

57899 [Pt 3.1] Soldier settlement and Veterans' Land Act

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

June 9, 1944.

F. G. 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 letter of June 2nd enclosing documents
Nos. 107 and 108. These documents have been duly executed
by the Deputy Custodian and are returned herewith.

Yours very truly,

FC.

Miss F. Carroll

57899 [p+ 3.1] Soldier settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
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PLEASE REFER
TO
FILE NO.

506 Royal Bank Building,
Vancouver, B.C.
June 7th, 1944

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

Dear Mr. McPherson:

I am enclosing herein
documents Nos. 109, 110 and 111 covering properties
sold to The Director, the Veterans' Land Act for
signature by the Deputy Custodian.

Yours very truly,

F.G. Shears

F.G. Shears,
Director.

FGS/lm
Encl.3

57899 [pt 3.1]

Soldier Settlement and Veterans' Land Act

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

June 7th, 1944

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

Dear Mr. McPherson:

I thank you for your letter
of June 2nd, returning document No. 106 duly executed by
the Deputy Custodian.

Yours truly,

F.G. Shears

F.G. Shears,
Director

FGS:lm

57899 [p. 3.]

Soldier Settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

5th June, 1944.

ADDRESS ALL
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PLEASE REFER
TO
FILE NO.

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

Dear Mr. McPherson:

I am enclosing herein Summary showing the present
position of the documents in connection with the deal with
the Director, the Veterans' Land Act.

yours very truly,



F. G. Shears,
Director.

FGS/PMH

encl.

where because of errors or omissions
it is considered desirable for the
reasons given to consider them as new
offers
(See Schedule No. 9)

..... 4 7

775 775

NOTE The above and the schedules have no reference whatever to the second offer of
the Director which is being dealt with as a separate transaction entirely.

F. G. Shears,
Director.

5th June, 1944.

57899 [p. 3.] Soldier Settlement and Veterans' Land Act

SUMMARY

Summary of sales arising out of first offer from the Director of the Veterans' Land Act as at the opening of business on Monday, June 5th, 1944. All figures are on the basis of offers originally made and have no relation to individual Japanese, properties or titles.

	Original offers received by Custodian (See list attached to master document)	.....	768	
	Offers for which titles have been delivered and paid for by Director	.....	540	
<u>Schedule</u>				
1.	Offers withdrawn for reasons stated and the withdrawal of which has been accepted by both the Director and the Custodian (See Schedule No. 1.)	.....	59	
2.	Offers which the Custodian has advised the Director he wishes withdrawn from the sale and is awaiting the Director's approval.	.....	9	
3.	Offers originally withdrawn which have been re-submitted to the Director for the reasons given (See Schedule No. 3)	.....	4	
4.	Offers where all necessary documents are on file in the Land Registry Office and titles should issue in due course.	.....	92	
5.	Offers where documents relating to the transfer of title are in the Land Regi- stry Office but title will issue subject to charge pending filing of discharge of mortgages.	.....	18	
6.	Offers where documents are in course of preparation or completion but not yet filed in the Land Registry Office for reasons given (See Schedule 6)	In Crux's hands 32 In our hands 7	39	
7.	Offers where documents are in transit to or from Ottawa for signature (See Schedule 7)	.....	7	
8.	Offers where titles have issued and are held by Crux for reasons given (See Schedule No. 8)	.....	3	
			771	768
9.	New offers relating to original offers where because of errors or omissions it is considered desirable for the reasons given to consider them as new offers (See Schedule No. 9)	.....	4	7
			775	775

NOTE The above and the schedules have no reference whatever to the second offer of the Director which is being dealt with as a separate transaction entirely.

F. G. Shears,
Director.

5th June, 1944.

57899 [Pt 3.] Soldier Settlement and Veterans' Land Act

MEMORANDUM

June 2, 1944.

TO: Mr. F. G. Shears
FROM: R. D. Richardson

Re: Director, Veterans' Land Act Offer.

We have to advise that the following changes have taken place, relative to this deal, since May 26, 1944.

From Schedule 3 to 6.

<u>J.L. No.</u>	<u>Name:</u>	<u>Reason:</u>
29	YANOSHITA, T. -	Offer increased to \$2095.00 by Director. Custodian's Office obtaining Discharge of Mortgage.
365	SHOJI, G. Y. -	Crux drawing Quit Claim.
422 (1)	FUJII, H. -	Offer increased by Director to \$2650.00. Custodian's Office obtaining Deed.
432	NAKAMURA, J. -	Offer increased by Director to \$335.00. Custodian's Office obtaining Deed.
672	UNO, A. -	Offer increased to \$1970.00 by Director and Crux has in hand for completion.

Total Offers - 6.

Schedule 4 - Title delivered and payment received from V.L.A.

<u>J.L. No.</u>	<u>Name:</u>	<u>J.L. No.</u>	<u>Name:</u>
4	OMURA, S.	247 (249 error)	ODAGUCHI, E. & F.
5	OMURA, S.		
11	OKABE, K.	255	OKANO, M.
17	MORIYAMA, M.	276	SHIMOJI, K.
23	SHIKAZE, K.	280	TADA, G. & T.
50	INOUE, Y.	282	SHISHIDO, E.
54	HOYANO, T.	283	OKA, T. & M.
64	SHIONO, N. (In Trust)	305	OKADA & KARATSU
76	UEMURA, SHIMODA,	336	ISHIKAWA, J.
109	ENDO, T.	360	SHONO, K.
112	KAMIMURA, K.	361	HORI, G. & S.
152	TOMITSU, M.	367	OGAWA, S.
185	TAKOJI, D.	378 (278 error)	TAHARA, R.
186	OKANO, K.		
188	FUJITA, N.	415	TAHARA, T.
200	KODAMA, S.	440	IMAHASHI, I.
203	MATSUMOTO, S.	637	KIMURA & IMAHORI
204 (1)	SHIKAZE, Y.	719	ASAWO, M.
204 (2)	SHIKAZE, Y.		
219	TOKI		
232	KINOSHITA, S.		
242	OKA, S.		
243	OKI, H.		

Total Offers - 39.

(Continued on Page 2.)

57899 [pt 3.] Soldier Settlement and Veterans' Land Act

Memo to Mr. Shears

Report of June 2/44 re V.L.A. Offer

Schedule 6 - documents completed by Custodian's Office and forwarded to Crux to be dealt with further.

16 GOTO, G.
357 OKUBO, F.
484 YASUI, S.

Total Offers - 3.

From Schedule 6 to 4.

41 NAKATA, Y.
105 HOSAKI, S.
136 UMETSU, K.
168 TAKAMOTO, S.
198 ITO, Y.
284 MATSUMOTO, Y.
297 YONEMITSU, K.
384 NISHIZAWA, U.
569 MORIMOTO, S.
670 SUZUKI, K.

Total Offers - 10.

From Schedule 6 to 7.

40 TAKAHASHI, R. K.
107 MORI, Y.

Total Offers - 2.

From Schedule 9 to 6.

465 AKAGAWA, Y. - Offer increased to \$4000.00 by the Director to include house. Turned over to Crux for completion.

RDR/EG

R.D. Richardson

57899 [pt 3.1] Soldier Settlement and Veterans' Land Act

VIA AIR MAIL

ADDRESSES ALL
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FILE NO. _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

2nd June, 1944.

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

Dear Mr. McPherson:

I am enclosing herein documents Nos. 107 and 108
covering properties sold to The Director, The Veterans'
Land Act for signature by the Deputy Custodian.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

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

June 2, 1944.

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 May 23rd, with enclosure,
and wish to return the document herewith duly executed by
the Deputy Custodian.

Yours very truly,

GWMcP/FC.

G. W. McPherson
Executive Assistant

VIA AIR MAIL

ADDRESS ALL
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CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.
29th May, 1944.

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

Dear Mr. McPherson:

Re: Veterans' Land Act deal.

I am enclosing herein weekly summary showing the position in regard to the documents relating to the sale to the Veterans' Land act together with Mr. Richardson's memorandum.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

9. New offers relating to original offers where because of errors or omissions it is considered desirable for the reasons given to consider them as new offers
(See Schedule No.9.)

..... 5 7

775 775

NOTE The above and the schedules have no reference whatever to the second offer of the Director which is being dealt with as a separate transaction entirely.

F. G. Shears,
Director.

29th May, 1944.

57899 [Pt 3.1] Soldier settlement and Veterans' Land Act

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

SUMMARY

Summary of sales arising out of first offer from the Director of the Veterans' Land Act as at the opening of business on Monday, May 29th, 1944. All figures are on the basis of offers originally made and have no relation to individual Japanese, properties or titles.

Original offers received by Custodian (See list attached to master document)		768	
Offers for which titles have been delivered and paid for by Director		501	
<u>Schedule</u>			
1.	Offers withdrawn for reasons stated and the withdrawal of which has been accepted by both the Director and the Custodian (See Schedule No.1.)	59	
2.	Offers which the Custodian has advised the Director he wishes to withdraw from the sale and is awaiting the Director's approval.	9	
3.	Offers originally withdrawn which have been re-submitted to the Director for the reasons given (See Schedule No.3)	10	
4.	Offers where all necessary documents are on file in the Land Registry Office and titles should issue in due course	121	
5.	Offers where documents relating to the transfer of title are in the Land Registry Office but title will issue subject to charge pending filing of discharge of mortgages	18	
6.	Offers where documents are in course of preparation or completion but not yet filed in the Land Registry Office for reasons given (See Schedule 6)	In Crux's hands 37 In our hands 7	44
7.	Offers where documents are in transit to or from Ottawa for signature (See Schedule 7)	5	
8.	Offers where titles have issued and are held by Crux for reasons given (See Schedule No.8)	3	
		770	768
9.	New offers relating to original offers where because of errors or omissions it is considered desirable for the reasons given to consider them as new offers (See Schedule No.9.)	5	7
		775	775

NOTE The above and the schedules have no reference whatever to the second offer of the Director which is being dealt with as a separate transaction entirely.

F. G. Shears,
Director.

29th May, 1944.

May 26, 1944.

MEMORANDUM

TO: Mr. F. G. Shears
FROM: R. D. Richardson

Re: Veterans' Land Act Offer.

We have to advise that the following changes have taken place, relative to this deal, since the last report of May 19th.

From Schedule 3 to Schedule 1.

<u>J.L. No.</u>	<u>Name</u>	
51	TSUJI BROS.)
334 (Lot 1, Langley)	KINOSHITA, K.	(
486	SHINTANI, N.)

Total number offers - 3

From Schedule 3 to Schedule 6.

40 TAKAHASHI, R.K.
(Custodian Office obtaining Discharge Mortgage.)

Schedule 4 - completed and payment received from V.L.A.

114 (1) Dewdney	TATEYAMA, I.	
236	ADACHI, A.	
397	FUJINAMI, S.	
402	ENTA, T.	
403	MAENE, K.	
407	SHIKAZE, M.	
408	NARASHIMA, T.	
409 (1)	YAMANOUCHI, K.	
409 (2)	YAMANOUCHI, K.	
413 (1)	HOSHIKO, T.	
413 (2)	HOSHIKO, T.)
434	HIKEDA, K.	(
435	HASHIMOTO, N.)
437	FUJII, Y.	
448	MARUNU, T.	
477	HIRASAWA, T.	
485	FUKUSHIMA, T.	
547	HIROSE, A.	
568	GUKUNAGI, G.	
572	HIROSE, T. & C.	
576	MOTOTSUNE, T. & K.	
589	HIGA, K.	
644	MORIOKA, K.	
745	MORI, S.	
906	HONDA, G.	

Total number offer - 25

Continued - Page 2.

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

Memo to Mr. Shears from R. D. Richardson re V.L.A. Offer at May 26/44
From Schedule 6 to Schedule 3.

J.L. No.	Name:
672	UNO, A. - Offer now found to be deficient owing to the charges against property being increased by additional interest and legal costs. \$1970 necessary to cover charges to 15/6/44.

From Schedule 6 to Schedule 4.

27	KONO, Y.) Total number offers - 10
45	OHNO, K.	
311	SHIN, Y.	
326	KINOSHITA, K.	
346	MIKI, Y.	
433	INOKUCHI, Y.	
461	NAGANOBU, C.	
464	KAITA, S.	
740	TASHIMA, H.	
743	HARAGA, M.	

From Schedule 6 to Schedule 7.

493	NAKAMURA, G.
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Schedule 6 - In these cases this office has had completed the required documents which have been forwarded to Messrs. Crux & McMaster to be dealt with further.

124	UYENO, H.) Total number offers - 3
455	KAMIYA, S.	
677	YAMADA, K.	

From Schedule 7 to Schedule 6.

106	HAYAMI, M.) All papers completed and held by Crux for filing Total number offers - 7
147	SUNADA, T.	
151 (1)	HAMAURA, S.	
151 (2)	HAMAURA, S.	
151 (3)	HAMAURA, S.	
158	TAKUMASU, S.	
338	OSHIRO, E.	

From Schedule 9 to Schedule 7.

65	NISHIMOTO, K.
423	MINAKI, K.

R.D. Richardson

RDR/EG

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57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
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FILE NO.

506 Royal Bank Building,
Vancouver, B.C.
23rd May, 1944.

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

Dear Mr. McPherson:

I am enclosing herein document No.106 covering
property sold to The Director, The Veterans' Land Act
for signature by the Deputy Custodian.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PM^H

encl.

CANADA
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OFFICE OF THE CUSTODIAN

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FILE NO.

506 Royal Bank Building,
Vancouver, B.C.

23rd May, 1944.

Miss F. Carroll,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Miss Carroll,

Re: Veterans' Land Act Documents.

I have to thank you for your letter of the 18th
instant returning documents Nos. 103 to 105 inclusive,
which have been duly executed by the Deputy Custodian.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

PMH

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

VIA AIR MAIL

ADDRESS ALL
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FILE NO. 7540

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

22nd May, 1944.

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

Dear Mr. McPherson:

Re: Gennosuke SUZUKI.

I have received from
of the Royal Canadian Mounted Police
Dr. Coleman together with a copy of my reply.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

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

FGS/PMH

encl.

57899 [pt 3.1] Soldier Settlement and Veterans' Land Act

57899 [p 3.1] Soldier settlement and Veterans' Land Act

ATM

COPY

ROYAL CANADIAN MOUNTED POLICE
CANADA Office of the Commissioner
OTTAWA

Department of the Secretary of State.

Ref. No. 44 D. 1190-E-31

May 17th, 1944.

Ottawa, May 19, 1944.

Mr. F. H. Coleman, C.M.G., K.C.,
Under Secretary of State,
Department of the Secretary of State,
Ottawa, Ontario.

Dear Mr. Shears,-

I am sending you a copy of a letter which
I have received from F. J. Mead, Deputy Commissioner
of the Royal Canadian Mounted Police.

In order that I may inform Mr. Mead, will
you kindly let me have a little report on the sale of
the particular property mentioned.

Yours sincerely,

"E. H. Coleman"

E. H. Coleman
Deputy Custodian.

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

57899 [p. 3.]

Soldier Settlement and Veterans' Land Act

ROYAL CANADIAN MOUNTED POLICE
Office of the Commissioner
OTTAWA

Mr. F. J. Mead,
Ref. No. 44 D. 1190-E-31
Ottawa, Canada.

May 17th, 1944.

Dear Sir:

Dr. E. H. Coleman, C.M.G., K.C.,
Under Secretary of State,
Secretary of State Department,
OTTAWA, Ontario.

Recently I received a letter from my father, who is
Kaslo, B.C. with my parents that my father has been notified by the
"Custodian of Japanese Property" that his four shares of 5-acre parcels
in the Delta Municipality, Complaint of Tatsuro Suzuki.
share being \$93.00 after deduction of expenses.

1. I have received the attached letter
from Tatsuro Suzuki of 6 William Street, Brantford,
Ontario, in which he makes certain complaints re-
garding the disposal of his father's property.

2. As this is a matter that comes under
your Department, I have not replied to same, except
to acknowledge receipt and to advise the writer
that his letter has been handed over to you.
New properties adjoining my father's land a several thousand dollar home
was being built at the time of the evacuation.

The original price of \$300.00 or more should still hold
or should have increased since "F. J. MEAD"

I do not know, sir, if you will be able to give me any
definite advice, but it seems to me that the statements of other
evacuees, other evacuee properties are being sold at similarly low prices,
and that is why I am making this appeal as an endeavour to having some
action taken by the Government.

AS I, myself, was one of the Japanese chosen by some 52 Japanese
organizations to assist them during the evacuation. Perhaps some of my
actions too were doubted by the authorities during the earlier phases of
the evacuation, but please believe me my intentions were sincere.

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Soldier Settlement and Veterans' Land Act

6 William Street,
BRANTFORD, Ontario.
May 15, 1944.

Mr. F. J. Mead,
Assistant Commissioner,
Royal Canadian Mounted Police,
Ottawa, Canada.

Dear Sir:

I have given them the same assurance while working in
New Denver, B.C. At first, I had contemplated making an appeal to the
Honourable Minister of Justice, however, in hopes that I would be able to
receive a kinder interest and advice in this matter, I am taking the
liberty of appealing to you, sir. to do something to give our people
hope and trust in the Government.

Recently I received a letter from my sister residing in
Kaslo, B.C. with my parents that my father has been notified by the
"Custodian of Japanese Property" that his four pieces of property located
in the Delta Municipality, B.C. had been sold for \$114.00 - my father's
share being \$93.00 after deduction of expenses.

When the purchase of these properties were being made I
happened to make all the transactions for my father, and I quote the
prices paid - "three hundred" dollars, "two hundred" dollars, "two hundred
and fifty" dollars, and "one hundred and forty" dollars.

JR. 10959.

In all the land comprises ten acres. They face two well
travelled roads - location being about 2 miles south west of the city of
New Westminster. Fine homes are being built all along these roads and on
properties adjoining my father's land a several thousand dollar home
was being built at the time of the evacuation.

The original price of \$800.00 or more should still hold
or should have increased since the war.

I do not know, sir, if you will be able to give me any
definite advice, but it seems that judging from statements of other
evacuees, other evacuee properties are being sold at similarly low prices,
and that is why I am making this appeal as an endeavour to having some
action taken by the Government.

I, myself, was one of the Japanese chosen by some 52 Japanese
Organizations to assist them during the evacuation. Perhaps some of my
actions too were doubted by the authorities during the earlier phases of
the evacuation, but please believe me my intentions were sincere.

57899 [Pt 3.]

Soldier Settlement and Veterans' Land Act

- 2 -

During the evacuation and since then I have told our people to trust in the Government, that proper steps, which would guarantee justice, would be taken.

I have given them the same assurance while working in New Denver, B.C. on the Commission staff. Even out here they still come for this assurance that one may give them.

I beg of you, sir, to do something to give our people hope and trust in the Government.

Trusting in you, sir,

I remain,

Very sincerely yours,

Sgd. Tatsuro Suzuki.

JR. 10959.

AS

This office received a letter of complaint from Suzuki to which the following reply was made on May 6th:

"We are in receipt of your letter of April 25, 1942.

Your remarks have been carefully read and we can appreciate that the disposal of your property will be a matter of personal concern. However, the sale of properties to the Director, The Veterans' Land Act was carried out as a part of a policy of liquidation outlined by Ottawa on the basis of appraised values.

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

506 Royal Bank Building,
Vancouver, B.C.

22nd May, 1944.

7540

Dr. E.C. Coleman, K.C., C.M.G.,
Under Secretary of State,
West Block,
Ottawa, Ont.

Dear Dr. Coleman:

Re: 1041 River Road, R.R.1, New Westminster, B.C.
Lots 3, 4 & 7 of an 18.241 acre portion of Lot 440,
Gp. 2, Map 6759, District of New Westminster, C. of
E. 50873 and Lot 68 of Lot 440, Group 2, Map 1133,
District of New Westminster, C. of E. 50872.

I am in receipt of your letter of the 19th instant in which
you enclose copies of letters from Mr. Mead, Deputy Commissioner of
the Royal Canadian Mounted Police and also Mr. Tatsuro Suzuki.

The property referred to was included in the sale to the
Veterans' Land Act:

Sale Price	\$114.00
Tax arrears to December 31st 1942	\$14.54
Registration fee	6.00
	20.54
net proceed	\$ 93.46

This office received a letter of complaint from Suzuki to which
the following reply was made on May 6th:

"We are in receipt of your letter of April 26, 1944.

Your remarks have been carefully read and we can appreciate
that the disposal of your property will be a matter of
personal concern. However, the sale of properties to the
Director, The Veterans' Land Act was carried out as a part
of a policy of liquidation outlined by Ottawa on the basis
of appraised values.

F. G. Shears,
Director.

57899 [Pt 3.]

Soldier Settlement and Veterans' Land Act

7540

2.

Dr. E.C. Coleman, K.C., C.M.G.

"Your letter has been placed upon our files so that your comments in regard to this sale will remain on record but we can only advise you that we are unable to consider any alternative in regard to this matter."

For your information the lots referred to above were all considered as one property, the total Municipal assessment is \$778.00 and the approximate annual taxes \$13.00.

There are three float houses on this property. It has been a moot point whether such buildings go with the land and we took this matter up with Mr. McPherson when he was here. Just prior to his leaving he wrote to the District Superintendent of the Soldier Settlement and Veterans' Land Act as follows:

"Another question that has been raised by the section of this office dealing with chattels is the question of float houses situated in the Municipality of Delta on land sold to your Director which it is felt may not have been included in the appraisal made by the representative of the Soldier Settlement of Canada. There is some question as to whether these float houses are a part of the land or chattels but this distinction may not be material if the Director of the Veterans' Land Act is prepared to state that the value of the float houses was included in the offer. If it was not included in the appraisal I assume that the Director of the Veterans' Land Act based his offers on the appraisals made by the Soldier Settlement of Canada and will not object to their removal and sale by the Custodian. A letter from you dealing with this problem will be greatly appreciated."

The three float houses on this particular property may according to our own field men be worth approximately \$200.00.

Yours very truly,

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.

22nd May, 1944.

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

Dear Mr. McPherson:

Re: Veterans' Land Act deal.

Enclosed herein is a summary of the position of
the documents in connection with the first offer from the
Director, the Veterans' Land Act as at May 20th.

The attached memorandum from Mr. Richardson indi-
cates the changes which have been made since the last report.

Yours very truly,

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

FGS/PMH

encl.

57899 [p. 3.]

Soldier Settlement and Veterans' Land Act

57899 [p. 3.] Soldier Settlement and Veterans' Land Act

May 19, 1944.

MEMORANDUM

TO: Mr. F. G. Shears

FROM: R. D. Richardson

Re: Director, Veterans' Land Act Offer.

We have to advise that the following changes have taken place, relative to this deal, since Monday the 15th instant:

From Schedule No. 2 to Schedule No. 1

J.L. No.	Name	J.L. No.	Name
13	FUKUDA, T.	333	AKAYE, S.
37	TSUJUIRA, T.		KIRIYAMA, K. }
78	TASHIRO, G.	438	KANAI, F.
120	NAKAMURA, C. & H.	491	HAKIDA, Y.
145	HATTORI, T.	(1)	Lots 1 to 10
180	YAHIRO, T. (Lot 67)	(2)	S $\frac{1}{2}$ Lot 31
226	TATEISHI, I.	500	SASAKI, S. }
237	NAKAGAWA, G. }		SASAKI, T. }
	OGATA, K. }	693	KOIZUMI, Y.

The above covers 14 offers.

From Schedule No. 2 to Schedule No. 3

J.L. No.	Name
334	KINOSHITA, K. (Lot 1, Langley)

J.L. No. Schedule No. 6

41)	In these cases this office has had completed the required documents which have been forwarded to Messrs. Crux & McMaster to be dealt with further.
107		
198		
284		
384		
493		
569)	

RDR/EG

R. D. Richardson

Entered as original schedule

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Soldier Settlement and Veterans' Land Act

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

May 18, 1944.

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

Dear Mr. Shears:

Re: Veterans' Land Act
Documents

Your letter of May 12th, enclosing documents Nos. 103 to 105 inclusive, has been received. The documents have been duly executed by the the Deputy Custodian and are returned herewith.

Yours very truly,

FC.

Miss F. Carroll

MEMORANDUM to MR. SHEARS.

Re: Sale of Japanese Agricultural lands to
The Director, the Veterans' Land Act.

Attached is a summary and schedules of the situation relating to the first offer made by the Director for Japanese agricultural lands, the schedule being based on figures supplied by Mr. Richardson and Mr. Anderson. Also attached are letters addressed to Mr. Barnet, Mr. Duncan Crux and Mr. Stokes for your information and I hope that with these documents before you it will be possible for you to keep complete control over the sale of these lands and be able to prepare a statement of the exact position and where the responsibilities lie at the end of any week. The statements are on the basis of the situation existing on Monday, May 15th.

I would suggest that you obtain from Mr. Richardson a weekly statement on Saturday of each week indicating each and every change which has taken place in any of the schedules and that you follow up the entire transaction regularly to see that this office and the Custodian's Solicitors are not allowing the matter to drag.

I also think you should keep after Mr. Barnet to obtain answers to all of the questions asked in my letter and if you have any real difficulties with him, or officials of his department, I request that you immediately refer the matter to me in Ottawa with a statement of the facts so that it may be discussed with Mr. Murchison.

I realize that in a transaction of this kind a great deal of work is done on the telephone and I think that the practice which is followed in Ottawa of dictating a memorandum of all telephone conversations as soon as the conversation is terminated is a good practice and would be

(See Schedule No.9)

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NOTE The above and the schedules have no reference whatever to the second offer of the Director which is being deal with as a separate transaction entirely.

F. G. Shears,
Director.

May 22nd, 1944.

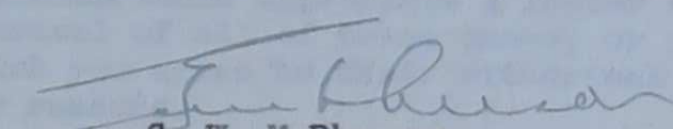
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extremely useful in this case. Sufficient copies of all such memorandums should be typed to give you a copy for your records and place a copy on the file which is being discussed.

I am taking a copy of the correspondence, summary and schedules to Ottawa with me and would appreciate receiving a report from you each week as to what has developed in the preceding week, these reports to be based on Mr. Richardson's reports to you.

I understand that Mr. Chandler has returned or is returning to Ottawa and I am hopeful that Major Todrick will be a little more co-operative and that no unnecessary critical letters will be written to the Director in Ottawa to be brought to the attention of our Deputy Minister.

Mr. Murchison will be in Vancouver in the first week of June and I think it will be well worth your while to make arrangements to contact him and have a chat about this entire matter.


G. W. McPherson,
Executive Assistant.

GWMcP/PMH

attach.

(See Schedule No.9)

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NOTE The above and the schedules have no reference whatever to the second offer of the Director which is being deal with as a separate transaction entirely.

F. G. Shears,
Director.

May 22nd, 1944.

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CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO.

808 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

May 16, 1944.

Mr. I. T. Barnett,
District Superintendent,
The Soldier Settlement & Veterans' Land Act,
518 Rogers Building,
470 Granville Street,
Vancouver, B. C.

Dear Sir:

Re: Sale of Japanese Agricultural Lands Included
in First Offer

Since my arrival in Vancouver I have had several conferences with your Colonel Chandler and Major Todrick and members of the Custodian's staff relating to the completion of the above sale to your Director. I have also had interviews with the Custodian's solicitors and Mr. Stokes, the Registrar at New Westminster, and believe that this matter is now in such shape that it is desirable for me to set out, for purpose of record at this time, my understanding of its present status. I am attaching to this letter a summary of the situation as I find it with explanatory schedules attached and I would like to make the following comments.

1. On the basis of the schedules it appears that your department is responsible for the next step to be taken with regard to the following cases:

(a) Schedule No. 2. The Custodian would appreciate a letter from you stating whether or not you approve of the withdrawal of all of these cases, or in the alternative, a letter setting forth the cases to which you agree to their withdrawal and cases to which you object to being withdrawn with your reasons.

(b) Schedule No. 3. All of the cases listed in this schedule have been submitted to you for the reasons set out. The Custodian would appreciate a letter from you advising whether or not you are prepared to meet the amount the Custodian states is required before a sale can be made to your Director.

(c) Schedule No. 8. In this schedule the Custodian considers that in the case of J.L. 465 Y. Akagawa, the title cannot be delivered unless a satisfactory offer is received for the building as stated on the schedule. A letter from you making a definite offer in this regard will be greatly appreciated.

(d) Schedule No. 9. This schedule indicates that a decision is required from your Director on the two cases J.L. 180, K. Yahiro and J.L. 465, Y. Akagawa, for the reasons given. A letter from you stating whether or not you are prepared to make an offer in these cases will be greatly appreciated.

(See Schedule No. 9)

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NOTE The above and the schedules have no reference whatever to the second offer of the Director which is being deal with as a separate transaction entirely.

F. G. Shears,
Director.

May 22nd, 1944.

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In order to speed up the completion of this deal I agreed verbally with your Colonel Chandler that the Custodian would advance the necessary funds to enable the registration of documents held by Mr. Duncan Crux, the failure to register being due entirely to the fact that your treasury officer did not have the necessary funds available at this time to pay your portion of the fees. The Custodian will be pleased to receive a refund for the fees paid on your behalf in due course.

2. I have advised Colonel Chandler that where properties are withdrawn from the sale and your Director has paid taxes, the Custodian will be pleased to reimburse you for the amount of the taxes paid upon receipt of a statement including the tax receipt.

With further reference to taxes it has been found in several cases that the Japanese or other persons on their behalf have paid taxes for the year 1943 without notifying this office, and your Colonel Chandler has agreed that where your department finds this state of affairs exists you will pay to the Custodian for the account of the former Japanese owner the amount of taxes which have been paid on his behalf. This arrangement does not apply where taxes have been paid by your tenant in accordance with your lease arrangement but relates only to cases where taxes have been paid on behalf of the former Japanese owner. Colonel Chandler, in agreement with Major Todrick, stated that your department will automatically make these payments when, in tying up your project account with your administration account it is ascertained that while the 1943 taxes have been paid they have not been paid by your department or your tenant under his lease agreement.

3 In a further effort to complete this work I undertook on behalf of the Custodian to have discharge of mortgages and the signing of deeds completed by the Custodian field men wherever possible, the Custodian undertaking to pay the balance owing to the unpaid mortgagee or vendor as the case may be if the document signed was eventually recorded in the Land Registry Office, thus avoiding the necessity of asking your department to advance funds on the purchase price. It is, of course, assumed that if in any of these cases the transfer of title to the Director eventually falls through, the Director will have no objection to the Custodian reinstating the mortgagee's charge or the vendor's interest. It was agreed with Colonel Chandler that in certain special cases the Custodian might request your Director to advance funds in which case the funds would be paid to the Custodian's solicitor for the account of the Custodian who would undertake to indemnify your Director if the transaction is not completed.

4. With specific reference to those properties which are encumbered by mortgage I would like to draw your attention to Schedule No. 5. You will note the documents relating to the transfer have been filed and the title will issue subject to the mortgage unless the Custodian's solicitor files the discharges of mortgage prior to the issuing of title. It is my understanding that all of these discharges are now in the Custodian's solicitor's hands and will be filed in due course and the Custodian in all of these cases will expect the Director to pay the total amount of the purchase price to him and he will arrange to make the necessary payments to the unpaid vendor and mortgagee as in all other cases where he has obtained the execution of the discharge of mortgage or deed.

5. Your Colonel Chandler forwarded a letter addressed to me dated May 11th enclosing two lists in duplicate of the situation as his records indicated it to be, and while these lists have been extremely useful, I feel that the statements attached to the enclosed summary will give a more complete picture and will permit for a real control of individual cases until the sale is finally completed.

57899 [p. 3.]

Soldier Settlement and Veterans' Land Act

OFFICE OF THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE

I. T. Barnett - May 16, 1944

There is another matter which I feel I should refer to at this time in spite of the fact that it is under discussion between this office and the Custodian's solicitors who in turn have been discussing the situation with your Colonel Chandler. This is the question of the cancellation of fire insurance policies. It appears from the correspondence in the Custodian's office with regard to this matter that Colonel Chandler has advised the Custodian's solicitors that the government intends to carry its own insurance and he therefore returned seventeen policies to Mr. Cruik which he suggests should be cancelled. This correspondence was in March of this year. In your Director's letter of May 29, 1943 clause 4 states as follows: "Assignment to the Director, the Veterans' Land Act, of all existing fire insurance policies adjusted to May 31, 1943." The Custodian's interpretation of this paragraph is that the policies were to be assigned to your Director who desired to continue the insurance, and the assignments were in fact prepared and executed and the policies delivered to you. The date of the adjustments, however, at your request being changed to January 1, 1943.

The Custodian does not feel that he could justify to the former Japanese owners in the carrying of insurance on their properties at their expense after the effective date of the sale to your Director and particularly so when he has asked to cancel on a short term rate on the basis of December 31, 1943. The matter was brought to his attention in March and in other words the properties were covered by the insurance for over two months after the date upon which you now suggest they should have been cancelled by the Custodian. The amount of money involved in relation to the total transaction is, in the writer's opinion, not material, but the principles involved are material and the question of justifying such an arrangement to the Japanese would be extremely difficult.

7. Another matter which I think I should bring to your attention at this time is the question of four bulb farms specifically referred to in the letter dated March 14th addressed to yourself by Mr. Shears. Upon my arrival in Vancouver Mr. Shears brought this matter to my attention and I personally visited these farms so that I would be familiar with their location and their appearance. Subsequently I briefly discussed the matter with your Colonel Chandler who expressed his views as to the legal position. I was of course interested in Colonel Chandler's remarks but I am not convinced that this is a matter which should be settled on technical legal grounds since I feel that it would be very difficult for the Custodian and possibly the Director of the Soldier Settlement of Canada to justify the sale price if the value of the bulbs was included in the appraisal made by his representatives.

My experience in the administration of Japanese property generally indicates that the values placed by the evacuees on their property may be considerably out of line with the real values but unless the Director of the Soldier Settlement of Canada is prepared to state that the bulbs were included in the appraisal, I think you will agree that to avoid future criticism the Custodian's officers should be permitted to make arrangements to salvage as many bulbs as possible during the coming season. I am assuming that your department is not interested to make an offer to purchase the bulbs in the ground.

While in the district where these farms were situated I took the trouble of calling on a Mr. Fatkin who is, no doubt, known to your department. Mr. Fatkin has definite opinions as to the value of the bulbs on these farms and I suggest that under all the circumstances the legal situation should not govern the question. Mr. Shears has indicated that Colonel Chandler was not prepared to consider the Custodian's position in this matter but in my conversations with Colonel Chandler he indicated that he was only interested in the legal position and had no interest whatever in any arrangements that might be made to salvage these bulbs.

(See Schedule No.9)

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NOTE The above and the schedules have no reference whatever to the second offer of the Director which is being deal with as a separate transaction entirely.

F. G. Shears,
Director.

May 22nd, 1944.

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It would be greatly appreciated if you would discuss this matter with Mr. Shears as according to Mr. Fatkin a large percentage of these bulbs must be lifted this year if they are to have any value whatsoever.

8. Another question that has been raised by the section of this office dealing with chattels is the question of float houses situated in the Municipality of Delta on land sold to your Director which it is felt may not have been included in the appraisal made by the representative of the Soldier Settlement of Canada. There is some question as to whether these float houses are a part of the land or chattels but this distinction may not be material if the Director of the Veterans' Land Act is prepared to state that the value of the float houses was included in the offer. If it was not included in the appraisal I assume that the Director of the Veterans' Land Act based his offers on the appraisals made by the Soldier Settlement of Canada and will not object to their removal and sale by the Custodian. A letter from you dealing with this problem will be greatly appreciated.

9. With regard to the second offer received from your Director I have not prepared a summary of the present situation but I am advised that all of the papers and information relating to thirty-eight of the offers out of a total of forty-five are in the hands of the Custodian's solicitors for preparation of the documents. Four of the original offers have, as you have been advised, been withdrawn, and with regard to the remaining three it is necessary to obtain discharges of mortgage or deeds. These matters are having attention.

I appreciate that in this second offer the majority of properties are situated in the Victoria Land Registry District which is not, so far as I know, swamped with work and which could, no doubt, handle the transactions immediately if filed. However, I consider it desirable in view of the situation here to press for the completion of the first offer and as soon as this work is completed by the Custodian's solicitors the other papers will go forward with little delay.

In closing I would like to point out that with regard to the first offer, this office recognizes its responsibility for twenty-seven cases, the completion of which is proceeding as rapidly as possible, and the records indicate that the Custodian's solicitor is responsible for fifty-three cases, your department for thirty-nine cases and one hundred and thirty-eight cases are on file in the Land Registry Office at New Westminster.

I trust that this letter and the enclosures will be of assistance to you and I would appreciate a decision as soon as possible on those cases wherein your Director is responsible for the next step.

A copy of this letter and of the schedules attached is being forwarded to the Custodian's solicitors for their information and it would be greatly appreciated if in the future any difficulties should arise in completing this transaction that you would personally get in touch with the Custodian's director, Mr. Shears. I regret that I will not be in Vancouver when your Director is here but I hope to have the pleasure of seeing him in Ottawa immediately upon my arrival there next week.

May I take this opportunity of thanking you for the co-operation you and your officials have given me in this matter.

Yours very sincerely,

G. W. McPherson,
Executive Assistant.

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57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

16th May, 1944.

Dear Sir:

Re: Sale of Japanese Agricultural lands to
The Director, the Veterans' Land Act.

I have your letter of May 9th.

I am enclosing a summary of the situation relating to the above transactions insofar as the Custodian's records indicate as of Monday last.

Attached to the summary are schedules which refer to the specific cases and I hope that the summary and schedules will be of assistance to you in keeping control of the individual transactions in the future. With particular reference to the schedules it appears that your office is responsible for the next step in 53 specific cases made up as follows:

A. Schedule No. 5. All the cases referred to in this list require your taking the necessary action to register the discharges of mortgage supplied to you by this office for a total of 18 offers.

B. Schedule No. 6. In this schedule it appears that you are responsible for the following cases and for purposes of convenience they are referred to by their J.L. numbers:

2	45	168	311	433	653
6	70	173	326	461	670
15	105	263	327	464	679
27	122	297	346	487	740
31 (1)	136	306	374	543	743
31 (2)					

or a total of 31 offers.

C. Schedule No. 8. It appears that you are responsible for the next step in regard to J.L. No.s 43 and 423, or a total of 2 offers.

(See Schedule No.9)

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NOTE The above and the schedules have no reference whatever to the second offer of the Director which is being deal with as a separate transaction entirely.

F. G. Shears,
Director.

May 22nd, 1944.

From D. Schedule No. 9, then on the titles delivered since the number of titles. It appears that you are responsible for the next step with regard to J.L. Nos. 65 and 423, or a total of 2 offers, making a grand total of 53. In addition to the above, Schedule No. 4 indicates that the papers relating to 136 offers are on file in the Land Registry Office and titles will presumably be issued in due course and there are an additional 2 offers on schedule No. 9, namely, J.L. Nos. 43 and 636 where the same remarks apply.

It is the Custodian's understanding that it is your responsibility to see that the titles are obtained from the Land Registry Office as soon as issued and delivered to the representative of the Director of the Veterans' Land Act as soon as conveniently possible.

With specific reference to your letter of May 9th it appears that the enclosed summary and schedules deal with all the points raised and indicate where the responsibility lies for the next step.

For your information I am enclosing a copy of a letter written today to Mr. Barnet and wish to advise you that according to the enclosed schedules Mr. Barnet's office is responsible for the next step with regard to 39 offers and Mr. Richardson of this office is responsible with regard to 27 offers. Mr. Richardson has been advised that he is to make a report every Saturday morning to Mr. Shears, the Director of the Custodian's Vancouver office, setting out in detail all changes that have taken place during the preceding week on any of the enclosed schedules and in order to facilitate his work in this regard it will be appreciated if you will let Mr. Richardson have a statement not later than Friday afternoon of every week setting out the changes that have taken place with regard to the work for which your office is responsible.

The enclosed summary and schedules have no reference whatever to the second offer made by the Director of the Veterans' Land Act which originally covered 45 offers. I would advise that your office is at present responsible for the completion of documents relating to 38 offers. 4 offers were withdrawn and the balance of 3 offers are under consideration and the necessary information will be given you as soon as possible. The Custodian is anxious that there should be no unnecessary delays in the completion of either of these deals.

During the conference which I had in your office sometime ago with yourself and your Mr. McMaster it was agreed that you would let me have draft sample statements of your account with respect to typical cases and I would appreciate receiving these at as early a date as possible. I expect to leave Vancouver on Thursday night and if these statements are not ready by this time I would appreciate your addressing them direct to me at 70'Connor Street, Ottawa by airmail.

On looking into this particular question further it appears that your individual accounts should be based on offers received by the Custodian

(See Schedule No. 9)

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NOTE The above and the schedules have no reference whatever to the second offer of the Director which is being dealt with as a separate transaction entirely.

F. G. Shears,
Director.

May 22nd, 1944.

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Soldier Settlement and Veterans' Land Act

from the Director rather than on the titles delivered since the number of titles has no relation to the offer made. There may be an odd case where while an offer was received from the Director no steps whatever were taken to convey title to him since the Japanese disposed of his property before evacuation, in which case it would not appear reasonable to debit the Japanese account. I am advised that there will only be a relatively small number of such cases and I have no doubt that if we can arrive at a satisfactory basis for your fees these cases will fall in line.

On behalf of the Custodian I would like to thank you for the co-operation given this office during my stay in Vancouver and I hope that the enclosed schedules will enable you to complete these transactions within the next few weeks except in those cases where the responsibility lies elsewhere.

A copy of this letter is being forwarded to Mr. Barnet for his information.

Yours very truly,

G.W. McPherson,
Executive Assistant.

GWMcP/PMH

encl.

(See Schedule No.9)

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NOTE The above and the schedules have no reference whatever to the second offer of the Director which is being deal with as a separate transaction entirely.

F. G. Shears,
Director.

May 22nd, 1944.

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

16th May, 1944.

E.S. Stokes Esq.,
Registrar,
Land Registry Office,
New Westminster, B.C.

Dear Sir:

Re: Sale of Japanese Agricultural lands to
The Director, the Veterans' Land Act.

This letter is written for a two-fold purpose. Firstly to thank you for the time you gave to myself and other officers of the Custodian's staff when we called upon you at New Westminster a short time ago. I feel that in view of the huge volume of work your office is now handling we may have imposed unnecessarily upon your time but I can assure you that as a result of our visit I will carry to Ottawa a real appreciation of the problem which you face in handling the title work necessary in a deal of this size, particularly under present conditions.

The second reason in writing this letter is to advise you that after your telephone conversation concerning Mr. Pitman I wrote direct to Mr. Murchison, the Director of the Veterans' Land Act, in Ottawa by airmail and received an immediate reply from him which indicates that no steps will be taken to take Mr. Pitman away from your office until the special work he is doing is completed.

In closing you may be interested to know that according to the Custodian's records there are at present in your Land Registry office documents relating to 156 offers which together with the transmissions will represent 312 documents for your consideration. It also appears that there are yet to be filed in your office documents relating to 74 offers or the equivalent of 148 documents for your consideration. These documents are in the course of preparation and will be filed as soon as possible.

A second offer has been received from the Director and accepted but it relates to only 12 cases insofar as your Land Registry Office is concerned. These documents are also in the course of preparation and not included in the above figures.

Your co-operation in these matters is greatly appreciated.

Yours very truly,

GWMcP/PMH

G. W. McPherson,
Executive Assistant.

(See Schedule No.9)

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NOTE The above and the schedules have no reference whatever to the second offer of the Director which is being dealt with as a separate transaction entirely.

F. G. Shears,
Director.

May 22nd, 1944.

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

SUMMARY

Summary of sales arising out of first offer from the Director of the Veterans' Land Act as at the opening of business on Monday, May 22, 1944. All figures are on the basis of offers originally made and have no relation to individual Japanese, properties or titles.

Original offers received by Custodian (See list attached to master document)		768	
Offers for which titles have been delivered and paid for by Director		476	
<u>Schedule</u>			
1.	Offers withdrawn for reasons stated and the withdrawal of which has been accepted by both the Director and the Custodian (See Schedule No.1.)	56	
2.	Offers which the Custodian has advised the Director he wishes to withdraw from the sale and is awaiting the Director's approval	9	
3.	Offers originally withdrawn which have been re-submitted to the Director for the reasons given (See Schedule No.3)	13	
4.	Offers where all necessary documents are on file in the Land Registry Office and titles should issue in due course (See Schedule No.4)	136	
5.	Offers where documents relating to the transfer of title are in the Land Registry Office but title will issue subject to charge pending filing of discharge of mortgages	18	
6.	Offers where documents are in course of preparation or completion but not yet filed in the Land Registry Office for reasons given (See Schedule 6)	In Crux's hands 38 In our hands 10	48
7.	Offers where documents are in transit to or from Ottawa for signature (See Schedule 7)	9	
8.	Offers where titles have issued and are held by Crux for reasons given (See Schedule No.8)	3	
		768	768
9.	New offers relating to original offers where because of errors or omissions it is considered desirable for the reasons given to consider them as new offers (See Schedule No.9)	7	7
		775	775

NOTE The above and the schedules have no reference whatever to the second offer of the Director which is being deal with as a separate transaction entirely.

F. G. Shears,
Director.

May 22nd, 1944.

SUMMARY

Summary of sales arising out of first offer from the Director of the Veterans' Land Act at the opening of business on Monday, May 15, 1944. All figures are on the basis of offers originally made and have no relation to individual Japanese, properties or titles.

A.	Original offers received by Custodian (See list attached to master document)	768	
B.	Offers for which titles have been delivered and paid for by Director	476	
C.	Offers withdrawn for reasons stated and the withdrawal of which has been accepted by both the Director and the Custodian (See Schedule No. 1)	42	
D.	Offers which the Custodian has advised the Director he wishes to withdraw from the sale and is awaiting the Director's approval (See Schedule No. 2)	24	
E.	Offers originally withdrawn which have been re-submitted to the Director for the reasons given (See Schedule No. 3)	12	
F.	Offers where all necessary documents are on file in the Land Registry Office and titles should issue in due course (See Schedule No. 4)	136	
G.	Offers where documents relating to the transfer of title are in the Land Registry Office but title will issue subject to charge pending filing of discharge of mortgages (See Schedule No. 5)	18	
H.	Offers where documents are in course of preparation or completion but not yet filed in the Land Registry Office for reasons given (See Schedule No. 6)	48	
I.	Offers where documents are in transit to or from Ottawa for signature (See Schedule No. 7)	9	
J.	Offers where titles have issued and are held by Crux for reasons given (See Schedule No. 8)	3	
K.	New offers relating to original offers where because of errors or omissions it is considered desirable for the reasons given to consider them as new offers (See Schedule No. 9)	7	7
		768	768
		775	775

NOTE The above and the schedules have no reference whatever to the second offer of the Director which is being dealt with as a separate transaction entirely.

May 16, 1944

G. W. McPherson
Executive Assistant

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

SCHEDULE 1.

Offers withdrawn - reasons stated and the withdrawal of which has been accepted by both the Director and the Custodian.

J.L. No.	Name	Reasons for withdrawal.
17	MORIYAMA, T.	Owned by a white person.
19	KITAGAWA, Y.	Charges exceed offer.
23(1)	SHIKAZE, K.	Charges exceed offer.
23(2)	SHIKAZE, K.	<u>Lot 156 & 3 parts</u> - Charges exceed offer.
29	YANOSHITA, T.	<u>Lot 8</u> - Owned by white person.
33	HAYASHI, K.	Sold in June 1942.
53	ARINOBU, H.	Sold in May 1942.
55	KUSANO, K.	<u>Lot 4</u> - Sold in June 1943.
63	FUJISHIGE, T.	Sold prior to the owner's evacuation.
71	MUKUDA, N.	Sold prior to June 1942.
87	HARAI, S.	Owned by a white person.
95	OKAHASHI, M.	<u>Lot 1</u> - Sold in 1935 - <u>Lot 2</u> - charges exceed offer.
101	TAKIMOTO, Y.	No appraisal or purchase price.
121	SHIRAKAWA, T.	<u>Lot 3</u> - Enemy interest, charges exceed offer.
128	HARA, K.	Sold by owner in May 1942.
129	SHIMODA, K.	Charges exceed offer.
138	KIKA, T.	Sold with approval of Director.
148	FURUYA CO.LTD.	Enemy property and liquidator refused to sell for amount of offer.
157	NABUTO, K. & T.	Sold in July, 1942.
233	MURIKAMI, H.	Impossible to complete title.
273	TANAKA, S.	<u>Lot 9</u> - Sold in June 1942.
303	TAISE, H.	Foreclosed by Mortgagee.
313	GO, T.	Charges exceed offer.
347	UMETSU, K. & T.	Charges exceed offer.
375	FUKUNAGA, S.	Charges exceed offer.
390	INOUE, Y.	No appraisal or purchase price.
420	KITAGAWA, S.	Sold by Committee for the Insane.
427	NAGAMATSU, N.	Sold in February 1943.
444	KADO, S.	Custodian cannot complete title.
445	FUJIKI, S.	Charges exceed offer.
463	YAMASAKI, S.	<u>Lots 2 & 3</u> - Custodian cannot complete title.

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Soldier Settlement and Veterans' Land Act

J.L. No.	Name	Reasons for withdrawal.
489	OKAMURA, M.	Charges Exceed offer.
502	TAKEDA, H.	Official Administrator refuses to sell.
522	HAMAMOTO, U.	Charges exceed offer.
539	OKIMI, N.	Sold by Official Administrator.
621	HASEBE, Y.	Sold at tax sale.
656	NAKADE, S.	Sold to Canadian Fishing Company.
668	SHUTO, S.	Charges exceed offer.
707	KOMORI, H. & F.	Tenant exercising option granted by Japanese.
744	MASUHARA, A.	Sold in July 1942.
746	KAWASAKE, M.	Sold in June of 1943.
747	KONISHI, S. & H.	Sold in October 1938.

add: 1) for schedule 2. "X" = 13, 37, 78, 120, 145, 180, 226, 237

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Soldier Settlement and Veterans' Land Act

SCHEDULE No. 2

fers which the Custodian has advised the Director he wishes to withdraw from the sale and is awaiting Director's approval. The reasons are given below:

<u>J. L. No.</u>	<u>NAME</u>	<u>REASON FOR WITHDRAWAL</u>
13	X FUKUDA, T.	Died prior to February 26, 1942.
37	X TSUJIURA, T.	Died prior to February 26, 1942.
78	X TASHIRO, G.	Died prior to February 26, 1942.
120	X NAKAMURA, C. and H.	H. Nakamura died prior to February 26, 1942.
121 (1) (2)	SHIRAKAWA, T.	Enemy interest involved and Enemy Section refuses to accept offer with a letter explaining position dated May 12th last sent to Mr. Barnett.
145	X HATTORI, T.	Died prior to February 26, 1942.
180.	X YAHIRO, T.	Died prior to February 26, 1942.
226	X TATEISHI, I.	Died prior to February 26, 1942.
237	(X NAKAGAWA, G. (OGATA, K.	G. Nakagawa died prior to February 26, 1942.
329 (1) (2) (3)	M. NISHIGUCHI Co. Ltd.	Custodian's solicitors advised us Custodian cannot deliver title at present time because company not in liquidation.
333	(X AKAYE, S. (KIRIYAMA, K.	S. Akaye died prior to February 26, 1942.
334	O KINOSHITA, K. (Lot 1, Langley)	Charges exceed the amount of the Director's offer.
438	X KANAI, F.	Died prior to February 26, 1942.
491 (1) (2)	X HAKIDA, Y. X (Lots 1 to 10 and S $\frac{1}{2}$ lot 31)	Died prior to February 26, 1942.
500	(X SASAKI, S. (X SASAKI, T.	S. Sasaki died prior to February 26, 1942.
612 (1) (2) (3)	RIVER FISH Co. Ltd.	Custodian's solicitor advises Custodian cannot deliver title at this time as company not in liquidation.
693	X KOIZUMI, Y.	Died prior to February 26, 1942.
748	KONISHI, H. (Mainland coast and 156 acres of timber)	This does not appear to have been appraised and no offer has been made by the director.

X - transfer to Schedule 1.
O - to schedule 3.

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

May 16, 1944.

SCHEDULE 3.

offers originally withdrawn which have been resubmitted to the Director for the reasons given:

<u>J.L. No.</u>	<u>Name</u>	<u>Reasons for Resubmission</u>
25	TSUJI, K.	The offer was for \$786.00 and the charges against the property amount to \$1175.00. The Director has been asked if he desires to increase his offer.
29	YANOSHITA, T.	The offer was \$1817.00 and the charges amount to \$2095.00. The Director has been asked if he desires to increase his offer.
40	TAKAHASHI, R. K.	The offer was \$1096.00 and the charges amount to \$1180.00. The Director has been asked if he desires to increase his offer.
51	TSUJI BROS.	The offer was \$452.00 and the charges amount to \$550.00. The Director has been asked if he wishes to increase his offer.
146	ITO, D.	The offer was \$1964.00. The Custodian advised the Director that the charges amounted to \$2460.59 and Col. Chandler has been negotiating with the judgement creditors for a settlement. The creditor's solicitor fees are not included in the charges and if a settlement is made by Col. Chandler it is assumed that he will take care of the solicitor's bill. The Custodian's letter of April 26th, last, to the Director does not include legal fees, which will be payable to Mr. Crux, and these should be estimated and added immediately since the Director will have to meet these in any amended offer he may make.
365	SHOJI, G. Y.	The offer is \$1281.00 but the charges amount to \$1550.00. There is a balance owing under an Agreement for Sale to the Soldier Settlement and unless the Director of the Veterans' Land Act is prepared to pay sufficient to cover the charges or can make an arrangement with the Director of the Soldier Settlement, the property should be withdrawn from the sale. This matter is the Director's responsibility at the present time.

(continued page 2.)

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Soldier Settlement and Veterans' Land Act

offers originally withdrawn which have been resubmitted to the
Director for the reasons given:

SCHEDULE 3 - Page 2.

J.L. No.

Name

Reasons for Resubmission

422 (1)
(2)

FUJII, H.

As regards the Pitt Meadows property there were two offers totalling \$2446.00, but the two parcels are subject to a common mortgage and the charges against the property amount to \$2650.00. The Director has been asked to consider whether he wishes to meet the charges.

432

NAKAMURA, J.

The offer amounted to \$255.00 and the charges to \$335.00. The Director has been asked if he wishes to increase his offer.

462

TSUMURA, C.

The South Port Mann Berry Growers Assn. have two buildings on the corner of the property covered by this offer and the Custodian has written to the Director stating that he is prepared to convey the property excepting the area covered by these buildings and it is assumed that this exception will not decrease the offer since these buildings were not included in the valuation.

486

SHINTANI, N.

The offer was for \$340.00 and the charges amount to \$475.00. The Director has been asked whether or not he wishes to increase his offer.

642

TANAKA, G.

The offer was for \$638.00 and the charges amount to \$940.00. The Director has been asked whether or not he wishes to increase his offer.

- 00 -

GWMcP/EG

Add = (1) from Sch. 2 "0" - 334

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Soldier Settlement and Veterans' Land Act

SCHEDULE #4.
All necessary documents are on file in Land Registry Office and Title
should issue in due course.

J.L. No.	Name	Remarks
3	OHASHI, S.	
3	OHASHI, S.	
3	OHASHI, S.	
4	OMURA, S.	
5	OMURA, S.	
11	OKABE, K.	
17	MORIYAMA, M.	
23	SHIKAZE, K.	
34	TONOMURA, M.	
48	TONOMURA, M.	
50	INOUE, Y.	
54	HOYANO, T.	
64	SHIONO, N. (In Trust)	
76	UEMURA, SHIMODA, etc.	
94	IKEBUCHI, T.	
109	ENDO, T.	
112	KAMIMURA, K.	
114	TATEYAMA, I.	
114	TATEYAMA, I.	
118	KUDO, M.	
130	MORISHIGE, F.	
130	MORISHIGE, F.	
135	SENDA, K.	
139	YAMASAKI, N.	
140	NAKAMI, M.	
152	TOMITSU, M.	
174	SATO, S.	
181	AOKI, C.	
185	TAKOJI, D.	
186	OKANO, K.	
188	FUJITA, N.	
189	URA, I.	
191	HIROKADO, M.	

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

No.	Name	Remarks
200	KODAMA, S.	
203	MATSUMOTO, S.	
204	SHIKAZA, Y.	
204	SHIKAZA, Y.	
207	YAMAMOTO, T.	
209	MATSUOKA, T.	
219	TOKI	
232	KINOSHITA, S.	
236	ADACHI, A.	
242	OKA, S.	
243	OKI, H.	
249	ODAGUCHI, E. & F.	
251	MIMURA, T. & J.	
255	OKANO, M.	
257	YOSHIDA, K.	
264	MIYAKE, T. & N.	
265	KUNIMOTO, S.	
269	MASUDA, S.	
276	SHIMOJI, K.	
278	TAHARA, R.	
280	TADA, G. & T.	
282	SHISHIDO, E.	
283	OKA, T. & M.	
289	KAJUIRA, H. & D.	
298	NAKAMURA, S.	
302	TAHARA, S.	
304	SEKI, S.	
305	OKADA & KARATSU	
307	YOSHIHARA, T. & R.	
308	OHTA, Y.	
329	NICHIGUCHI, M.	
334	KINOSHITA, K.	
336	ISHIKAWA, J.	
337	OSEKI, N.	
343	NIKAIDO, M.	
350	KOBAYASHI, K.	
355	OYAMA, S.	
360	SHONO, K.	

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

No.	Name	Remarks
361	HORI, G. & S.	
363	NABETA, M.	
367	OGAWA, S.	
392	WAKAHARA, S.	
397	FUJINAMI, S.	
400	ONO, S.	
402	ENTA, T.	
403	MAENO, K.	
405	ONO, S.	
406	NAKO, H.	
407	SHIKAZE, M.	
408	NARASHIMA, T.	
409	YAMANOUCI, K.	
409	YAMANOUCI, K.	
410	TATSUMI, S.	
413	HOSHIKO, T.	
413	HOSHIKO, T.	
415	TAHARA, T.	
434	HIKEDA, K.	
435	HASHIMOTO, N.	
437	FUJII, Y.	
440	IMAHASHI, I.	
441	IWAMASU, H. Y.	
448	MARUNU, T.	
452	KOWISHI, K.	
457	TERAMURA, C. & K.	
477	HIRASAWA, T.	
485	FUKUSHIMA, T.	
488	SHINMOTO, S.	
492	YOSHIDA, S.	
492	YOSHIDA, S.	
495	YASUGAWA, S.	
507	UJIYE, S.	
517	KOYAWAGI, R.	
520	YOSHISAKI, Y.	
528	FURUKAWA, S.	

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

No.	Name	Remarks
545	TAKAHASHI, M.	
547	HIROSE, A.	
550	TAGUCHI, K.	
568	GUKUNAGI, G.	
570	YANOSHITA, M.	
572	HIROSE, T. & C.	
575	TOMITA, H.	
576	MOTOTSUWE, T. & K.	
583	SANO, S.	
589	HIGA, K.	
595	OYAKAWA, T.	
597	SHIMAMOTO, T.	
637	KIMURA & IMAHORI	
641	HASHIMOTO, Y.	
643	NAKAMURA, H.	
644	MORIOKA, K.	
678	IMAMURA, K.	
678	IMAMURA, K.	
680	TSUCHIMOTO, Y.	
683	ICHIKAWA, H.	
712	SUGAWARA, U.	
717	GOTO, M.	
719	ASAWO, M.	
741	YAMAZAKI, B.	
742	HAMAGAKI, I.	
745	MORI, S.	
748	KONISHI, H.	
749	KONISHI, S.	
906	HONDA, G.	

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

May 16, 1944.

SCHEDULE 5.

All documents relating to the transfer of title to the Director, in the following cases, are in the Land Registry Office but title will issue subject to charge unless Duncan Crux files Discharge of Mortgages where pertinent. All the necessary documents and information are in Crux's hands:

<u>J.L. No.</u>	<u>Name</u>
38	SETO, M.
69	NAKAHARA
104	YOSHIDA, E.
117	KATO, K.
123	SHIN, S. Z.
210	MITANI, H.
212	OSATA, S.
256	NAGAO, M.
270	MISHIMA, T.
285	MATSUNE, T.
316	RYOJI, K.
391	FUJITA, N.
450	OTSUKI, S.
466	TAKAHIRA, S.
490	TAKAHIRA, F. R.
590	IBUKI, M. (Lot 39) - See Schedule 8 re Lot 42.
665	NAGAMORI, M.
686	MIYASAKI, M. This title should issue as Crux advised Conditional Sales Agreement has expired.

GWMcP/EG

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

following cases have not been completed and the present standing of the individual cases is as indicated below:

SCHEDULE No. 6

No.	NAME	PRESENT POSITION
2	NISHIYAMA, K.	C. Documents signed and with Crux for filing.
6	FURUKAWA, G.	C. Documents signed and with Crux for filing.
15	TAKASHIMA, T.	C. Documents signed and with Crux for filing.
16	GOTO, G. R.	Discharge of mortgage sent to England, all other documents being held by Crux until returned completed.
27	KONO, Y.	C. All papers completed and held by Crux for filing
31 (1)	FUJINO, K.	C. Documents signed and with Crux for filing.
(2)		C. Documents signed and with Crux for filing.
41	NAKATA, Y. R.	C. Custodian's officer has deed out for signature and it will be handed to Crux for filing upon completion.
45	OHNO, K.	C. All papers completed and held by Crux for filing.
70	TAKASHITA, T.	C. Documents signed and with Crux for filing.
105	HOSAKI, S.	C. Documents signed and with Crux for filing.
107.	MORI, Y. R.	C. Deed has been mailed by Custodian to the vendor, Mrs. Phelps, for signature, will be handed to Crux for filing upon completion.
122	NAKANO, A.	C. Documents signed and with Crux for filing.
124	UYENO, H. R.	Custodian's officer has deed out for signature, it will be handed to Crux for filing upon completion.
136	UMETSU, K.	C. Documents signed and with Crux for filing.
168	TAKAMOTO, S.	C. Documents signed and with Crux for filing.
173	HAYASHI, T.	C. Documents completed and now being filed by Crux but were withheld from registry because of fire loss and necessity for agreeing on adjustments. Title will now issue and be delivered.
198	ITO, Y. R.	C. Custodian has paid balance on mortgage and discharge has been requested from Canada Permanent Mortgage Corporation. As soon as received will be handed to Crux for filing with other documents.
234	KINOSHITA, M. R.	Custodian officers have deed out for signature and upon completion will be handed to Crux for filing with other documents.
263	KOJIMA, I.	C. Title is complicated by fact that G. Hastie & Kojima were interested in property and George Hastie transferred his interest to R. A. Hastie and Margaret Hastie as joint tenants, title indicating an outstanding agreement for sale to Kojima. Crux has been asked to prepare a deed from R. A. Hastie and Margaret Hastie to Kojima and Custodian's officers upon receipt of documents will have it signed and returned to Crux for filing with other documents.

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Soldier Settlement and Veterans' Land Act

SCHEDULE No. 6 (Page 2)

No.	NAME	PRESENT POSITION
271	MATSUMOTO, Y. R.	C Custodian has paid balance owing and requested deed from Toronto General Trusts. Upon receipt documents will be handed to Crux for filing with other papers.
297	YONEMITSU, K.	C In this case Japanese owner resides in California and completed a conveyance direct to the Director but the notary's signature was incomplete. Crux is to return document to the Custodian who will forward it to California for correction. Upon its return it will be handed to Crux for filing.
306	TSUCHIHASHI, G.	C Crux is preparing a Quit Claim covering intervening interest to complete title from Vernon and Violet Smith. A Mr. Stewart will be conveying to the Japanese.
311	SHIN, Y.	C Discharge of mortgage has been signed and is in Crux's hands for filing with other documents.
326	KINOSHITA, K.	C Documents signed and with Crux for filing.
327	KINOSHITA, S.	C Documents signed and with Crux for filing.
346	MIKI, Y.	C Discharge of mortgage has been signed and is in Crux's hands for filing with other papers.
356	(YAKASHIRO, T. R (TANIGUCHI, K.	Discharges of two mortgages have been forwarded to mortgagee's agent, Cotton, sheriff, New Westminster, who will require at least one signature in England. All documents are to be held up till completion of the discharges.
357	OKUBO, F. R.	Custodian's officer has deed out for signature by vendor and upon completion will be handed to Crux for filing with other papers.
374	FUJINO, S.	C Documents signed and with Crux for filing.
384	NISHIZAWA, U. R.	C Custodian's officer has deed out for signature by D. J. Blaney and upon completion will be handed to Crux for filing with other documents.
433	INOKUCHI, Y.	C Documents signed and with Crux for filing.
455	KAMIYA, S. R.	Custodian officer has deed out for signature by Mr. Dorrell and upon completion will be handed to Crux for filing with other documents.
461	NAGANOBU, C.	C Discharge of mortgage has been signed and is in Crux's hands for filing with other papers.
464	KAITA, S.	C Discharge of mortgage has been signed and is in Crux's hands for filing with other papers.
484	YASUI, S. R.	Custodian's officers have discharge of mortgage out for signature and upon completion will be handed to Crux for filing with other papers.
487	ONISHI, T.	C Documents signed and with Crux for filing.
493	NAKAMURA, G. R.	C Certificate of Encumbrance had to be corrected but has not yet been returned by Land Registry Office, as soon as received will be handed to Crux for completion of papers

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SCHEDULE No. 6 (Page 3)

No.	NAME	PRESENT POSITION
	KUMAGAI, S. R.	Discharge of mortgages has been forwarded to A. W. McIntosh, New Westminster, agent for the mortgagees in England. All documents are to be held until discharge of mortgage is completed and returned to this office.
	KAWASE, T.	C Crux is in touch with Arthur Cowan, solicitor for the vendor, Rice Rees, concerning intervening interest and a Quit Claim is required from Wm. E. Robinson before any papers can be filed in the Land Registry Office.
569	MORIMOTO, S. R.	C Custodian officer has deed in hand for completion by vendor and will be handed to Crux for filing in due course.
653	INOUE, Z.	C Documents signed and with Crux for filing.
670	SUZUKI, K.	C Delay was due to the offer being too close to the charges in amount but Crux has now been instructed to proceed to file the papers and it is assumed that title will issue in due course.
672	UNO, A. R.	Custodian is advised by Crux that some documents have been filed but appears that offer may be deficient to cover charges and matter is being considered by Custodian's officers.
677	YAMADA, K. R.	Custodian's officers have deed out for signature by Mr. Dorrell and upon completion will be handed to Crux for filing with other papers.
679	MIKI, M.	C Crux has requested deed from A. R. Heath in England through his agent Rand & Fowler and upon receipt of completed deed papers will be filed by Crux.
740	TASHIMA, H.	C Documents signed and with Crux for filing.
743	HARAGA, M.	C Documents signed and with Crux for filing.

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Soldier Settlement and Veterans' Land Act

SCHEDULE 7

The documents relating to these cases are in transit to or from Ottawa.

J.L. 106	HAYAMI, M.
J.L. 147	SUNADA, T.
J.L. 151	HAMAURA, S.
J.L. 151	HAMAURA, S.
J.L. 151	HAMAURA, S.
J.L. 158	TAKUMASU, S.
J.L. 159	SHIMIDSU, J.
J.L. 338	OSHIRO, E.
J.L. 670	SUZUKI, K. (Lot 106)

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SCHEDULE No. 8

Titles have issued covering the following offers and the title documents are held by Crux for reasons given

<u>J. L. No.</u>	<u>Name</u>	<u>Reasons</u>
43	NAKANO, J.	C Director's offer included Lot 1 and Lot A but Lot A was inadvertently omitted from the legal description shown on the offer list and title for Lot 1 has issued and is held by Crux pending issuing of title to Lot A which is listed as a new offer (see schedule 9)
423	MINAKI, K.	C 4.3 acres consisting of a dyke were excepted from the title on this property but the title is held by Crux pending the issuing of title for the 4.3 acres which is listed as a new offer (see schedule 9).
465	AKAGAWA, Y.	T Title for the property has issued and is held by Crux but the Director failed to value the house and has been asked to make a new offer covering the house which is included in schedule 9.

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Soldier Settlement and Veterans' Land Act

SCHEDULE 9

The following are cases where for the reasons given new offers have been requested from the Director and the statement indicates the present standing.

<u>J. L. No.</u>	<u>Name</u>	<u>Reasons</u>
43	NAKANO, J.	S. Director inadvertently omitted Lot A from offer although included in valuation and Custodian has agreed to transfer Lot A for \$1.00, the papers have been prepared, completed and are now on file in the Land Registry Office. Title will issue in due course.
65	NISHIMOTO, K.	C A right of way was excepted from the title as issued and the Custodian is transferring the right of way for \$1.00 Crux having been asked to prepare the necessary papers for signature.
180	YAHIRO, K.	T Director's original offer has been rejected (see schedule 2) but he has been asked to make a new offer for Lot 68
423	MINAKI, K.	C 4.3 acres were excepted from the title as issued from the original offer and the Custodian has agreed to transfer this acreage for \$1.00. The information is in Crux's hands and he is preparing the necessary papers for signature.
465	AKAGAWA, Y.	T Title has issued on the original offer but the house was not included in the valuation and the Director has been asked to offer on the house. If the offer is satisfactory the title can be delivered to the Director.
590	IBUKI, M.	R Lot 42 was omitted from the Director's original offer although included in the valuation and offer. The necessary information is in Crux's hands and he is preparing the documents for signature. Completion of this offer will require a deed from J. M. Streight to the Japanese.
636	TANIZAKI, M.	S Title of original offer held by Crux but South $\frac{1}{2}$ of Lot 9 omitted from title and Custodian has agreed to transfer this for \$1.00. Papers have been filed in Land Registry Office and title will issue in due course.

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Soldier Settlement and Veterans' Land Act

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.

15th May, 1944.

Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Sirs:

Re: Veterans' Land Act Documents

We thank you for your letter of the 9th instant
returning documents Nos.89 to 102 duly executed by the
Deputy Custodian.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

PMH

57899 [pt 3.]

Soldier Settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
8788
FILE NO. Evacuee

509 Royal Bank Building,
Vancouver, B.C.,
15th May, 1944.

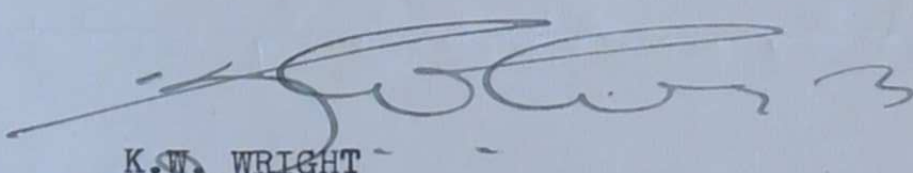
Miss F. Carroll,
Office of the Custodian,
Victoria Building, 70'Connor St.,
Ottawa, Ontario.

Dear Miss Carroll:

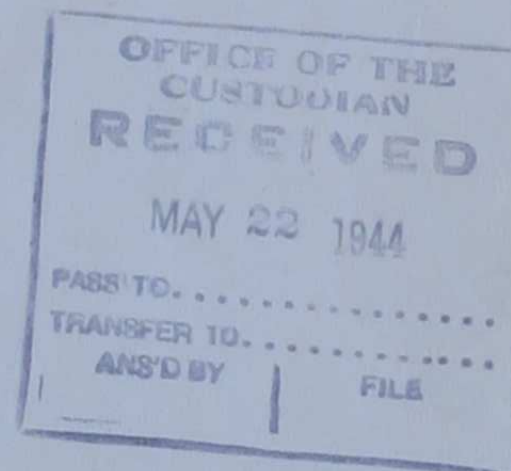
Re: Zennosuke INOUE and S $\frac{1}{2}$ of NW $\frac{1}{4}$ of
Sec. 32, Township 2, Mun. of Surrey, N.W.D.

This will acknowledge your communication of 9th
instant enclosing Quit Claim Deed in duplicate, covering the above
noted property, duly executed by the Deputy Custodian.

Yours truly,


K.W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/DG



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Soldier Settlement and Veterans' Land Act

57899 [p. 3.]

Soldier Settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE

PLEASE REFER
TO
8646 - Evacuee
FILE NO.

509 Royal Bank Bldg.,
Vancouver, B.C.,
15th May, 1944.

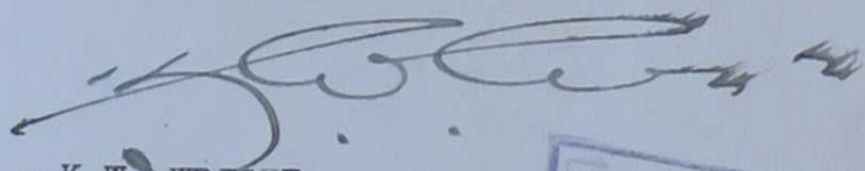
Miss F. Carroll,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Miss Carroll:

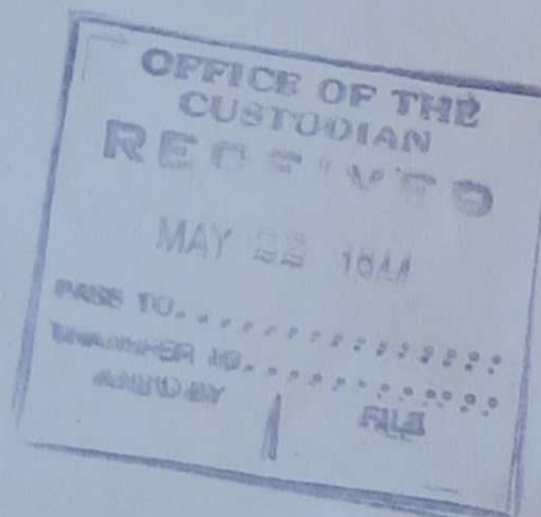
Re: Seuchi KINOSHITA and Lot 1 of Subdiv.
of S₂ of S.E.₄ of Sec. 35, Township 10,
Map 3130, Mun. of Langley, Dist. of
New Westminster.

This will acknowledge your communication of 9th
instant enclosing Quit Claim Deed in duplicate, covering the above noted
property, duly executed by the Deputy Custodian.

Yours truly,


K.W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/DG



57899 [p 3.] Soldier Settlement and Veterans' Land Act

(4)

le #713 & 4602 MEMORANDUM

May 12th, 1944.

TO: MR. G. W. McPHERSON
FROM: MR. K. W. WRIGHT

Re: Tadaichi SHIRAKAWA and Masanobu INABA
Lots 15 & 16 of N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 29,
Township 17, Map 2849, Municipality of
Mission; and Lots 6 & 7, of Lot 118, Group
2, Map 3148, save and except part 0.149
of an acre as shown on sketch deposited No.
6605 of said Lot 7, Municipality of Matsqui, N.W.D.

We are attaching hereto the following:

1. Copy of letter addressed today to Mr. I. T. Barnet.
2. Copy of letter received from Mr. Barnet under date of December 10th, 1943.
3. Copy of our letter addressed to Mr. Hal Menzies dated December 15th, 1943.
4. Copy of our letter to you dated April 20th, 1944.

KWW/W
Attachs.

K. W. WRIGHT

The Custodian has made a sale of this property to Mr. Henry Toews, the occupant, in consideration of \$7500.00, payable \$3000.00 on execution and delivery of the Agreement and the balance of \$4500.00 payable \$2250.00 on the 1st day of November, 1944, and \$2250.00 on the 1st day of November 1st, 1945, together with interest at the rate of 5% per annum to be computed from the 1st day of January, 1943. The purchaser also agrees to pay and discharge all taxes, rates and other assessments from the 1st day of January, 1943.

We have received the initial payment amounting to \$3266.70. The documents are now being recorded in the Registry Office.

This for your information.

Yours truly,

KWW/W

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

713 & 4602
Legal Department

I. T. Barnett, Esq.,
Director, Veterans' Land Act,
470 Granville Street,
Vancouver, B. C.

509-10 Royal Bank Bldg.,
Vancouver, B. C.
May 12th, 1944.

Dear Sir:

Re: Tadaichi SHIRAKAWA and Masanobu INABA.
Lots 15 & 16 of N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 29,
Township 17, Map 2849, Municipality of
Mission and Lots 6 & 7, of Lot 118, Group
2, Map 3148, save and except part 0.149
of an acre as shown on sketch deposited
No. 6605 of said Lot 7, Municipality of
Matsqui, N.W.D.

This is to confirm letter written to you sometime ago in-
dicating that the Custodian would withdraw the property above described
from the sale of Japanese lands to Director, Veterans' Land Act.

The Custodian has made a sale of this property to Mr. Henry
Toews, the occupant, in consideration of \$7500.00, payable \$3000.00 on
execution and delivery of the Agreement and the balance of \$4500.00
payable \$2250.00 on the 1st day of November, 1944, and \$2250.00 on
the 1st day of November 1st, 1945, together with interest at the rate
of 5% per annum to be computed from the 1st day of January, 1943. The
purchaser also agrees to pay and discharge all taxes, rates and other
assessments from the 1st day of January, 1943.

We have received the initial payment amounting to \$3266.70.
The documents are now being recorded in the Registry Office.

This for your information.

Yours truly,

KWW/W

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

57899 [p. 3.] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.] Soldier Settlement and Veterans' Land Act

C
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SOLDIER SETTLEMENT and VETERANS' LAND ACT

518 Rogers Building,
Vancouver, B. C.
December 10th, 1943.

Attention: Mr. K. W. Wright

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

Dear Sir:

Re: Todaichi SHIRAKAWA

I have for acknowledgment your letter of the 8th instant and the information contained therein has been noted.

I have been personally familiar with parcel one of these holdings for a good many years, and the price quoted in the agreement for sale in 1938 is so high that I wonder if some other transaction is involved. Certainly this figure would not be paid by any white man for this place, part is which is usually seriously affected by seepage when the Fraser River is high, and the water stays on so long that it usually ruins any annual crop that may be in the land.

It would appear that the present entanglements come under the Custodian in one capacity or another, and no doubt you have the necessary legal authority to deal with the situation. Our present offer on these holdings stands.

Yours truly,

"I. T. Barnet"
District Superintendent.

ITB:B

713
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
December 15th, 1943

Mr. Hal Menzies,
Lougheed Highway,
Haney, B. C.

Re: Todaichi SHIRAKAWA Properties

Dear Sir:

With reference to your recent valuations, we are informed that one of the parcels is usually flooded by seepage when the Fraser River is high, and the water stays on so long that it usually ruins any annual crop that may be on the land.

We presume that the parcel referred to is Lots 6 and 7, of Lot 118, Group 2, Map 3148, save and except part 0.149 of an acre as shown on sketch deposited No. 6605 of the said Lot 7, Municipality of Matsqui, as this is the only title showing a dyking charge.

We would be pleased to have your comments on the above information.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/JF

57899 [p. 3.] Soldier Settlement and Veterans' Land Act

713
Legal Department

509-10 Royal Bank Bldg.,
Vancouver, B. C.
April 20th, 1944.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr McPherson:

Re: Todaichi SHIRAKAWA (in Japan).

We are attaching hereto Agreement for Sale in duplicate for
execution by the Deputy Custodian.

This document relates to properties described as:

(1) Lots 6 & 7 of Lot 118, Group 2, Map 3148, save and except part 0.149
of an acre shown in Sketch No. 6605 of said Lot 7, Municipality of Matsqui,
in the District of New Westminster, comprising 21.73 acres.

(2) Lots 15 & 16 of the North Half of the South East Quarter of Section 29,
Township 17, Map 2849, Municipality of Mission, in the District of New
Westminster, comprising 8 $\frac{1}{2}$ acres.

The following valuations have been received from Messrs. William
Ure and Hal Menzies:-

Mr. Ure's valuation

1. \$4,346.00

2. \$2,125.00

\$6,471.00

Mr. Menzies' valuation

1. \$3,450.00

2. \$3,145.00

\$6,595.00

We are now in receipt of offer from Mr. Henry Toews to purchase
this property for the sum of \$7500.00, payable \$3000.00 cash and \$2250.00
on November 1st, 1944, and \$2250.00 on November 1st, 1945. The offer was
submitted to Advisory Committee on Rural Japanese Properties on March 8th,
1943, and they recommended acceptance. A cheque for \$3000.00 initial
payment has been received.

The property has been vested under Number 24899. We recommend
acceptance of Mr. Toews' offer. Your kind attention will be very much
appreciated.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
attachs.

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

ADDRESS ALL
COMMUNICATIONS
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OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

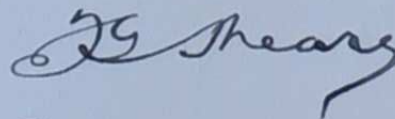
12th May, 1944.

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

Dear Mr. McPherson:

I am enclosing herein documents Nos. 103 to 105
covering properties sold to The Director, The Veterans'
Land Act for signature by the Deputy Custodian.

Yours truly,



F. G. Shears,
Director.

PMH

encl.

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

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

May 9, 1944.

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

Dear Mr. Shears:

Re: Zennosuke INOUE

I have your letter of May 5th with
enclosure and wish to return same, duly ex-
ecuted by the Deputy Custodian.

Yours very truly,

FC.

Miss F. Carroll

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

May 9, 1944.

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

Dear Mr. Shears:

Re: Seuchi KINOSHITA

I have your letter of May 5th enclosing
Quit Claim Deed in duplicate covering property
owned by the above.

The enclosure has been duly executed by
the Deputy Custodian and is returned herewith.

Yours very truly,

FC.

Miss F. Carroll

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

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

May 9, 1944.

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

Dear Mr. Shears:

Re: Veterans' Land Act
Documents

Your letter of May 3rd, with en-
closures, has been received.

Documents Nos. 89 to 102 have been
duly executed by the Deputy Custodian and
are returned herewith.

Yours very truly,

FC.

Miss F. Carroll

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. 8788

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

5th May, 1944.

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

Dear Mr. McPherson:

Re: Zennosuke INOUE and S $\frac{1}{2}$ of NW $\frac{1}{4}$ of
Sec. 32, Township 2, Mun. of Surrey, D.N.W.

I am enclosing herein Quit Claim Deed in duplicate
covering the above property. Will you kindly have same
executed by the Deputy Custodian and return same to me at
your early convenience.

Yours very truly,

F. G. Shears
FMH

F. G. Shears,
Director.

PMH

encl.

57899 [p+ 3.]

Soldier Settlement and Veterans' Land Act

VIA AIR MAIL

ADDRESS ALL
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FILE NO. 8646

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

5th May, 1944.

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

Dear Mr. McPherson:

Re: Seuchi KINOSHITA and Lot 1 of Subdiv.
of S $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec.35, Township 10, Map
3130, Mun. of Langley, Dist. of New Westminster.

I am enclosing herein Quit Claim Deed in duplicate
covering the above property and shall be glad if you will
have same signed by the Deputy Custodian.

Yours very truly,

F. G. Shears
F.G.

F. G. Shears,
Director.

PMH

encl.

57899 [pt 3.1] Soldier Settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
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FILE NO.

506 Royal Bank Building,
Vancouver, B.C.

3rd May, 1944.

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

Dear Mr. McPherson:

I am enclosing herein documents Nos. 89 to 102
covering properties sold to The Director, The Veterans'
Land Act for signature by the Deputy Custodian.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
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FILE NO.

506 Royal Bank Building,
Vancouver, B.C.

20th April, 1944.

Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Sirs:

Re: Veterans' Land Act.

This will acknowledge receipt of your letter of
the 17th instant in which you enclose cheques and corres-
pondence forwarded to you in error by Mr. Barnet, District
Superintendent of the Soldier Settlement and Veterans' Land
Act.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

57899 [p 3.1]

Soldier Settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

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OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

19th April, 1944.

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

Dear Mr. McPherson:

I have your letters of the 14th and 15th April
enclosing documents Nos. 45 to 88 relating to the sale of
property to The Director, The Veterans' Land Act duly
executed by the Deputy Custodian for which I thank you.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

PMH

57899 [p 3.1]

Soldier Settlement and Veterans' Land Act

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

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

April 17, 1944.

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

Dear Mr. Shears:

Re: Veterans' Land Act

The attached letter and enclosures has
evidently been forwarded to this office in error.

Yours very truly,

(Miss F. Carroll)

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

April 15, 1944.

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

Dear Sir:

Re: Veterans' Land Act Sales

I have your letter of April 6th enclosing documents Nos. 76 to 88 covering property sold to The Director, The Veterans' Land Act. These have been executed by the Deputy Custodian and are returned herewith.

Yours very truly,

FC/PM

F. Carroll.

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

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

April 15, 1944.

Your Reference: File No. 6930

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

Dear Sir:

Re: Senmatsu HAMAURA

I have your letter of April 4th with
transmissions covering property sold to The Director,
The Veterans' Land Act. The Documents have been duly
executed by the Deputy Custodian and are returned
herewith.

Yours very truly,

FC/PM

F. Carroll.

57899 [Pt 3.] Soldier Settlement and Veterans' Land Act

57899 [p+ 3.] Soldier Settlement and Veterans' Land Act

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

April 15, 1944.

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

Dear Sir:

Re: Veterans' Land Act Sales.

I have your letter of April 6th enclosing
twelve documents Nos. 64 to 75 covering property sold
to The Director, The Veterans' Land Act. These have
been executed by the Deputy Custodian and are returned
herewith

Yours very truly,

FC/PM

F. Carroll.

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

April 14, 1944.

Your reference: File No. 1656

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

Dear Sir:

Re: Blocks 24, 25 and 26, N.W. quarter
of section 25, Township 10, Map 2878
New Westminster.

I have your letter of April 4th with enclosures.
The transmission has been duly executed by the Deputy
Custodian and is returned herewith.

Yours very truly,

FC/PM

F. Carroll.

57899 [pt 3.1] Soldier Settlement and Veterans' Land Act

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

April 14, 1944.

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

Dear Sir:

Re: Veterans' Land Act Sales

I have your letter of March 30th enclosing documents No. 45 to 63. These have been duly executed by the Deputy Custodian and are returned herewith.

Yours very truly,

FC/PM

F. Carroll.

57899 [p. 3.] Soldier Settlement and Veterans' Land Act

49A

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

April 10, 1944.

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

Dear Mr. Shears:

Re: Veterans' Land Act Sales

Your letter of April 6th with enclosures
has been received.

Mr. Murchison advises that he has written
the necessary letters to Vancouver which he expects
will result in their increasing their bid to cover
costs.

Yours very truly,

GWMcP/FC.

G. W. McPherson
Executive Assistant

57899 [pt 3.1] Soldier Settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

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

6th April, 1944.

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

Dear Mr. McPherson:

Re: Veterans' Land Act Sales.

Your letter of the 1st instant received enclosing
Transmissions duly executed by the Deputy Custodian for
which we thank you.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

VIA AIR MAIL

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CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

6th April, 1944.

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

Dear Mr. McPherson:

I am enclosing copy of a letter which Col. Chandler has sent to The Director, The Veterans' Land Act. It has to do with cases where the original offer of the Director was not sufficient to take care of mortgagees or unpaid vendors' interests.

We have advised Col. Chandler that their offer was not sufficient and in these particular cases they have made arrangements with the mortgagees or unpaid vendors so that we are now in a position to accept their offer except that the transmission fee of \$3.00 and the fee which Mr. Duncan Crux will be charging has not been taken care of and as the Japanese has no equity in the property these payments by us would create a debit balance.

I have told Col. Chandler that I do not think these charges can be borne out of the administration funds of this office and although they have made arrangements in regard to the outstanding encumbrances, as far as we are concerned, their offer is still insufficient for us to convey title.

Col. Chandler's second suggestion asking the Director for authority to revise and increase their offer to us by this amount would be satisfactory as far as we are concerned.

However, I presume that after consultation with Mr. Murchison you will advise how this matter is to be handled.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH
encl.

57899 [p 3.1] Soldier Settlement and Veterans' Land Act

57899 [p 3.1] Soldier Settlement and Veterans' Land Act

C
O
P
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6th April, 1944.

Col. W. K. Chandler,
Soldier Settlement and Veterans' Land Act,
518 Rogers Building,
Vancouver, B.C.

Dear Sir:

I thank you for your letter of the 5th instant, a copy of which I have forwarded to Mr. G.W. McPherson.

If these particular deals are to be completed, due to the fact that the Japanese concerned have no funds, it becomes a question of which department should be out the amount involved.

Viewed in the light that your offer is insufficient to cover all that is required to give clear title I feel that your second suggestion is the logical one but will await the ruling from Ottawa as the matter will doubtless be discussed between Mr. Murchison and Mr. McPherson.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

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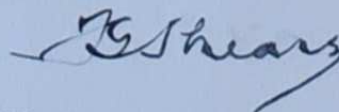
6th April, 1944.

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

Dear Mr. McPherson:

I am enclosing documents No.76 to 88 covering
properties sold to The Director, The Veterans' Land Act
for signature by the Deputy Custodian.

Yours very truly,



F. G. Shears,
Director.

FGS/PMH

encl.

57899 [p. 3.] Soldier Settlement and Veterans' Land Act

VIA AIR MAIL

The Director - (Cont'd)
The Director, The Veterans' Land Act,
OTTAWA, ONTARIO

Vancouver, B.C. April 5th, 1944.

April 5th, 1944.

Dear Sir:-

Re: Japanese Properties

There are nine properties in which the Japanese interest is either subject to a mortgage or an unpaid vendor's lien which were submitted to me, and in which the creditor either was prepared to accept the purchase price in full settlement, or the District Superintendent was prepared to increase the offer in order to meet the full or reduced claim of the creditor.

Mr. Shears and his solicitor advise me that this leaves outstanding the question of costs incurred in conveying the property to the Director and that the Custodian is not permitted to disburse funds for this purpose under Section 50 of the Revised Regulations Respecting Trading with the Enemy. The Custodian's solicitors advise me that they have been notified by the Department of Justice that a separate bill must be rendered in respect of each individual Japanese property, from which it would appear that the Department of Justice intend to see that the regulation is complied with. This puts Mr. Shears in the position of being unable to proceed with the sale until this matter is cleared up. At the same time, I cannot agree to pay these fees because -

- (1) They are fees payable by another Department.
- (2) To do so would be to defeat the regulation to which the Justice Department apparently intend to adhere.

We are therefore at a deadlock.

It appears to me that the matter can be handled in one of two ways: Firstly, the Custodian will have a general bill of costs in addition to the costs of conveying each individual parcel. Mr. Crux will have charges covering interviews, general instructions, etc., which cannot be allocated to individual parcels. The Custodian might include fees in regard to these properties in his general bill. Secondly, you might authorize the District Superintendent to consider, and accept, a new offer in regard to these nine properties. This would take them out of the properties contained in the original purchase of 768 parcels and put them into the additional list of properties subsequently agreed to be

- purchased.

57899 [p. 3.]

Soldier Settlement and Veterans' Land Act

57899 [p. 3.]

Soldier Settlement and Veterans' Land Act

- 2 -

The Director - (Cont'd)

April 5th, 1944.

purchased. Mr. Shears would then submit a new purchase price sufficient to cover any disbursement he might have to make to deliver clear title and these offers would be accepted or rejected by the District Superintendent, or yourself, if you prefer that procedure. Otherwise I see no alternative but to strike them off the list on the grounds that the Custodian is not able to deliver a clear title.

This letter has been submitted to Mr. Shears in order to make sure that I have correctly set out his situation and he has a copy of same.

Yours truly,

W.K. Chandler

WKC/W

W.K. Chandler,
LEGAL ADVISER.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
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FILE NO. 6930

506 Royal Bank Building,
Vancouver, B.C.

4th April, 1944.

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

Dear Mr. McPherson:

Re: Senmatsu Hamaura.

I am enclosing herein two Transmissions in duplicate covering properties owned by the above named in the Municipality of Maple Ridge which have been sold to The Director, The Veterans' Land Act and shall be glad if you will have these executed by the Deputy Custodian at your early convenience.

Yours very truly,

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

PMH
encl.

57899 [Pt 3.1]

Soldier settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. 1656

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

4th April, 1944.

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

Dear Mr. McPherson:

Re: Blocks 24, 25 & 26, N.W. $\frac{1}{4}$ of Sec. 25,
Township 10, Map 2878, New Westminster.

I am enclosing herein Transmission in duplicate in
connection with the sale of the above property to The Director,
The Veterans Land Act. Will you please have this document
executed by the Deputy Custodian and returned to me in due
course.

Yours very truly,

F. G. Shears,
Director.

PMH

encl.

57899 [Pt 3.] Soldier Settlement and Veterans' Land Act

57899 [p+ 3.1] Soldier settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

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FILE NO.

506 Royal Bank Building,
Vancouver, B.C.

4th April, 1944.

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

Dear Mr. McPherson:

We are enclosing 12 documents Nos. 64 to 75 in connection with the sale to The Director, The Veterans' Land Act for the signature of the Deputy Custodian.

You may notice on the schedule attached to document No. 64 that in two cases, Junichi NAKANO and Mitsura TANIZAKI, the value of the land is placed at \$1.00. The reason for this is that in the schedule attached to the Veterans' Land offer the portion of the land now being transferred was omitted, while at the same time the offer was intended to include it.

Documents have previously been sent to you and returned duly executed showing the purchase price in the case of Nakano to have been \$2,860.00 and in that of Tanizaki \$982.00, and as stated above, these documents did not cover all the parcels which were included in this purchase price.

Yours very truly,

F. G. Shears
F.G.

F. G. Shears,
Director.

FGS/PMH

encl.

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

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

April 1, 1944.

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

Dear Sir:

Re: Veterans' Land Act Sales

I have your letter of March 28th with
enclosures. The transmissions have been duly executed
by the Deputy Custodian and are returned herewith.

Yours very truly,

G. W. McPherson
Executive Assistant.

FC/PM

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
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TO
FILE NO.

506 Royal Bank Building,
Vancouver, B.C.

30th March, 1944.

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

Dear Mr. McPherson:

Enclosed please find 19 documents No. 45 to 63
covering properties included in the sale to The Director,
The Veterans' Land Act.

Kindly have these signed by the Deputy Custodian
and return in due course.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

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.

28th March, 1944.

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

Dear Mr. McPherson:

I recently sent you copy of the Minutes of the
Meeting dated 8th March. Since seeing Judge Whiteside I
have re-written the last page, so will you please substitute
the enclosed.

The papers being used are the local papers of the
various districts in which properties are situate and the
cost of advertising in these smaller papers is fairly reasonable.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

57899 [p 3.1] Soldier Settlement and Veterans' Land Act

The name of Mr. Joseph Dorgan was suggested by the Committee as an appraiser for New Westminster properties and Mr. MacKenzie was asked to make arrangements with Mr. Dorgan and also obtain a suggestion from him in regard to another valuator to assist him with this work.

Mr. E.R. Bell of Ladner was recommended by the Committee as being qualified to value properties in the Delta district.

The matter of advertising was discussed and

It was moved by Mr. Menzies and

Seconded by Mr. MacKenzie

That in order to give proper publicity in the various districts in which the properties were located the following newspapers should be used and that two insertions should appear in each paper:

Vancouver Province
 Vancouver Sun
 Vancouver News Herald
 British Columbian Weekly - New Westminster.
 British Columbian Daily - " "
 Marpole-Richmond Review
 Abbotsford, Sumas & Matsqui News.
 Haney Gazette
 Surrey Leader
 Fraser Valley Record - Mission City
 Victoria Times
 Victoria Colonist
 Sidney Saanich Review
 Prince Rupert Empire
 Prince Rupert News
 Nanaimo Free Press
 Cowichan Leader - Duncan
 West Coast Advocate - Pt. Alberni
 Courtenay Comox-Argus
 Comox District Free Press - Courtenay
 Cranbrook Courier

It was agreed that initial advertisements should appear on Thursday, March 30th, 1944, and that the closing dates for tenders on properties situated in:

57899 [p. 3.] Soldier Settlement and Veterans' Land Act

8.

City of New Westminster
District of Dewdney,
Municipalities of Richmond (including Steveston townsite)
Delta
Maple Ridge
Matsqui
Mission
Surrey
Villages of Mission and Tofino.

should be the 1st May, 1944 and that the closing date for tenders on the balance of the properties should be 15th June.

The Committee asked Mr. MacKenzie to represent them at the time tenders closed and to open same in Vancouver together with the Custodian so that the tenders might be presented and considered by the Committee at a subsequent meeting.

The meeting adjourned to meet at the call of the chair.

.....
Chairman.

VIA AIR MAIL

ADDRESS ALL
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FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

28th March, 1944.

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

Dear Mr. McPherson:

We are enclosing herein Transmissions in duplicate covering
properties in the Municipality of Maple Ridge as follows which have been
sold to The Director, The Veterans' Land Act:

<u>File No.</u>	<u>Legal Description</u>
6661	Lot 6, NW $\frac{1}{4}$, Sec. 11, Township 12, Map 1363, in the District of New Westminster.
6659	Lots 13 & 14, NW $\frac{1}{2}$ Sec. 20, Township 12, Map 1161, in the District of New Westminster.
1347 (Int.)	Lot 3, NW $\frac{1}{4}$ Sec. 11, Township 12, Map 1363, in the District of New Westminster.

We shall be glad if you will have these executed by the
Deputy Custodian and returned at your early convenience.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

VIA AIR MAIL

ADDRESS ALL
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FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

27th March, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyance
in connection with the following property:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
39	554 Cassiar Street	463

I shall be glad if you will have this signed by
the Deputy Custodian and returned to me as soon as possible.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

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.

22nd March, 1944.

file

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

Dear Mr. McPherson:

For your records I am enclosing copy of the
Minutes of the last meeting of the Advisory Committee
on Rural Properties.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

6,016.25

4,626.68

57899 [p 3.] Soldier Settlement and Veterans' Land Act

NINTH MEETING OF THE ADVISORY COMMITTEE ON RURAL PROPERTIES
Held on Wednesday, 8th March, 1944,
in Judge Whiteside's Chambers at 1.30 p.m.

Present:

Judge David Whiteside (Chairman)	-	New Westminster.
Mr. D. E. MacKenzie	-	New Westminster.
Mr. Hal Menzies	-	Haney.
Mayor Mott	-	New Westminster.
Mr. F. G. Shears	-	Director, Office of the Custodian.
Mr. K. W. Wright	-	Counsel to the Custodian's Office.

Judge Whiteside not being able to be present at the start of the meeting Mr. D.E. MacKenzie proposed and Mr. Menzies seconded that Mayor Mott take the Chair.

This was carried.

The Minutes of the Meeting held at New Westminster on Thursday, 13th January 1944, were read and confirmed.

The following summary of auctions was presented and approved showing the total net proceeds from 33 auctions - \$27,170.01:

<u>Name & Number</u>	<u>Date</u>	<u>Gross Proceeds</u>	<u>Net Proceeds.</u>
New Westminster 5.	19/1/44	\$ 940.75	\$679.99
New Westminster 6.	28/1/44	1,011.00	783.88
Steveston 3.	14/1/44	799.55	597.07
Steveston 4.	28/1/44	595.70	418.47
Abbotsford 2.	16/12/43	1,337.35	1,118.25
Abbotsford 3.	5/1/44	1,331.90	1,029.02
		<hr/> 6,016.25	<hr/> 4,626.68

57899 [p. 3.]

Soldier Settlement and Veterans' Land Act

2.

<u>Name & Number</u>	<u>Date</u>	<u>Gross Proceeds</u>	<u>Net Proceeds</u>
Brought forward		\$6,016.25	\$4,626.68
Haney 4.	20/1/44	1,001.15	766.21
Surrey 1.	18/1/44	2,404.50	1,970.54
Mission 5.	19/1/44	614.65	440.95
Mission 6.	2/2/44	1,075.40	850.61
Mission 7.	16/2/44	803.30	594.05
Mayne Island 1.	1/12/43	4,198.75	3,305.10
Duncan 1.	9/12/43	1,772.85	1,457.95
Duncan 2.	17/12/43	1,153.45	933.02
Duncan 3.	20/1/44	721.60	536.52
Duncan 4.	10/2/44	628.30	457.00
Port Alberni 1.	12/1/44	604.05	502.02
		20,994.25	16,440.65
Brought Forward		13,703.35	10,729.36
		\$ 34,697.60	\$ 27,170.01

Gross Proceeds of Auction Sales outside Vancouver - \$34,697.60

Net Proceeds of Auction Sales outside Vancouver - \$27,170.01

A complete list of items sold to tenants at an appraised value was presented and reviewed by the Committee, the summary being as follows:

<u>Japanese Name.</u>	<u>Sold to</u>	<u>Appraised by</u>	<u>Net Sale Price.</u>
Kiyuji Nishiyama	Mrs. A. Gauthier	Lawrence's	\$114.08
Ruichi Hashimoto	J. Ebner	Lawrence's	20.93
Iwasuke Tateyama	John Edge	Lawrence's	154.35
Masanari Yokoyama	Mr. Foresman	J. Gibson	3.15
Hideo Donald Takaoka	Mr. Dave Simpson	J. Gibson	63.45
Yoshiya Fujita	Mr. Young	S. Pallot	54.00
Yoshio Tanaka	Mr. N. Telep	S. Pallot	18.00

A list of articles condemned as valueless together with supporting statement was also presented in connection with the following files:

<u>Name of Japanese</u>	<u>Name of Fieldman Condemning articles</u>	<u>File No.</u>
Kisaku Nishimoto	S.C. Carlsen	3955
Yosaburo Hinatsu	R.M. Anderson	6909
Hikoichi Tashima	R.M. Anderson	4937
Tatsuro Suzuki	R.M. Anderson	11499
Mrs. T. (Yeki) Kawashima	J. Moryson	5281
Yoshio Tanaka	J. Moryson	4844

At this point in the meeting Judge Whiteside took the chair.

Files -Int. 173 and Evacuee #4602.

Mr. Menzies submitted a report on his investigations regarding the verbal arrangement existing between Mr. Inaba and Mr. Toews in connection with the purchase of Lots 15 & 16, N. $\frac{1}{2}$, S.E. $\frac{1}{4}$, Section 29, Township 17, Map 2849 and lots 6 & 7 of Subdiv. of Lot 118, Group 2 as referred to in the Minutes of the previous meeting.

Mr. Menzies was of the opinion that an arrangement had been entered into and that Mr. Toews had operated and made improvements and planted crops on the basis of completing a purchase of this property. The Veterans' Land had offered \$3,189.00 for these parcels. Mr. Menzie's valuation was \$6,595.00 and Mr. Toews' offer was \$7,500.00. Mr. Menzies was of the opinion that completion of the sale to Mr. Toews was in order. It was pointed out by the Committee that Mr. Toews' offer to purchase of \$7,500.00 was on the basis of a down payment of \$1,500.00 and \$2,000.00 annually. The Committee thought that the terms should be in line with the schedule of 40% cash for properties of this value.

4.

A letter was read from Mr. Inaba to the Custodian dated February 29th, 1944, in regard to his idea of the value of the property and the return from the 1943 crop.

After discussion

It was moved by Mayor Mott and

Seconded by Mr. MacKenzie

That the offer to purchase at \$7,500.00, dating the deal from January 1st, 1943, with interest at that date at 5% and payable \$3,000.00 cash and the balance of \$4,500.00 payable 50% on November 1st 1944 and the balance November 1st 1945 together with interest on those dates, would be acceptable.

The following new business was introduced:

File No. 9616. - Miss Sakie Teraguchi.

In response to an advertisement a tender for a property at No. 1 Road Moncton Street, Steveston, from the B.C. Packers Ltd. for \$3,500.00 was submitted. The valuation on the property was \$3,000.00 and the Committee approved of this sale.

File No. 8635 - Shigeo Shudo.

Correspondence was read from Messrs. McLellan & McCarter Ltd., offering to settle the following accounts in full:

Buckerfields Ltd.	\$411.00
B. & K. Milling Co.	549.33
McLellan & McCarter Ltd.	398.08

\$1,350.41

and in addition to pay to Mr. Shudo the sum of \$25.00 on execution of a quit claim deed. A letter dated February 10th addressed to the Custodian by Mr. Shudo was read.

The Committee decided that the property should be advertised in the forthcoming catalogue and if no other offer was received in excess of the above amount that they would recommend that the Custodian convey title for the discharge of the above claims.

File No. 7756 - Mrs. Sakichi (Sude) Fujino.

An offer to purchase a Dyke house built on stilts partly in the water was submitted. It was agreed that this property could be considered a chattel and sold to the tenant at not less than the appraised value, the purchaser to be advised that any request from the proper authorities to remove this house would need to be observed.

File No. 4611 - Shizuo AYUKAWA.

This property was included in the sale made to The Director, The Veterans' Land Act. The tenant, Mr. S.F. Murphy claims to have made improvements to the extent of \$415.50. Such improvements were made prior to the appraisal which formed the basis of the deal with the Veterans' Land Act. It was arranged that Mr. Menzies would interview Mr. Murphy and view the land and report to the Custodian whether any consideration should be allowed to Mr. Murphy. Any allowance made would necessarily have to be paid by Shizuo Ayukawa out of the proceeds of the sale to the Veterans' Land Act.

A draft Catalogue of properties to be offered for sale by public tender was submitted. Mr. Shears referred to a recent visit made by Mr. K.W. Wright, Mr. H.F. Green and himself to Vancouver Island for the purpose of making tentative arrangements with Real Estate Agents and valuers. The arrangements as outlined were approved by the Committee.

6.

In regard to approximately 120 properties in Steveston and Richmond district, Mr. Shears explained that the administration of these properties had been handled directly by the Custodian's office. He asked for some suggestion in regard to the naming of Real Estate agents and the appointment of appraisers.

After discussion it was agreed that it would be desirable to advise the public to secure information regarding these properties from the Custodian's office and for tenders to be submitted through any Real Estate agent rather than to allocate the properties to any particular Real Estate Agents.

In regard to the appraisers for this district, the names of Mr. Albert I. Johnstone and Mr. R.C. Palmer, both of Brighouse were suggested and Mr. MacKenzie was asked to make some enquiries in respect to their qualifications and to advise the Custodian.

It was also agreed that no special Real Estate Agents should be named in connection with some thirty properties in the Maple Ridge and Mission districts which had also been administered direct from the Custodian's office but that tenders might be submitted through any Real Estate Agent.

In regard to an appraiser for these districts, Mr. Menzies was asked to consider the matter and advise the Custodian as to a suitable person whose valuations would be acceptable to the Committee.

Mr. Shears stated that in regard to properties in New Westminster the Custodian had been using local Real Estate agents in the administration of these properties and it was agreed that these same agents should be the named agents in connection with the policy of liquidation.

7.

The name of Mr. Joseph Dorgan was suggested by the Committee as an appraiser for New Westminster properties and Mr. MacKenzie was asked to make arrangements with Mr. Dorgan and also obtain a suggestion from him in regard to another valuator to assist him with this work.

Mr. E. R. Bell of Ladner was recommended by the Committee as being qualified to value properties in the Delta district.

The Committee decided that in addition to advertising in the Vancouver papers local papers should also be used including the Maple Ridge Gazette at Haney, the A.M. & S. Herald at Abbotsford and the Columbian at New Westminster.

Mr. Shears stated that it was anticipated that the Catalogue would be ready so that the properties could be advertised before the end of March and a period of 30 days was agreed upon as the closing date for receiving tenders.

It was left to the Custodian to decide whether tenders should be called for on all of the properties in the catalogue on the same date or whether the catalogue should be divided into two parts and advertised separately.

The Committee asked Mr. MacKenzie to represent them at the time tenders closed and to open same in Vancouver together with the Custodian so that the tenders might be presented and considered by the Committee at a subsequent meeting.

The meeting adjourned to meet at the call of the chair.

.....
Chairman.

57899 [p 3.]

Soldier Settlement and Veterans' Land Act

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

March 18, 1944.

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

Dear Sir:

I have your letter of March 17th, with enclosure.

My present plans are to arrive in Vancouver on April 19th and if this matter has not been completed by that time I can assure you I will make a thorough investigation into the reasons for the delay.

Before leaving for Vancouver I would like the opportunity of having a discussion with you and will telephone you for an appointment.

Yours very truly,

GWMcP/FC.

G. W. McPherson
Executive Assistant



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT
OFFICE OF THE DIRECTOR

OTTAWA, March 17th, 1944.

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Dept. of the Secretary of State,
O t t a w a.

Dear Sir:

Herewith copy of letter just received from Mr. W.K. Chandler which is self explanatory. It is gratifying to note that substantial progress has been made in the completion of Deeds to 596 properties, but it is still a little disconcerting to note that there are 144 about which Chandler has no information. This would seem to form the crux of the remaining problem, and I leave it to you to take any action you deem advisable in the circumstances towards bringing these 144 cases to life.

Yours very truly,

Director.

Encl.

GM/FK

In the case of 11 properties, which were submitted to me as doubtful cases last October, I arranged with the vendors or mortgagees for settlement of their claims, and the Custodian was notified of these early in November. None of these cases have been dealt with yet. Whether there are any more such cases not yet submitted I cannot say. These people naturally expected settlement within a reasonable time and I have been getting enquiries from them. The result does not give us a good name for making prompt settlement although the fault does not lie with us.

You might consider it advisable to let Mr. McPherson know how the situation stands eight months after the sale was agreed upon and I am forwarding you the figures in order that you may have an up-to-date statement of progress and the lack of progress.

Yours sincerely,

(SGD) W.K. Chandler,
Legal Adviser.

57899 [p 3.]

Soldier Settlement and Veterans' Land Act

57899 [p 3.1]

Soldier Settlement and Veterans' Land Act

- COPY -

Soldier Settlement and Veterans' Land Act.

Vancouver, B.C.,
March 14th, 1944.

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

Dear Mr. Murchison:

RE: Japanese Lands

The present standing of the sale of the Japanese properties
is as follows:-

Properties for which Deeds have been executed	-	596
Properties sold	-	15
Properties struck off the list	-	13
Properties about which I have no information	-	144
		<hr/>
		768

This is the total of all the properties on the schedule, one property apparently having been struck off before the schedule was prepared.

You will notice that there are still over 20% of the properties as to which I have not been informed whether a Deed will be forthcoming or not. In the case of 11 properties, which were submitted to me as doubtful cases last October, I arranged with the vendors or mortgagees for settlement of their claims, and the Custodian was notified of these early in November. None of these cases have been dealt with yet. Whether there are any more such cases not yet submitted I cannot say. These people naturally expected settlement within a reasonable time and I have been getting enquiries from them. The result does not give us a good name for making prompt settlement although the fault does not lie with us.

You might consider it advisable to let Mr. McPherson know how the situation stands eight months after the sale was agreed upon and I am forwarding you the figures in order that you may have an up-to-date statement of progress and the lack of progress.

Yours sincerely,

(SGD) W.K. Chandler,
Legal Adviser.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

14th March, 1944.

ADDRESS ALL
COMMUNICATIONS
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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 Act Sales.

This will acknowledge receipt of your letter of
the 6th March returning the documents duly executed by the
Deputy Custodian forwarded to you under cover of our
letters of the 17th, 23rd and 25th February, for which I
thank you.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

57899 [p + 3.1] Soldier Settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

ADDRESS ALL
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FILE NO.

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

14th March, 1944.

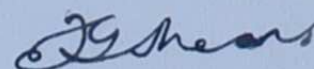
G.W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: Veterans' Land Act Sale.

This will acknowledge your two letters of March 11th
returning Transmissions and Conveyances duly executed by the
Deputy Custodian sent to you under cover of our letters of the
29th February and 4th March.

Yours very truly,



F. G. Shears,
Director.

PMH

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

57899 [pt 3.1]

Soldier Settlement and Veterans' Land Act

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

March 11, 1944.

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 February 29th, with
enclosure, and wish to return the document herewith,
duly executed by the Deputy Custodian.

Yours very truly,

G. W. McPherson
Executive Assistant

FC.

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

March 11, 1944.

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 March 4th, with
enclosure, and wish to return the documents herewith,
duly executed by the Deputy Custodian.

Yours very truly,

FC.

G. W. McPherson
Executive Assistant

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

57899 [p. 3.] Soldier Settlement and Veterans' Land Act

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

March 6, 1944.

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 have your letters of February 17th, 23rd
and 25th, with enclosures, and wish to return the
enclosures herewith. These have been duly executed
by the Deputy Custodian.

Yours very truly,

GWMcP/FC.

G. W. McPherson
Executive Assistant



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT
OFFICE OF THE DIRECTOR

OTTAWA, March 4th, 1944.

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Dept. of the Secretary of State,
O t t a w a.

Dear Mr. McPherson:

Further to our telephone conversation of a few days ago relative to progress in completion of the Japanese lands transaction, I am attaching hereto copy of confidential letter I have received from Mr. Chandler, our Legal Adviser at Vancouver. The information contained in this letter explains a good deal of the delay which has occurred since the first of the year. I thought you would like to have this information before leaving on your proposed trip to the coast which I understand will be some time about the end of this month.

Yours faithfully,

Director.

Encl.

GM/FK

which he could not uphold, and having given a sharp ruling to Mr. Stokes, will not admit that he was wrong at the beginning.

On February 8th I received a letter from the Deputy Attorney General asking for a copy of the Soldier Settlement Act Order-in-Council, which I sent him the same day, giving him briefly the facts of the case and pointing out the importance of time to me. I waited until February 21st, when I called Mr. Stokes at the Land Registry Office and found that he has received no instructions and was not prepared to make any concession in view of the previous ruling. I then called Mr. Crane on long distance, Mr. Crane refused to make any concession on the ground that he had drafted an Order-in-Council and passed it to the Department of the Attorney General and that the matter was now out of his hands. I see no reason why he could not have acceded to my request in the first instance, but for the facts I have

57899 [p. 3.]

Soldier Settlement and Veterans' Land Act

- COPY -

Soldier Settlement & Veterans' Land Act,

Confidential

Vancouver, B.C.,
February 29, 1944.

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

Dear Mr. Murchison:

This is for the purpose of letting you know how the situation with regard to Japanese lands stands at present.

Having heard nothing in reply to your letter of January 3rd to Mr. Hart I wrote on January 20th to enquire if you had had any reply. On receipt of Mr. Holmes' letter of January 24th I wrote the same day to Mr. Crane, the Inspector of Legal Offices, and to the Private Secretary of the Premier of British Columbia, on January 27th, I received a reply from Mr. Crane, the Inspector of Legal Offices on January 29th in which he expressed wonder as to why any special consideration should be given to this legislation, meaning the Veterans' Land Act. I wrote him the same day and sent you a copy of my letter. That letter succeeded in eliciting from Mr. Crane a reply in which he quoted Section 151 of the Land Registry Act regarding fees and sought to justify his stand that we should pay full fees on the basis that the Secretary of State, as Custodian, was not a person. You have a copy of my reply of February 4th to which I have not received an answer. In conversation with Mr. Stokes, the Registrar at New Westminster, I found that he had also pointed out to Mr. Crane that the stand he had taken was not tenable. Mr. Stokes also has received no reply to his letter. I am satisfied that Mr. Crane made a snap decision which he could not uphold, and having given a sharp ruling to Mr. Stokes, will not admit that he was wrong at the beginning.

On February 8th I received a letter from the Deputy Attorney General asking for a copy of the Soldier Settlement Act Order-in-Council, which I sent him the same day, giving him briefly the facts of the case and pointing out the importance of time to me. I waited until February 21st, when I called Mr. Stokes at the Land Registry Office and found that he has received no instructions and was not prepared to make any concession in view of the previous ruling. I then called Mr. Crane on long distance, Mr. Crane refused to make any concession on the ground that he had drafted an Order-in-Council and passed it to the Department of the Attorney General and that the matter was now out of his hands. I see no reason why he could not have acceded to my request in the first instance, but for the facts I have

57899 [pt 3.1]

Soldier Settlement and Veterans' Land Act

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

- 2 -

mentioned. I accordingly wrote again to the Deputy Attorney General the same day, with the result that the Order-in-Council was received by Stokes on the 24th instant and 90 titles were received by Crux yesterday and will be delivered to me and paid for today.

We are therefore back at the position which I have maintained from the beginning was the correct one, namely that we pay a fee of \$3.50 on the first parcel in each deed and \$2.50 on each of the remainder. The difference amounts to this. On the 79 parcels already put through we paid fees of \$197.50. The Custodian paid fees of \$426.00. I was not therefore in a position to pay the full fees when I was satisfied that the concession on my part would result in our paying more than double the amount which I felt we were entitled to pay. It is very annoying to have this further unnecessary delay occur.

The situation at present is as follows:-

Titles received	- 78
Title rejected because it did not contain all the property purchased	- 1
Titles to be delivered	- 79
	- 90
Requisitions for purchase price completed	- 250
Deeds in Crux's hands	- 205
	- 624

I propose to requisition the cheques in payment of the 455 parcels before the 31st March. There will also be some further deeds before that time for which cheques will be requisitioned, and a certain number of parcels bought by the Japanese under Agreement of Sale for which I have undertaken to pay the purchase price before receiving title on the undertaking of Crux and the Custodian's office that title will be delivered or the money refunded. This will cover as much as possible of the \$850,000 appropriation before it expires on the 31st of March.

In dealing with the above figures I am giving you the figures of Certificates of Title. You will understand that there are still an indefinite number of parcels of which I have no information. Some of the projects are divided into two parcels according to the original list of 769 and some of the parcels in the 769 cover properties for which there are anywhere from one to six titles. It is not therefore possible at the moment to give you the exact figures.

Yours truly,
(SGD) W.K. Chandler,
Legal Adviser.

WKC/W

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FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

4th March, 1944.

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

Dear Mr. McPherson:

Re: Veterans' Land Act Sale.

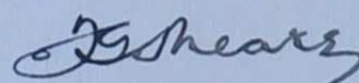
I am enclosing herein Conveyance covering 11 properties
Yoshio Tsuchimoto to Shotaro Sato and shall be obliged if you will
have same executed by the Deputy Custodian and returned in due
course.

This will mean that Ottawa has now completed the transfer
of 660 properties and the balance which are more or less special
cases are being continuously handled.

For your information Mr. Crux appears recently to have
brought his partner, Mr. McMaster, into the picture and we are now
advancing fairly steadily in regard to the completion of the docu-
ments etc.

You will also be interested to know that yesterday we
received cheques which now total \$171,285.94 covering the purchase
price of 157 properties.

Yours very truly,



F. G. Shears,
Director.

FGS/PMH

encl.

57899 [p. 3.] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

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OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

29th February, 1944.

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

Dear Mr. McPherson:

Re: Veterans' Land Act Sale.

I am enclosing herein Conveyance covering 11
properties, Mitsugi Yamashita to Enzaburo Yoshida and
shall be obliged if you will have this signed by the
Deputy Custodian and returned to me in due course.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

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

February 29, 1944.

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

Dear Mr. Shears:

Re: Masato HAYAMI

I have your letter of February 26th.

I see no objection to your proceeding in the manner you suggest nor do I think any action will be taken against Mr. Hayami.

You will, no doubt, protect the Custodian by obtaining affidavits or declarations from Mr. Angus McIntyre and from the solicitors which will indicate the interest of Mr. Hayami. The affidavits will be the basis for your application to the registrar.

Yours very truly,

GWMcP/FC.

G. W. McPherson
Executive Assistant.

57899 [p 3.] Soldier Settlement and Veterans' Land Act

Ottawa, Ontario,
Feb. 28, 1943.

Hon. Mr. Norman McLarty,
Secretary of State,
Ottawa, Ontario.

Dear Mr. McLarty:-

RE: JAPANESE FARMS

Might I suggest that Mr. Tom Reid, M.P. and I have the privilege of meeting Judge Whiteside and Mr. G. W. McPherson to discuss the above problem in view of the fact that all farms concerned are in our respective ridings.

I would further like to urge that on Judge Whiteside's return to B. C. Mr. McPherson accompany him to straighten out the problem that now exists and which is urgent if this year's crop is to be salvaged and the farms are to be maintained as going concerns.

It might not require a very lengthy stay on the coast on McPherson's part and from his experience last year he has a very exceptional knowledge of the situation and enjoys the confidence of the farmers concerned.

Yours very truly,

George A. Cruickshank, M.P.
Fraser Valley, B.C.

GC/lb

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

26th February, 1944.

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FILE NO. 6659

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

Dear Mr. McPherson:

Re: Masato Hayami
Lots 13 & 14 of W $\frac{1}{2}$ of Sec. 20, Twp. 12.
Map 1161, Municipality of Maple Ridge

This property is included in the sale to the Director, the
Veterans Land Act.

The property was purchased by Hayami from a Mr. Angus McIntyre
under an Agreement of Sale. We have been advised by Mr. McIntyre's
Solicitors, Messrs. Blane, Fullerton & White that their client has been
fully paid and that the deed was executed in May 1941 and delivered to
Hayami.

This document has not been registered and we wrote to Hayami
through the British Columbia Security Commission asking them to obtain
this deed for us. The reply received from the Security Commission
stated that:

"We are informed by Mr. Hayami that he does not possess a
deed to this property, the only papers in his possession
being an Agreement of Sale."

We then informed the Security Commission that we were advised
by Messrs. Blane, Fullerton & White that the deed duly executed had
been handed to Mr. Hayami and that he had signed for same in their
delivery book. We then received the following letter from the Security
Commission:

"Replying to yours of the 28th instant re: obtaining deed
covering lots 13 & 14 West $\frac{1}{2}$ of Section 20, Twp. 12,
Map 1161, N.W.D. Municipality of Maple Ridge.

We have interviewed Mr. Hayami two or three times during
the last month in an endeavour to procure the above
mentioned deed from him so that we could forward it to
the Custodian.

57899 [pt 3.1] Soldier Settlement and Veterans' Land Act

57899 [pt 3.1]

Soldier Settlement and Veterans' Land Act

File 6659.

G.W. McPherson, Esq.

He does not wish to hand over this deed because he feels that once this property is registered in his name the Custodian will sell same and he is labouring under the impression that while the property is still in the name of Mrs. Agnes McIntyre that it cannot be sold.

Should Mr. Hayami, at any time, change his mind in this regard, we will procure the deed and forward it on to the Custodian."

Messrs. Blane, Fullerton & White do not feel that they can advise their client to execute another deed and Mr. Duncan Crux suggests that an application under the Quieting and Titles Act might be necessary. In Mr. Wright's opinion, however, it would be better for us to act under the Revised Regulations, Section 23 (2) and have this property placed in the name of the Secretary of State, notwithstanding that the Custodian has not in his possession or under his control the certificate or any other document relating to the title."

It is our intention to do this unless you have any comments to make in this regard and the main purpose of writing to you is to ask whether you thought that any action should be brought against Hayami in view of the attitude he is taking in regard to this matter.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

57899 [pt 3.1]

Soldier Settlement and Veterans' Land Act

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

25th February, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Conveyance covering
✓ 11 properties - Asamatsu Uno to Sojiyu Miyamoto.

I shall be glad if you will have this
executed by the Deputy Custodian and returned to me in
due course.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

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

23rd February, 1944.

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

Dear Mr. McPherson:

I am enclosing herein two Conveyances covering
the following properties:

- ✓ 5 Properties - Ito Hamagaki to Bunkichi Yamazaki
- ✓ 18 Properties - Yeda Shikaze to Jusuke Ishikawa and
Isamu Ishikawa.

I shall be glad if you will have these executed by
the Deputy Custodian and returned at your early convenience.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

57899 [Pt 3.]

Soldier Settlement and Veterans' Land Act

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OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

17th February, 1944.

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

Dear Mr. McPherson:

Re: Veterans' Land Act Sales.

We have just received from Mr. Duncan Crux four
Conveyances covering the following properties:

- ✓ 6 Properties Chiyokichi Aoki to Sutejiro Yasuzawa
- ✓ 10 Properties - Moichiro Tonomura to Kurahashi Yoshino
- ✓ 20 Properties - Saichi Nakamura to Toraki Shimamoto
- ✓ 6 Properties - Hiroyoshi Tahara to Iwakichi Yoshihara.

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

The matter of the actual registration of a large number
of Conveyances which have already been signed are still being held
up pending an arrangement in regard to fees payable by Col. Chandler.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH
encl.

57899 [p. 3.]

Soldier Settlement and Veterans' Land Act

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

February 12, 1944.

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

Dear Mr. Shears:

Re: Sale of Rural Lands

A. W. Neill, M.P., with whom you will recall the Deputy Custodian has had considerable correspondence relating to property at Tofino, has again been in touch with the Deputy to ascertain the standing of this matter.

I have re-read the minutes of the meeting held by Judge Whiteside's committee held on January 13th and assume the catalogue, if not already completed, will be completed in the very near future.

Mr. Neill is particularly concerned with the property at Tofino and also a Japanese house at Heriot Bay which a Mr. Allen wishes to buy. I do not know the name of the Japanese owner but assume you will be including the property at Tofino and Heriot Bay in the catalogue.

Would you please advise me as to the standing of this matter at the present time.

Yours very truly,

G. W. McPherson
Executive Assistant,

GWMcP/FC.

February 11, 1944.

MEMORANDUM FOR DR. COLEMAN

Re: Tofino Properties

When Mr. Shears was here in December we discussed the balance of the so called agricultural lands which are in reality properties outside of Greater Vancouver not purchased by the Director of the Veterans' Land Act, and at the time of his visit Mr. Murchison confirmed that his department was not interested in any additional properties. Mr. Shears was instructed to make arrangements immediately to place the balance of the properties on the market, which would include the properties at Tofino.

After his return to Vancouver early in January Mr. Shears arranged for a meeting of Judge Whiteside's committee which was held on the 13th of that month and the committee recommended that a catalogue be prepared as was done with the properties in Greater Vancouver, and that, in due course, the Custodian insert an advertisement in those papers which the committee would approve of, calling for tenders on the properties and giving a period of 30 days to receive such tenders.

Mr. Shears advised in his letter of January 14th that Mrs. McArthur was preparing the catalogue in accordance with the recommendation of the committee and I assume that it is well under way and that the necessary steps will be taken to publish the notices shortly.

I am writing to Mr. Shears to obtain a report on the present standing of this matter.

Insofar as Mr. Robert Allen is concerned, it is assumed that the property he is referring to will be included in the catalogue provided the title of the property is in such a condition that the Custodian could convey same. Mr. Neill does not give any description of the property that Mr. Allen refers to but I have no information that would cause me to think it would not be included in the catalogue.

For your information I would point out that in dealing with the Director of the Veterans' Land Act it was found that for one reason or another owing to defects in title, 30 of the properties could not be transferred and were withdrawn from the sale.

I will advise you as soon as I receive a reply from Mr. Shears but in the meantime if Mr. Neill could give a description of the property in which Mr. Allen is interested, it could be definitely ascertained whether or not the property will be included in the catalogue and, if not, why not.

GWMCP/PC.

G. W. McPherson
Executive Assistant

57899 [pt 3.] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

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

February 5, 1944.

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

Dear Mr. Shears:

Re: Duncan Crux

I have your letter of January 31st, with enclosures, and have discussed this situation with Dr. Coleman.

Dr. Coleman has advised that Mr. Crux' accounts will have to be reviewed by the Department of Justice. It appears, therefore, that when you do receive funds from the Director on individual payments you should not release all of the account to the individual evacuee owner but should retain sufficient to cover charges which may be made against the sale price which will include the legal fees. It also appears that these fees cannot be determined until Mr. Crux puts in his account but it does seem to me that your suggested fee of \$10.00 is reasonable in view of the size of the transaction and also in view of the fact that most of the work appears to be done in your office.

You might advise Mr. Crux that the question of his fees will be referred to the Department of Justice.

Yours very truly,

G. W. McPherson
Executive Assistant.

GWMcP/FC.

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario,
February 1st, 1944.

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

Dear Mr. Shears:-

re Advisory Committee on
Rural Property

I have your letter of January 21st enclosing copy of the Minutes of the meeting held on the 13th January, and these Minutes have been referred to Dr. Coleman.

It appears from the Minutes that matters are progressing satisfactorily in so far as the rural properties are concerned.

Yours very truly,

G. W. McPherson
Executive Assistant

GWM/L

57899 [p. 3.]

Soldier Settlement and Veterans' Land Act

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

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FILE NO.

January 31st, 1944

G.W. McPherson, Esq.,
Executive Assistant to the
Department of the Secretary of State,
Office of the Custodian,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

Dear Sir:

Re: Duncan Crux - Legal Fees.

As previously advised you, upon my return to Vancouver I contacted Mr. Crux in regard to the question of his fees. He called at the office a few days ago and in view of the amount of the fee, which he stated he had in mind, I asked him to write a letter so that I could forward it to you. I have just received this and enclose a copy of same herein.

He claims that he has checked into this matter and finds that similar fees are being paid in other departments of the Government. He also stated that if he were to tax a bill in respect of each separate property that the total would exceed the flat fee suggested.

In conversation he intimated to me that if Ottawa thought that a flat fee of \$20.00 per parcel would be sufficient that he would likely accept same.

I do not know whether this is in line with what you have in mind. The work he has done is largely typographical and as you are aware the transmissions are prepared in groups so that it is not altogether a question of individual registrations. Mr. Richardson is supplying the relevant information on each property and where the question of title is at all involved, memorandums such as the enclosed are sent to Mr. Crux for his guidance.

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Soldier Settlement and Veterans' Land Act

G.W. McPherson, Esq.,

-2-

January 31st, 1944

Mr. Wright and myself feel that \$10.00 would appear to be a good fee and this would mean over \$7,000.00. Possibly a definite arrangement should have been made before any work was handed to Mr. Crux but I presumed that this would have been taken care of at the time he was appointed by the Minister of Justice. Building
Vancouver, B. C.

January 31, 1944
Mr. Crux has asked me to send a copy of the letter I am writing to you; I therefore think it advisable to write another letter to you, a copy of which will be sent to him.

When the matter of fees has been decided you are to advise me whether it will be in order to charge these amounts to the individual properties concerned or whether it will have to be absorbed as an administration expense.

In pursuance of your request that we submit a suggestion as to a flat fee to be agreed upon for our services in regard to the registration of transfers from the Secretary of the Director, The Veteran's Land Act, we beg to advise you that after having given this matter due consideration and having considered the situation as it exists in relation to future registrations we have come to the conclusion that we could handle this transaction on the basis of \$25.00 for each title registered. The disbursements and travelling expenses, would, of course, be added on a separate account.

FGS/GH

Enc.

We trust that this will give you the information you desire.

Yours truly,

CRUX & MCMASTER

PER "A. G. Duncan Crux"

A. G. DUNCAN CRUX

AGDC/OH

57899 [p. 3.]

Soldier Settlement and Veterans' Land Act

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

CRUX & McMASTER
Barristers and Solicitors

January 31st, 1944

308 Randall Building
535 West Georgia Street
Vancouver, B. C.
January 31, 1944

G. W. McPherson, Esq.,
Executive Assistant to the
Department of the Secretary of State,
Office of the Custodian,

Department of the Secretary of State
Office of the Custodian
506 Royal Bank Bldg.
VANCOUVER, B. C.

Attention Mr. F. G. Shears *can Crux - Legal Fees.*

Dear Sir: As previously advised you, upon my return to
Vancouver I contacted Mr. Crux in regard to the question
of his In pursuance of your request that we submit
a suggestion as to a flat fee per parcel to be agreed
upon for our services in regard to the registration of
transfers from the Secretary of State to the Director,
The Veteran's Land Act, we beg to advise you that after
having given this matter due consideration and having
considered the situation as it presently exists in
relation to future registrations we have come to the
conclusion that we could handle this transaction on the
basis of \$25.00 for each title registered. The dis-
bursements and travelling expenses, would, of course,
be handled on a separate account.

We trust that this will give you the information
you desire.

Yours truly,

CRUX & McMASTER

PER "A. G. Duncan Crux"

A. G. DUNCAN CRUX

F. G. Shears
Director.

AGDC/OH

FGB/GH

57899 [p. 3.]

Soldier Settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

January 31st, 1944

January 26, 1944.

ADDRESS ALL
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FILE NO.

Copy Sent
Mr. Duncan Crux

G.W. McPherson, Esq.,
Executive Assistant to the
Department of the Secretary of State,
Office of the Custodian,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

Dear Sir: *Mr. G. W. McPherson*

Re: Duncan Crux - Legal Fees.

As previously advised you, upon my return to Vancouver I contacted Mr. Crux in regard to the question of his fees. He called at the office a few days ago and discussed this matter with me. I suggested that it would be desirable for Mr. Crux to write a letter in regard to this matter and I have just received this and enclose same herein for your consideration.

You will note that Mr. Crux suggests a flat fee of \$25.00 per parcel and he informed me that this was in line with similar fees being paid in other Departments and that if he were to tax his bill in respect of each separate property that the final total would likely exceed the flat fee suggested.

In the course of conversation Mr. Crux did intimate to me that if Ottawa considered a flat fee of \$20.00 to be a correct fee that he would likely consider this as being satisfactory.

I will be glad to hear from you as soon as possible in regard to this matter, also advising how this particular charge is to be absorbed.

Yours truly,

F. G. Shears

F. G. Shears
Director.

FGS/GH

Enc.
RDR/EG

57899 [pt 3.1] Soldier Settlement and Veterans' Land Act

COPY

File No. 4741

January 26, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Yoshitaka MORI - Lot 9, N $\frac{1}{2}$, SE $\frac{1}{4}$,
Sec. 29, Twp. 17, Map 2849,
Municipality of Mission.

We enclose herewith Certificate of Encumbrance No. 52796, showing the registered owner of the above property to be Ralph Phelps.

Ralph Fernando Phelps died on the 7th day of July, 1922, and Letters of Administration were granted to his widow, Ella Phelps, on the 20th day of December, 1923. Ella Phelps executed a Deed covering this land on September 19, 1928, to Kuniyoshi MORI. This Deed was not registered but is being held by the Custodian at this time.

Kuniyoshi MORI executed a Deed October 7, 1939, to Yoshitaka MORI, Evacuee, Registration No. 06659, which Deed the Custodian also has in his possession.

On November 18, last, we forwarded to you Certificate of Encumbrance No. 50344, covering Lots 7, 8, 10 and 11 of the North half of the South East quarter of Section 29, which property was jointly offered on along with Lot 9 of the North half of the South East quarter of Section 29.

Yours truly,

(SIGNED) R. D. Richardson,
Farm Department.

Enc.
RDR/EG

57899 [pt 3.1]

Soldier Settlement and Veterans' Land Act

COPY

File No. 13004

January 18, 1944.

Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Kiyoshi KINOSHITA - Lot 2 of pt.
of SE $\frac{1}{4}$ of Sec. 4, Twp. 11, Map
5982, Municipality of Langley.

We enclose herewith Certificate of Encumbrance
No. 50431, showing subject property registered in the
name of Florence Porterfield.

Our records indicate that Kiyoshi KINOSHITA,
Evacuee, Registration No. 12863, was purchasing this
property by Agreement For Sale.

Under date of October 12, 1943, the Bank of Nova
Scotia advised this office that they were holding a
Deed of Land from Mrs. Florence Porterfield to Kiyoshi
KINOSHITA, covering this property, the said deed
to be delivered upon payment of \$56.00.

Yours truly,

(SIGNED) R. D. Richardson,
Farm Department.

Enc.
RDR/EG

57899 [p. 3.1]

Soldier Settlement and Veterans' Land Act

COPY

File No. 3325

January 25, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Shuichi FUKUNAGA - Lot 5 of NW $\frac{1}{4}$
of Sec. 16, Twp. 15, Map 1888,
Municipality of Maple Ridge.

Enclosed herewith please find Certificate of
Encumbrance No. 50012, covering subject property, show-
ing the registered owner as the Corporation of the
District of Maple Ridge.

This office holds an unregistered Deed from the
Municipality to subject Japanese who is an Evacuee,
Registration No. 13449.

The price offered by the Director of the Veterans'
Land Act was \$25.00. There are delinquent taxes for
1941 - \$10.32 plus interest at 6% from January 1, 1942,
and for 1942 - \$9.87 plus interest at 6% from January
1, 1943.

Yours truly,

(SIGNED) R. D. Richardson,
Farm Department.

Enc.
RDR/EG

C
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P
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File No.6930

January 25, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Lots 1 & 2 of NW $\frac{1}{4}$ of Sec. 11, Twp.
12, Map 1363. Lot 10 of E $\frac{1}{2}$ of NE $\frac{1}{4}$
of Sec. 10, Twp. 12, Map 2450.
Lot 12 of E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Sec. 10, Twp.
12, Map 2450. Municipality of
Maple Ridge.

We enclose herewith Certificates of Encumbrance
Nos. 51991, 51814 and 51815, showing the registered
owner as the Corporation of the District of Maple
Ridge.

We have on file a letter from the Corporation
advising us that these properties were purchased in
1930 by Senmatsu HAMAURA, who is an Evacuee, Registra-
tion No. 06575, and were paid for in full at the time
of purchase. Deeds to these properties were issued
on registration of the by-laws and handed over to the
purchasers. We have no record of the deeds and we
are, accordingly, writing Mr. Hamaura in order to
obtain same.

Yours truly,

(SIGNED) R. D. Richardson,
Farm Department.

Enc. 3.
RDR/EG

57899 [pt 3.1]

Soldier Settlement and Veterans' Land Act

57899 [pt 3.1]

Soldier Settlement and Veterans' Land Act

COPY

File Nos. 6618 & 5574

January 26, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Minoru KUDO - E $\frac{1}{2}$ of Lot "F", NE $\frac{1}{4}$
Sec. 27, Twp. 17, Map 987,
Municipality of Mission.

We enclose herewith Certificate of Encumbrance
No. 51772, covering subject property, showing regis-
tered owner as Minoru KUDO, who is an Evacuee, Regis-
tration No. 13546.

Yours truly,

(SIGNED) R. D. Richardson,
Farm Department.

Enc.
RDR/EG

Note: This property was sold by KUDO to Fuyu NAGATA,
Evacuee, File No. 5574, under an Agreement For
Sale which was not registered. It will, there-
fore, be necessary that any surplus of the pro-
ceeds of sale over and above the amount owing
by NAGATA to KUDO be transferred to NAGATA's
account.

File No. 3957

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January 17, 1944.

Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Saichi NAKAMURA - Lot 2 of SE $\frac{1}{4}$
Sec. 20, Twp. 13, Map 5149.
Municipality of Matsqui.

We enclose herewith Certificate of Encumbrance
No. 50189, covering subject property and showing a
clear title in the name of Saichi NAKAMURA.

As the house on the property is owned, accord-
ing to our records, by Fusakichi NAKAMURA, brother
of the registered owner, we ask that you kindly ob-
tain a separate appraisal so that the proper distri-
bution of funds may be made.

Yours truly,

(SIGNED) R. D. Richardson,
Farm Department.

Enc. 1.
RDR/EG

57899 [pt 3.1] Soldier Settlement and Veterans' Land Act

File No. 3945

COPY

January 17, 1944.

Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Jitsutaro MIMURA - Lot 3 of
W. pt. of SW $\frac{1}{4}$ of Sec. 16, Twp.
13, Map 5637, Municipality of
Matsqui.

Enclosed herewith is a Certificate of Encum-
brance No. 50874 in the name of Thomas Jitsutaro
MIMURA, covering subject property.

We have a declaration on file to the effect
that Jitsutaro MIMURA and Thomas Jitsutaro MIMURA
are one and the same person.

MIMURA is an Evacuee, Registration No. 11890.

Yours truly,

(SIGNED) R. D. Richardson,
Farm Department.

Enc. 1.
RDR/EG

57899 [pt 3.1]

Soldier Settlement and Veterans' Land Act

57899 [p. 3.] Soldier Settlement and Veterans' Land Act

C
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File No. 3351 & 4653

January 17, 1944.

Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Hiroyoshi and Saga TAHARA - Lot 1
of pt. of S $\frac{1}{2}$ of E $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 35,
Twp. 13, Map 6641, Municipality of
Matsqui.

We enclose herewith Certificate of Encumbrance No. 50464, showing subject property registered in the name of Hiroyoshi TAHARA, Evacuee, Registration No. 03804, clear title.

According to our files it appears that Saga TAHARA, Evacuee, Registration No. 01305, owns this property which was conveyed to her by Hiroyoshi TAHARA. We have a copy of Deed of Land covering this conveyance, dated February 16, 1940, which Deed has not been registered.

Yours very truly,

(SIGNED) R. D. Richardson,
Farm Department.

Enc.
RDR/EG

57899 [p. 3.] Soldier Settlement and Veterans' Land Act

C
O
P
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File No. 11243

January 26, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Tsujiye TAKU - Lot 7 of NE $\frac{1}{4}$
of Sec. 20, Twp. 12, Map 5467,
Municipality of Maple Ridge.

Enclosed herewith please find Certificate of
Encumbrance No. 50326, covering subject property, show-
ing registered owner as Twgia YAMAMOTO, who is an
Evacuee, Registration No. 14005.

This woman is now known as Tsujiye (Tsugie) TAKU.
For your information we enclose herewith a Statutory
Declaration which indicates that Tsugie KISHIYAMA, at
present known as Tsugie TAKU, is the person shown as
Twgia YAMAMOTO.

Yours truly,

(SIGNED) R. D. Richardson,
Farm Department.

Enc. 2.
RDR/EG

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

COPY

CANADA
PROVINCE OF BRITISH COLUMBIA
TO WIT:

In the matter of Lot 7 of the North East quarter of Section 20, Township 12, Map 5467, Municipality of Maple Ridge, District of New Westminster.

I, Tsujie KISHIYAMA, AT PRESENT KNOWN AS Tsujie TAKU formerly lawful wife of Kumahiko YAMAMOTO deceased do solemnly declare:

1. THAT I AM THE PERSON of Japanese race of record with the Royal Canadian Mounted Police under Registration number 14005.
2. THAT I WAS formerly lawfully married to Kumahiko YAMAMOTO who is now deceased.
3. THAT during such marriage my said husband and I were joint tenants of those lands described as Lot 7 of the North East quarter of Section 20, Township 12, Map 5467, Municipality of Maple Ridge, District of New Westminster.
4. THAT DUE to some inadvertence my name was wrongly recorded as Twgia YAMAMOTO in the books of the Land Registry Office and I am the person described as Twgia YAMAMOTO on Certificate of Title New Westminster Registry Office #125611-E.
5. THAT I AM entitled to the said land in my sole right as surviving joint tenant thereof.

AND I MAKE THIS Solemn Declaration conscientiously believing

It to be true knowing that it is of the same force and effect as if made under oath under and by virtue of the Canada Evidence Act.

DECLARED before me

at _____ in the _____

Province of British Columbia

this _____ day of _____

19____

WITNESSES the _____ of British Columbia

(Signed) _____

CANADA
PROVINCE OF BRITISH COLUMBIA
TO WIT:

COPY

In the matter of Lot 7 of the
North East quarter of Section 20,
Township 12, Map 5467, Municipality
of Maple Ridge, District of New
Westminster.

I, Tsujie KISHIYAMA, AT PRESENT KNOWN AS Tsujie TAKU
formerly lawful wife of Kumahiko YAMAMOTO deceased do solemnly declare:

1. THAT I AM THE PERSON of Japanese race of record with the
Royal Canadian Mounted Police under Registration number 14005.
2. THAT I WAS formerly lawfully married to Kumahiko YAMAMOTO
who is now deceased.
3. THAT during such marriage my said husband and I were joint
tenants of those lands described as Lot 7 of the North East quarter of
Section 20, Township 12, Map 5467, Municipality of Maple Ridge, District
of New Westminster.
4. THAT DUE to some inadvertence my name was wrongly recorded
as Twgia YAMAMOTO in the books of the Land Registry Office and I am
the person described as Twgia YAMAMOTO on Certificate of Title New
Westminster Registry Office #125611-E.
5. THAT I AM entitled to the said land in my sole right as
surviving joint tenant thereof.

AND I MAKE THIS Solemn Declaration conscientiously believing
it to be true knowing that it is of the same force and effect as if
made under oath under and by virtue of the Canada Evidence Act.

DECLARED before me
at TASHME in the
Province of British Columbia
this 30th day of March
194 3.

(SIGNED) Tsujie KISHIYAMA
(SIGNED) Tsujie TAKU

(SIGNED) Walter Hartley

Supervisor
(Stamped) A Commissioner for taking Affidavits
within the Province of British Columbia.

57899 [pt 3.1] Soldier settlement and Veterans' Land Act

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario,
January 25th, 1944.

G. Murchison, Esq.,
Director,
Soldier Settlement of Canada,
Sovereign Building,
71 Bank Street,
O t t a w a.

Dear Sir:- re Sale of Japanese Property

In order that your records may be kept
straight, I am enclosing copy of a letter received
from Mr. Shears which indicates the reason for the
present delay in completing title.

Yours very truly,

G. W. McPherson
Executive Assistant

GWM/L

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

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FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

20th January, 1944.

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

Dear Mr. McPherson:

Re: Veterans' Land Deal.

As a matter of information a delay is occurring in the issuance of titles in the name of The Director, The Veterans' Land Act.

As previously advised we have arranged for transmission into the name of The Secretary of State for the flat sum of \$3.00. It appears that the Soldier Settlement Board had an arrangement for a flat fee for registration of titles in their name. The question as to whether this ruling applies to The Director, The Veterans' Land Act has apparently arisen.

Col. Chandler will not pay the regular fees and is trying to obtain a ruling in regard to a flat fee for registration in the name of The Director. In the meantime titles are not being issued and in turn we are not receiving payment for the purchase price.

This is just to advise you of the facts in case the matter may come to your attention from any other source.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

VIA AIR MAIL

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CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

21st January, 1944

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

Dear Mr. McPherson:

I am enclosing herein copy of the Minutes of
the last Meeting of the Advisory Committee on Rural
Properties held on Thursday, 13th January, 1944.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

57899 [p 3.1] Soldier Settlement and Veterans' Land Act

EIGHTH MEETING OF THE ADVISORY COMMITTEE ON RURAL PROPERTIES
Held in Judge Whiteside's Chambers
on Thursday, 13th January, 1944, at 1.30 p.m.

Present:

Judge David Whiteside (Chairman)	- New Westminster.
Mr. D.E. MacKenzie	- New Westminster.
Mr. Hal Menzies	- Haney.
Mayor Mott	- New Westminster.
Mr. F.G. Shears	- Director, Office of the Custodian.
Mr. K.W. Wright	

The Minutes of the Meeting held at New Westminster on Wednesday, 24th November were read and confirmed.

Veterans' Land Offer

A letter dated December 18th from Mr. I.T. Barnet, District Superintendent of the Soldier Settlement Board and Veterans' Land Act, addressed to the Custodian, was read in which on behalf of The Director, The Veterans' Land Act they offered to purchase the properties dealt with by the Committee at their previous meeting on the terms outlined by the Committee, namely 12 properties in the Fraser Valley, on the basis of the appraised value, less 2% with adjustments made as at January 1st, 1943 and also 33 properties on Vancouver and Gulf Islands on the basis of the appraised value less 2% with the date of adjustment December 1st, 1943. The Committee recommended the acceptance of these offers.

Auctions

Mr. Shears made a report in regard to auctions which had been held covering the sale of chattels and gave a summary of 16 sales which had been held, the net proceeds of which total \$10,729.36.

Mr. Shears presented the Committee with the complete reports covering one auction so that the Committee were fully advised in regard to the Custodian's method of handling all the details connected with auctions and the Committee approved of the methods adopted.

Sales to Tenants.

Mr. Shears submitted for approval a number of sales of chattels to tenants which had been sold on an appraised value. It was stated that some of these sales had been negotiated prior to the decision laid down by the Committee at their meeting of the 24th November which restricted the type of chattel that might be sold to a tenant on an appraised value. It was understood by the Custodian that in future all chattels except such items, the type of which had been approved by the Committee, would be sold by public auction.

It was moved by Mr. MacKenzie and

Seconded by Mr. Hal Menzies

That the following sales be approved:

<u>Japanese name</u>	<u>Sold to</u>	<u>Appraised by</u>	<u>Net Sale Price</u>
Richi Sasaki	H.J. Wiebe	Gowing Frost	\$124.42
" "	A. Nelson	" "	11.25
Genichi Sasaki	H.J. Wiebe	" "	6.07
Senji Eto	J. Nikkel	" "	61.56
Kosaku Yasumatsu	A. Jackson	" "	96.97
Kintaro Kamimura	J. Hendricks	" "	81.45
Seichi Kinoshita	Mrs. L.E. Dreger	" "	85.50
Norito Morishita	Maw Sheck	J. Gibson	39.15
Seizen Oyama	George Chan	"	107.10

Shirakawa, Inaba and Toews.

Mr. K.W. Wright presented the matter of a Transmission and Conveyance in favour of Henry Toews relating to Lot 3, S. $\frac{1}{2}$ of S.E. $\frac{1}{4}$, Section 29, Township 17, Map 553. Mr. Wright stated that the title

was in the name of T. Shirakawa, resident in Japan, that a Conveyance dated October 21, 1939 for the consideration of \$500.00 had been executed by Shirakawa in favour of Masanobu Inaba, an evacuee, but had not been registered. On April 25th, 1941, Masanobu Inaba agreed to sell this property to Mr. Henry Toews for \$550.00. Mr. J.M. Campbell, Solicitor at Mission, holds this amount of \$550.00 on behalf of his client, Mr. Toews, and is prepared to pay same to the Custodian upon issuance of title.

It was moved by Mr. Menzies and

Seconded by Mr. MacKenzie

That the Committee would approve the fulfilling of Shirakawa's obligation to Inaba which he was not now in a position to complete and approved the conveyance by the Custodian on behalf of Shirakawa to Inaba and from Inaba to Toews. The \$550.00 would be credited by the Custodian to Inaba's account, the evidence being that Shirakawa had been paid in full.

Shirakawa, Inaba and Toews.

Mr. Wright also stated that Shirakawa was the registered owner of Lots 15 & 16, N. $\frac{1}{2}$, S.E. $\frac{1}{4}$, Section 29, Township 17, Map 2849 and lots 6 & 7 of Subdiv. of Lot 118, Group 2, and that it was claimed by Inaba that he was purchasing these properties from Shirakawa and that in turn Inaba had agreed to sell these properties to Henry Toews. A Statutory Declaration signed by Mr. Henry Toews was presented to the Committee and Mr. Wright stated that the amount offered for these properties by Henry Toews was \$7,500.00 payable \$1,500.00 in cash and the balance at the rate of \$2,000.00 per annum with 5% interest.

After discussion Mr. Menzies agreed that he would interview Mr. Toews in regard to the verbal arrangements existing between himself and Mr. Inaba and would report to the Committee at the next meeting.

Mr. Wright stated that these properties were included in the offer of The Director, The Veterans' Land Act, the amount of their offer being \$3,150.00. This amount not being sufficient to cover the balance said to be due to Shirakawa The Director, The Veterans' Land had been asked if he would revise his offer but he was not prepared to do so and these properties had therefore been withdrawn from the deal with The Director, The Veterans' Land Act.

Suga Boat Works.

Mr. Shears submitted the details in regard to the advertisement calling for tenders on the equipment of the Suga Boat Works. The independent valuation on this property was \$450.00. Four tenders had been received, none of which equalled this amount and the tenderers had been asked if they wished to revise their offers. One of the tenderers, Mr. Dawe now offers \$460.00 and the Committee approved the sale at this price.

Kadonaga Saw Mill.

Mr. Shears stated that tenders had been called for on a Saw Mill equipment owned by T. Kadonaga at Mayne Island and that an offer of \$1,000.00 had been received from Mr. McAfee. It was stated by the Custodian's Agent, Mr. Mouat that an independent appraisal had been made by Mr. Bittancourt but that before sending in his report Mr. Bittancourt had died. Mr. Mouat stated that a son of the deceased, a gentleman of 50 years of age was prepared to make an affidavit to the

effect that he had examined the deceased's notes re valuation of this equipment and they indicated that the valuation was \$950.00. The Committee agreed that upon receipt of this affidavit it would be in order to complete the sale of the sawmill equipment to Mr. McAfee for the sum of \$1,000.00.

T.K. & H.S. Boat Works.

The matter of a sale of the T.K. and H.S. Boat Works at Alert Bay was presented to the Committee. It was stated that the real estate was not owned by Japanese and that an itemized valuation of the equipment had been made by Messrs. Galbraith, Clerihew & Overton Ltd. on November 18th. The equipment is at present being rented by Mr. Dalgarno who wishes to purchase same and is prepared to pay the appraised price.

The Custodian stated that the normal course would be to advertise this equipment for sale by tender but Mr. Dalgarno claimed that the equipment is being used for essential war work. A letter dated November 3rd from Mr. Dalgarno addressed to the Custodian was read to the Committee. A letter from the Department of Munitions & Supply dated December 7th was also read in which they suggested the desirability of the equipment being sold to Mr. Dalgarno. Taking into consideration the views expressed by the Department of Munitions & Supply, the Committee recommended that it would be in order for the Custodian to complete the sale to Mr. Dalgarno on the basis of Messrs. Galbraith's valuation which the Committee considered would be entirely satisfactory.

being allowed in which to receive tenders. It was suggested that the Custodian should submit to the Committee the actual newspapers which it was thought desirable should be used and that they would then consider and make recommendations in regard to this matter. The Committee also suggested that the names of the valuers to be used in the different districts should be submitted to them for their approval.

Sales on Time basis.

Mr. Shears stated that up until the present time all properties had been sold on strictly cash basis. After considerable discussion the Committee thought that it would be desirable in the interests of a broader liquidation for the Custodian to be prepared to consider offers for the purchase of properties with a substantial down payment and a limited time for the payment of the balance. It was suggested that properties should be sold on the following basis:

Up to \$1,000.00 for full cash payment.

\$1,000.00 to \$3,000.00 with down payment of 50% with a minimum of \$1,000.00.

\$3,000.00 and over with a down payment of 40% with a minimum of \$1,500.00.

and that the time for payment of the balance should be restricted to either one, two or three years according to the amount involved.

Sale of Chattels with Real Estate.

The question of the disposition of chattels in areas which were remote from any centre at which auctions could be held was considered. The Committee suggested that it would be desirable in such cases for the Custodian to advertise the contents together with the real estate. In such cases the catalogue should indicate that tenders for the contents were to be included in the offer.

The meeting adjourned to meet at the call of the Chairman.

..... Chairman.

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

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FILE NO.

506 Royal Bank Building,
Vancouver, B.C.

14th January, 1944.

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

Dear Mr. McPherson:

A meeting was held at New Westminster yesterday by the Advisory Board and I secured from them their recommendations with regard to proceeding with the orderly liquidation of properties in which their Committee are concerned. They are strongly in favour of a catalogue being prepared somewhat similar to the one prepared for our Greater Vancouver properties and similar methods for advertising and calling for tenders.

I informed them that our present policy was to sell all properties strictly for cash, but after considerable discussion among themselves it was felt that it would be desirable in the interests of a broader policy of liquidation to consider offers on a time basis providing the initial payment was sufficient and the term period for the balance limited.

They have not exactly agreed upon these points but the present suggestion is that any properties to the value of \$1,000.00 must be sold strictly for cash and properties ranging between \$1,000.00 and \$3,000.00 should be sold with a down payment of 50% with a minimum of \$1,000.00. Properties over \$3,000.00, a cash deposit of at least 40% of the value with a minimum of \$1,500.00 and that the terms, according to the amount involved, should not be for more than 1, 2 or 3 years.

The question of the disposition of chattels in some remote areas was discussed and the suggestion was made that in certain instances it might be desirable to advertise the contents together with the real estate and I think that this is a very good idea.

I have asked Mrs. McArthur to have her men immediately prepare a catalogue of properties where titles are not defective and the catalogue will indicate those properties which will be sold together with the contents. At the time these properties are being appraised the same appraiser

57899 [p. 3.] Soldier Settlement and Veterans' Land Act

57899 [p. 3.] Soldier Settlement and Veterans' Land Act

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CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

2.

G.W. McPherson, Esq.

will also consider the valuation of the contents so that we will be able to properly consider tenders when they are received. It is felt that even though the purchaser might not need the contents for his own use, having purchased same he would be in a position to make what disposition he wished and this would relieve us of what otherwise would be a problem in some areas as the expense of moving chattels to a location suitable for holding an auction would in certain cases be quite expensive.

I reported to the Committee the results of a considerable number of auctions and they are quite satisfied with the methods adopted by the Custodian in regard to these auctions and the handling of the accounting in connection therewith.

You will remember that I had with me in Ottawa Mr. Wright's memorandum in regard to the Transmission and Conveyance of a property registered in the name of Tadaichi Shirakawa (in Japan) and you suggested that this should be approved by the Committee before you presented it for signature. Mr. Wright was with me at the meeting and explained very fully to the Committee the circumstances of this deal and we have their recommendation to complete this transaction so that Mr. Henry Toews can secure title to this particular property. The Transmission and Conveyance are enclosed herein for the signature of the Deputy Custodian.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

VIA AIR MAIL

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CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

12th January, 1944.

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

Dear Mr. McPherson:

I have been fairly busy since my return interviewing different people who called while I was away.

I have also dealt in a tentative way with some of the matters discussed with you while in Ottawa and I will report in regard to same more fully in due course.

I have arranged a meeting with Judge Whiteside's Committee at New Westminster to-morrow when among other things I will secure their guidance in regard to implementing a policy of orderly liquidation in those areas which are outside of the Greater Vancouver district. Areas such as Steveston and Tofino will be dealt with as expeditiously as possible.

I have had an interview with Mr. Crux and mentioned to him the matter of his fees and he is to consider the matter and advise me. I have also impressed upon him the necessity of doing everything possible to complete the transfer of the properties involved in the Veterans' Land deal.

I have had an interview with Col. Chandler and find that he has received advice which appears to coincide with the agreements reached between Mr. Murchison and ourselves. He raised the question of registration fees and I was able to inform him of the arrangements that this office had now made with the Inspector of Legal Offices at Victoria. I enclose a copy of my letter to Mr. Crane of the 10th instant and also copies of letters written by Mr. Crane of the same date which crossed with mine and were written as a result of a telephone conversation which I asked Mr. Wright to make. You will note from Mr. Crane's correspondence that he appreciates the attitude which our department is taking in regard to Regulation 23.

I have already brought this matter to Mr. Field and he definitely stated that he does not recollect ever having stated to Mr. Young that he intended to take correspondence proceedings. However, there has been some

FGS/PMH.

57899 [pt 3.1] Soldier Settlement and Veterans' Land Act

57899 [p. 3.] Soldier Settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

3.

G.W. McPherson, Esq.

conversations between Mrs. McArthur and Mr. Field regarding this file and in the near future I will write fully in connection with this case and let you have Mr. Field's ideas in regard to same.

I have enquired regarding the position of the Deep Bay deal and find that it remains about the same. Mr. Sheppard has yet to have the matter of Mrs. Tweedie's rights clarified. I have told Mr. Field that we must have a recommendation from him as to the basis on which any further offers can be considered so that we can be in a position to refer offers to Ottawa on some intelligent basis. We will be going into this matter immediately.

I would like to thank you for your own kindness and the courtesies of the other members of the Ottawa staff while on my recent visit.

With kind regards to Mrs. McPherson,

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH
encl.

FGS/PMH.

57899 [p. 3.] Soldier Settlement and Veterans' Land Act

506 Royal Bank Building,
Vancouver, B.C.

Inspector of Legal Offices
VICTORIA 10th January, 1944.

January 10th, 1944.

H.J. Crane, Esq.,
Registrar of Titles and
Inspector of Legal Offices,
Parliament Building,
Victoria, B.C.

COPY
Dear Sir: to the Custodian,
912 Royal Bank Bldg.,
Vancouver

While in Ottawa last week the question of regulation 23 in the Revised Regulation Respecting Trading with the Enemy 1943, which deals with the transfer of titles in the land Titles Office without charge, was discussed.

I was advised that the theory behind this amendment is that in some cases the Custodian may desire to put enemy property into his name without any immediate intention of selling such property and where there would be no actual cash involved in the so-called transaction. It is not the intention, however, of the Custodian to rely on this amendment and deprive the Provincial Treasury of its usual fees or such fees as we may be able to arrange because of the size of any particular transaction.

I enclose copy of letter I have today written to the Registrar at New Westminster. In the case of the sale which we have recently made to The Director, the Veterans' Land Act, some 769 properties are involved and I understand from Mr. Wright, who 'phoned you today in regard to this matter, that you have agreed to a flat fee of \$3.00 for the transmission of Japanese properties into the name of the Secretary of State. This will be perfectly satisfactory and we thank you for your co-operation. From this point on The Director, The Veterans' Land will be required to assume any fees necessary for the transfer to him.

In regard to the other Japanese properties in the City and elsewhere which are being sold as individual units the present arrangements whereby the transmission and deed are being registered simultaneously for a fee of \$3.50 plus the usual registration fee will be continued.

HJC/AD We will be glad if you will confirm this arrangement and will you kindly notify the Registrars in order that they may be acquainted with this arrangement.

Yours truly,

F.G. Shears,
Director.

FGS/PMH.

57899 [p 3.] Soldier Settlement and Veterans' Land Act

Inspector of Legal Offices.
VICTORIA

January 10th, 1944.

Registrar,
Land Registry Office,
New Westminster, B.C.

K.W. Wright, Esq.,
Counsel to the Custodian,
912 Royal Bank Bldg.,
Vancouver, B.C.

Dear Mr. Wright:

I beg to confirm our telephone conversation this morning and the fact that the Secretary of State has agreed to relax the stringency of s.23 with regard to the fees payable to the Land Registry Offices in this province, to the extent that \$3.00 will be paid by you with respect to each application for a certificate of title in the name of the Custodian.

I enclose copy of letter I have today written to the Registrar at New Westminster, and I shall be obliged if you would kindly confirm this understanding.

It seems to me that this is a very fair and liberal decision on the part of the Minister, since such registrations to be effective without any charge at all.

I have the honour to be,
Sir,
Your obedient servant
H.J. Crane

Inspector of Legal Offices.

Your obedient servant,

H.J. Crane

Inspector of Legal Offices.

HJC/AD

HJC/AD.

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57899 [p 3.] Soldier Settlement and Veterans' Land Act

January 10th, 1944.

Registrar,
Land Registry Office,
New Westminster, B.C.

Dear Sir:

Re: Japanese Lands - Fees

In continuance of our correspondence on the question of fees payable on the registration of title of lands in the name of "The Secretary of State of Canada Acting in his Capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943)" I have had a long distance telephone communication this morning from Mr. Wright of the Custodian's office in Vancouver.

He stated that the Minister felt that a strict adherence to the provisions of s. 23 allowing such registrations without charge would result in a hardship on the revenues under the "Land Registry Act" and accordingly held that it would be in order that registrations should be allowed on the basis of the cost of the work done. It has accordingly been arranged between this office and Mr. Wright that a fee of \$3.00 for each application will be paid to the Land Registry Office for a certificate of title in the name of the Custodian.

It seems to me that this is a very fair and liberal decision on the part of the Minister, since s.23 would allow such registrations to be effective without any charge at all.

From an accounting standpoint I should think that each application should contain a reference to these instructions, which might very well be given a Document Filed number.

I have the honour to be,
Sir,
Your obedient servant,

H.J. Crane

Inspector of Legal Offices.

HJC/AD.

Victoria Building, 7 O'Connor St.,
Ottawa, January 8th, 1944.

G. Murchison, Esq.,
Soldier Settlement and Veterans' Land Act,
Office of the Director,
O T T A W A.

Dear Sir:-

I have your letter of January
3rd with enclosure, which clearly sets out my
understanding of the discussion Mr. Shears and
I had with you in your office.

I am hopeful that this matter
will now proceed and be completed before the end
of the present month with the possible exception
of cases where the title is involved.

Yours very sincerely,

G. W. McPherson
Executive Assistant.

GWMcP/AF

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act



SOLDIER SETTLEMENT AND VETERANS' LAND ACT
OFFICE OF THE DIRECTOR

OTTAWA, January 3rd, 1944.

G. W. McPherson, Esq.,
Chief Executive Assistant, Official Custodian,
Secretary of State Department,
Victoria Building,
O t t a w a.

I attach hereto copy of memorandum which records
the understandings reached in my office during discussion with
yourself and Mr. Shears.

G. W. McPherson

Director.

Encl.

GM/FK

title documents now in transit to Vancouver are received the number in each
hands will be proportionately greater. Mr. McPherson stated that he intended
to wire Crux at once asking him for an explanation of the delay in getting
these title documents into the hands of the Registrar and the thought occurred
to both of us that there was no really valid reason why these title documents
could not be handed over to Colonel Chandler who, we are sure, would be quite
prepared to take care of the duties in connection with registration.

Mr. Shears frankly conceded that there had been a great
deal of delay in getting these title documents in motion but the dispositions
referred to above have all been accomplished since the middle of October and
it must therefore be conceded that fairly rapid progress has been made since
that date, with the exception of the seemingly unwarranted delay by Mr. Crux.
Certainly Mr. Barnett has done all he could by lending the Registrar the
services of Mr. Pitman to accelerate regular registration.

With regard to the 128 cases where action has not yet been

(2)

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

for Mr. McPherson.

File 8-6, VOL.IV.

MEMORANDUM:-

December 29th, 1943.

Re: Japanese Land Purchase.

In accordance with arrangements previously made, I had a discussion in my office this afternoon with Mr. McPherson and his Vancouver representative, Mr. Shears, relative to the various blockades which have been holding up the completion of the above transaction.

By way of narrowing these difficulties down, I was advised that the disposition or present standing of the 769 properties included in the purchase, 13 have been sold outside by the Custodian, 30 more are cases where the title is so clouded that the Custodian is unable to make satisfactory title in favour of the Director. This leaves a balance of 726. Of this latter number, 477 title documents have been completed by the Secretary of State and returned to Vancouver, 85 more have been completed by the Secretary of State and are in transit to Vancouver, 36 are stated to be in the office of Mr. Crux and have not yet been submitted to Ottawa for completion by the Secretary of State. This leaves a balance of 128 not accounted for.

Mr. Barnet advised me in his letter of December 22nd that, according to the best knowledge of Colonel Chandler, only 116 cases have been cleared and placed in the Land Registry Office. Mr. Shears advised today that approximately 70 more had been placed in the Land Registry Office since the 22nd so that there must be approximately 290 title documents completed by the Secretary of State still in the hands of Mr. Crux and as soon as the 85 title documents now in transit to Vancouver are received the number in Crux's hands will be proportionately greater. Mr. McPherson stated that he intended to wire Crux at once asking him for an explanation of the delay in getting these title documents into the hands of the Registrar and the thought occurred to both of us that there was no really valid reason why these title documents could not be handed over to Colonel Chandler who, we are sure, would be quite prepared to take care of the duties in connection with registration.

Mr. Shears frankly conceded that there had been a great deal of delay in getting these title documents in motion but the dispositions referred to above have all been accomplished since the middle of October and it must therefore be conceded that fairly rapid progress has been made since that date, with the exception of the seemingly unwarranted delay by Mr. Crux. Certainly Mr. Barnet has done all he could by lending the Registrar the services of Mr. Pitman to accelerate regular registration.

With regard to the 128 cases where action has not yet been

(2)

57899 [Pt 3.1] Soldier Settlement and Veterans' Land Act

(2)

When, the main delay hinges on either one or both of the two following factors:-

- (a) Those cases in which the Pacific Co-operative Union claimed an interest in the 1943 crop and the collections they have made from some of these tenants have been offset by contra-accounts held by the Union. Mr. Barnet and Colonel Chandler have thus far zealously declined to have anything to do with the Pacific Co-operative Union as their interests were never mentioned in the formal transaction relating to purchase. On the other hand, there was considerable delay in assigning the 1943 leases covering these farms to the Director. As a matter of fact the assignments were not made until the month of August and by this time the bulk, if not all, of the small fruit crop had moved to market and the Director was thus not in a position to collect direct from the tenant and as above stated Mr. Barnet and his officers have taken the stand that it is not up to them to battle it out with the P.C.U. in regard to any division of the 1943 crop revenues.
- (b) In a number of cases it has developed that the total purchase price payable for an individual property is not sufficient to meet all the charges standing against the title including accumulated interest since the 1st of January, 1943, or alternatively the Custodian's representative has argued that even if the purchase price is sufficient to meet the total charges there should be an increase in the purchase price by an amount equal to the interest on encumbrances since January 1st, 1943. In the first group of cases consideration has from time to time been given to an increase in our offer to purchase but only sufficient to cover the charges including interest up to January 1st, 1943. These increases have not been agreed to in all cases by Mr. Barnet and as a result a few of these properties have been dropped from the transaction.

In order to speed up the completion of this Japanese land purchase, it was agreed with Mr. McPherson and Mr. Shears today as follows:-

- (a) That the Director assumes the responsibility of collecting unpaid rentals. This has specific reference to the cases where the P.C.U. is in the picture and it is understood from information furnished by Mr. Shears that there is in the neighbourhood of 33 cases where the P.C.U. claims an interest.
- (b) That the Custodian will provide for accumulated interest on mortgages and agreements for sale since January 1st, 1943, in all cases where the purchase price of the land is sufficient to cover the purchase price and the accumulated interest. In those cases where the purchase price is insufficient, consideration

(3)

(3)

will continue to be given to those cases where an increase in the purchase price appears warranted or in the alternative that they be dropped from the whole transaction.

With regard to those cases where the absentee Japanese is an internee or a resident of Japan or some other country (and Mr. McPherson states there are known to be 42 of such cases, distinct from the evacuee type of case) a recommendation is being made by Mr. McPherson to the Custodian that no distinction be made between these cases so far as completion of this land purchase is concerned. *(now named this recommendation offered)*.

Copy of this memorandum is being filed with Mr. McPherson and a copy sent to Mr. Barnett, which will serve as his instructions and instructions to Colonel Chandler to proceed along the lines indicated above.

G. McPherson

Director.

57899 [p. 3.]

Soldier Settlement and Veterans' Land Act



CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

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

VR. JA.,

138/131- N.L.

VANCOUVER B.C. DEC. 29TH./43.

G. W. MCPHERSON, 1810

EXECUTIVE ASSISTANT, DEPT. OF THE SECRETARY OF STATE,
OFFICE OF THE CUSTODIAN, VICTORIA BUILDING, 7 O'CONNOR ST.,
OTTAWA ONT.

1810

542 TRANSFERS RECEIVED STOP 148 IN LAND REGISTRY OFFICE STOP BALANCE TO BE
FILED FOR REGISTRATION RATE OF 50 EVERY 2 DAYS STOP LAND REGISTRY DOES NOT
GIVE US PRIORITY AND IS UNDERSTAFFED STOP DIRECTORS OFFICE HAS LOANED ONE MAN
TO HELP OUT AT REGISTRY STOP FIRST BATCH OF TITLES ARE NOW BEING SIGNED BY
REGISTRAR AND WILL BE READY FOR DELIVERY TO DIRECTOR THIS WEEK STOP WE HAVE
394 APPLICATIONS PREPARED TO FILE AS FAST AS REGISTRAR CAN HANDLE THEM STOP
DIFFICULTY IN PART ARISES FROM FACT THAT EACH PROPERTY REQUIRES TWO APPLICAT-
IONS FIRST TO SECRETARY AND SECOND TO DIRECTOR STOP THIS DOUBLES WORK AT
REGISTRY STOP IF YOU CAN ARRANGE FOR PRIORITY OR EXTRA QUALIFIED MEN TO ASSIST
REGISTRAR MIGHT BE ABLE TO SPEED UP FINAL DELIVERY OF TITLES.

A. G. DUNCAN CRUX.

1120-P.M.

57899 [pt 3.1]

Soldier Settlement and Veterans' Land Act

57899 [pt 3.1]

Soldier Settlement and Veterans' Land Act



CANADIAN PACIFIC RAILWAY COMPANY'S TELEGRAPH

TELEGRAM

CABLE CONNECTIONS TO ALL PARTS OF THE WORLD

(Printed in Canada)

J. McMILLAN, General Manager of Telegraphs, Montreal.

FORM T. D. 2X

TIME FILED
CHECK

Send the following message, subject to the terms on back hereof, which are hereby agreed to.

OTTAWA DECEMBER 29 1943

DUNCAN CROOKS
308 RANDALL BUILDING
535 WEST GERRARD STREET
VANCOUVER B C

SHEARS ADVISES OVER FIVE HUNDRED EXECUTED TRANSFERS
IN YOUR HANDS stop PLEASE ADVISE BY WIRE NUMBER DEPOSITED
IN REGISTRY OFFICE TO DATE AND HOW MANY TITLES ISSUED TO
DIRECTOR

G W McPHERSON
Executive Assistant

(CHARGE - CUSTODIAN'S OFFICE)

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 December, 1943.

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

Dear Mr. McPherson:

Re: Veterans' Land Act deal.

I am in receipt of your letter of the 21st 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

57899 [p. 3.]

Soldier Settlement and Veterans' Land Act

5570

What about documents
u 550 deal - fus PTO
+ Cruz - might consider
change 2% or \$850 on
Basis of 53. \$12,000 divided
~~pro-rated~~ valued

SUMMARY OF INTERNEE DEPARTMENT REAL ESTATE

December 23rd, 1943

	<u>No.</u>	<u>Advertised</u>	<u>Sold</u>
Greater Vancouver	63	56	28
Rural properties under sale to the Director, V.L.A.	40		
Outside Properties	26	7	7
	129	63	35
Joint-Enemy, Evacuee Pro- perties	11		
Joint-Internee-Evacuee Properties	8		
Sundry Properties	3		
	151	63	35

57899 [pt 3.1] Soldier Settlement and Veterans' Land Act

marks

and - \$360.00,
Total - \$1,060.00

and - \$515.00
Total - \$1,515.00

the Internee has lie-
to \$1,098.27. Clear
ties in the name of

and - \$426.00
Total - \$1,176.00

of Iwasuke TATEYAMA.
ment of Sale from Iwasuke
shi TATEYAMA. Balance

and - \$800.00,
Total - \$1,400.00

of Chiyokichi AOKI.
Settlement Board's letter
43, they state that L. W.
s prepared to pay the sum
property.

LIST OF JAPANESE AND INTERNEE PROPERTIES INCLUDED IN V.L.A. OFFER

<u>Name</u>	<u>In Japan or Internee</u>	<u>Legal Description</u>	<u>Sale Price</u>	<u>Remarks</u>
TONOMURA, Motichiro	Internee	(1) Block 14 of the South West 1/4 of Section 20, Township 17, Map 905, Municipality of Mission, in the District of New Westminster.	\$ 589.00	Assessed Value - Land - \$360.00, Improvements - \$700.00, Total - \$1,060.00
		(2) Lot N of the South East 1/4 of Section 19, Township 17, Map 3472, (formerly known as part 20.75 acres more or less of the said South East 1/4 as shown outlined red on sketch deposited No. 26555 E) save and except part 0.1 of an acre, Sketch 7996, Municipality of Mission, in the District of New Westminster.	529.00	Assessed Value - Land - \$515.00, Improvements - \$1,000.00, Total - \$1,515.00 The file shows that the Internee has liabilities amounting to \$1,098.27. Clear title to both properties in the name of Motichiro TONOMURA.
TATEYAMA, Shigeyashi	Internee	Part 19.50 acres more or less of the North West 1/4 of Section 27, Township 17, as shown and lettered "A" on sketch deposited No. 4822 save and except part 9.75 acres more or less, as shown outlined red on sketch deposited with Charges No. 51994-C, Municipality of Mission, in the District of New Westminster.	555.00	Assessed Value - Land - \$426.00, Improvements - \$750.00, Total - \$1,176.00 Title in the name of Iwasuke TATEYAMA. Unregistered Agreement of Sale from Iwasuke TATEYAMA to Shigeyashi TATEYAMA. Balance owing - \$500.00
AOKI, Chiyokichi	In Japan	Blocks 193 and 194, of Section 21, Township 17, Map 955, Village of Mission, in the District of New Westminster.	191.00	Assessed Value - Land - \$800.00, Improvements - \$600.00, Total - \$1,400.00 Title in the name of Chiyokichi AOKI. In the Soldiers' Settlement Board's letter of January 12th, 1943, they state that L. W. Cummings, tenant, is prepared to pay the sum of \$500.00 for this property.

-2-

LIST OF ENEMY AND INTERNEE PROPERTIES INCLUDED IN V.L.A. OFFER

<u>Name</u>	<u>In Japan or Internee</u>	<u>Legal Description</u>	<u>Sale Price</u>
YEIJO, Yeizo	In Japan	Lot 7 of the South West $\frac{1}{4}$ of Section 20, Township 17, Map 905, save and except part 1.37 acres as shown on sketch deposited No. 6364, and part 0.33 of an acre as shown on sketch 6699, Municipality of Mission, in the District of New Westminster.	\$ 874.00
IWATO, Shiosaku	In Japan	Part (22.38 acres more or less) of the South West $\frac{1}{4}$ of Section 4, Township 15, as shown and outlined in red on sketch deposited No. 54135 F, Municipality of Maple Ridge, in the District of New Westminster.	2757.00
FUJITA, M. Company Ltd.		Part 0.215 of an acre more or less of Lot 4 of Lot 222, Group 1, Map 2987, as shown outlined in red on sketch deposited No. 8351, Municipality of Maple Ridge, in the District of New Westminster.	512.00

Remarks

Assessed Value - Land - \$440.00
Improvements - \$500.00, Total - ~~\$940.00~~

Title in the name of Yeizo YEIJO.
Unregistered Agreement of Sale, April 1st, 1936, from Yeizo YEIJO to Midori MORIYAMA \$2,100.00. \$100.00 down, and \$100.00 on April 1st, August 1st, December 1st, of each and every year commencing August 1st, 1936. Balance owing under unregistered Agreement of Sale, October 30/41 - \$1,476.09.

Assessed Value - Land - \$1200.00
Improvements - \$2800.00, Total - \$4,000.00

Title in the names of Shiosaku IWATO, Shiosaku FUJITA, (Evauee), Rikima NAKANO, (Evauee). One-third enemy interest. December 19th, 1922. Mortgage in fee to Peter Bass \$1,500.00, with interest at 12% per annum.
Transmission of Mortgage No. 47566 C to Jack Milton Streight, 'In Trust'. Balance owing at May 8th, 1942 - \$1490.61, with interest at 5%.

Assessed Value - Land - \$100.00
Improvements - \$1000.00, Total - \$1100.00

Messrs. P. S. Ross & Sons are controllers of the Company and the property is shown on the Company's books at a value of \$1,400.00. Messrs. P. S. Ross & Sons are obtaining a valuation of the property to be made by Mr. Hal Menzies of Haney, B. C.

-3-

LIST OF ENEMY AND INTERNEE PROPERTIES INCLUDED IN V.L.A. OFFER

<u>Name</u>	<u>In Japan or Internee</u>	<u>Legal Description</u>	<u>Sale Price</u>
HORI, Goro	Internee	Lot 9 of the South West $\frac{1}{4}$ of Section 5, Township 15, Map 2410, Municipality of Maple Ridge, in the District of New Westminster.	\$ 344.00
OKAZAKI, Iwamatsu	In Japan	Lot 2 of a 46.5 acre portion of Lot 241, Group 1, Map 175, Municipality of Maple Ridge, in the District of New Westminster.	923.00
SUNADA, Takuzo	In Japan	Lot 3 of the North West $\frac{1}{4}$ of Section 11, Township 12, Map 1363, Municipality of Maple Ridge, in the District of New Westminster.	95.00
UYENO, Hichiro	Internee	The North 8 chains of Lot 86, of Lot 432, Group 1, Map 1208, Municipality of Maple Ridge, in the District of New Westminster.	553.00

Remarks

Assessed Value - Land - \$700.00
Improvements - \$300.00, Total - \$1,000.00

Title in the names of Goro HORI and Suzuki HORI (Wife of Goro), Joint Tenants. One-half enemy interest.

Assessed Value - Land - \$900.00,
Improvements - \$650.00, Total - \$1550.00

Title - an undivided 2/3's interest in the names of Kichizo YAMASAKI (Evacuee) and Iwamatsu OKAZAKI. (Other 1/3'd registered in the name of Toyozo HOYANO). (One-third enemy interest)

Assessed Value - Land - \$400.00
Improvements - \$150.00, Total - \$550.00

Title - Corporation of the District of Maple Ridge, Vested. No. 26277. Note on Certificate of Encumbrance. Bylaw filed No. 16843, authorizing sale to Takuzo SUNADA. Title must be obtained from Municipality.

Assessed Value - Land - \$600.00
Improvements - \$400.00, Total - \$1,000.00

Title - John Arthur Ayers and Enos Walter Ayers 'In Trust'. August 4, 1941, Agreement for sale and purchaser to Hichiro UYENO. Balance owing under the Agreement of Sale to date - \$344.00.

-4-

LIST OF ENEMY AND INTERNEE PROPERTIES INCLUDED IN V.L.A. OFFER

<u>Name</u>	<u>In Japan or Internee</u>	<u>Legal Description</u>	<u>Sale Price</u>
YOSHINO, Kure- hashi	In Japan	The South $\frac{1}{2}$ of Lot 8 of the South West $\frac{1}{4}$ of Section 21, Township 12, Map 1025, Municipality of Maple Ridge, in the District of New Westminster	\$ 1,674.00
YONEMITSU, Kiyumon	In California	The East $\frac{1}{2}$ of South East $\frac{1}{4}$ of Section 14, Township 13, save and except part (9.23 acres) as shown on sketch 7643, Municipality of Matsqui, in the District of New Westminster	1,527.00
NAKAGAWA, Genaro	Deceased	Part (the North Westerly 29.975 acres more or less) of the North $\frac{1}{2}$ of the South East $\frac{1}{4}$ of Section 11, Township 14, as shown and lettered "B" on sketch deposited No. 5250, Group 1, Municipality of Matsqui, in the District of New Westminster.	2,184.00

Remarks

Assessed Value - Land - \$900.00
 Improvements - \$1,800.00, Total - \$2,700.00

Title - Kurehashi YOSHINO.

Assessed Value - Land - \$1,062.00
 Improvements - \$1,500.00, Total - \$2,562.00

Title - Kiyumon YONEMITSU. Highway bylaw filed 8927.
 Isuke YONEMITSU, Evacuee File 8718, claims he purchased this property from his brother, the title holder, in 1937.

Assessed Value - Land - \$674.00
 Improvements - \$2,200.00, Total - \$2,874.00

Title - Kinata OGATA (Evacuee), and Genaro NAKAGAWA. October 17th, 1924, Mortgage in fee to James Arthur Graham, for the sum of \$2,600.00 with interest at the rate of 8% per annum. The balance owing under the mortgage is said to be \$960.00, as at April, 1942.
 NAKAGAWA died intestate in January 16th, 1938, in Vancouver. From information on file, it appears that his heirs are his second wife in Yokohama, Japan, (first wife deceased) and his adopted son, Masasumi NAKAGAWA, Internee P/W A-1442.

-5-

LIST OF EVACUEE AND INTERNEE PROPERTIES INCLUDED IN V.L.A. OFFER

<u>Name</u>	<u>In Japan or Internee</u>	<u>Legal Description</u>	<u>Sale Price</u>
GOTO, Masayo	In Japan	Lot 73, of Lot 440, Group 2, Map 1133, Municipality of Delta, in the District of New Westminster	\$ 55.00
KIMURA, Shosaburo IMAHORI, Keichi	Internee In Japan	Lots 8, 9, and 10, Block 1, Section 17, Block 5 North, Range 2 West, Map 616, save and except those portions of the above lots heretofore conveyed to the Vancouver Power Company Limited, Municipality of Surrey, in the District of New Westminster.	463.00
ONO, Sueko	In Japan	Lots 8 and 10, of part of the North East $\frac{1}{4}$ of Section 32, Township 2, Map 4409, Municipality of Surrey, in the District of New Westminster.	Lot 8-1, 332.00 * 10-1, 094.00

Remarks

Assessed Value - Land - \$261.00
Improvements - \$50.00, Total - \$311.00

Title - Masayo GOTO.
Property is 4.75 acres. Leased to Charles L. Rooke for 3 years from January 1st, 1943, at \$5.00 per annum. Taxes for 1942 - \$4.65

Assessed Value - Land - \$290.00
Improvements - \$700.00, Total - \$990.00

Title - Shyo KIMURA and Keichi IMAHORI.
KIMURA states his first name, Shosaburo has been contracted to Shyo in the title.

Assessed Value - Lot 8- Land - \$1,050.00
Improvements - \$725.00, Total - \$1,775.00
Lot 10 - Land - \$1,050.00, Improve-
ments - \$685.00, Total - \$1,735.00

Title - Sueko ONO.
Toyoki HASHIDA, Evacuee File 3855, claims an interest in Lot 8, but there is no evidence to support his claim.
Hideshige ONO, Evacuee File 3883, claims to own Lot 10. H. G. Johnston, Barrister, New Westminster, holds an unregistered Agreement of Sale from Sueko ONO to Hideshige ONO. Not registered as Mr. Johnston holds no funds for H. ONO.

LIST OF ENEMY AND INTERNEE PROPERTIES INCLUDED IN V.L.A. OFFER

<u>Name</u>	<u>In Japan or Internee</u>	<u>Legal Description</u>	<u>Sale Price</u>	<u>Remarks</u>
YOSHIDA, Shinya	In Japan	(1) Lot 8 and 9, of Block "A", of Section 12, Block 3 North, Range 7 West, Map 2794, in the District of New Westminster	\$ 3,805.00	Assessed Value - Land - \$1,290.00 Improvements - \$4,750.00, Total - \$6,040.00 Title - Shinya YOSHIDA.
KOYANAGI, Ryushin	Internee	(2) Lot 2 and 3, of the South $\frac{1}{2}$ of Section 31, Block 4 North, Range 6 West, Map 4775, Municipality of Richmond, in the District of New Westminster	2,054.00	Assessed Value - Land - \$2,716.00 Improvements - \$90.00, Total - \$2,806.00 Title - Shinya YOSHIDA.
KONISHI, Kunizo	Internee	Part 1.72 acres, more or less, of Lot 4, of Section 4, Block 4 North, Range 7 West, Map 457, shown outlined red on sketch 8414, Municipality of Richmond, in the District of New Westminster.	253.00	Assessed Value - Land - \$464.00 Improvements - \$500.00, Total - \$964.00 Title - Ryushin KOYANAGI.
		The North $\frac{1}{2}$ of Lot 3 of Lot 366, Group 1, Map 443, save and except part 0.25 of an acre, more or less, as shown on sketch deposited No. 3095, Municipality of Coquitlam, in the District of New Westminster	100.00	Assessed Value - Land - \$680.00 Improvements - \$0, Total - \$680.00 Title - Kunizo KONISHI. Property consists of 4.75 acres. One-third acre cleared. No buildings. Not rented.

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario,
December 21st, 1943.

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

Dear Mr. Shears:-

re Veterans' Land Act deal

I have your letter of December 14th,
with enclosures, and wish to return same duly executed.

Yours very truly,

G. W. McPherson
Executive Assistant

MJL

57299 [p. 3.]

Soldier Settlement and Veterans' Land Act

57899 [p+ 3.1]

Soldier Settlement and Veterans' Land Act

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

December 16, 1943.

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

Dear Mr. Shears:

Re: Veterans' Land Act deal

I have your letter of December 10th, with
enclosures, and wish to return same duly executed.

Yours very truly,

G. W. McPherson
Executive Assistant.

RC.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

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OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

14th December, 1943.

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

Dear Mr. McPherson:

Re: Veterans' Land Act Sales.

I am enclosing herein five Transmissions covering
the following properties:

- 19 properties in the Municipality of Maple Ridge,
Yoshitaro Imada to Yoshio Fujii.
- 19 properties in the Municipality of Maple Ridge,
Kiyoharu Shimoji to Katsuyoshi Okabe.
- 9 properties in the Municipality of Maple Ridge,
Yukiye Ogawa to Tsunikichi Yokoyama.
- 20 properties in the Municipality of Maple Ridge,
Manzo Sakamoto to Magoichi Odamura.
- 16 properties in the Village of Mission,
Kijuichi Aoki to Yoichi Okuma.

I shall be obliged if you will have these signed by
the Deputy Custodian and returned in due course.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH
encl.

57899 [p. 3.]

Soldier Settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

13th December, 1943.

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FILE NO.

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

Dear Mr. McPherson:

Re: Veterans' Land Act Sales

I am in receipt of your letter of the 8th instant
returning 8 transmissions covering property sold to the
Director, the Veterans' Land Act, duly executed by the Deputy
Custodian for which I thank you.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

PMH

57899 [pt 3.1] Soldier settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

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506 Royal Bank Building,
Vancouver, B.C.

10th December, 1943.

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

Dear Mr. McPherson:

I am enclosing herein five Transmissions and Conveyances
connected with the sale of properties in the Municipality of Maple
Ridge as follows:

- 20 properties - Kichimatsu Mukaida to Torakichi Isoshima
- 20 properties - Asajiro Tazumi to Tetsuma Sakaki
- 20 properties - Rinichiro Yoshihara to Asajiro Tazumi
- 20 properties - Sajiyo Kato to Rokusaburo Taniguchi
- 20 properties - Kujiro Kusano to Kichimatsu Mukaida

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

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

57899 [pt 3.1] Soldier Settlement and Veterans' Land Act

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

December 8, 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 return herewith 8 transmissions
covering property sold to the Director, the Veterans'
Land Act. These have been duly executed.

Yours very truly,

GWMcP/FC.

G. W. McPherson
Executive Assistant.

57899 [pt 3.1] Soldier Settlement and Veterans' Land Act

J-49A

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

December 8, 1943.

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

Dear Mr. Shears:

Re: Veterans' Land Deal

I have your letter of December 4th, with enclosure, and have the following comments to make:

Paragraph 1, Page 2 -

This question has been discussed with the Deputy Custodian and he is of the opinion that the mortgage interest for the year 1943 should be paid out of the revenues since it is of a similar nature to insurance and tax charges.

Last Paragraph, Page 3 -

Under the peculiar circumstances existing of the Custodian transferring title, it appears that the director should not be asked to make payment until the documents are recorded and the title, if any, issued to him.

Paragraphs 3 & 4, Page 4 -

I agree with your views expressed in this paragraph.

I have not heard from Mr. Murchison and from a personal letter I am writing you today you will see that I am so busy at the moment that I do not feel I

57899 [pt 3.1] Soldier Settlement and Veterans' Land Act

57899 [pt 3.1]

Soldier Settlement and Veterans' Land Act

- 2 -

should open the discussions with him unless you reach a deadlock.

Yours very truly,

GWMcP/FC.

G. W. McPherson
Executive Assistant.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

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

December 6th, 1943

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

Dear Mr. McPherson:

Re: Veterans' Land Act Documents

We are in receipt of your letter of the 30th
November, enclosing documents, duly executed by the Deputy
Custodian.

Yours very truly,

F.G. Shears

F.G. Shears,
Director.

FGS/AW

57899 [pt 3.1] Soldier Settlement and Veterans' Land Act

VIA AIR MAIL

ADDRESSEE ALL
COMMUNICATIONS
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CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

4th December, 1943.

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

Dear Mr. McPherson:

Re: Veterans' Land deal.

I arranged a meeting with Mr. Duncan Crux, Col. Chandler, Mr. Wright and myself yesterday and we had a somewhat lengthy conference together reviewing the present situation in regard to the completion of the Veterans' Land deal.

This office has sent to you Transmissions and Conveyances for signature covering 377 properties. Mr. Crux has schedules covering approximately another 230 properties which in a day or will be ready to be forwarded to you. This will make a total of approximately 600 properties. A certain number of the balance cover properties where some clarification of the title is necessary and Mr. Crux is attending to this. Col Chandler has been advised of certain properties where it is necessary to consult the mortgagee. He has made arrangements with some and is continuing negotiations with others.

We have paid to the Veterans' Land over \$41,000.00 for collections on 1943 rentals. The Veterans' Land have made some collections direct and there is a sum of about \$4,000.00 for rentals which it is expected would be collected through the Pacific Co-Operative Union. We still have the assurance from the P.C.U. that quite a portion of this amount will be paid either through the P.C.U. or direct by the tenant.

Col. Chandler still has a feeling that we have a responsibility in regard to P.C.U. matters and suggested that he would deduct such unpaid rentals from the purchase price. I explained our position very fully to him and referred to several conferences I have had with Mr. Shimek and assured him that we would give every co-operation to outstanding collections but that the collection of "unpaid rentals" would finally be their responsibility and that I did not consider he should make any deduction from the purchase price on this account.

Settled as follows - OK. #

Date

Encumbrance - Principal
Encumbrance - Interest

.....
.....

Nett Credit

Statement prepared by _____

Statement verified by _____

Date _____

57899 [p. 3.]

Soldier Settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

2.

G.W. McPherson, Esq.

*if they collect
1940 rent this
would appear to
be reasonable
charge together
with taxes &
insurance*

There is one other angle to this deal on which you will have to give a ruling. In perhaps about 90 cases the property being purchased is subject to a mortgage, the offer to purchase is sufficient to cover the encumbrances so that we are in a position to convey. However, no payment has been made on the mortgage during the past year and therefore a year's interest has accrued. Who is to be responsible for this amount? Here again Col. Chandler thinks the amount should be deducted from the purchase price. It may have been rather late to advise the Japanese that his property was sold at January 1st and therefore he would not receive any revenue for 1943, but we are in agreement in regard to this. It is, however, somewhat different to charge him with interest accruing after January 1st since he was put out of the picture at that time and will not receive any 1943 revenues. Col. Chandler says this matter will have to be decided at Ottawa and is writing to Mr. Murchison.

The following are a few examples in regard to this matter of interest so that you will be able to consider this matter and advise me after you have arrived at a conclusion with Mr. Murchison. In many cases the interest rate is quite high:

"Re: Yuko KONNO
lots 4 & 5, S.W. 1/4 Sec. 28
Municipality of Mission

Price offered	\$755.00
Mortgage to Mrs. E.M. McRae	
Balance of Principal	\$400.00
Int. @ 8%	32.00
1/1/43 to 31/12/43	432.00

So far we have not received the purchase price of any property from Col. Chandler and it is his idea that the original Certificate of Title must first be received by him. This seems very far fetched and is not in line with the usual practice. The delivery of the signed conveyance is the usual time for payment to be made. Completion of registration at the Land Titles Office has so far been very slow and we should not be surprised

Settled as follows - Ck. # _____

Encumbrance - Principal
Encumbrance - Interest

Nett Credit

Statement prepared by _____

Statement verified by _____

Date _____

57899 [Pt 3.1]

Soldier Settlement and Veterans' Land Act

CANADA
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OFFICE OF THE CUSTODIAN

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3.

G.W. McPherson, Esq.

"Re: Kiyuji NISHIYAMA
Lot 5, S.W. $\frac{1}{4}$ Sec. 20
Municipality of Mission

Price offered \$2,343.00

Mortgage to Canada Permanent Trust
Balance of Principal \$950.00

Int. @ 9%
1/1/43 to 31/12/43 85.50
1,035.50

Re: Denjiro ITO

Lots A.B. & C, S.E. $\frac{1}{4}$ Sec. 19,
Municipality of Mission.

Price Offered \$1,964.00

Mortgage to M.V. Card
Balance of Principal \$1,000.00

Int. @ 10%
1/1/43 to 31/12/43 100.00
1,100.00 "

Yours very truly,

*would pay until
title transferred
so hurry up
transfers.*

So far we have not received the purchase price of any property from Col. Chandler and it is his idea that the actual Certificate of Title must first be received by him. This seems very far fetched and is not in line with the usual practice. The delivery of the signed conveyance is the usual time for payment to be made. Completion of registration at the Land Titles Office has so far been very slow and we should not be expected

Settled as follows - Cr. #

Date

Encumbrance - Principal
Encumbrance - Interest

.....
.....

Nett Credit

Statement prepared by _____

Statement verified by _____

Date _____

57899 [Pt 3.1] Soldier settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

Ottawa, N. C.

4.

ADDRESS ALL
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Director - G.W. McPherson, Esq.

to wait for settlement once the deed is lodged for registration.

We want to get the enclosed Statement of Adjustment form complete and placed on each file concerned and we can only do this as each property is settled for.

Whether Col. Chandler will refer this to Ottawa I am not sure. He likely will and it will be desirable from our point of view if we can receive a cheque from them covering the properties on the schedule attached to each conveyance when it is returned signed by the Deputy Custodian.

There is a matter in which I am in agreement with Col. Chandler and which you might confirm. Apparently there were three properties on which a fire occurred in 1942 and which were not insured. The appraised value on which the offer to purchase was based would include the value for these buildings and seeing they were not delivered to the Veterans' Land Act it would seem only right that a deduction should be made in the purchase price. The amounts, especially in two cases, would not be considerable and were not the type of property the Veterans' Land Act under their policy would have insured.

There is one other matter which I think we can straighten out here. There are two cases where we have recently been advised by the Veterans' Land Act that their offer to purchase was intended to include a part of a property, the description of which was omitted. Examination by us leads us to believe that the contention is reasonable and I presume it will be in order to advise Mr. Crux that he can take care of this. I am assuming that there will not be any, or many more, claims of this type made.

Rentals received relative to 1945 lease
Period Date Rec'd.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

Municipal Taxes arrears paid
Period

FGS/PMH

Net adjustments

(repaid to)
Amount to be (received from) _____
Settled as follows - Ck. # _____ Date _____

Encumbrance - Principal
Encumbrance - Interest

.....
.....

Nett Credit

Statement prepared by _____

Statement verified by _____

Date _____

57899 [p. 3.1]

Soldier settlement and Veterans' Land Act

DEPARTMENT OF THE SECRETARY OF STATE

Office of the Custodian

Vancouver, B. C.

File No.
Reg. No.

Director - Veterans' Land Act

Dr.

in respect of purchase of:

Address and
Description
of
Property

Sale price of above described property

Ck. #

Received

Adjustments to be added:

Municipal Taxes for 1943 paid

1943

Fire Insurance Pol. #

Co.

Period

Expiry Date

Unexpired Prem. at Jan. 1, 1943

Prem.

days

Rentals due under 1942 lease unpaid
at Aug. 31, 1943

Other adjustments

Adjustments to be deducted:

Rentals received relative to 1943 lease
Period Date Rec'd.

Amount

Municipal Taxes Arrears paid
Period

Net adjustments

(repaid to)
Amount to be (received from) Purchaser
Settled as follows - Ck. #

Date

\$

Encumbrance - Principal
Encumbrance - Interest

Nett Credit

Statement prepared by

Statement verified by

Date

57899 [pt 3.1]

Soldier Settlement and Veterans' Land Act

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Soldier settlement and Veterans' Land Act

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

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506 Royal Bank Building,
Vancouver, B.C.

2nd December, 1943.

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

Dear Mr. McPherson:

Re: Veterans' Land Act Sales.

I am enclosing herein three Transmissions covering the following properties:

20 properties in the Municipality of Mission - Minoru
Kudo to Ichijiro Uyemura.

20 properties in the Municipality of Mission - Eiji
Tashiro to Tomosuke Shimomoura

2 properties in the Municipality of Mission - Yoshizo
Watanabe, registration #13271

I shall be obliged if you will have these signed by the Deputy Custodian and returned in due course.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

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DEPARTMENT OF THE SECRETARY OF STATE

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FILE NO.

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

1st December, 1943.

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

Dear Mr. McPherson:

Re: Veterans' Land Act Sales.

I am enclosing herein five Transmissions covering the following properties:

- 5 properties in the Municipality of Coquitlam - Yoshimitsu Akagawa to Masahiro Sakamoto.
- 20 properties in the Municipality of Surrey - Tsuruo Enta to Torazo Mototsune and Kiyoko Mototsune.
- 20 properties in the Municipality of Surrey - Shigeki Nishioka to Albert Tsumura.
- 18 properties in the Municipality of Surrey - Mitsuru Tanizaki to Kichijuro Tamaki.
- 20 properties in the Municipality of Surrey - Gunjiro Ikeda to Jiro Nishihata.

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

Yours truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

57899 [p. 3.1]

Soldier Settlement and Veterans' Land Act