to the total appraised value. No attempt at that time was made to identify each property in the Veterans' Land list with our individual files.

As a result it turns out that certain properties which were included in the list had been previously disposed of and we are therefore not now in a position to transfer these particular properties.

Doubtless the ten parcels referred to have to do with the Municipality of Maple Ridge and the story is fairly clearly shown by Memorandums which I had arranged to be sent to me by the Farm Dept. when they were matching up the sales offer with the individual properties:

ARINOBU, Hatsuo - File No. 8654
This property was sold May 3rd, 1942.

FUJISHIGE, Takeo - File No. 5401
This property was sold prior to registration early in 1942, not declared or vested.

HARA, Kiyoji - File No. Internee 564.
This property was sold May 20th, 1942.

57899 [Pt. 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. _____

2.

G. W. McPherson, Esq.

KIKA, Tsunakichi - File No. 11970
This property was not declared or vested. Kika died on the 13th February 1942 and J.M. Streight, Official Administrator, sold the property with the approval of the Soldier Settlement Board.

TANAKA, Soshichi - File No. 4840.
This property was sold June 24th, 1942.

SHIN, S. Zentaro - File No. 9401.
This property was sold May 19th, 1942, by Shin.

OKAHASHI, Masuzo - File No. 4222
This property was sold in 1935 by Okahashi.

NABUTO, Kazuto and Fuyu - File Nos. 4832/4796
This property was sold July 1942 to Mr. Hal Menzies.

MUKUDA, Naosaku - File No. 7375
This property was sold prior to June 15th, 1942.

KUSANO, Kyujiro - File No. 9587
This property was sold June 10th, 1943.

You will see from this that with the exception of the last parcel all of these transactions took place in 1942 and in regard to the last, which was the one I referred to when you spoke to me on the telephone, this deal had been in process for some while and was in fact a deal in which Mr. Hal Menzies, a member of the Advisory Committee, was interested in and it seemed altogether desirable that this particular deal should be concluded, especially in view of the fact that the price secured was in excess of the offer of the Veterans' Land Act.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

2nd September, 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: Veterans' Land Act Property.

I am in receipt of your letter of the 31st and have already written explaining the circumstances in regard to the sale of ten parcels to which you refer.

In addition to these ten parcels there are some properties in other Municipalities which have been sold previous to this deal being made. For the time being we are also withholding the Assignment of some properties on which the title is involved for one cause or another, but these will be handled immediately those properties which were perfectly in the clear have been dealt with.

As regards adjustment of rentals, Col. Chandler has evidently now received some instructions from Mr. Murchison and I think we will be able to work out a satisfactory arrangement. I have already signed and sent over most of the Notices of Assignment of Lease and it is now up to Mr. Crux and Col. Chandler to get these out to the tenants.

They have interviewed and made arrangements with Mr. Stokes, the Registrar at New Westminster, in regard to the method of transferring these properties and I understand they will go forward to the Registrar in batches of fifty. They are preparing a master document which I believe will be sent to Ottawa for signature.

Any additional delay in the issuance of any fiat might be desirable so that as much water as possible may have passed the bridge before any action can be started.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

57899 [p.2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

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

August 31, 1943.

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

Dear Mr. Shears:

Re: Japanese Farm Property

As I advised you on the telephone last night, Mr. Murchison is greatly disturbed over the delay in assigning leases and transferring titles to him in accordance with his accepted offer. I have your wire this morning and have already advised Mr. Murchison that the deal will be pushed through, particularly for the reasons I mentioned on the telephone last night.

Insofar as rentals are concerned, which still appears to be a bone of contention between yourself and Mr. Chandler, I think we can only collect rentals for the balance of the 1942 year where the rent is on a monthly basis and is not what one might call a crop-year rental. For example, where the Custodian has collected the 1942 rent out of the 1942 crop, then I think we will have to pay the taxes but where there is a lease starting on the 1st of October and on a monthly basis, then we will be entitled to a credit for October, November and December even though we have not collected the rent in those months. On the other hand, however, if there is a crop-year lease starting from the 1st of October and the rent is to be collected the following September out of the crop then I think we will have to consider this is the 1943 rent and we will receive no credit for the three months remaining in 1942.

Mr. Murchison and I have agreed there must be some give and take in this matter and I hope you and Mr. Chandler will be able to agree upon most of the cases and in any case of serious dispute you might refer it to me and I will discuss it with Mr. Murchison.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

- 2 -

I understand you are going to let me have some information concerning the ten sales which Mr. Chandler has complained about to Mr. Murchison. I told Mr. Murchison that, while I had no facts available, I knew there was an explanation for these sales and I believed the explanation was that the sales were made before the Custodian had control and they were merely completed after that time.

You will appreciate that my telephone call was not in criticism of the work of your office but merely to obtain information as to what was going on and to try to have the matter rushed along to avoid unnecessary difficulties which I referred to on the telephone.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files



CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

W.D. NEIL, GENERAL MANAGER OF COMMUNICATIONS, MONTREAL

VR. MX. 48 NL

VANCOUVER, BC AUG 31

G W MCPHERSON OFFICE OF THE CUSTODIAN SIX VICTORIA BLG.,
OTTAWA, ONT. 1674

AFTER YOUR MESSAGE SPOKE TO CHANDLER AND CRUX AND NOTICE TO TENNANTS OF ASSIGN-
-MENT OF LEASE WILL BE PUSHED THROUGH VERY QUICKLY AND OTHER MATTERS EXPEDITED
STOP WILL ARRANGE TO CLEAN UP A LOT TOMORROW STOP TENDERS FOR GROUPS B
AND C WILL ALSO BE ADVERTISED WEDNESDAY MORNING.

F. G. SHEARS

403AM AUG 31

*Received - Murchison
9.30 a.m. Aug 31/43*

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

TELEGRAM GM/K
Soldier Settlement of Canada

RECEIVER'S NO.	TIME FILED
CHECK	

To: Canadian Pacific Telegraph Company, Ottawa, August 24, 1943.

(Name of Telegraph Company)

(Place)

(Date)

Send the following by RUSH WIRE and charge to Soldier Settlement of Canada.

G.W. McPherson, Executive Assistant, Dept. Secretary of State,
c/o Chateau Frontenac,
Quebec City.

AM advised that due to delay in completing purchase Jap lands heavy tax penalties will be added at end this month and will apply to nineteen forty three taxes in addition other arrears (stop) As practical solution propose that we pay all arrears taxes forthwith on understanding that disbursements for taxes levied prior nineteen forty three be adjusted in purchase price to be paid or alternatively that full disbursements be recovered from custodian those cases where custodian unable finally to deliver acceptable title. (stop) Rush reply or telephone as action must be started immediately.

G. Murchison.

Confirmation



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT
GM/K OFFICE OF THE DIRECTOR

OTTAWA, August 24, 1943.

G.W. McPherson, Esq.,
Executive Assistant,
Department of Secretary of State,
c/o Chateau Frontenac,
QUEBEC CITY.

Dear Mr. McPherson,-

Many thanks for your letter of the 17th instant re Japanese properties in British Columbia. By way of reply I am attaching hereto a copy of my letter of the 23rd instant to Colonel Chandler at Vancouver.

Yours very truly,

Director.

Enclosure.

If surveys are indicated do not hesitate to have them carried out. We cannot ask the Custodian to bear these costs as in the great majority of cases I believe the survey would confirm that the buildings are on the property and that the legal description is satisfactory. These Japanese people were not careless in such matters. There may be an odd case where a survey discloses an unsatisfactory condition and when that occurs decision must be taken as to whether we want the property. If so, do the circumstances justify that the vendor pay the costs of survey. I am not disposed to be too meticulous on the point of costs of surveys, otherwise the general effect may be a serious slowing down in completing the transaction.

Yours very truly,

Director.

VLA105

Enclosure.

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

GM/K

YOUR FILE NO.

PLEASE QUOTE

Via Air Mail.

August 23, 1943.

Colonel W.K. Chandler,
c/o Soldier Settlement of Canada,
Vancouver, B.C.

Dear Colonel Chandler,-

Japanese Lands.

Many thanks for your letter of the 9th instant which was awaiting my return from the Maritimes where I have spent the last two weeks (not on a vacation, I may say).

Your letter calls for comment on only two points: (a) adjustment of rentals, and (b) surveys to actually determine legal description and location of buildings of any consequence.

Regarding rentals, there is surely no room for misunderstanding. The Custodian is entitled to retain lease proceeds for the crop year of 1942 and the Director takes all rentals as from January 1st, 1943. There may be an odd case where the lease dates from say October 1st, 1942, to October 1st, 1943, where the rental is on a monthly basis. In such cases the Custodian is entitled to the rental for the balance of the 1942 calendar year but we take over as from January 1st, 1943. There will also be cases where the last lease is dated later in 1942 and covers the crop year of 1943. There will be cases in this category where no part of the rental was paid during 1942 as collection was intended to come from the 1943 crop proceeds. In these cases the rentals are payable to the Director. I enclose herewith copy of letter from Mr. McPherson dated August 17th, and I trust this matter is now sufficiently clear.

With regard to surveys, I fully agree that care must be taken, and if surveys are indicated do not hesitate to have them carried out. We cannot ask the Custodian to bear these costs as in the great majority of cases I believe the survey would confirm that the buildings are on the property and that the legal description is satisfactory. These Japanese people were not careless in such matters. There may be an odd case where a survey discloses an unsatisfactory condition and when that occurs decision must be taken as to whether we want the property. If so, do the circumstances justify that the vendor pay the costs of survey. I am not disposed to be too meticulous on the point of costs of surveys, otherwise the general effect may be a serious slowing down in completing the transaction.

Yours very truly,

Director.

VLA105

Enclosure.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

Quebec, Que., 24th August 1943

Mr. G. Murchison,
Director,
Soldier Settlement of Canada,
Sovereign Building,
OTTAWA, Ontario

Dear Mr. Murchison: Re: Japanese Lands

I wish to confirm the telephone conversation I had with you a few moments ago in reply to your wire of today's date. My understanding is that your Department will pay the arrears of taxes to avoid penalties and the Custodian will give you a credit on the purchase price for all payments made on account of 1942 taxes.

I have wired Mr. Shears today as follows:

"Telephoned Murchison we agree adjustments regarding rentals has advised Barnett STOP Murchison concerned regarding tax penalties to be added end August Custodian agrees Murchison pay all arrears forthwith on understanding disbursements for taxes levied prior forty three be adjusted on purchase price or reimbursed if sale impossible he has advised Barnett."

I trust this will meet the situation and hope to be able to discuss the sale question with you the first week in September.

Yours very truly,

GWMcP/RMD

(G.W. McPherson)
Executive Assistant

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

CLASS OF SERVICE	
Full Rate	
Day Letter	
Night Message	
Night Letter	☒
Evening and Sunday Messages	

Please mark an X opposite the class of service desired.

CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

W. D. NEIL, GENERAL MANAGER OF COMMUNICATIONS, MONTREAL

CHECK
TIME FILED

Send the following message, subject to the conditions on the back thereof, which are hereby agreed to.

NIGHT LETTER

QUEBEC PQ 24 AUG 43

MR F G SHEARS
DIRECTOR
OFFICE OF THE CUSTODIAN
506 ROYAL BANK BUILDING
VANCOUVER B C

TELEPHONED MURCHISON WE AGREE ADJUSTMENTS REGARDING RENTALS HAS ADVISED
BARNETT STOP MURCHISON CONCERNED REGARDING TAX PENALTIES TO BE ADDED END
AUGUST CUSTODIAN AGREES MURCHISON PAY ALL ARREARS FORTHWITH ON UNDERSTANDING
DISBURSEMENTS FOR TAXES LEVIED PRIOR FORTY THREE BE ADJUSTED ON PURCHASE
PRICE OR REIMBURSED IF SALE IMPOSSIBLE HE HAS ADVISED BARNETT

G W MCPHERSON
Executive Assistant

hg. Room 3417



CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

W.D. NEIL, GENERAL MANAGER OF COMMUNICATIONS, MONTREAL

WA FS

94 RUSH RET REPLY

OTTAWA ONT AUG 24 1231P

G W MCPHERSON

188

EXECUTIVE ASST DEPT SECY OF STATE CHATEAU FRONTENAC QUEBEC

AM ADVISED THAT DUE TO DELAY IN COMPLETING PURCHASE JAP
LANDS HEAVY TAX PENALTIES WILL BE ADDED AT END THIS
MONTH AND WILL APPLY TO NINETEEN FORTY THREE TAXES IN
ADDITION OTHER ARREARS STOP AS PRACTICAL SOLUTION PROPOSE THAT WE
PAY ALL ARREARS TAXES FORTHWITH ON UNDERSTANDING THAT DISBURSEMENTS FOR
TAXES LEVIED PRIOR NINETEEN FORTY THREE BE ADJUSTED IN PURCHASE
PRICE TO BE PAID OR ALTERNATIVELY THAT FULL DISBURSEMENTS BE
RECOVERED FROM CUSTODIAN THOSE CASES WHERE CUSTODIAN UNABLE FINALLY TO
DELIVER ACCEPTABLE TITLE STOP RUSH REPLY OR TELEPHONE AS ACTION
MUST BE STARTED IMMEDIATELY.

G MURCHISON

1255PM.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

CLASS OF SERVICE	
Full Rate	
Day Letter	
Night Message	
Night Letter	
Evening and Sunday Messages	

Please mark an X opposite the class of service desired.

CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

W.D. NEIL, GENERAL MANAGER OF COMMUNICATIONS, MONTREAL

CHECK
TIME FILED

Send the following message, subject to the conditions on the back thereof, which are hereby agreed to.

NIGHT LETTER

QUEBEC PQ 23 AUGUST 1941

MR F G SHEARS
912 ROYAL BANK BUILDING
VANCOUVER B C

RETEL YOUR INTERPRETATION MY LETTER CORRECT STOP CUSTODIAN INTENDS TO
CONTINUE SALES POLICY UNLESS INJUNCTION PREVENTS HIM FROM DOING SO STOP
FOR YOUR CONFIDENTIAL INFORMATION ST LAURENT INDICATED FIAT AUTHORIZING
SUIT WILL BE GRANTED IMMEDIATELY STOP EXPECT RETURN OTTAWA THIRD SEPTEMBER
REGARDS

G W MCPHERSON
Executive Assistant

G.W.M.

57899 [pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files



Quebec, Que., 15th August, 1943.

Mr. F.G. Shears
Custodian's Office
Royal Bank Building
VANCOUVER B.C.

Dear Mr. Shears:-

Re: Japanese Affairs

I was called out of Ottawa to assist in the organizational work for the Conference that is now going on in Quebec, and naturally before the story broke, my whereabouts was unknown, even to Miss Carroll. I therefore have had no news concerning the Vancouver Office for the last week and a half and I would appreciate your dropping me a personal line dealing with the picture generally, and as soon as I get a chance I will get my mail from Ottawa and answer any of the Vancouver letters.

Insofar as the Petition of Right is concerned, this matter is, so far as Dr. Coleman knows, still under consideration by the Department of Justice, but I think there is little doubt that a fiat will be issued. I, of course, will advise you as soon as we have anything definite, but it is ridiculous for McLennan to suppose that a case of this kind can get before the Exchequer Court in September.

As far as my work generally is concerned, plans are rather indefinite for the next few weeks, but it is possible that sometime before the end of the year I will make a trip to Vancouver with the idea in mind of cutting down the amount of work being handled by Field and reducing our own staff as much as possible.

^{not}
I am particularly interested in the present position as regards the sale of farms to the Soldier Settlement and for your information, it is the intention of the Custodian to delay his liquidation policy, even though a fiat is granted, since the case might not be finally disposed of for a year. If it were eventually decided in favour of the Japanese, there would no doubt be a judgment for damages and the sale of the property would not make any difference. To delay the liquidation at this time does not seem to me to be in the best interests, even of the Japanese. You might also let me have a note on whether or not the Royston Lumber Company is operating in accordance with the agreement.

The last paper I received from Field had an ad in it for T. Maikawa Stores which indicated that Field is still operating same.

The Doctor is of course up to his ears in work here, but I think he would appreciate a résumé of the general situation in Vancouver.

With my regards to Bob, and the rest of the staff, also to your good wife and Mr. and Mrs. Wright. Tell Bob that I am really associating with the uppercrust.

Yours very sincerely,

(G.W. McPherson)
Executive Assistant

GWMcP/RMD

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

G. W. McPherson, Esq.

Montreal, East - Quebec
July 29th, 1943

9th August, 1943.

Frederick Field, Controller
Care of P. S. Ross and Sons
675 West Hastings St.
Office of the Custodian, C.
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:-

Attention Farm Department

An ad in recent Vancouver newspaper, regarding the purchase of a small fruit farm - house of 2 to 3 acres - reasonable price. Enclosed, please find a letter which we have received from a Mr. J. L. Gereson of Montreal, with regard to purchasing a fruit farm in the Fraser Valley.

I am actually employment advisor of the Government of Canada. O. H. M. We have advised Mr. Gereson that we are turning his letter over to your office and that he may expect to hear from you shortly.

A better climate is recommended for immediate purchase and it's applying to your better. Yours faithfully,

J. L. Gereson
Yours
J. L. Gereson
213 Glenora Ave.
"J. L. Gereson"

Enclosure

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

COPY

Montreal, West - Quebec
July 29th, 1943

Frederick Field, Controller
Care of P. S. Ross and Sons
675 West Hastings St.
Vancouver - B. C.

Dear Sir:-

An ad in recent Vancouver newspaper, prompts me to communicate with you. Could you help me with information, suggestions or ideas as to purchasing a small fruit farm - house of 4 to 6 rooms. Moderate price. Victoria, B. C. or Fraser Valley preferred. Near or practical distance from shipyards.

I am actually employment advisor of the Selective Service. O. H. M. S. and U. I. C. and also master mechanic.

A better climate is recommended for sinusity trouble and I'm applying to your better knowledge before I ask a transfer or release as the case may be.

Yours truly,

J. L. Gereson
213 Glencoe Ave.

"J. L. Gereson"

Copy for Mr. G. W. McPherson

5788

August 5th, 1943

Mr. Zennosuke INOUE,
Reg. No. 03243,
Kaslo, B. C.

Dear Sir:

Your letter of July 30th for the attention of
Mr. Alexander has been handed to me for reply.

I can appreciate your feelings in this matter
from your personal point of view. It is necessary, however,
for the Custodian's policy to be administered in a uniform
manner relating to all persons of the Japanese race, the
situation in the present war not being analogous to that
obtaining in the last.

The proceeds from the sale of your farm will be
made available to you and the officials of the Veterans'
Land Act would be the proper body to which application
might be made for consideration in regard to your retain-
ing this property on the grounds in which you mention in
your letter.

I can assure you that it is the wish of this
office to administer all properties under our control in
the best manner possible in conformity with the broad
policy which must of necessity be adopted in the present
circumstances.

Yours truly,

F. G. Shears
Director

FGS/GH

Miss Carroll
He

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

J-49A

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

July 28, 1943.

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

Dear Mr. Shears:

Re: Sale of Farm Lands

I have your letters of July 22nd.

Insofar as Mr. Chandler's argument is concerned, I appreciated the wording of the original offer but entirely disagree with its obvious result and discussed the matter with Mr. Murchison. It is obviously ridiculous that the Custodian should pay taxes and other charges against the land for a period during which the Soldier Settlement will eventually collect the revenue.

This point was discussed with Mr. Murchison and he entirely appreciates it and that is one of the reasons why the original offer has been amended and the conditions outlined in my letter are the conditions that have been agreed upon.

I have not heard from Mr. Murchison and assume he has answered Mr. Chandler's letter and that Mr. Chandler now understands the situation.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE No.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

22nd July, 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 Farm Lands to the Veterans' Land Act.

In my letter of even date regarding the above I omitted to point out the following:

We have perhaps about 175 leases where payments are due each month. Amounts may have been collected say for September to December 1942 and there is no contention regarding this. We may also have received monthly rentals for January onwards which it is claimed should be credited to the Veterans' Land Act. This has already been covered in my other letter but the point I wish to mention is that in some cases the money received since January has already been remitted to the Japanese owner.

It would appear to be necessary that when we advise the Japanese owner with regard to the sale of his land we will have to indicate that the sums paid since January have to be charged back and be deducted from the purchase price of his land.

I am sorry that at this writing I cannot give you the accurate figures but the following approximate figures have been supplied to me by Mr. Good.

Rents due up to December 1942.	\$6,800.00
Rents paid to December 1942.	6,400.00
Rents due after January 1st 1943,	61,000.00
Rents paid, January 1st to date	17,000.00

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

22nd July, 1943.

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

Dear Sir:

Re: Sale of Farm Lands to the Veterans' Land Act.

Your letter of the 12th instant duly received in which you set out very clearly the procedure to be followed in completing the deal with the Director of the Veterans' Land Act.

I had a short introductory interview with Mr. Barnet and Mr. Chandler on Tuesday and again with them yesterday afternoon together with Mr. Duncan Crux and Mr. Wright.

I did not anticipate that Mr. Chandler would write Ottawa until after the interview which I told him that I was arranging with Mr. Crux, but I gathered from a remark that he made yesterday that he has already written Mr. Murchison with some reference to our first conversation on Tuesday.

With regard to the question of taxes, the adjustment will be simple in view of the fact that irrespective of the due date for payment which varies in different municipalities, the actual tax is for the calendar year, so that the whole of 1942 taxes and any arrears will be taken care of by us and the 1943 taxes by the Veterans' Land Act. It will simply be a matter of charging them with any actual payments we have made on account of 1943 taxes.

The matter of fire insurance will also be straight forward although on account of varying dates a separate computation will need to be made on each policy after a portion of the premium covering chattels has been eliminated and pro-rating the share to be borne by the Veterans' Land Act and ourselves. I have already arranged with Mr. Gibson to get this work under way and he has borrowed from the company with whom he formerly worked a revolving wheel computation chart, on which by setting it at the required

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

- 2 -

G.W. McPherson, Esq.

premium and date of adjustment it automatically points to the exact percentage of earned and unearned premium on a pro-rata basis.

There is, however, a decided difference of opinion in regard to the matter of rental adjustments. Your suggestions regarding this matter are perfectly clear and follow the normal and usual manner of making adjustments.

Mr. Chandler, however, says that this is not the method to be followed and that in the framing of the offer to purchase the wording used was deliberate so as to provide for the method he had in mind. He admits that he is aware that your understanding of this matter is different. The wording in the offer to purchase as you will note (with the change made to January 1st) is as follows:

- "(2) All taxes and charges to be paid or adjusted to January 1st, 1943.
- (3) Assignment to the Director, the Veterans' Land Act, of all leases and unpaid rentals as at January 1st, 1943;
- (4) (a) Assignment to the Director, the Veterans' Land Act, of all existing fire insurance policies adjusted to January 1st, 1943;
- (b) In the event of buildings having been removed, or destroyed by fire, subsequent to the appraisal made in 1942, the gross offer is to be reduced by the amount of the appraised value of the said buildings as established by the Director, the Veterans' Land Act."

and Mr. Chandler states that it was intended to mean just what it says, namely that in regard to the leases we are to keep any rentals actually collected prior to January 1st and that they are to receive any amounts collected and collectable after January 1st.

In view of the fact that many leases date from the fall of 1942 and that no payment was due until this summer or fall, in reality the adjustment date is not being set back to January 1st but to some date in the fall of 1942, mostly in August or September, so that the Japanese owner will not be receiving any share at all of rental on the new lease or collateral. In some cases where the payments were made on a month to

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

- 3 -

G. W. McPherson, Esq.

month basis (which was not the usual lease) we ~~may~~ have collected some rents for the closing months of 1942.

The only point to Mr. Chandler's argument that I can see is that if we adjust rentals due in the fall on a pro-rata basis as of January 1st, the following situation might arise.

Suppose the lease was from September 1st 1942 to August 31st 1943 for the sum of \$600.00 payable in August 1943 an adjustment as of January 1st would mean that \$200.00 would be our apportionment and \$400.00 for the Veterans' Land. However, if we had made the adjustment on this basis and when August 31st came around the Veterans' Land Act were unable to collect the \$600.00, or only a portion of it, some further adjustment might then be necessary by way of a charge back for our share of the amount not collected.

Mr. Chandler states that it was in order to avoid this possibility that the offer was drafted so as to make the adjustment solely dependent on the actual amounts received either prior to or after January 1st. He stated that at the time this wording was drafted he knew that it was likely that either the Custodian or the Veterans' Land Act might have to take the short end. In view of the general type of lease there could be no doubt as to who would be on the short end!

You may remember that I raised this point with you on our trip to New Westminster when the offer was being considered by the Committee. Of course, as far as this office is concerned, we are here to carry out the terms on what may be agreed upon at Ottawa. However, the placing of the adjustment date back to January 1st in itself meant a difference on our own method of adjustment of five months difference in revenue, and the method suggested by Mr. Chandler in most cases wipes out any revenue at all.

We will be in the position of having to advise the Japanese owner that his land has been sold for so much as at, for example September 1st 1942, since when he has received no rental but at the same time will be charged with the whole of the 1942 taxes and a share of fire insurance up until December 1942.

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

- 4 -

G.W. McPherson, Esq.

I think the point at issue will be quite clear to you and I will just wait for your further advice when you have taken the question up at your end.

We have the matter of supplying leases to the Veterans' Land Act under way and in view of the fact that the actual leases are not being sent to Ottawa but are to be retained in their Office here, we are giving the originals to Mr. Chandler and keeping the copy for our own files.

After an interview at our office with Mr. Crux in which we briefly explained our position and what is required to be done, Mr. Wright and myself, together with Mr. Crux, went over and saw Mr. Chandler as mentioned in the start of this letter.

I thought it advisable to telephone Mr. Sheppard and indicate to him that Ottawa had given me instructions to use Mr. Crux for the specific purpose of the Soldier Settlement deal and he was quite nice about the matter and understands the situation.

Mr. Crux and Mr. Chandler are to frame a short letter which we will write to each tenant advising him that an assignment of the lease has been made so that the Soldier Settlement may be in a position to immediately take over the actual administration in the Valley.

As regards the valuation on the individual parcels included in the deal, we will be supplied with a schedule of valuations which should come to the appraised value of \$867,000.00 and an apportionment computation made against each property so as to arrive at a total of \$850,000.00.

Mr. Chandler appreciates that some of the leases may not be very exact as to legal description, being in some cases as Mr. Wright describes it by "leaps and bounds" but Mr. Chandler states that he is not concerned about this. He also will not raise any question about taking over leases for \$1.00 for the duration and some other leases of doubtful terms.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

- 5 -

G. W. McPherson, Esq.

Mr. Horton who worked in our Accounting Department and was formerly connected with the Soldier Settlement left our office a few weeks ago, now being employed in the Treasury Department of the Veterans' Land Act and I understand that ~~the~~ Treasury man from Ottawa is to arrive Monday and that they will then be in a position to start adjusting and settling for parcels of land as we are able to clear and assign to them.

The matter of chattels will be taken up seriously just as soon as we get the lease assignments under way.

Mr. Richardson has been back for some while and is fairly well but a re-organization will now be necessary as far as the Valley administration and protection are concerned.

I note that Mr. McKay is to remain on the Custodian staff. I rather thought he could be placed back with the Soldier Settlement where, as you may be aware, his leanings and chief interests lie.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

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

July 20, 1943.

The Under Secretary of State
for External Affairs,
Ottawa, Ontario.

Attention: S. Morley Scott, Esq.

Dear Sir:

Re: Japanese Evacuee Property

I have your letters of July 10th and July 12th,
with enclosures.

Your draft letter of July 12th addressed to the
Consul General of Spain in charge of Japanese interests,
has been considered by the Deputy Custodian. I am advised
by him to state that the Custodian sees no objection to
this letter being mailed to the Consul General in its pres-
ent form.

Yours very truly,

GWMcP/FC.

(G. W. McPherson)
Executive Assistant.

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

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

July 12, 1943.

Gordon Murchison, Esq.,
Director, Veterans' Land Act,
Sovereign Building,
71 Bank Street,
Ottawa, Ontario.

Dear Sir:

Re: Japanese Farm Lands

In accordance with our conversation today I am enclosing two copies of my letter of today's date to Mr. Shears which we have discussed in detail.

I feel sure that as a result of this letter Mr. Shears and Mr. Barnett will be able to proceed with the transferring of the leases and titles to you.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

J-49A

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

July 12, 1943.

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

Dear Mr. Shears:

Re: Sale of Farm Lands to the Director,
Veterans' Land Act

The offer of the Director of \$850,000. cash has been accepted by the Custodian, subject to the conditions, as amended, outlined in Mr. Barnet's letter of May 17th. The amendments to these conditions are as follows:

1. The transfer of properties will be made on the basis of adjustments as of January 1, 1943. You will recall Mr. Barnet suggested the adjustments should be as of May 31, 1943. I suggested they should be on the basis of the 1943 crop year, in view of the fact that the leases run for crop years. Mr. Murchison, however, after consulting his solicitor feels the adjustments should be made as of January 1, 1943 and the Secretary of State has approved. This will mean that the Custodian will be entitled to keep any rents collected for the year 1942 or to be credited on a prorata basis for the months of 1942 during which the lease now being assigned was in effect whether such rents were payable monthly or at the end of the present crop year.

The Custodian will pay out of such funds as have been collected, or debit against such credits, the portion of the taxes for the period up to January 1st and proper percentage of the insurance premiums. All rents collected after January 1st, less such charges for taxes and insurance as have been incurred by your office after that date, will be credited to the Director. In order to keep your accounts straight I would suggest these adjustments should be made on individual parcels and settled as against the purchase price received from the Director when title is transferred. If the charges incurred exceed that portion of the rent to be credited to the Custodian up to the 1st of January, 1943, then this will have to be carried as a debit by the Custodian.

2. All existing leases are to be assigned to the Director by one general assignment which will refer specifically to the leases on the properties covered by the offer to purchase. I was under the impression that Mr. Barnet had a copy of every lease but Mr. Murchison advises that this is not correct since many leases were executed after the Soldier Settlement withdrew from the picture. It will be necessary, therefore, for you to supply Mr. Barnet with a copy of such leases in these cases.

3. Mr. Barnet's organization will take over the administration of the properties immediately but the Custodian's representatives will have the right to enter on the land to dispose of the chattels in such way as may be determined upon. I believe there are some cases where chattels were leased with the farm but, except where leased by the Japanese themselves, I understand that our lease forms gave the right to remove the chattels at any time. You

57899

[Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

may however, have difficulty in determining what the rent for the chattels amounts to and I think you can only determine this point by close co-operation with Mr. Barnet and appreciation of his position that he would not desire you to remove the chattels where this action would give the tenant the opportunity of claiming that the lease was thereby terminated. With the approval of Judge Whiteside's committee you may be able to arrange to dispose of the chattels incidental to the operation of the farm to the tenant at reasonable prices.

4. Mr. Barnet will supply you with a complete statement of their valuations on the individual parcels covered by the offer to purchase and you will take these figures as the valuation of the respective parcels. Mr. Good will, of course, undertake this work for you.

5. The Director will pay cash upon the transferring of satisfactory title to him for each property as transferred, less such adjustments as are necessary under paragraph 1.

6. Mr. McKay will remain on the Custodian's staff to administer the balance of the farm lands and to advise on their disposition. In this regard the Director may be interested in making a further bid and it is, therefore, desirable that you prepare a statement showing the farm properties that remain under the Custodian's control.

7. Mr. A. G. Duncan Crux, who was appointed by the Department of Justice to act as solicitor for Judge Whiteside's committee will handle the legal work for the Custodian and I would suggest that the general policy of transferring titles be worked out by him and that as much work as possible of preparing documents, after he has prepared a master document, be done under the supervision of Mr. Wright.

8. I would suggest that you have the Custodian's solicitor and the Soldier Settlement solicitor discuss the transferring of titles and leases and that yourself and Mr. Wright attend such discussions. Mr. Murchison is very anxious to get indefeasible titles to all the properties if this is possible but he has been advised that the Custodian is not prepared to pay any additional expense in this regard. It might be worth while considering with Mr. Barnet the desirability of discussing this problem with Mr. Crane, the Inspector of Legal Offices in Victoria, since the Provincial authorities might be anxious to have as much property as possible brought under the new system and might be prepared to make some concessions.

In view of the fact that Mr. Barnet will be taking over the administration of the 769 farms immediately and you will have to co-operate closely with him, a copy of this letter is being handed to Mr. Murchison so that he will know the directives that have been given to you.

With these directives and with the co-operation of Mr. Barnet I hope you will be able to proceed with the completion of this sale as quickly as possible. If there is any difficulty regarding any particular title, I would suggest that you go ahead with the parcels where there is no difficulty and if any controversial questions arise between your office and Mr. Barnet's office, I

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

would appreciate being advised of same immediately in order that the work may not be delayed and misunderstandings may be avoided.

As soon as the administration is transferred would you please make immediate arrangements to transfer your farm department, exclusive of those individuals you consider necessary to administer the properties remaining under your control, to the Chateaus and Protection Department where they will co-operate with Mr. Green. I have no information as to whether or not Mr. Richardson is back in the office but, regardless of this, you should proceed immediately to organize the administration of farm chateaus and arrange their disposition after reference to Judge Whiteside's committee and obtaining their approval and recommendation for the Custodian as to the policy to be adopted. While I know we have discussed this problem many times I again wish to impress upon you the necessity for having a complete inventory of all chateaus disposed of and keeping a complete record of the proceeds received for each individual's chateaus.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

57899

[Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly

Mr. McPherson's files

COPY

SOLDIER SETTLEMENT OF CANADA

518 Rogers Building,
Vancouver, B.C., May 17, 1943.

The Custodian of Japanese Properties in the Protected Area
in British Columbia, VANCOUVER, B.C.

Dear Sir:

On behalf of the Director, the Veterans' Land Act, and subject to Ottawa approval, I beg to submit an offer to purchase seven hundred and sixty-nine (769) parcels of land, together with all existing buildings and other improvements, tree, bush fruits, etc., growing thereon, more particularly described in the attached schedules (errors and omissions excepted), and formerly occupied by persons of the Japanese race at and for the aggregate sum of Seven Hundred and Fifty Thousand (\$750,000.00) Dollars subject to the following conditions:-

- (1) Delivery of title fee simple in the name of the Director, the Veterans' Land Act, free from all encumbrances and setting forth legal boundaries in terms acceptable to the Director, and the Registrar of Land Titles for the district in which the land is situated; delivery of titles to be completed by August 31st, 1943;
- (2) All taxes and charges to be paid or adjusted to May 31st, 1943;
- (3) Assignment to the Director, the Veterans' Land Act, of all leases and unpaid rentals as at May 31st, 1943;
- (4) (a) Assignment to the Director, the Veterans' Land Act, of all existing fire insurance policies adjusted to May 31st, 1943;
(b) In the event of buildings having been removed, or destroyed by fire, subsequent to the appraisal made in 1942, the gross offer is to be reduced by the amount of the appraised value of the said buildings as established by the Director, the Veterans' Land Act.
- (5) In the event of the Custodian being unable to deliver titles to any of the lands listed in the attached schedules, the gross offer herein is to be reduced by the amount of the appraised value of such lands as established by the Director, the Veterans' Land Act, in the appraisal reports made in 1942;
- (6) Possession upon delivery of titles subject only to condition number three (3) above;
- (7) Acceptance of this offer, in writing, within thirty (30) days.

Yours very truly,

(Signed) I. T. Barner
District Superintendent.

ITB:B
Enclosure

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

29th June, 1943.

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

Dear Mr. McPherson:

A letter from the South Fraser Farmers' Union, copy
of which is enclosed, has just been received and I also enclose
copy of my reply.

Yours very truly,

F. G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

encl.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

SOUTH FRASER FARMERS' UNION

Box #302,
Raymond Alta.
June 13, 1943.

Custodian of Enemy Property,
Department of Secretary of State,
Ottawa and Vancouver, B. C.
Dear Sir: Alta.

On behalf of the Japanese members of the South Fraser Farmers' Union in B.C., presently residing in Southern Alberta, under the supervision and direction of the B. C. Security Commission, I hereby petition that our properties in the province of British Columbia not be sold or disposed at the present. that the residents of the South Fraser Farmers' Union now residing in Southern Alberta petition against the disposal of Japanese properties. The committees of the Union held a meeting on May 25th concerning the disposal of the Japanese properties. We unanimously agreed that the ownership for the properties of our members of the Union be retained. The members of the committee attending the meeting is as follows:

F. Takeda	A. Sato
K. Maeno	M. Kitagawa
S. Oyama	K. Kinoshita
O. Shigehiro	T. Maruno
K. Kurio	

The main reason for opposing is, our children were born on, and loves these farms. I realize that you will understand that it will be hard for these second generations to trade their birthplace for money or any other thing. And in many cases there farms were acquired over a long period of hardship and self-denial. Yours truly,

We are co-operating with the Canadian Government to the best of our ability, but this above matter is too great to stand by and watch.

F. G. Shears,
Acting Director.
Yours very truly,
South Fraser Farmers' Union.

President. "T. Maruno"
Chairman. "K. Kinoshita"

C
O
P
Y

29th June, 1943.

Mr. T. Marunc,
President,
South Fraser Farmers' Union,
Box 302,
Raymond, Alta.

Dear Sir:

Your letter of the 13th instant has only just been received by our office.

We note that the residents of the South Fraser Farmers' Union now residing in Southern Alberta petition against the disposal of Japanese properties in British Columbia.

As you are doubtless aware, a policy of liquidation has been decided upon by Ottawa and the local Vancouver office has received instructions to carry this policy out and it will be our endeavour to do so in an orderly manner.

A deal has already been consummated in regard to farm properties in the Fraser Valley and in regard to other properties they will be advertised for sale and tenders will only be accepted if considered satisfactory.

We note that your letter is also addressed to Ottawa which, in connection with this particular matter, is the correct place for your petition to be forwarded.

Yours truly,

F. G. Shears,
Acting Director.

FGS/PMH

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

June 23, 1943.

J-49

Gordon Murchison, Esq.,
Director, Veterans' Land Act,
Sovereign Building,
71 Bank Street,
Ottawa, Ontario.

Dear Sir:

Re: Japanese Evacuee Lands

Your offer to purchase seven hundred and sixty-nine (769) parcels of land for eight hundred and fifty thousand (\$850,000.) dollars, subject to the terms and conditions set forth in your Mr. Barnett's letter of May 17th, as amended by your letter of May 29th, is hereby accepted subject to the following conditions which I understand Mr. McPherson has discussed with you and with which you agree. These conditions are as follows:

1. All taxes, charges and fire insurance for the crop year of 1943 will be assumed by you.
2. All rents paid or payable for the crop year 1943 will be assigned to you less such adjustments as may be necessary to take care of any taxes, charges or fire insurance paid for the 1943 crop year.
3. All existing lease agreements covering the lands included in your offer will be assigned to you by a general assignment, you already having duplicate copies of all such leases.

I would appreciate receiving a letter from you confirming these variations in the conditions of your offer.

Yours truly,

GWMcP/FC.

Secretary of State.

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

COPY

Ottawa, June 23, 1943

Gordon Murchison Esq.,
Director, Veterans' Land Act,
OTTAWA, Canada.

Dear Sir,

Re: Japanese Evacuee Lands

Your offer to purchase seven hundred and sixty-nine (769) parcels of land for Eight Hundred and Fifty Thousand (\$850,000) dollars, subject to the terms and conditions set forth in your Mr. Barnet's letter of May 17th, as amended by your letter of May 29th, is hereby accepted subject to the following conditions which I understand Mr. McPherson has discussed with you and with which you agree. These conditions are as follows:

1. All taxes, charges and fire insurance for the crop year of 1943 will be assumed by you.
2. All rents paid or payable for the crop year 1943 will be assigned to you less such adjustments as may be necessary to take care of any taxes, charges or fire insurance paid for the 1943 crop year.
3. All existing lease agreements covering the lands included in your offer will be assigned to you by a general assignment, you already having duplicate copies of all such leases.

I would appreciate receiving a letter from you confirming these variations in the conditions of your offer.

Yours very truly,

Sgd. "N.A. McLarty"

Secretary of State.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

23rd June, 1943.

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

Dear Mr. McPherson:

Re: Advertisement.

Your letter of the 21st to hand and I have just received a reply from Mr. McTavish which reads as follows:

"There is not much I can say in answer to your letter of June 18th. There was a misunderstanding between our Editorial and Advertising Departments in regard to the release of the material in your advertisement, for which I am afraid the Editorial department was to blame. I hope no serious difficulty resulted from premature publication of the material, and must express our regrets that your instructions were not carried out."

In view of the fact that they at least admit an error in their organization, I expect there is nothing further that we can do.

I wanted you to understand, however, that the advance release was not made from this office.

Under separate cover I am forwarding to you six copies of the Catalogue.

Yours very truly,

F. G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE No. _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

23rd June, 1943.

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

Dear Mr. McPherson:

Re: Sale of Farm Properties

Your letter of the 21st received and I will await your fuller instructions when you are in a position to let me have same.

As previously mentioned, in order to distribute the proceeds we will require to have the Soldier Settlement appraisals so that each property will receive credit on a proportionate basis. You will doubtless arrange for us to have this as soon as convenient. You will also please make clear the arrangement in regard to the adjustment of rents and taxes etc.

I think it will be desirable for us to get a letter written to each Japanese owner as soon as possible as it will avoid enquiries coming from him which at the present time we are not in a position to answer.

I have heard from one or two sources that Mr. D.E. MacKenzie, a member of the Advisory Committee, has been discussing the farm deal somewhat freely with some of the general public which I scarcely think he should have done in view of his position on the Committee.

Yours truly,

F. G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

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

June 21, 1943.

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

Dear Mr. Shears:

Re: Advertisement

I have your letter of June 18th, with enclosures, and note the letter written to the editor of the Province. I agree with your comments and will be interested in Mr. McTavish's reply.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

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

June 21, 1943.

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

Dear Mr. Shears:

Re: Press Release

I have your letter of June 19th with the various press clippings and wish to thank you for same.

I am discussing the transferring of the farm administration with Mr. Murchison and will be giving you directance within the next few days.

The catalogue appears to be a very difficult job well done and I think you might let me have four or five additional copies.

Yours very truly,

GWMcP/FC.

(G. W. McPherson)
Executive Assistant.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

June 21, 1943.

MEMORANDUM FOR DR. COLEMAN

Re: Sale of Lands to the Director,
Veterans' Land Act.

I had a meeting with Mr. Murchison on Saturday morning last and advised him that I understood the Custodian would be writing a formal acceptance of his offer to purchase the 769 parcels of land for \$850,000. subject to conditions set out in his letter of May 17th.

You will note that there are seven conditions all of which appear reasonable and satisfactory but Mr. Murchison and I have agreed that considerable work can be avoided by accepting as a basis for adjustments the proposal that the sale is based on a 1943 tenancy, or in other words, the Custodian will assign all of the leases to the Director and pay to him any rentals that have been collected up to the time of the assignment less taxes and insurance paid and the Director will collect all unpaid rents and pay all unpaid taxes and premiums. I think this arrangement is highly desirable from the Custodian's standpoint since it may be extremely difficult to collect rents on many of these farms this fall and no doubt rents are already in arrears where payable on a monthly basis. The arrangement also seems reasonable because the sale price is really based on the valuation made by the Soldier Settlement of Canada as of last summer.

We also tentatively agreed, subject to the Custodian's confirmation, that the Custodian would give one general assignment of leases rather than individual assignments since the Soldier Settlement of Canada already have copies of all executed leases, the Director having had to approve same under various orders in council.

It was further agreed, subject to confirmation, that the Custodian's representative in Vancouver, Mr. Murchison's representative and the solicitors, if necessary, would approach the Inspector of Legal Offices to ascertain whether or not it would be possible to bring under the Torrens System of title all of the land being sold which is now under the old system since Mr. Murchison is very anxious to obtain Torrens titles. I advised him that the Custodian, while appreciating his desire, would not incur any additional expense to give him Torrens titles. We both thought it might be worth while to approach the provincial authority on the question.

We also discussed the disposal of the chattels on the farms and I advised Mr. Murchison that as soon as the administration of the farms was transferred to his department, the Custodian's farm staff would be transferred to the Chattel Department and make a drive to clean up the chattels in accordance with the recommendations of Judge Whiteside's committee to be approved by the Custodian.

We also discussed the position of Mr. McKay, who was released from the Soldier Settlement of Canada to work for the Custodian's Vancouver office and Mr. Murchison agreed with my suggestion that he should be retained on the Custodian's staff for the present in view of the fact that other offers both from the Director and individuals will, no doubt, be made during the coming months for the remaining farms lands and Mr. McKay's services have been found to be highly satisfactory. I suggested that it would not be desirable to immediately let Mr. McKay go back to the Soldier Settlement after a deal with them had been made.

57899

[p 2.2]

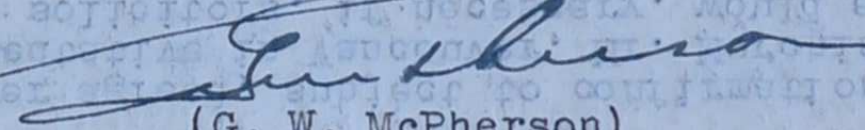
Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

In view of the above I would take the liberty of recommending that the Custodian write a formal acceptance of the Director's offer and that the acceptance vary the terms of the offer as agreed to by Mr. Murchison and myself on Saturday last. The variation could be covered as follows:

2. All taxes and charges to be paid or adjusted as of the 1943 crop year.
3. Assignment to the Director, Veterans' Land Act of all leases and rentals for the 1943 crop year.
- 4(a) Assignment to the Director, Veterans' Land Act of all existing fire insurance policies/as of the 1943 crop year. adjusted

If the Minister agrees with the above recommendation and the necessary letter of acceptance is written, I will advise Vancouver to make arrangements with Mr. Murchison's representative to transfer the administration of the properties and to proceed with the transferring of title.


(G. W. McPherson)

GWMcP/FC. Executive Assistant.

The Director has been advised that the above recommendation is being considered. The Director has also been advised that the necessary letter of acceptance is being written. The Director has also been advised that the necessary arrangements are being made to transfer the administration of the properties and to proceed with the transferring of title.

Reference is made to the Director's letter of the 10th of June 1943.

may, however, have difficulty in determining what the rent for the chattels amounts to and I think you can only determine this point by close co-operation with Mr. Barnet and appreciation of his position that he would not desire you to remove the chattels where this action would give the tenant the opportunity of claiming that the lease was thereby terminated. With the approval of Judge Whiteside's committee you may be able to arrange to dispose of the chattels incidental to the operation of the farm to the tenant at reasonable prices.

4. Mr. Barnet will supply you with a complete statement of their valuations on the individual parcels covered by the offer to purchase and you will take these figures as the valuation of the respective parcels. Mr. Good will, of course, undertake this work for you.

5. The Director will pay cash upon the transferring of satisfactory title to him for each property as transferred, less such adjustments as are necessary under paragraph 1.

6. Mr. McKay will remain on the Custodian's staff to administer the balance of the farm lands and to advise on their disposition. In this regard the Director may be interested in making a further bid and it is, therefore, desirable that you prepare a statement showing the farm properties that remain under the Custodian's control.

7. Mr. A. G. Duncan Crux, who was appointed by the Department of Justice to act as solicitor for Judge Whiteside's committee will handle the legal work for the Custodian and I would suggest that the general policy of transferring titles be worked out by him and that as much work as possible of preparing documents, after he has prepared a master document, be done under the supervision of Mr. Wright.

8. I would suggest that you have the Custodian's solicitor and the Soldier Settlement solicitor discuss the transferring of titles and leases and that yourself and Mr. Wright attend such discussions. Mr. Murchison is very anxious to get indefeasible titles to all the properties if this is possible but he has been advised that the Custodian is not prepared to pay any additional expense in this regard. It might be worth while considering with Mr. Barnet the desirability of discussing this problem with Mr. Crane, the Inspector of Legal Offices in Victoria, since the Provincial authorities might be anxious to have as much property as possible brought under the new system and might be prepared to make some concessions.

In view of the fact that Mr. Barnet will be taking over the administration of the 769 farms immediately and you will have to co-operate closely with him, a copy of this letter is being handed to Mr. Murchison so that he will know the directives that have been given to you.

With these directives and with the co-operation of Mr. Barnet I hope you will be able to proceed with the completion of this sale as quickly as possible. If there is any difficulty regarding any particular title, I would suggest that you go ahead with parcels where there is no difficulty and if any controversial questions arise between your office and Mr. Barnet's office, I

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

would appreciate being advised of same immediately in order that the work may not be delayed and misunderstandings may be avoided.

As soon as the administration is transferred would you please make immediate arrangements to transfer your farm department, exclusive of those individuals you consider necessary to administer the properties remaining under your control, to the Chattels and Protection Department where they will co-operate with Mr. Green. I have no information as to whether or not Mr. Richardson is back in the office but, regardless of this, you should proceed immediately to organize the administration of farm chattels and arrange their disposition after reference to Judge Whiteside's committee and obtaining their approval and recommendation for the Custodian as to the policy to be adopted. While I know we have discussed this problem many times I again wish to impress upon you the necessity for having a complete inventory of all chattels disposed of and keeping a complete record of the proceeds received for each individual's chattels.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

19th June, 1943.

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

Dear Mr. McPherson:

A copy of this morning's News Herald is enclosed
herein.

I was very pleased to see the release in regard to
the Valley lands so nicely synchronized with the advertise-
ment in respect to Greater Vancouver properties.

A copy of our catalogue is also enclosed.

Yours very truly,



F. G. Shears,
Acting Director.

FGS/PMH

encl.

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

VANCOUVER NEWS HERALD, JUNE 19, 1943

To Be Held For Distribution Until After War

OTTAWA, June 19.—(CP)—State Secretary McLarty announced Friday night that 769 parcels of farm land in the Fraser Valley area of British Columbia, formerly owned by Japanese, have been sold to the director of the Veterans' Land Act for future disposition to British Columbia men now in the armed forces.

Proceeds of the sale will be credited to the accounts of the former Japanese owners. It was negotiated by Mr. McLarty, as custodian of enemy property, on the recommendation of the advisory committee on rural property set up under Judge Whiteside of New Westminster, B. C.

The owners of the land have been evacuated from the protected areas of British Columbia, of which the Fraser Valley is part.

Administration of the tracts will be transferred to the provincial supervisor under the Veterans' Land Act, at Vancouver.

The director of the Land Act, Gordon Murchison, said in a statement that not all the parcels of land are "of themselves suitable for veteran settlement."

"In some cases subdivision may be undertaken. In others, it may be advisable to consolidate two or more parcels into one unit. In many cases it will be necessary to undertake extensive alterations to existing buildings or the erection of new homes of modest size but of enduring construction. The scarcity of building materials and expert labor at the present time are factors which make it necessary to postpone such a building program until conditions are more favorable."

Meanwhile, he said, local administration of these lands will come under I. T. Barnet, provincial superintendent, Veterans' Land Act and Soldier Settlement, at Vancouver. Annual taxes levied by the local authorities will be paid in accordance with the provisions of the Veterans' Land Act.

Charlie Palmer, secretary of the Greater Vancouver Canadian Legion, said here Friday that the land will be held until after the war for disposition among B. C. veterans of this war.

"Just at present it would not be fair to men still overseas to allow this land to be sold to men who have already returned. It is better, in view of the fact that machinery and buildings are so hard to get, for these returned men to go into more essential war industries until after the war."

VANCOUVER NEWS HERALD, JUNE 19, 1943

Charge More German Than English Heard

By AL WILLAMSON

MISSION, B. C., June 19.
—There's trouble brewing in Abbotsford.

A delegation of Abbotsford citizens came here Friday to lay before the quarterly meeting of the Associated Boards of Trade of the Fraser Valley and Lower Mainland a grievance that is growing more acute daily.

“There is more German heard on the streets of Abbotsford on a Saturday night than English,” said Lang Sands, well-known Abbotsford publisher, as he voiced Abbotsford's complaint against spread of Mennonites in the district.

“We had to have a German interpreter for the Victory Loan campaign. In the Mennonite communities the church services are conducted in German. The children are only allowed to speak English when they are outside the farm gates and we believe there are still classes for instruction in the German language,” Mr. Sands told the meeting.

Other speakers charged that until two years ago there was an active Nazi organization among the Mennonites. It was also reported that the Canadian Legion branch at Abbotsford had asked the government to ban the German language among the Mennonites.

One delegate said that the Mennonites were continuing to buy land extensively in the district and it was feared there would be no land available at reasonable prices for soldiers returning from overseas with conclusion of the war.

Some weeks ago, with all this in view, the Associated Boards of Trade forwarded to Ottawa a resolution asking that religious sects enjoying exemption from armed service should be prevented from acquiring land during the war and for five years after it and that their franchise rights should be “thoroughly investigated.”

At Friday's meeting here a response to this resolution was received from Rt. Hon. W. L. Mackenzie King and other government leaders in Ottawa.

The prime minister wrote that he had referred the subject to his cabinet colleagues. Members of the cabinet wrote that they believed the subject was one for provincial authorities to deal with.

A copy of the resolution was forwarded to Hon. John Hart, but no reply had been received from him.

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

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

June 18, 1943.

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

Dear Mr. Shears:

Re: Judge Whiteside

I have your letter concerning Judge Whiteside's
expenses and have discussed same with Dr. Coleman.

Any arrangements which you make to take care
of His Honor's expenses will be entirely satisfactory.

Yours very truly,

GWMcP/FC.

(G. W. McPherson)
Executive Assistant.

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CONFIDENTIAL

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

Dear Mr. McPherson:

When I was at New Westminster yesterday Judge Whiteside brought up the question of his own expenses.

I understood from him that being a Judge he would not be paid for his services but that while he was away on Circuit work etc. it was usual for him to receive \$10.00 a day as a living allowance and also actual travelling expenses.

He referred to his trip to Ottawa, for which we advanced him \$300.00. The trip apparently was for twelve days and he figures that railway fare, compartment, hotels and an allowance of \$10.00 per day would exceed \$300.00.

Would you suggest that I ask him to submit an account of his expenses for this trip which I could submit for you to have O.K.'d?

When his Committee meet outside of New Westminster I of course understand that he will be entitled to a \$10.00 per diem allowance and expenses the same as the other members of the Committee.

He mentioned to me that after income tax deductions had been made from his salary the remainder was not too considerable and I can tell that he would like to receive everything that can legitimately be paid to him.

Yours very truly,

F. G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

18th June, 1943.

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

Dear Mr. McPherson:

I was quite surprised and annoyed at reading the
enclosed article in yesterday's "Province" when I got home
last night.

A copy of the letter which I am writing to the
Chief Editor is enclosed which contains my comments in regard
to this matter.

The "Sun" rang me up this morning and not without
some justification said that when any information was available
for release I had promised that they would be notified.

Yours truly,

F. G. Shears

F. G. Shears,
Acting Director.

FGS/PMH
encl.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

506 Royal Bank Building,
Vancouver, B.C.
18th June, 1943.

W.L. MacTavish Esq.,
Chief Editor,
The Vancouver Daily Province,
Vancouver, B.C.

Yours truly,
P. G. Shears,
Acting Director.

Dear Sir:

On page 5 of your newspaper yesterday afternoon an article appeared under the caption of "Jap Property Sales Saturday".

From some of the wording used it is quite evident that the writer had access to and had made use of an advertisement which was in the possession of your Advertising Department in preparation for publication this coming Saturday.

This appears to us to have been a breach of ordinary business etiquette and the use of confidential matter in your hands as material for paid advertising.

A member of your staff spoke to the writer on the telephone Thursday morning and was positively told that this office had no statement to make at this time in regard to Japanese affairs.

The possibility of the sale of Japanese properties has previously been aired in the news and 'phone calls have been received from your office from time to time asking for our comments when any further information might be available.

Your office was advised that until the publication of our advertisement we had no statement to make but that after its publication we would, of course, have no control over any article or comment which your Editorial department might then wish to make.

When your article departs from the wording used in the advertisement in the possession of your Advertising department, several inaccurate statements are made which not only misinform the public but which may have certain repercussions in regard to the handling of Japanese affairs in this office.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

2.

It is quite likely that my Department in Ottawa will ask me for some explanation of this article and the reference to our advertisement and catalogue previous to thier publication and I would therefore be obliged if you would investigate this matter and let me have your comments by return.

Yours truly,

F. G. Shears,
Acting Director.

FGS/PMH

VANCOUVER PROVINCE, JUNE 17, 1943

Open to Public

JAP PROPERTY**MUST BE FOR CASH.**

All tenders offered must be for cash, and a cheque for 10 per cent. of the amount offered must accompany each bid. Cheques will accompany tenders not accepted. All be returned.

Properties to be offered will be sold subject to existing leases and encumbrances, if any, and will be sold without any warranty of location or condition of buildings or improvements.

Neither the highest nor any single tender may necessarily be accepted.

Plans to fight the order by means of a test case.

Japanese Property Owners' Association, an organization composed of Japanese who hold property on the Pacific Coast and formed within the confines of the six detention camps, are now campaigning for funds for which to obtain legal assistance.

FIRM ENGAGED.

The Vancouver firm of Norris & MacLennan will act for the Japanese and are expected to launch a test case soon after the first parcels have been sold.

The property will be sold by tender, the custodian of enemy property to be the sole arbiter. Upon him will rest the decision whether a tender is fair and may or may not be accepted by the Japanese owner.

All money thus obtained will be held for the Japanese until after the war.

Catalogues describing the properties are expected to be distributed among Vancouver real estate firms within the next few days. The real estate firms, it is expected, will thus play an important part in facilitating the forced sale. In addition to possessing a catalogue they will also be the medium for any additional property information required.

ADVISORY COMMITTEE
ON RURAL PROPERTIES.

COUNTY COURT REGISTRY

New Westminster, B.C.,
June 14th, 1943.

The Honourable,
The Secretary of State of Canada,
Ottawa, Ontario.

Dear Sir,

A meeting of the Advisory Committee at which I presided, was held in my Chambers on Tuesday, 1st June, 1943, at 2.30 p.m. Members of the Committee present were Mr. D.M. MacKenzie and Mr. Hal Menzies.

Mr. F.G. Shears, Acting Director of the Custodian's Office in Vancouver, submitted and read correspondence which had taken place since the last meeting of the Committee held on May 24th, between Mr. I.T. Barnet, District Superintendent of the Soldier Settlement of Canada and Mr. G.W. McPherson.

A letter from Mr. G. Murchison, Director of the Soldier Settlement and Veterans Land Act dated from Ottawa May 29th, 1943, addressed to Mr. G.W. McPherson, Executive Assistant, Office of the Custodian, Department of the Secretary of State, Ottawa, was also read in which a revised offer of \$850,000.00 was submitted covering the purchase of 769 parcels of land.

After the Committee had fully considered the proposal a unanimous recommendation was made that the offer be accepted. In making this recommendation, consideration was given to the following facts:

- (a) That the Committee concurs in the policy of liquidation of Japanese properties in the Protected Area of British Columbia as provided for in Order-in-Council P.C. 469.
- (b) That the purpose for which such lands are required is for the rehabilitation of returned soldiers.
- (c) That the offer is not for selected individual parcels but for a block of 769 parcels which include a large proportion of uncultivated land and a considerable amount of bush land.
- (d) That while the appraisals of 17 farms made by this Committee were in excess of the appraisals of the Soldier Settlement of Canada, it was realized that present values are enhanced due to war conditions and do not represent ordinary land values as in normal times.
- (e) That the present offer is for cash and can therefore be reasonably expected to be less than the appraised value in view of the interest which may accrue by investment of the purchase funds.
- (f) That the Custodian will be relieved of the cost of administration, taxes, fire insurance, depreciation.

The Committee, therefore, are of the opinion that the offer of \$850,000.00 was fair and reasonable and recommend to the Custodian that the offer be accepted.

This recommendation is set forth in the Minutes of the Committee.

(Signed) D. Whiteside.

CHAIRMAN of
Advisory Committee.

Copy/HL

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

Press Release

re Agricultural Lands in British Columbia previously occupied by persons of the Japanese race evacuated from the protected areas.

The Secretary of State announces that, as Custodian, he has negotiated, on the recommendation of his Advisory Committee on Rural Property, under the Chairmanship of His Honour Judge Whiteside, New Westminster, B.C., the sale of 769 parcels of land.

These lands, formerly occupied by persons of the Japanese race who have now been evacuated from the protected areas of British Columbia, consist of farm lands situated in the Fraser Valley area and the sale has been made to the Director, Veterans' Land Act.

The administration of the lands included in the sale is now being transferred from the Custodian's Vancouver office to the Provincial Supervisor under the Veterans' Land Act, Office of the Soldier Settlement of Canada at Vancouver.

The proceeds received from the sale will, in accordance with the Custodian's general policy, be credited to the accounts of the former Japanese owners of the individual parcels of land sold.

plausible

57899

[p.2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

DRAFT PRESS RELEASE RE JAPANESE AGRICULTURAL LANDS

The Secretary of State announces that as Custodian of Japanese Evacuee Property, on the recommendation of his Advisory Committee on Rural Property under the Chairmanship of His Honor Judge Whiteside of New Westminster, B.C., he has negotiated the sale of seven hundred and sixty-nine parcels of land.

These lands, formerly occupied by persons of the Japanese race who have now been evacuated from the Protected Areas of British Columbia, consist of farming lands situated in the Fraser Valley and have been sold to the Director, Veterans' Land Act 1942.

The administration of the lands included in the sale is now being transferred from the Custodian's Vancouver office to the Provincial Supervisor, Veterans' Land Act, Soldier Settlement of Canada at Vancouver.

The proceeds received from the sale will, in accordance with the Custodian's general policy, be credited to the account of the former Japanese owners of the individual parcels of land sold and made available to them in due course.

57899

[Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

14th June, 1943.

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

Dear Mr. McPherson:

Upon receipt of your letter this morning I made
a draft recommendation which I think will be in line with what
you require. I telephoned Judge Whiteside and arranged for
him to see me this afternoon. I then went to New Westminster
and have just returned.

I am enclosing herein the letter which he has
written and which I trust will be satisfactory.

Yours very truly,

F. G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

encl.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

J-49

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

June 12, 1943.

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

Dear Mr. Shears:

Re: Soldier Settlement of Canada &
Advisory Committee

I have your letter of June 8th, with enclosures,
and wish to thank you for same.

Insofar as the approval of the Advisory Committee is concerned, I would suggest that you should obtain from the Committee a recommendation, in the form of a letter addressed to the Secretary of State by the Advisory Committee, which will confirm the statements made in the minutes of the meeting of the Committee and wherein they will recommend the acceptance of the offer. You can brush this up to suit the circumstances but I think it is desirable that there should be an official communication from the Committee to the Secretary of State since theoretically the minutes of the meeting are the committee's minutes.

I am leaving for New York tonight and will be back in Ottawa on Tuesday morning. I would appreciate it if you could have some kind of a proper recommendation in Ottawa not later than Wednesday. The Deputy Minister has asked several times as to whether or not I have received the formal recommendation and while the document you have forwarded to me is signed by the Chairman and two of the members, it is an extract from their own minutes. I trust you will appreciate the point I am making here.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

ADVISORY COMMITTEE
ON JAPANESE PROPERTIES.

COUNTY COURT REGISTRY

New Westminster, B.C.,
June 14th, 1943.

The Honourable,
The Secretary of State of Canada,
Ottawa, Ontario.

Dear Sir,

A meeting of the Advisory Committee at which I presided, was held in my Chambers on Tuesday, 1st June, 1943, at 2.30 p.m. Members of the Committee present were Mr. D.E. MacKenzie and Mr. Hal Menzies.

Mr. F.G. Shears, Acting Director of the Custodian's Office in Vancouver, submitted and read correspondence which had taken place since the last meeting of the Committee held on May 24th, between Mr. I.T. Barnet, District Superintendent of the Soldier Settlement of Canada and Mr. G.W. McPherson.

A letter from Mr. G. Murchison, Director of the Soldier Settlement and Veterans Land Act dated from Ottawa May 29th, 1943, addressed to Mr. G.W. McPherson, Executive Assistant, Office of the Custodian, Department of the Secretary of State, Ottawa, was also read in which a revised offer of \$850,000.00 was submitted covering the purchase of 769 parcels of land.

After the Committee had fully considered the proposal a unanimous recommendation was made that the offer be accepted. In making this recommendation, consideration was given to the following facts:

- (a) That the Committee concurs in the policy of liquidation of Japanese properties in the Protected Area of British Columbia as provided for in Order-in-Council P.C. 469.
- (b) That the purpose for which such lands are required is for the rehabilitation of returned soldiers.
- (c) That the offer is not for selected individual parcels but for a block of 769 parcels which include a large proportion of uncultivated land and a considerable amount of bush land.
- (d) That while the appraisals of 17 farms made by this Committee were in excess of the appraisals of the Soldier Settlement of Canada, it was realized that present values are enhanced due to war conditions and do not represent ordinary land values as in normal times.
- (e) That the present offer is for cash and can therefore be reasonably expected to be less than the appraised value in view of the interest which may accrue by investment of the purchase funds.
- (f) That the Custodian will be relieved of the cost of administration, taxes, fire insurance, depreciation.

The Committee, therefore, are of the opinion that the offer of \$850,000.00 was fair and reasonable and recommend to the Custodian that the offer be accepted.

This recommendation is set forth in the Minutes of the Committee.

(Signed) D. Whiteside.

CHAIRMAN of
Advisory Committee.

Copy/HL

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

8th June, 1943.

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

Dear Mr. McPherson:

Re: Soldier Settlement of Canada and
Advisory Committee.

Thank you for your letter of the 4th instant with your
comments on the Minutes of the Meeting of May 24th.

With reference to the percentage of difference in the
valuation made by the Committee and the offer of the Soldier Settle-
ment on page 4, you mention that the figures would indicate that the
valuation of the Committee was about 40% above that offered by the
Soldier Settlement.

However, if you will refer to these figures you will see
that the percentage of 50% is correct. The mistake was made in the
sentence:

"It was noted that the valuation made by the
Committee was approximately 50% of that offered by the
Soldier Settlement of Canada."

the word "above" should have taken the place of the word "of". This
is now corrected and also the wording on pages 5 and 6 re the Committee's
recommendation to the Custodian to accept the offer received from the
Agricultural Society.

Your reference to the offer and valuation as referred to by
Mr. Carncross and Mr. Godfrey has been noted and this has been re-
written.

Will you please substitute the attached Minutes of the
Meeting of the 24th for the copy which you have.

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

- 2 -

G.W. McPherson, Esq.

In regard to the Minutes of June 1st. In order to include Mr. Yamaga's letter we have re-typed the first and second pages and enclose a copy of these herein so that you may use them in place of the first two pages of your copy.

I am enclosing what I termed "the Formal Approval of the Committee" but it is my intention to have the complete Minutes of the Meeting of June 1st, and an extra copy for your file, signed by the Committee at their next meeting and I think this will be more satisfactory than the extract which they have already signed.

Yours very truly,

F. G. Shears

F. G. Shears,
Acting Director.

*Requested substitutions
made.*

FGS/PMH

encl.

EXCERPT FROM MINUTES OF A MEETING OF THE
ADVISORY COMMITTEE ON RURAL PROPERTIES
held at New Westminster on the 1st day
of June, 1943.

The revised offer and terms were then read:

"SOLDIER SETTLEMENT AND VETERANS' LAND ACT
OFFICE OF THE DIRECTOR

Ottawa, May 29, 1943.

Office of the Custodian,
Department of the Secretary of State,
Ottawa.

Dear Sir:

The Director of the Veterans' Land Act hereby begs to submit an offer to purchase seven hundred and sixty-nine (769) parcels of land, together with all existing buildings and other improvements, trees, bush fruits, etc., growing thereon, more particularly described in the attached schedules (errors and omissions excepted), and formerly occupied by persons of the Japanese race at and for the aggregate sum of Eight Hundred and Fifty Thousand (\$850,000.00) Dollars subject to the following conditions:-

- (1) Delivery of title fee simple in the name of the Director, the Veterans' Land Act, free from all encumbrances and setting forth legal boundaries in terms acceptable to the Director, and the Registrar of Land Titles for the District in which the land is situated; delivery of titles to be completed by August 31st 1943;
- (2) All taxes and charges to be paid or adjusted to May 31st, 1943;
- (3) Assignment to the Director, the Veterans' Land Act, of all Leases and unpaid rentals as at May 31st, 1943;
- (4) (a) Assignment to the Director, the Veterans' Land Act, of all existing fire insurance policies adjusted to May 31st, 1943;
(b) In the event of buildings having been removed, or destroyed by fire, subsequent to the appraisal made in 1942, the gross offer is to be reduced by the amount of the appraised value of the said buildings as established by the Director, the Veterans' Land Act.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

- "(5) In the event of the Custodian being unable to deliver titles to any of the lands listed in the attached schedules, the gross offer herein is to be reduced by the amount of the appraised value of such lands as established by the Director, the Veterans' Land Act, in the appraisal reports made in 1942;
- "(6) Possession upon delivery of titles subject only to condition number three (3) above;
- "(7) Acceptance of this offer, in writing, within thirty (30) days."

Yours truly,

(signed by) G. MURCHISON."

After the Committee had discussed the correspondence and the amended offer,

It was moved by Mr. MacKenzie

and seconded by Mr. Menzies

That having duly considered the revised offer of the Soldier Settlement of Canada for the purchase of 769 parcels of land with all existing buildings and other improvements, tree, bush fruits, etc., more particularly described in the attached schedules and formerly occupied by persons of the Japanese race for the sum of Eight Hundred and Fifty Thousand Dollars (\$850,000.00).

Having in view:

- (a) That this Committee concurs in the policy of liquidation of Japanese properties in the Protected Area of British Columbia as provided for in Order-in-Council P.C. 469.
- (b) The purpose for which such lands are required.
- (c) That the offer is not for selected individual parcels but for a block of 769 parcels which include a large proportion of uncultivated land and a considerable amount of bush land.
- (d) That while the appraisals of 17 farms made by this Committee were in excess of the appraisals of the Soldier Settlement of Canada that it was realized that present values are enhanced due to war conditions and do not represent ordinary land values as in normal times.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

-- Page 3 --

- (e) That the present offer is for cash and can therefore be reasonably expected to be less than the appraised value in view of the interest which may accrue by investment of the purchase funds.
- (f) That the Custodian will be relieved of the cost of administration, taxes, fire insurance, depreciation.

This Committee is therefore of the opinion that the offer of Eight Hundred and Fifty Thousand Dollars (\$850,000.00) is fair and reasonable and recommends to the Custodian the acceptance of same subject to the terms of their offer.

*Subcommittee**Chairman**J. E. MacFarlane**A. Murphy*

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

June 8, 1943.

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

Dear Mr. Shears:

Re: Duration Leases

I have your letter of June 5th.

I think you should take Mr. Sheppard's advice on this and arrange to cancel the existing leases if this can be done legally, and possibly give a one year lease in co-operation with Mr. Barnett and Mr. McKay.

Yours very truly,

GWMcP/FC.

(G. W. McPherson)
Executive Assistant.

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

5th June, 1943.

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

Dear Mr. McPherson:

The following has crossed my mind on several occasions:

As you are aware, a number of leases were made by the Japanese prior to their evacuation where the term was for the "duration". I believe that such leases could be made void on the grounds of uncertainty in the expiry date, but we have not interefered with such leases.

Under the suggested policy of liquidation, sales will be made subject to existing leases. In such cases as referred to above, will this mean that the purchaser will have to take over under this same arrangement?

Yours very truly,

F. G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

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

June 4, 1943.

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

Dear Mr. Shears:

Re: Soldier Settlement of Canada
and Advisory Committee

I have your letters of May 31st, June 1st and June 2nd, dealing with the above matter.

The minutes of the meeting held on May 24th have been reviewed and I would bring the following to your attention:

On page 4, the first paragraph after the statement, it is indicated that the valuation made by the committee was approximately 50% of that offered by the Soldier Settlement of Canada. The figures indicate that the valuation of the committee was about 40% above that offered by the Soldier Settlement rather than 50% of the offer. The way the minutes are written up it appears that the valuation of the committee was lower than that of the Soldier Settlement. If you agree with me the minutes should be corrected and an amended page forwarded to me for insertion in my copy.

On page 5, dealing with the offer for the agricultural grounds, I think the wording of the minutes is unfortunate in that it is stated that Mr. Menzies moved that the offer of \$500. be accepted. It should be kept in mind that the committee are only making recommendations to the Custodian and have no power in themselves to accept offers. If you care to amend this you might send me the amended page. The same applies to the third paragraph on page 6 although it is not so important here since you merely refer to the committee's consideration and approval.

- 2 -

On page 7 where you refer to Mr. Carncross' statement about the valuation of \$867,000, the statements made before the quotation of the figure do not appear in themselves to justify an offer of \$750,000, since while all the charges referred to and expenses are true, there is the obvious fact that they will receive the revenue. If Mr. Carncross is trying to justify the offer of \$750,000., while it may be on the grounds stated, it is also on the grounds that they were making a cash offer and were taking over a lot of property which would probably be unsuitable for their purposes and require a great amount of rehabilitation.

At the bottom of this same page you deal with the difference between these two figures again but do not give Mr. Godfrey's answer to the question asked of him which was along the line stated by Mr. Carncross.

You might consider these amendments since I consider it very important that these minutes be strictly correct.

In your letter of June 1st you refer to the formal approval and indicate that you are enclosing it but there was no enclosure with your letter.

As regards your letter of June 2nd, I think you will have to put Mr. Yamaga's letter of resignation into the minutes since obviously it relates to the committee's affairs and should be written into the minutes of the committee. I trust you have arranged to pay Mr. Yamaga the balance of any monies owing to him. It is not the intention of the Custodian to appoint any other Japanese on the committee at this time.

The minutes of this meeting are very complete, with particular reference to Mr. Murchison's offer.

I will be discussing the question of a press release with Dr. Coleman, possibly today, and as soon as I receive the formal approval referred to in your letter of June 1st, I will present it to the Minister and he will, no doubt, write a letter of acceptance to Mr. Murchison.

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

- 3 -

I think you should immediately proceed to consider the question of the disposal of chattels and outline a very clear program for presentation to Judge Whiteside's committee for their recommendation.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

With Dr. Coleman, I will present approval of a formal acceptance to Mr. Whiteside. The minutes of this meeting are being arranged to pay Mr. Whiteside's bill. It is not to be written into the minutes of the committee. It is to be put in a separate enclosure and approved and signed by Mr. Whiteside. As regards the Japanese, be written into the minutes of the committee. It is to be put in a separate enclosure and approved and signed by Mr. Whiteside. As regards the Japanese, be written into the minutes of the committee. It is to be put in a separate enclosure and approved and signed by Mr. Whiteside.

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

2nd June, 1943.

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

Dear Mr. McPherson:

Re: Soldier Settlement of Canada

As arranged I went to New Westminster yesterday afternoon accompanied by Mr. Wright and attended the Meeting of the Committee held in Judge Whiteside's Chambers. I think that everything went off very smoothly and a copy of the Minutes which I am enclosing will I think be sufficient to advise you of what took place.

You will note the reference to the letter received from Mr. Yamaga. I have not written the actual letter into the Minutes as I did not think it desirable. The letter reads as follows:

"Vancouver, B.C.

May 26th 1943.

"Hon Judge Whiteside,
Chairman of Advisory Committee
for liquidation of Japanese Property,
New Westminster, B.C.

Honorable Sir:

Judging from the atmosphere of the meeting held on 24th May at Mr. McKenzies office New Westminster I fear the outcome of the Custodian's negotiation with Soldier Settlement Board seems bring unfair result to the Japanese owners, and continuation of my service is no longer necessary.

Therefore I tender my resignation as a member of your committee.

Yours truly,

(signed) Y. Yamaga."

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

- 2 -

G.W. McPherson, Esq.

The letter was written and posted in Vancouver and Mr. Yamaga then returned to Hope.

I gather from what you previously told me that it is not the intention of Ottawa to appoint any other Japanese on the Committee in his place.

The second paragraph in your letter of the 28th will I think answer the letter I wrote to you on the 29th in connection with who will be entitled to rents actually paid after the 31st May.

Last night I mailed you what purported to be an Excerpt from the Minutes of this Meeting and as mentioned I have a copy of this signed by Judge Whiteside, Mr. MacKenzie and Mr. Menzies.

However, it is my intention to have the complete Minutes signed by them and this can be used in place of the excerpt above referred to.

You will notice that I have written into the Minutes that the latest offer is from the Director himself and not "On behalf of the Director" as was typed in the excerpt.

It was the opinion of the Committee that the Custodian should, in the very near future, make a statement to the Press. However, I note from your letter just received that you will likely take care of this in co-operation with Mr. Murchison.

Yours very truly,

F. G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

encl.

June 2, 1943.

MEMORANDUM FOR DR. COLEMAN

Re: Japanese Farm Lands

I am attaching a copy of a wire received from Vancouver this morning which indicates that His Honor Judge Whiteside's committee has recommended the acceptance of the Soldier Settlement of Canada offer of \$850,000. Mr. Shears has apparently obtained a formal approval in writing signed by the members of the committee but the signatures will not include that of Mr. Yamaga who, I understand, resigned Monday.

You will recall that a prepared statement was given to the press with the approval of Mr. Justice Smith and His Honor Judge Whiteside; such statement setting out briefly your policy of liquidation and indicating that the Japanese and the public generally would be informed in due course of the procedure to be adopted. The Japanese newspaper, The New Canadian, which is published in the interior of British Columbia at Kaslo, has referred to this prepared statement, specifically mentioning the fact that the statement indicated additional information would be made available to the public in due course.

Knowing the delicate situation which exists in Vancouver and in the interior camps, I would recommend that you consider the advisability of a prepared statement being given by the Custodian to the Canadian press to the effect that the sale of the agricultural lands in the Fraser Valley has been negotiated with the Soldier Settlement of Canada. Such a statement would forestall considerable newspaper comment and carry out the implied undertaking in the press release above referred to. If my recommendation is considered favourably, Mr. Murchison, the Director of the Soldier Settlement of Canada, might be interested in considering the release of a statement by his Department at the same time.

It might interest you to know that I have been advised by a reliable source that the Soldier Settlement have stated they obtained the lands for what they expected to have to pay.

GWMcP/FC.

(G. W. McPherson)
Executive Assistant.

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

1st June, 1943.

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

Dear Mr. McPherson:

I have just returned from New Westminster and have
wired you as follows:

"OFFER ACCEPTED AND FORMAL APPROVAL SIGNED ADVISE AS
SOON AS POSSIBLE REGARDING NOTICE TO PUBLIC"

The formal Approval referred to was the enclosed
which I had prepared before attending the meeting.

I will be writing you to-morrow.

Yours very sincerely,

F. G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

encl.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files



CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

W.D. NEIL, GENERAL MANAGER OF COMMUNICATIONS, MONTREAL

RNA519 15

VANCOUVER BC 1 446P

GW MCPHERSON

1243

OFFICE OF THE CUSTODIAN VICTORIA BLDG OTTAWA

1943 JUN 1 PM 9 04

OFFER ACCEPTED AND FORMAL APPROVAL SIGNED ADVISE AS SOON

AS POSSIBLE REGARDING NOTICE TO PUBLIC

OFFICE TO THE CUSTODIAN

file

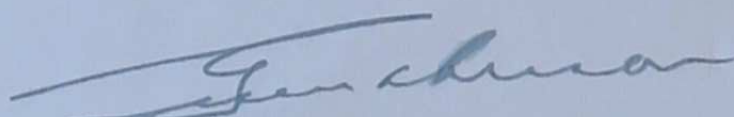
May 31, 1943.

MEMORANDUM FOR DR. COLEMANRe: Soldier Settlement of Canada
and Japanese Farm Lands

I am attaching to this memorandum the final offer of Mr. Murchison, dated May 29th, together with previous correspondence between himself, Mr. Barnet and myself.

I am also attaching a copy of my letter to Mr. Shears and I believe that Judge Whiteside's committee is meeting either today or tomorrow to consider the latest offer.

GWMcP/FC.


(G. W. McPherson)
Executive Assistant.

Letter noted by
prosecutor.
1/5/45 Lab
S/C
(



CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

W.D. NEIL, GENERAL MANAGER OF COMMUNICATIONS, MONTREAL

VR MX 20 NL

VANCOUVER BC MAY 31ST-43-

G. W. MCPHERSON. OFFICE OF THE CUSTODIAN,
VICTORIA BLG, OTTAWA

1430

JUDGE WHITESIDE ADVISES THAT YAMAGA HAS RESIGNED STOP HAVE ARRANGED
FOR BALANCE OF COMMITTEE TO MEET AT NEWWESTMINSTER TUESDAY AFTERNOON
OFFICE OF THE CUSTODIAN

1130P

57899 [p+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

31st May, 1943.

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

Dear Mr. McPherson:

I did not receive very satisfactory notes of the
Meeting which was held at New Westminster but am enclosing
a copy of what we have prepared for your information.

Yours very truly,



F. G. Shears,
Acting Director.

FGS/PMH

Encl.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

J-49

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

May 31, 1943.

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

Dear Mr. Shears:

Re: Soldier Settlement & Farm Lands

I have your three letters of May 29th dealing with the above matter.

Insofar as a press release is concerned, no statement of any kind should be made to the press at this time and more particularly in view of the fact that the Custodian's committee has not officially recommended the acceptance of the offer. If and when the Custodian's committee recommends acceptance and the Custodian is advised, it may be that the Custodian will consider it desirable to make some statement to the press in co-operation with Mr. Murchison but I would anticipate that the statement would be made here by the Custodian in view of its importance and probable effect.

As regards the papers loaned by Mr. Barnet to me, he is quite correct in asking for a return of same and I gave him an undertaking that they would not be copied and the information disclosed to the committee. Insofar as the copying of the recapitulations are concerned, I have discussed this with Mr. Murchison and he has approved of our having had these statements copied. If, as and when the deal is completed with the Soldier Settlement, I do not think I will have any trouble in obtaining the complete statements from Mr. Murchison for the use of your office in order that you can apportion the proceeds of the sale.

Insofar as the Soldier Settlement offer is concerned, you will have my letter of May 28th in which I dealt with the question of adjustments. Mr. Murchison and I have agreed that

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

- 2 -

once the price is approved it will be a simple matter to work out the mechanics of transferring title and making adjustments.

I trust I will be hearing from you as soon as the committee meets.

Yours very truly,

GWMcP/FC.

(G. W. McPherson)
Executive Assistant.

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

31st May, 1943.

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

Dear Mr. McPherson:

For your information the attached is a copy of a
letter received from the Manitoba Japanese Joint Committee
in Winnipeg and also copy of my reply.

Yours very truly,

F. G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

encl.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

385 Kennedy Street,
Winnipeg, Manitoba.
May 17, 1942.

COPY
Mr. H. F. Green
Manager, Protection Department
Office of the Custodian
506 Royal Bank Building
VANCOUVER, B. C.

Via Air Mail

Dear Sir:

It was decided at the committee meeting held in Winnipeg on May 8th last that we ask you to send someone here from your department to give us a first hand report of our properties which we placed under your protection before we evacuated from the Coast.

We, the Japanese evacuees, now residing in the Province of Manitoba registered our properties to the Custodian in good faith thinking that our interests would be protected. We would like to know what is actually being done to our properties.

Your immediate attention on this matter will be greatly appreciated.

Yours very truly,

MANITOBA JAPANESE JOINT COMMITTEE

(signed) H. A. Hirose, Secretary.

HAH:A

506 Royal Bank Building,
Vancouver, B.C.

31st May, 1943.

Mr. H.A. Hirose,
385 Kennedy Street,
Winnipeg, Manitoba.

Dear Sir:

Re: Manitoba Japanese Joint Committee.

Your letter of the 17th instant addressed to Mr. H.F. Green has been handed to me for reply.

I note your reference to properties which were placed under our protection prior to evacuation and it has always been the endeavour of this office to administer these properties in the best interests of the owners. This applies to all Japanese properties, irrespective as to whether the property was registered with us as you suggest in "good faith" as all Japanese properties vested automatically upon the evacuation of the Japanese.

It has always been our endeavour to adequately protect chattels and personal property and wherever possible to make real estate revenue bearing, either by continuing the arrangements made by the owner prior to his evacuation, or by obtaining tenants subsequently thereto.

Your letter doubtless has in mind recent newspaper and other references to the disposal of Japanese property. Up to the present no evacuee Japanese property has been sold without reference to the owner although the power to do this has always vested in the Custodian.

As a matter of policy the liquidation of all Japanese assets is now being considered by Ottawa and it is expected that an orderly liquidation in the best interests of the Japanese will proceed in due course. Before this is done a public notice will doubtless be made and a proper time will elapse so that the best market price may be obtained.

It is not intended to make sacrifice sales and offers to purchase will require to be in line with appraised values.

57899 [P+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

- 2 -

It should be fully understood that no question of confiscation has arisen. It is a conversion of a real estate and personal property asset into a liquid cash asset and the cash realized will be available and will be remitted from time to time to the owner according to his needs.

Property of a religious nature will not be sold and personal property is available for shipment as far as this office is concerned, upon payment of transportation charges, if it can be received by the owner at his present location and in co-operation with the British Columbia Security Commission and if we are advised in this regard prior to its disposition.

We note your suggestion that a representative from our office should meet your Committee in Winnipeg but we doubt if at the present time any good purpose would be served and we hope that the statements made herein will sufficiently answer the enquiries which your Committee have in mind.

Yours truly,

F. G. Shears,
Acting Director.

FGS/PMH

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

May 31, 1943.

MEMORANDUM FOR DR. COLEMAN

Re: Soldier Settlement of Canada
and Japanese Farm Lands

I am attaching to this memorandum the final offer of Mr. Murchison, dated May 29th, together with previous correspondence between himself, Mr. Barnet and myself.

I am also attaching a copy of my letter to Mr. Shears and I believe that Judge Whiteside's committee is meeting either today or tomorrow to consider the latest offer.

GWMcP/FC.

(G. W. McPherson)
Executive Assistant.

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

29th May, 1943.

PERSONAL

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

Dear Mr. McPherson:

Re: Soldier Settlement Farm Valuations

The two sets of property appraisals classified 'Suitable' and 'Unsuitable' have been returned to Mr. Barnet.

In view of the fact that we will require these figures so as to apportion the proceeds of a bulk sale to the individual accounts I intended to make a copy purely for my own use and mentioned this to Mr. McKay.

I was somewhat peeved to find that he had informed Mr. Barnet and as mentioned above the appraisals have been returned and we now have no record in this office.

I would take it as a favour if you could arrange for Ottawa to instruct Mr. Barnet to prepare and let us have a copy of their appraised values for the farms which they are intending to purchase.

Yours very truly,

F. G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

29th May, 1943.

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

Dear Mr. McPherson:

Re: Soldier Settlement of Canada.

I was interested to receive your confidential wire.
I will await your letter before advising anyone.

If you have not covered the matter in your letter I
would be glad if you would give consideration to a press release.

The information is bound to get out and I would be glad
if you would wire or airmail whether we can make a considered
statement to the newspapers.

Yours very truly,

F. G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

29th May, 1943.

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

Dear Mr. McPherson:

Re: Soldier Settlement purchase offer for
Farm Lands.

I think you should give some consideration to Clause 3
of the Soldier Settlement's offer.

You will note that Clause 2 speaks of taxes "adjusted
to May 31st" and Clause 4, fire insurance "adjusted to May 31st,
but Clause 3 assigns "unpaid rentals" as at May 31st.

As you are aware we have leases which call for monthly
payments, some for quarterly payments and on a considerable
number nothing is due until August or September etc. The usual
method of sale would call for "adjustment of rentals as on May
31st".

I am wondering if the wording used was deliberate, the
intention being that the Soldier Settlement will be entitled in
full to any amounts actually paid after the 31st May, so that a
rental due in August, say for \$250.00 would accrue to them even
though it covered a period of twelve months from November 1942
to November 1943.

I rather gather from Mr. McKay that they are hoping it
means actual money received after May 31st, but that they are a
little doubtful if this interpretation would stand.

I am having the Accounting and Farm departments prepare
a statement of the leases which will show the dates on which the
rentals are due and whether such rentals have been paid in cases
where the due date has been reached, so that at least we may have
a clear picture of this matter. I will send this to you as soon

57899 [pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

57899 [p+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE No. _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

- 2 -

G.W. McPherson, Esq.

as possible but it may be Wednesday before we can have it ready.

Yours very truly,

F. G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

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

May 29, 1943.

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

Dear Mr. Shears:

Re: Soldier Settlement of Canada
and Farm Lands

I am enclosing the latest offer received from Mr. Murchison and the Custodian would appreciate your presenting the offer to the Advisory Committee, obtaining their written recommendation.

I am also enclosing the original letters containing the previous offers so that you will have a proper chain of offers to place before the committee.

The Custodian would appreciate receiving the recommendation of the committee as soon as possible.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

C O P Y

GM/K OFFICE OF THE DIRECTOR

Ottawa, May 29, 1943.

G. W. McPherson, Esq.,
Executive Assistant, Office of the Custodian,
Department of the Secretary of State,
OTTAWA.

Dear Mr. McPherson:

I have received your letter of the 28th instant advising me that the Custodian is not prepared to accept our offer of \$825,000 for the lands more particularly described in the schedules which accompanied our original offer in writing, dated May 17th.

Advice received from Mr. Barnet at Vancouver indicates that your Vancouver committee consider these particular lands are worth approximately one and one quarter million dollars, and I may advise you frankly that the Director, the Veterans' Land Act, is not interested in these lands at that figure.

My position in this matter differs materially from that of an ordinary purchaser for the following reasons:

1. A firm offer for cash has been made for 769 parcels of property and I have no reason to believe there is any other single agency or person in the market for that number of parcels.
2. Our appraisal of these lands was made on the basis of ordinary terms of sale and without regard to any temporary boom or speculative values brought about by a state of war. The offer which has been made represents only a minor cash discount on our valuations, and in ordinary land transactions a fair discount on ordinary terms for cash purchase is not uncommon.
3. The buildings on many of these properties are of cheap construction. Many of them are in poor repair and subject to more than ordinary risks of depreciation.
4. The offer to purchase these lands is made for the purpose of using them for the re-establishment of Canadian veterans after the war. Few of these properties can be used for this purpose without additional expenditure for the repair of existing buildings or the erection of new homes suitable for the occupation of a Canadian veteran and his family.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

- 2 -

5. No one knows when the war will end, but if the lands are acquired now I must assume responsibility for the cost of administration, annual taxes, fire insurance, and depreciation, with no definite assurance that revenue from these lands will meet ordinary carrying charges.

As stated above, the Director is not interested in acquiring these lands at the values which seem to exist in the minds of at least some of the members of your Vancouver committee, but with a view to closing this transaction, I am prepared to increase our latest offer by \$25,000 - to a total of \$850,000, subject to the same terms and conditions which were set out in our written offer of May 17th. This is the final offer I am prepared to make for these particular properties in bulk.

I would appreciate your final decision in this matter at your earliest convenience.

Yours very truly,

(Signed) G. Murchison
Director.

J-49

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

May 28, 1943.

G. Murchison, Esq.,
Director,
Soldier Settlement of Canada,
Sovereign Building,
71 Bank Street,
Ottawa, Ontario.

Dear Sir:

Re: Japanese Agricultural Lands

Before leaving Vancouver on May 25th I received an amended offer from your Mr. Barnett for the properties referred to in his letter of May 17th; the amended offer being an offer of \$825,000.

As I advised you this morning, in view of all the circumstances, the Custodian is not prepared to accept this offer.

I would appreciate hearing from you at your convenience if you care to make a further amended offer to the Custodian which might be accepted.

Your personal co-operation in this matter is greatly appreciated.

Yours very truly,

GWMcP/FC.

(G. W. McPherson)
Executive Assistant.

J-49

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

May 28, 1943.

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

Dear Mr. Shears:

Re: Japanese Farm Lands

I had a meeting with the Custodian and the Deputy Custodian this morning at which time I reviewed the developments in Vancouver and the Custodian instructed me to negotiate direct with Mr. Murchison. I immediately contacted Mr. Murchison and after approximately an hour's discussion he agreed to make an offer of \$850,000.

He also agreed that where rents have not been collected or are not payable until fall, they will take over the total liability as to taxes and collect the revenue when due. If revenues have been collected on a monthly basis then they will be apportioned as of May 31st.

I am writing to Mr. Murchison today advising that the Custodian is not prepared to consider Mr. Barnett's offer of \$825,000. but asking for a higher offer. Mr. Murchison intends to write the final letter himself in which he will offer \$850,000. but will refer to the fact that they offered \$825,000. and that they are, shall we say, reluctantly paying the additional \$25,000. I told him I would immediately send the offer to you for submission to the Custodian's committee and I may do this by night letter tonight if I receive the offer in time but in any case you should have it in your hands by Monday. I would, therefore, suggest that you arrange to have a meeting of the farm committee on Monday and that at that meeting you read the offer in full with all the terms and conditions and obtain the approval of the committee; if possible have them put their approval in the form of a formal recommendation with all members of the committee signing same, or at least the Chairman signing on behalf of the committee.

- 2 -

You will note that the offer is better than the appraised value placed on the properties by Mr. Barnett.

As soon as we have the formal offer approved by the Custodian's committee you should wire me that they have recommended the acceptance of the offer and send me a letter by air-mail containing their formal recommendation so that the Custodian may formally advise the Director that he is prepared to accept the offer on the conditions outlined. As soon as this is done I will discuss with Mr. Murchison the transferring of administration and we might be able to arrange this early in June, thus dispensing with Mr. McKay's services and, while the formal documents and various title papers will not be executed for some time, the Soldier Settlement will take on the work of administering the farm property.

You, of course, should not transfer any of your files to them but we would not object to their obtaining information from our files. As I understand it they have a copy of each lease and I think it will only be necessary to have one general assignment of all leases; we, of course, retaining our own copy. These details can be worked out later if the deal goes through.

I have not forgotten my suggested condition about the future sale of the lands at a profit but Mr. Murchison advises me that none of the land will be disposed of until after the termination of hostilities and this would appear to be sufficient protection.

I had a rather difficult trip home, being grounded in Regina and not arriving in Ottawa until Thursday morning at about 2:30 A.M.

I have wired you today as follows:

"CONFIDENTIAL MY PRICE APPROVED OFFER WILL BE FORWARDED TO YOU FOR COMMITTEE WRITING."

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWM-P/FC.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

CLASS O.	VICE
Full Rate	
Day Letter	
Night Message	
Night Letter	
Evening and Sunday Messages	

Please mark an X opposite the class of service desired.

CANADIAN PACIFIC TELEGRAPHS



World Wide Communications

W.D. NEIL, GENERAL MANAGER OF COMMUNICATIONS, MONTREAL

CHECK

TIME FILED

Send the following message, subject to the conditions on the back thereof, which are hereby agreed to.

Ottawa, Ontario,
May 28, 1943.

F. G. SHEARS, ESQ
ACTING DIRECTOR
OFFICE OF THE CUSTODIAN
506 ROYAL BANK BLDG.
VANCOUVER B C

CONFIDENTIAL MY PRICE APPROVED OFFER WILL BE FORWARDED TO YOU FOR
COMMITTEE WRITING

G W MCPHERSON
EXECUTIVE ASSISTANT

Charge to Custodian's Office.

File J-49.
GWMcP/FC.

C O P Y

VICTORIA BUILDING,
7 O'Connor Street,
Ottawa, Ontario,

May 28, 1943.

J-49

G. Murchison, Esq.,
Director,
Soldier Settlement of Canada,
Sovereign Building,
71 Bank Street,
Ottawa, Ontario.

Dear Sir:

Re: Japanese Agricultural Lands

Before leaving Vancouver on May 25th I received an amended offer from your Mr. Barnet for the properties referred to in his letter of May 17th; the amended offer being an offer of \$825,000.

As I advised you this morning, in view of all the circumstances, the Custodian is not prepared to accept this offer.

I would appreciate hearing from you at your convenience if you care to make a further amended offer to the Custodian which might be accepted.

Your personal co-operation in this matter is greatly appreciated.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files



SOLDIER SETTLEMENT OF CANADA

YOUR FILE NUMBER.....

PLEASE QUOTE FILE.....

518 Rogers Building,
VANCOUVER, B.C., May 25th, 1943.

G. W. McPherson, Esq.,
Custodian of Enemy Property,
675 Hastings Street, W.
VANCOUVER, B.C.

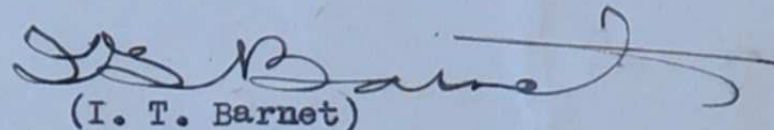
Dear Sir:

Japanese Agricultural Lands

Your letter of May 25th has been received in which you state that the Custodian's Advisory Committee for Japanese Rural Lands is not prepared to accept our offer of \$750,000 for 769 parcels of land as set out in our letter of May 17th.

Kindly advise me what offer your Committee is prepared to accept for these lands. On receipt of this information the matter will have our further consideration.

Yours very truly,



(I. T. Barnet)
District Superintendent.

ITB:B

25th May, 1943.

Mr. I. T. Barnet,
The Soldier Settlement of Canada,
Rogers Building,
Vancouver, B.C.

Dear Sir:

re: Japanese Agricultural Lands.

I have your letter of May 25th and your suggestion that I should advise you what offer the Custodian's Committee is prepared to accept.

It is, of course, understood that the Custodian's Committee will only recommend that the Custodian accept a satisfactory offer, and on this basis I would advise you that the Committee indicated that they would be prepared to recommend acceptance of an offer of \$1,000,000.00 with a possible reduction of 10% for cash. I would appreciate your advice as to whether or not you are prepared to make an amended offer which could be submitted to the Custodian's Committee for their further consideration.

In the discussions yesterday the Committee were advised that the Soldier Settlement of Canada are considered as official appraisers for various Government departments, and in view of this expressed the opinion that your offer should at least be in the neighbourhood of your own appraised value, which they ~~believe~~ to be \$867,000.00. I am of the personal opinion that if you make an offer of approximately somewhere between \$850,000.00 and \$900,000.00, the Committee would be prepared to give it at least favourable consideration.

Yours truly,

G. W. McPherson,
Executive Assistant.

GWMcP:GF

506 Royal Bank Building,
Vancouver, B.C.

25th May, 1943.

I.T. Barnet Esq.,
District Superintendent,
Soldier Settlement of Canada,
518 Rogers Building,
Vancouver, B.C.

Dear Sir:

Re: Japanese Agricultural Lands.

I have your letter of May 17th in which you make an offer on behalf of the Director, the Veterans' Land Act to purchase from the Custodian 769 parcels of land for a consideration of \$750,000. subject to certain conditions.

This offer was submitted by me, on behalf of the Custodian, to the Custodian's Advisory Committee of Japanese Rural Lands, the Committee being under the Chairmanship of Judge Whiteside of New Westminster.

The Committee met yesterday at 2.30 at the office of Mr. MacKenzie at New Westminster, Mr. MacKenzie being a member of the Committee, at which meeting the offer was considered.

As a result of considerable discussion the Committee came to the conclusion that they could not recommend to the Custodian that he accept your offer. They did, however, decide that negotiations might be opened to ascertain whether or not you would be prepared to make an amended offer.

I advised the Committee that their decision would be conveyed to you and if any new or amended offer was received it would be submitted to them for consideration.

I intend to leave for Ottawa at 4 o'clock this afternoon and if at all possible I would appreciate being advised this morning whether or not you are considering amending your offer.

Yours truly,

G. W. McPherson,
Executive Assistant.

GWMcP/PMH



SOLDIER SETTLEMENT OF CANADA

518 Rogers Building,
VANCOUVER, B.C., May 25, 1943.

G. W. McPherson, Esq.,
Custodian of Enemy Property,
675 Hastings Street, W.
VANCOUVER, B.C.

Dear Sir,

Japanese Agricultural Lands

I have for acknowledgment your letter of May 25th in which you indicate that you believe your Committee is prepared to favorably consider an offer in the neighbourhood of \$850,000.

You will recall that when you first invited an offer on these lands I expressed the opinion that we would only be interested in a part of them and, when your Committee was so informed, they indicated that favorable consideration would be given if an offer was received en bloc apart from schools, churches, co-operative plants, etc.

It has always been an accepted fact that the buyer who takes a large block of properties is entitled to discount for cash of from at least ten to twenty-five per cent. I am advised by my Regional Advisory Committee that they offered your Committee \$800,000 yesterday for these lands in an attempt to close the transaction.

On further consideration I beg to offer the sum of Eight hundred and twenty-five thousand (\$825,000.00) Dollars for the said lands on the terms and conditions set out in our letter of May 17th.

Yours very truly,

(I. T. Barnet)
District Superintendent.

ITB:B

57899 [p+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

C O P Y

25th May, 1943.

Mr. I.T. Barnet,
The Soldier Settlement of Canada,
Rogers Building,
Vancouver, B.C.

Dear Sir:

re: Japanese Agricultural Lands.

I have your letter of May 25th and your suggestion that I should advise you what offer the Custodian's Committee is prepared to accept.

It is, of course, understood that the Custodian's Committee will only recommend that the Custodian accept a satisfactory offer, and on this basis I would advise you that the Committee indicated that they would be prepared to recommend acceptance of an offer of \$1,000,000.00 with a possible reduction of 10% for cash. I would appreciate your advice as to whether or not you are prepared to make an amended offer which could be submitted to the Custodian's Committee for their further consideration.

In the discussions yesterday the Committee were advised that the Soldier Settlement of Canada are considered as official appraisers for various Government departments, and in view of this expressed the opinion that your offer should at least be in the neighborhood of your own appraised value, which they believe to be \$867,000.00. I am of the personal opinion that if you make an offer of approximately somewhere between \$850,000.00 and \$900,000.00, the Committee would be prepared to give it at least favourable consideration.

Yours truly,

G.W. McPherson,
Executive Assistant.

GWMcP:GF

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

C O P Y

SOLDIER SETTLEMENT OF CANADA

518 Rogers Building,
VANCOUVER, B.C., May 25, 1943.

G.W. McPherson, Esq.,
Custodian of Enemy Property,
675 Hastings Street, W.
VANCOUVER, B.C.

Dear Sir:

Japanese Agricultural Lands

I have for acknowledgment your letter of May 25th in which you indicate that you believe your Committee is prepared to favorably consider an offer in the neighbourhood of \$850,000.

You will recall that when you first invited an offer on these lands I expressed the opinion that we would only be interested in a part of them and, when your Committee was so informed, they indicated that favorable consideration would be given if an offer was received en bloc apart from schools, churches, co-operative plants, etc.

It has always been an accepted fact that the buyer who takes a large block of properties is entitled to discount for cash of from at least ten to twenty-five per cent. I am advised by my Regional Advisory Committee that they offered your Committee \$800,000 yesterday for these lands in an attempt to close the transaction.

On further consideration I beg to offer the sum of Eight Hundred and twenty-five thousand (\$825,000.00) Dollars for the said lands on the terms and conditions set out in our letter of May 17th.

Yours very truly,

(SIGNED) I.T. BARNET)

(I.T. Barnet)
District Superintendent.

ITB:B

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

C O P Y

506 Royal Bank Building,
Vancouver, B.C.

25th May, 1943.

I.T. Barnet Esq.,
District Superintendent,
Soldier Settlement of Canada,
518 Rogers Building,
Vancouver, B.C.

Dear Sir:

Re: Japanese Agricultural Lands.

I have your letter of May 17th in which you make an offer on behalf of the Director, the Veterans' Land Act to purchase from the Custodian 769 parcels of land for a consideration of \$750,000. subject to certain conditions.

This offer was submitted by me, on behalf of the Custodian, to the Custodian's Advisory Committee of Japanese Rural Lands, the Committee being under the Chairmanship of Judge Whiteside of New Westminster.

The Committee met yesterday at 2.30 at the office of Mr. MacKenzie at New Westminster, Mr. MacKenzie being a member of the Committee, at which meeting the offer was considered.

As a result of considerable discussion the Committee came to the conclusion that they could not recommend to the Custodian that he accept your offer. They did however, decide that negotiations might be opened to ascertain whether or not you would be prepared to make an amended offer.

I advised the Committee that their decision would be conveyed to you and if any new or amended offer was received it would be submitted to them for consideration.

I intend to leave for Ottawa at 4 o'clock this afternoon and if at all possible I would appreciate being advised this morning whether or not you are considering amending your Offer.

Yours truly,

G.W. McPherson,
Executive Assistant.

GWMcP/PMH

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

COPY

SOLDIER SETTLEMENT OF CANADA

G.W. McPherson, Esq.,
Custodian of Enemy Property,
675 Hastings Street, W.
VANCOUVER, B.C.

518 Rogers Building,
VANCOUVER, B.C. May 25th, 1943.

Dear Sir:

Japanese Agricultural Lands

Your letter of May 25th has been received in which you state that the Custodian's Advisory Committee for Japanese Rural Lands is not prepared to accept our offer of \$750,000 for 769 parcels of land as set out in our letter of May 17th.

Kindly advise me what offer your Committee is prepared to accept for these lands. On receipt of this information the matter will have our further consideration.

Yours very truly,

(SIGNED) I.T. BARNET
(I.T. Barnet)
District Superintendent.

ITB:B

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

506 Royal Bank Building,
Vancouver, B.C.

22nd May, 1943.

J-49A

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

Dear Mr. Shears:

Re: Canadian Legion.

Further to my letter of April 12th I wish to confirm the conversation we had in Winnipeg with Dr. Coleman at our conference there last week.

The Custodian does not feel that he can make any distinction between any particular Japanese evacuees, regardless of their military service in the last war.

Insofar as the Advisory Committees are concerned, it does not appear desirable that any change in the personnel should be made.

Yours very truly,

G. W. McPherson,
Executive Assistant.

GWMcP/PMH

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

19th May, 1943.

Dr. E.H. Coleman, K.C.,
Under Secretary of State,
West Block,
Ottawa, Ontario.

Dear Dr. Coleman,

Re: Soldier Settlement of Canada.

Mr. Shears and I arrived in Vancouver on Tuesday morning and immediately arranged for an interview with Mr. Barnet.

On attending at Mr. Barnet's office he handed me an envelope containing an offer from the Soldier Settlement of Canada to the Custodian to purchase 769 parcels of land for a total of \$750,000.00 cash, subject to certain conditions. Copy of this offer is attached for your information.

I then advised Mr. Barnet that the Custodian's Advisory Committee was meeting in the Custodian's office on Wednesday morning at 10 o'clock and that while I appreciated the desirability of an offer of this kind I felt he should make available to me, for submission to the Committee, a breakdown of the \$750,000.00 offer in order that the Custodian's Advisory Committee could make a spot check on various valuations and ascertain whether or not the Soldier Settlement of Canada's valuations were reasonable.

He advised me that he did not think he could give me this information and the discussion continued throughout the day. At the afternoon meeting I attended alone, having in mind the previous experiences of Mr. Barnet and that discussion lasted until 6 o'clock and he finally agreed to consider calling Mr. Murchison during the evening.

For your information I do not hesitate to state that I was rather annoyed that he should withhold the breakdown price offered when he knew that I could not make any intelligent statement to the Advisory Committee without such figures and that his refusal to give the figures would result in the Committee having to make a complete appraisal of all the farm lands in order to ascertain whether or not his Department's offer was a reasonable one.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

- 2 -

Dr. E.H. Coleman, K.C.

At 9.15 this morning I again attended on Mr. Barnet when he informed me that he had been in touch with Mr. Murchison who instructed him to give me every co-operation and make any information available to me that I requested. In spite of these instructions he continued to belabour the various points discussed the previous day and it was not until 9.50 that I was able to extract the information I desired from him which gave me exactly ten minutes to review the material before appearing at the meeting of the Advisory Committee.

The Advisory Committee did not consider the various conditions attached to the offer but decided to deal only with the amount of the offer in the first instance.

After considerable discussion a Sub-Committee was appointed consisting of Mr. D.E. McKenzie, Mr. Menzies and Mr. Yamaga, who were directed to make a spot valuation of a number of farms in selected municipalities, farms to be picked by myself and the valuations placed upon such farms by the Soldier Settlement of Canada not being disclosed to the Sub-Committee.

Unfortunately Mayor Mott, the new member of the Committee was unable to attend as he is now on business in Ottawa, but the Chairman expressed the opinion that Mayor Mott had no experience with regard to farm lands and that the work of the Committee should not be delayed until his return two weeks hence.

The Sub-Committee decided it would be impossible to report back before Tuesday of next week, although it is hoped that they may be ready by Monday afternoon if they find it convenient to visit some of the properties on Sunday.

Tentatively the Chairman has set 2.30 p.m. Tuesday at his Chambers in New Westminster for the next meeting and has expressed a desire that I should remain in Vancouver at least until that time, particularly in view of the difficulty of negotiating with Mr. Barnet.

I advised the Chairman that I was very anxious to return to Ottawa on Friday of this week and that I already had a reservation to do so, but he was quite emphatic that he thought I should remain to assist his Committee in conducting the rather delicate negotiations with Mr. Barnet after the Sub-Committee reports back on Tuesday afternoon.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

3.

Dr. E. H. Coleman, K.C.

Assuming that you would desire me to co-operate with the Custodian's Advisory Committee I have undertaken to remain at least until after the meeting on Tuesday but I am afraid that the Committee will not accept the offer of \$750,000.00 but will state that they are prepared to recommend to the Custodian that he accept an offer in excess of this amount.

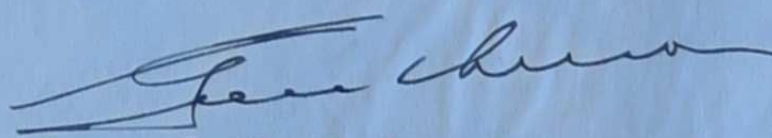
If this is the outcome of the meeting on Tuesday the next step would appear to be for Mr. Barnet to arrange for a meeting of his Regional Board and I have been toying with the idea of suggesting to him that the members of the two Committees get together at that time and see if they can arrive at a mutual satisfactory price.

It might be possible to arrange such a meeting for Wednesday afternoon, but I do not anticipate that I could get away from here before Thursday or Friday of next week and I would like your approval on my remaining here until that time if I feel that by doing so the deal can be closed up to the point of having the two Committees approve of the price for submission to Ottawa.

I have written two other letters to you today and I have already indicated that injunction proceedings are likely to be started and this question was raised at the Committee meeting this morning and also by Mr. Barnet. I advised them that the negotiations of the Soldier Settlement of Canada would proceed until such time as injunction proceedings were actually commenced.

I have suggested to you in another letter the desirability of giving the Solicitor for the Japanese a statement of policy in writing with the object of bringing the matter to a head so that if he is going to commence any action he will commence it while I am in Vancouver.

Yours sincerely,



G. W. McPherson,
Executive Assistant.

GWMcP/PMH

5 Copies
C O P Y

SOLDIER SETTLEMENT OF CANADA

518 Rogers Building,
Vancouver, B. C., May 17, 1943.

THE Custodian of Japanese Properties in the Protected Area
in British Columbia, VANCOUVER, B.C.

Dear Sir:

On behalf of the Director, the Veterans' Land Act, and subject to Ottawa approval, I beg to submit an offer to purchase seven hundred and sixty-nine (769) parcels of land, together with all existing buildings and other improvements, tree, bush fruits, etc., growing thereon, more particularly described in the attached schedules (errors and omissions excepted), and formerly occupied by persons of the Japanese race at and for the aggregate sum of Seven Hundred and Fifty thousand (\$750,000.00) Dollars subject to the following conditions:-

- (1) Delivery of title fee simple in the name of the Director, the Veterans' Land Act, free from all encumbrances and setting forth legal boundaries in terms acceptable to the Director, and the Registrar of Land Titles for the district in which the land is situated; delivery of titles to be completed by August 31st, 1943;
- (2) All taxes and charges to be paid or adjusted to May 31st, 1943;
- (3) Assignment to the Director, the Veterans' Land Act, of all Leases and unpaid rentals as at May 31st, 1943;
- (4) (a) Assignment to the Director, the Veterans' Land Act, of all existing fire insurance policies adjusted to May 31st, 1943;
(b) In the event of buildings having been removed, or destroyed by fire, subsequent to the appraisal made in 1942, the gross offer is to be reduced by the amount of the appraised value of the said buildings as established by the Director, the Veterans' Land Act.
- (5) In the event of the Custodian being unable to deliver titles to any of the lands listed in the attached schedules, the gross offer herein is to be reduced by the amount of the appraised value of such lands as established by the Director, the Veterans' Land Act, in the appraisal reports made in 1942;
- (6) Possession upon delivery of titles subject only to condition number three (3) above;
- (7) Acceptance of this offer, in writing, within thirty (30) days.

Yours very truly,

(Signed) I. T. Barnet
District Superintendent.

ITB:B
Enclosure.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

APPRAISAL MADE ON JAPANESE EVACUATED LANDS

May 24, 1943.

<u>Survey</u>		<u>Survey</u>	
J.L. 398 -	\$5,400.00	2,700.00	3777
J.L. 506 -	1,600.00	1,425.	800
J.L. 442 -	2,000.00	1,900	1060
J.L. 480 -	1,750.00	1,100.	860
<u>Maple Ridge</u>			
J.L. 460 -	1,450.00	1,700.	986
J.L. 254 -	2,500.00	2,200.	1350
J.L. 161 -	850.00	950.	500
J.L. 162 -	3,200.00	2,000	1110
J.L. 4 & 5 -	4,400.00	3,900.	3610
<u>Mission</u>			
J.L. 31 -	4,000.00	3,729.00	2,085
J.L. 21 -	1,750.00	1,400.00	11000
J.L. 92 -	950.00	1,050.00	988.00
J.L. 93 -	950.00	1,000.00	1222.00
<u>Pitt Meadows</u>			
J.L. 454 -	1,100.00	1,100.00	727.00
J.L. 383 -	3,500.00	1,200.00	2723.00
<u>Matsqui</u>			
J.L. 223 -	3,575.00	2,700.00	3,278.00
<u>Clayburn</u>			
J.L. 300 -	4,100.00	2,865.00	2100.00
	4,100.00		28,232.00
	2,125.00		

28

into a profit of 22500. To make A equally profitable with B would require a reduction in carrying charges (which may be possible in taxes and repairs) and to the wiping out of operating loss and an increase of 22500 in net. Profits from sales would also be a credit.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

AGENDA FOR THE FOURTH MEETING OF THE ADVISORY COMMITTEE
ON RURAL PROPERTIES.

1. Reading of Minutes of previous Meeting.
2. Business arising out of the Minutes:
 - a) Reading of offer of the Soldier Settlement of Canada.
 - b) Report of the Sub-Committee re valuation of land.
 - c) Consideration of price and terms.
3. New Business:
 - A) Question of sale of other farm properties.
 - B) Consideration of offer of Mission and Districts Park Board of Lot 149.
 - C) Authorising payment of claims re misrepresentation of acreage.
4. Report re Pacific Co-operative Union.

into a profit of £22500. To make A equally profitable with B would require a reduction in carrying charges (which may be possible in taxes and repairs) and to the wiping out of operating loss and an increase of £22500 in net. Profits from sales would also be a credit.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

Holding of Properties - Rough Estimate Assessed value

1120000

To be adjusted by comparison with
sales and assessors' practice of
valuing in the various municipalities
assuming assessed value above
The carrying charges will be
roughly -

Taxes - including Dyking tax -	45000
Repairs, 2% on building val 600000	12000
Insurance - 1% on minimum 740000	4000
Depreciation - 3% on building 600000	18000
Administration - say	18000
	<u>97000</u>
Revenue	83000
Net loss	14000

In addition, cost of making a
valuation - For this purpose it
would be sufficient to compare
sales of say 50 farms and with
assessments to establish values.
This could be done, at a cost of
about 1/10 per farm, 500, to be
spread over a number of years.
The sales could be obtained
by search in L.R.C.

*From
L.R.C.*

B - Sale of Properties at 750000
Credit interest of 3% 22500

Conclusion - By sale the approximate
annual loss of 14000 would be converted
into a profit of 22500. To make A equally
profitable with B would require a reduction in
carrying charges (which may be possible in taxes
and repairs) and to the wiping out of operating
loss and an increase of 22500 in rents. Profits
from sales would also be a credit.

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

26th April, 1943.

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

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

Dear Mr. McPherson,

As mentioned to you in previous correspondence, the B.C. Coast Growers Association asked for some information regarding Fraser Valley matters and I replied to them as follows:

"We are in receipt of your letter of the 17th instant and note that a Meeting of your Association is to be held on the 24th instant.

The whole policy in regard to the administration of Japanese affairs in the Fraser Valley is still under consideration at Ottawa, but I am pleased to inform you that with regard to the matter of longer leases that in the very near future the Custodian will in most cases be prepared to extend existing leases for a further period of one year where the arrangements with the present tenants and their administration of the farm is considered satisfactory.

We trust that this will give some additional assurance and incentive to the present tenants to use the farms in a good husbandlike manner in his own best interest and for the up-keep of the property."

Mr. McKay attended a meeting which they held last Saturday at which my letter was read and Mr. McKay stated that he was prepared to go ahead as outlined.

Mr. McKay tells me that a letter was then read from Mr. Cruikshank, M.P. in which he stated that it was his understanding that the Director of the Soldier Settlement would be making an offer for the purchase of all Japanese farm property.

S7899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

- 2 -

G.W. McPherson, Esq.

We have avoided making any statement along these lines until the policy was more definite but it will likely be pretty generally discussed in the Valley in view of Mr. Cruikshank's statement.

I understand that the old question of compensation for work done when a tenant was unable to renew his lease and would therefore not receive benefits of some of his work of new plantings etc. was also discussed.

Yours very truly,

F. G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

57899

[P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

MEMORANDUM
Office of the Prime Minister

Ottawa, April 26, 1943

Referred from the Prime Minister's
office to the Secretary of State.OFFICE OF THE
APR 27 1943
Secretary of StateH. R. L. Henry
Private Secretary

Toronto.

24th April '43.

Ottawa.

Dear Sir,

I wish to join with many other citizens in protesting the sale of property held in trust for persons of Japanese origin who have been removed from British Columbia. These sales are contrary to assurances given such persons. Those in close touch with the Japanese situation in Canada state that Japanese property is not depreciating, but that it is revenue-producing; cases are also cited of sales being made below market value and the proceeds being almost or completely swallowed up by carrying charges. There are serious charges against a democratic government and warrant immediate investigation.

Yours Truly
O. G. Holmes.

APR 26 1943

Toronto.

24th April '43.

Rt. Hon. Mackenzie King Esq.
Ottawa.

Dear Sir,

I wish to join with many other citizens in protesting the sale of property held in trust for persons of Japanese origin who have been removed from British Columbia. These sales are contrary to assurances given such persons. Those in close touch with the Japanese situation in Canada state that Japanese property is not depreciating, but that it is revenue-producing; cases are also cited of sales being made below market value and the proceeds being almost or completely swallowed up by carrying charges. There are serious charges against a democratic government and warrant immediate investigation.

Yours Truly

C. E. Kalmus.

APR 26 1943

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

21st April, 1943.

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

Dear Mr. McPherson:

Re: Sale of Real Estate.

Regarding yours of the 15th instant the newspaper notices referring to the sale of real estate were, as you assumed, in connection with enemy property. In most cases they definitely concerned property which on account of City requirements and other cogent reasons made the property undesirable from a revenue bearing and economic standpoint.

I am glad, however, that you referred to the matter of not liquidating enemy property which it is economically sound to carry on.

We inferred that in view of the policy of orderly liquidation of all evacuee property and the arrangements which we came to when you were here in regard to the inclusion of enemy property in our catalogue, that it was also the intention to liquidate enemy property under the same policy.

Your remarks are, however, noted and in one or two cases where the actual justification for selling may be a little doubtful, we will take this into account when considering any tenders which may be received.

We agree that apart from this angle that in view of the possibility of injunction proceedings that enemy property should not in any case be listed with evacuee property.

Your suggestion in regard to calling for tenders for enemy property in the name of "The Secretary of State of Canada acting in his capacity as Custodian" and signing same "Custodian of Enemy Property"

57899 [P+2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

ATTEST: J. H. McPherson,
Secretary of State of Canada,
Executive Assistant to the
G.W. McPherson, Esq.

STEF ABELT, 1943.
LAWSON, B.C.
208 HOLT BAY BUILDING

FILE NO.
TO
WEVRE HENRY
SECRETARY'S OFFICE
AND
CUSTODIAN'S OFFICE

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

OFFICE OF THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE
CANADA
OFFICE OF THE CUSTODIAN

- 2 -

G.W. McPherson, Esq.

is also noted and the distinction between this and using the term of
"Custodian of Japanese Property" in connection with evacuee affairs
appears to be desirable.

Yours very truly,

F. G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

2-49
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

April 12, 1943.

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

Dear Mr. Shears:

Re: Sales Policy

I have your recent letters, with enclosures,
concerning the possibility of injunction proceedings.

The Custodian does not desire that the policy
of liquidation should be delayed at all and the committee
should proceed as quickly as possible to carry out that
policy. If injunction proceedings are commenced the matter
will then be referred to the Department of Justice who,
no doubt, will be prepared to defend the Custodian's pos-
ition.

The extending of leases in accordance with the
arrangement made at the first or second meeting of the
farm committee, should be proceeded with; Mr. McKay using
his discretion in this matter. Owing to Mr. Murchison's
Minister not being available, there has been some delay
but he has indicated to me that they are going to take
over the property and it is only a question of arranging
the mechanics, and this is now being done.

I appreciate your position insofar as the news-
papers are concerned and assume that no unnecessary pub-
licity will be given to them. Dr. Coleman has read the
correspondence and does not feel that we should delay at
all, but proceed. If injunction proceedings are started
you might let me know immediately by wire.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

9th April, 1943.

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

Dear Mr. McPherson,

I enclose herein cutting from last night's "Sun".
They received their information of course from the "New
Canadian".

Confound these newspapers you cannot tell them
that you don't know anything without them making some state-
ment. However, except that I did not say "I imagine that,
if the sale goes into effect, the Japanese will challenge it"
the rest may be alright.

I am wondering how things are progressing at Ottawa
in regard to the farm liquidation and the Soldier Settlement
proposition.

The matter of leases is now fairly well covered, so
far no leases now in effect for one year have been extended
as there is time for these to be done if necessary a little
later on when the whole policy has been clarified.

Yours very truly,

F. G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

encl.

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPherson's files

OFFICE OF THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE
CANADA

Japs Fight To Retain Property

Evacuees Organize
To Resist Forced
Sale by Gov't

By CLIFF MACKAY

Evacuated Japs are banding together for a court fight to defend their real estate against forced sale by the Custodian of Alien Enemy Property.

They announce that they will apply for an injunction to restrain the Custodian and are prepared to carry the case to the B.C. Court of Appeal or the Supreme Court of Canada if necessary.

To this end a temporary committee of an organization to be known as the Amalgamated Evacuee Property Owners' Association has been established with headquarters at Kaslo.

"It is foreseen that the litigation is likely to be long, involved and costly," the announcement states but the Japs are undeterred.

PICTURE CHANGED

Their move threatens the hope of many Vancouver citizens and Fraser Valley farmers that Nipponese will be "sold out" of the city and district and never permitted to return.

"The New Canadian," Jap newspaper published at Kaslo, headlines a legal opinion in its current issue. Owners have been advised that "the intention of the federal government to proceed with the arbitrary liquidation . . . is beyond the legal powers of the government, even as a war measure."

"Numbers of former residents of the coastal districts in the Slocan, New Denver and Kaslo projects," the paper continues, "have voiced their wish . . . to

57899 [Pt 2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [Pt 2.2]

Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

Japanese Begin Movement East

Japanese forces in the Mayu region of Kachin announced the start of a new offensive against the British. The Japanese forces in the Mayu region of Kachin announced the start of a new offensive against the British. The Japanese forces in the Mayu region of Kachin announced the start of a new offensive against the British.

ARE THEY RIGHT?

Independent legal opinion canvassed by The Vancouver Sun indicates that the Japs might win on a constitutional point. Authorities said that the Custodian presumes to exercise jurisdiction conferred by the Dominion Parliament but that the British North America Act reserves the control of property and civil rights for exclusive handling by provincial legislatures.

Ottawa has named two advisory committees in connection with the proposed sale. The civic committee is headed by Mr. Justice Sidney Smith and the rural committee by Judge David White-side.

WAITING FOR OTTAWA

F. G. Shears, an official of the Custodian's Vancouver branch, told The Sun that that no dealings have been held yet with the Evacuee Committee.

He had heard of the organization and assumed that its underlying idea "is one of civil rights."

"So far," said Mr. Shears, "we have not disposed of any Japanese property without the consent of the owner and we are not proposing to do so immediately. I imagine that, if the sale goes into effect, the Japanese will challenge it. I suppose it is a purely legal question."

Asked why the non-voluntary sales have not been started and when they are likely to be, Mr. Shears could not say more than that "we are awaiting further advices from Ottawa."

It could not be learned whether the delay means that the legal position taken by Japs is under further review.

G. W. McPherson, executive assistant to the Secretary of State, was in Vancouver last week in connection with the matter and has now gone back to Ottawa.

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

April 12, 1943.

2-494
F. G. Shears, Esq.,
Acting Director,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

*Revised with
Shears*

Dear Mr. Shears:

Re: Canadian Legion

I have your letter of April 8th, with enclosure. No doubt I will be hearing about this matter in the near future.

Yours very truly,

GWMcP/FC.

(G. W. McPherson)
Executive Assistant.

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

9th April, 1943.

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

Dear Mr. McPherson,

I am enclosing herein copy of telegram intercepted
from Messrs. Norris & MacLennan which may be of interest to you
and in line with what I suggested in my letter of yesterday's
date.

I also enclose copy of a telegram which Tagashira
sent to McCrossan. In this case Mrs. McCrossan called at the
office yesterday afternoon and showed me the original telegram.

Yours very truly,

F. G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

encl.

57899 [p+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

57899 [p+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

COPY

CANPAC' VANCOUVER

APRIL APL 7th 1943 521 PM

"CUST" 52

TOMMY SHOYAMA ESQ
C/O NEW CANADIAN KASLO BC

RETEL ON BASIS RETAIN COUNSEL APPROXIMATE COST SUPREME COURT TWO
THOUSAND DOLLARS COURT APPEAL BRITISH COLUMBIA FURTHER TWO
THOUSAND SUPREME COURT CANADA TWO THOUSAND FIVE HUNDRED STOP
BELIEVE GOOD CHANCE SUCCESS RESPECTING PROPERTY NISEIS OR
NATURALISED PERSONS AND FAIR CHANCE SUCCESS RESPECTING NATIONALS
STOP CONSTITUTIONAL ISSUE IS COMPLICATED AND IMPOSSIBLE GIVE
ACTION AND EVACUATION GIVE NE NECESSARY ADVICE IMMEDIATELY
FINAL OPINION WITHOUT CONSIDERABLE STUDY OF AUTHORITIES AND
RESEARCH BUT STRONG ARGUMENT CAN BE ADVANCED SHOWING PROCEEDINGS
UNCONSTITUTIONAL STOP WRITING TANAKA

NORRIS & MACLENNAN

CHGE

57899 [p+2.2] Soldier Settlement and Veterans' Land Act - Formerly Mr. McPhersons files

C
O
P
Y

CANPAC#

APRIL 8-43 9 13 AM

"CUST" ###

RW MC 28 DL GET REPLY

REVELSTOKE BC APL 8 8 49 AM

G E MCCROSSAN K C

ROGERS BLDG VANCOUVER BC

INFORMED THAT CUSTODIAN IS GOING TO LIQUIDATE PROPERTIES OF
JAPANESE ORIGIN IS IT LAWFUL HOW CAN I PROTECT AGAINST SUCH
ACTION AND EVACUATION GIVE ME NECESSARY ADVICE IMMEDIATELY

R TAGASHIRA