57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.2] 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.

December 12th, 1944

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

Re: Veterans' Land Act

Dear Miss Carroll:

We acknowledge with thanks receipt of your letter of December 7th, enclosing document re the above, duly executed by the Assistant Deputy Custodian.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

/MHG

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

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

December 7, 1944.

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

Dear Mr. Shears:

Re: Veterans' Land Act

Your letter of December 2nd, with enclosure, has been received.

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

Yours very truly,

FC.

Miss F. Carroll

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.

2nd December, 1944.

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

Dear Miss Carroll,

We are enclosing herein document covering property sold to The Director, the Veterans' Land Act for signature of the Assistant Deputy Custodian.

Yours truly,

F. G. Shears,
Director.

PMH

encl.

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

ATM

OFFICE OF THE CUSTODIAN
RECEIVED
NOV 25 1944
PASS TO.....
TRANSFER TO.....
ANS'D BY | FILE

Ottawa, November 22, 1944.

Dear Mr. Anderson,-

I have received your letter of the 20th November.

As I am sure you will understand, the liquidation of Japanese property in the defence areas of British Columbia is a matter of policy and not of administration. I have, therefore, brought your letter of the 20th to the attention of the Secretary of State who, I am sure, will give consideration to the representations which are made in the Resolution the terms of which are communicated in your letter.

Yours truly,

E. H. Coleman
Under Secretary of State
and Deputy Custodian.

T. D. Anderson, Esq.,
Executive Assistant, Dominion Command,
The Canadian Legion of the
British Empire Service League,
P. O. Box 640,
O t t a w a .

57899 [Pt 3.2] Soldier Settlement and veterans' Land Act

HIS MAJESTY THE KING
Patron-in-Chief of the British Empire Service League

Grand Patron
HIS EXCELLENCY THE RIGHT HONOURABLE THE EARL OF ATHLONE, K.G., GOVERNOR-GENERAL OF CANADA

Grand President
LT.-GENERAL SIR RICHARD TURNER, V.C., K.C.B., K.C.M.G., D.S.O.

Dominion Honorary Presidents
LT.-COLONEL JAMES McARA, V.D. — MAJOR-GENERAL L. R. LaFLECHE, D.S.O.
VICE-ADMIRAL PERCY NELLES, R.C.N. — MAJOR-GENERAL JOHN A. GUNN, C.M.G., D.S.O. — AIR MARSHAL W. A. BISHOP, V.C., D.S.O., M.C., D.F.C.

Dominion President
ALEX. WALKER, ESQ., C.B.E.

Dominion First Vice-President
WM. WALKER, ESQ. K.C.

Dominion Second Vice-President
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Dominion Third Vice-President
CAPTAIN A. D. PIPER

Immediate Past Dominion President
MAJOR-GENERAL W. W. FOSTER, D.S.O., V.D.

General Secretary
J. C. G. HERWIG, ESQ.

The Canadian Legion OF THE British Empire Service League

DOMINION COMMAND
OTTAWA, CANADA

P.O. BOX 640
CABLE ADDRESS: CANLEG

November 20th, 1944.

Mr. E. H. Coleman, K.C.,
Deputy Custodian of Enemy Property,
Victoria Building,
7 O'Connor Street,
O t t a w a.

Dear Mr. Coleman:

The following resolution was approved by the British Columbia Executive Council of the Canadian Legion:-

> "That all timberlands formerly held by enemy aliens be not offered for sale during the war but be held until cessation of hostilities in order that men now serving overseas may be given an opportunity to tender for same."

Would you kindly give this matter your attention. We would appreciate your comments.

Yours sincerely,

T. D. Anderson

T. D. Anderson,
EXECUTIVE ASSISTANT.

1944 NOV 21 AM 9:04
UNDER SECRETARY OF STATE

TDA:CM

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE
PLEASE REFER TO
FILE No. 8646

506 Royal Bank Building,
Vancouver, B.C.

20th November, 1944.

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

Dear Miss Carroll,

Re: Building on Coughlan Road in
Municipality of Langley

We thank you for your letter of the 15th instant returning Vesting Order duly executed by the Assistant Deputy Custodian.

Yours truly,

F G Shears

F. G. Shears,
Director.

PMH

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

Ottawa, Ontario,
November 16, 1944.

To: E. Miall,Esq., K.C.,
Assistant Deputy Minister of Justice,
Ottawa, Ontario.

Re: A.3.General-B.C.

I have received your letter of the 13th of November and now return the correspondence which you sent me.

C. W. McPherson, Esq., the Executive Assistant in the Custodian's Office, is the officer who had the most intimate knowledge of the services of the solicitors in Vancouver, Messrs. Crux & McMaster.

With my letter to your department of July 26th, 1944, I enclosed a copy of a memorandum from Mr. McPherson. In case this has been mislaid, I am enclosing another copy.

Mr. McPherson is presently in the United Kingdom and will not return to Ottawa for some time. I am sure, however, that he has nothing to add to his memorandum dated July 6th. We are anxious to have the account settled since we wish to make the appropriate deductions from the moneys received in relation to each parcel of property sold in order that the former Japanese owner may be advised of the exact sum which is held to the credit of his account.

On the information I have been able to gather, I am inclined to think that the flat fee of $20.00 for each property delivered and the fee of $10.00 for each property withdrawn from the sale might be a reasonable settlement of this account.

E. H. Coleman
Under Secretary of State
and Deputy Custodian

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

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

November 15, 1944.

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

Dear Mr. Shears:

Re: Building on Coughlan Road in Municipality of Langley

Your letter of November 7th, with enclosure, has been received.

The Vesting Order has been executed by the Assistant Deputy Custodian and is returned herewith.

Yours very truly,

FC. Miss F. Carroll

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

PLEASE ADDRESS
THE DEPUTY MINISTER OF JUSTICE
OTTAWA EM/MG.

DEPARTMENT OF JUSTICE, CANADA

OTTAWA 13th November, 1944.

OFFICE OF THE CUSTODIAN
RECEIVED
NOV 15 1944
PASS TO Mr Lawrence
TRANSFER TO.....
ANS'D BY FILE

To: The Deputy Custodian of Enemy Property,
Victoria Building,
7 O'Connor Street,
OTTAWA.

A.3.General-B.C.

I am handing you herewith correspondence relative to the services rendered by Messrs. Crux and McMaster of Vancouver, B.C. in connection with the transfer of Japanese property in the Fraser Valley to the Director, Veterans' Land Act.

I would ask for return of this material with your comments and particularly with regard to the volume of work involved.

I would suggest that the proposal as to fees of $20.00 for each property in respect of which a certificate of title was actually delivered and $10.00 for each property withdrawn before completion of transfer appears to me to be a reasonable one.

"Encl."

Ellicott

Asst. Deputy Minister.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE
PLEASE REFER TO
FILE No. 8646

506 Royal Bank Building,
Vancouver, B.C.

7th November, 1944.

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

Dear Miss Carroll,

I am enclosing herein Vesting Order covering a school building on Coughlan Road in the Municipality of Langley which is mainly situated on a road allowance.

This building will be advertised for sale by tender for removal by the purchaser.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

57899 [P+ 3.2] Soldier settlement and veterans' Land Act

ATM

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

MEMORANDUM FOR MR. McPHERSON :

I have had a letter from Mr. Forsyth of the Department of Justice re the account of Mr. Crux. The Department of Justice states that on the 28th September it wrote Mr. Crux in connection with his account and upon receipt of a reply from him the Department has promised to communicate with me again. I do not know the nature of the communications between the Department and Mr. Crux.

F. H. C. Brown

Deputy Custodian.

Ottawa, October 19, 1944.

57899 [Pt 3.2] Soldier Settlement and veterans' Land Act

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

DWM/DH

DEPARTMENT OF JUSTICE, CANADA

1944 OCT 19 AM 8:57

UNDER SECRETARY OF STATE

PLEASE ADDRESS
THE DEPUTY MINISTER OF JUSTICE
OTTAWA

OTTAWA October 17, 1944.

To: The Under Secretary of State, Ottawa.

B. 28 - State - B.C.

I acknowledge your letter of October 13 and the enclosures therein mentioned.

Under date of September 28 I wrote Mr. Crux in connection with his account in this regard and upon receipt of a reply from him will communicate with you again.

J. Robert Kemp

Asst. Deputy Minister.

ATM

Ottawa, October 13, 1944.

The Deputy Minister of Justice,
O t t a w a .

On the 26th July I forwarded to you certain accounts of Mr. Duncan Crux, of Vancouver, who had been designated as Solicitor for the Custodian in connection with the transfer of Japanese properties.

I do not appear to have had any reply to this letter or any taxation of the accounts.

As you will understand, the matter is somewhat urgent, since a proportion of the fee allowed to Mr. Crux must be debited to each of the several hundred properties involved, in order to clear the accounts. The net proceeds of the sale are to be available to the former Japanese owners.

I shall, therefore, be greatly obliged if you will deal with the matter and advise me as soon as possible.

E. H. Coleman
Under Secretary of State.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

30th September, 1944.

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

Dear Mr. McPherson:

Re: Mr. Duncan Crux.

You advised me some while ago that the proposed fees of Mr. Duncan Crux had been referred to the Department of Justice for their opinion.

The matter of the debit to the individual Japanese account covering this matter is the only item required to complete the ledger accounting for the sales made to the Director, the Veterans' Land Act.

If you could secure a decision in regard to the amount to be paid for Mr. Crux's services it would be appreciated and I am hoping that an arrangement for a flat fee can be arrived at for each parcel of land dealt with.

Yours very truly,

F. G. Shears,
Director.

FGS/PMH

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

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

October 13, 1944.

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

Dear Mr. Shears:

Re: Z. Inouye, Kaslo, B.C.

I am attaching copies of correspondence received from the Prime Minister's Office, together with a copy of my reply, in connection with the sale of property formerly owned by the above noted party.

It would be appreciated if you would let me have a report on this matter at your early convenience.

Yours very truly,

FC.

G. W. McPherson
Executive Assistant

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

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

October 13, 1944.

Office of the Prime Minister,
Ottawa, Ontario.

Attention: J. W. Pickersgill, Esq.

Dear Sir:

Re: Z. Inouye

I have your letter of October 12th, with enclosure, and have written to the Custodian's Vancouver Office to obtain the facts in this case.

Information available here indicates that the Custodian signed a Quit Claim Deed covering this party's property which, on the face of it, would indicate that the property was heavily encumbered and the Custodian merely signed away the rights of Mr. Inouye.

If you consider that the Prime Minister's office should reply to the letter received, I would request that you delay your reply until I obtain all the facts, which I hope to receive early next week.

Yours very truly,

GWMcP/FC.

G. W. McPherson
Executive Assistant

OFFICE OF THE PRIME MINISTER
CANADA

Ottawa, October 12, 1944.

G. W. McPherson, Esq.,
Executive Assistant,
Custodian of Enemy Property,
Secretary of State Department,
Ottawa.

Dear Mr. McPherson:

Pursuant to our telephone conversation, I enclose copy of a letter from a Japanese-Canadian named J. Inouye of Kaslo, British Columbia.

I should be glad to know what the facts really are in this case and whether you feel it is advisable for the Prime Minister's office to send any acknowledgment.

Yours sincerely,

J. W. Pickersgill.

57899 [Pt 3.2] 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.

September 18th, 1944

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

Dear Miss Carroll: Re: Veterans' Land Act Offer

We thank you for your letter of September 18th returning Document 115 which has been duly executed.

Yours very truly,
F. G. Shears
F.G. Shears,
Director

LM

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

Victoria Building,
7 O'ConnorStreet,
Ottawa, Ontario.

September 13, 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

Your letter of September 8th, with enclosure, has been received.

The document has been duly executed and is returned herewith.

Yours very truly,

FC. Miss F. Carroll

57899 [Pt 3.2] 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.

8th September, 1944.

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

Dear Miss Carroll,

We are enclosing herein document No.115 covering property sold to The Director, the Veterans' Land Act for signature of the Assistant Deputy Custodian.

Yours truly,

F. G. Shears
FGS PMH

F. G. Shears,
Director.

PMH

encl.

57899 [P+ 3.2] Soldier settlement and veterans' Land Act

57899 [pt 3.2] 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.

August 29th, 1944

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

Dear Miss Carroll: Re: Veterans' Land Deal

I thank you for your letter of August 22nd returning documents 113 and 114 and supplementary documents 1 to 8, which have been duly executed by the Assistant Deputy Custodian.

Yours very truly,

F.G. Shears

F.G. Shears,
Director

LM

57899 [Pt 3.2] Soldier Settlement and veterans' Land Act

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

August 29, 1944.

H. S. Clayton, Esq.,
6 Ferndale Avenue,
Toronto, Ontario.

Dear Sir:

Your letter of August 27th has been received.

The properties formerly owned by Japanese at the Coast are handled direct by our Vancouver Office and if you will write to Mr. F. G. Shears, Director, Office of the Custodian, 506 Royal Bank Building, Vancouver, he will be pleased to assist you in any way possible.

However, when Japanese properties were first taken over by the Custodian, the Director, Veterans' Land Act, Ottawa, purchased a large number for the purpose of rehabilitating returned men and it might be advisable for you to contact that office also.

Yours very truly,

G. W. McPherson
Executive Assistant

FC.

57899 [P+ 3.2] Soldier Settlement and Veterans' Land Act

OFFICE OF THE CUSTODIAN
RECEIVED
AUG 29 1944
PASS TO.....
TRANSFER TO.....
ANS'D BY | FILE

6 Ferndale Ave.,
Toronto, Ont.,
Aug.,27/44.

The Custodian,
Of Enemy Property,
Ottawa, Ont.,

Dear Sir,

I am a returned veteran of this war, with a pension. I am interested in getting a small acreage under the scheme for the re-habilitation of returned men.

I believe that you have the handling of all properties formerly owned by the Japanese at the coast. As I am interested in this, was wondering what lands are available and where, and the selling price of them. I would be interested in about five to ten acres in the neighbourhood of Vancouver or New Westminister.

I would be pleased to get any information on this at your earliest. Thanking you, I am,

Yours very truly,

H. S. Clayton

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE NO.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

26th August, 1944.

9.

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

Dear Mr. McPherson:

Re: Veterans' Land Act Offer.

I am enclosing herein memorandum and summary showing the present position of the Veterans' Land Act deal.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

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.

August 28, 1944.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

August 26, 1944.

M E M O R A N D U M

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 August 5, 1944:

From Schedule 6 to Schedule 7:

J.L.No.	Name
233	MURIKAMI, H.
590	IBUKI, M.

Transferred from Schedule 6 to COMPLETED - Payment received from V.L.A.

465	AKAGAWA, Y.

From Schedule 6-A to Schedule 4:

180	YAHIRO, K.
462	TSUMURA, C.

From Schedule 6-A to COMPLETED - Payment received from V.L.A.

327	KINOSHITA, S.
365	SHOJI, Geo. Yasuzo
488	SHINMOTO, S.
543	KAWASE, T.
653	INOUYE, Z.

From Schedule 8 to COMPLETED - Payment received from V.L.A.

423	MINAKI, K.
465	AKAGAWA, Y.

RDR/EG

R. D. Richardson

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.

August 28, 1944.

57899 [Pt 3.2] 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, August 28, 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	697	
Schedule 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)	62	
2.	Offers which the Custodian has advised the Director he wishes withdrawn from the sale and is awaiting the Director's approval	6	
3.	Offers originally withdrawn which have been submitted to the Director for the reason given. (see Schedule No. 3)	2	
4.	Offers where all necessary documents are on file in the Land Registry Office and titles should issue in due course	2	
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	1	
6.	Offers where documents are in course of preparation or completion but not yet filed in the Land Registry Office for reasons given	2	
6-A.	Titles issued returned to Crux for payment ...	1	
7.	Offers where documents are in transit to or from Ottawa for signature. (see Schedule No. 7)	2	
8.	Offers where titles have issued and are held by Crux for reasons given (see Schedule No. 8)	0 775	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(.....	0	7
		775	775

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.

August 28, 1944.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

Victoria Building,
7 O'ConnorStreet,
Ottawa, Ontario.

August 22, 1944.

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 August 16th, with enclosures.

The documents have been executed by the Deputy Custodian and are returned herewith.

Yours very truly,

Miss F. Carroll

FC.

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

August 18, 1944.

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

Dear Mr. Shears:

Re: Rikizo YONEYAMA, #13610

The attached are forwarded for your information and records.

The copies of letters referred to by Mr. Yoneyama are being retained here and are as follows:

May 30, 1944 - to Mr. Yoneyama from Mr. Shears.
June 21, 1944 - to Custodian's Office from Mr. Yoneyama.
July 5, 1944 - to Mr. Yoneyama from Mr. Anderson.

Yours very truly,

FC. Miss F. Carroll

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

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

August 18, 1944.

The Deputy Minister of Justice,
Ottawa, Ontario.

Dear Sir:

Re: J.R. 6586-48-44

Your letter of August 16th, together with the enclosures, has been handed to me.

I wish to advise that a copy of your letter and a copy of the letter received from Mr. Yoneyama have been forwarded to our Vancouver Office and will be placed on record there.

Yours very truly,

G. W. McPherson
Executive Assistant

FC.

DWM/MC

DEPARTMENT OF JUSTICE, CANADA

1944 AUG 17 AM 8:10

UNDER SECRETARY OF STATE

PLEASE ADDRESS
THE DEPUTY MINISTER OF JUSTICE
OTTAWA

OTTAWA August 16, 1944.

J.R. 6586-48-44

I enclose letter dated July 31st from R. Koneyama of Edmonton, Alberta, to the Minister of Justice making a representation with respect to the sale of his property by the Custodian to the Director, Veterans' Land Act, together with the enclosures referred to in this letter.

This letter has been acknowledged.

Encls.

F. P. Varcoe

Deputy Minister.

The Under Secretary of State,
Dept. of the Secretary of State,
Ottawa, Ontario.

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

Sub. P. O. 9
Edmonton, Alta.
July 31, 1944

The Right Honorable The Minister of Justice
Justice Building
Ottawa

J.R. 6586-48-44

Dear Sir:

During May of this year I received notification that my property at Haney, B. C. had been sold for the sum of $1406.98 to the Director, Veterans' Land Act. My property there consisted of seventeen and a half acres of land and other household goods of which I am enclosing a list, which I valued at the total sum of $4500. The Custodian has not at any time requested my sanction to dispose of my property and had he done so, I would have been most reluctant to sell it, as it has been my livelihood for the past seven years and through hard work I had been successful in making an income of approximately $3500 per year which I expended to put two of my children through university as doctor and dentist respectively. In order that my two remaining children, who are dependent upon me, receive the same privilege as their two older sisters, it was my desire to return to my home at Haney and endeavour, as in the past, to obtain sufficient independence to enable them to complete their education, one as an optometrist and my only son as electrical engineer.

I came to Canada in 1907 and was allowed the privileges of Canadian Citizenship on December 22, 1914. This, to me, was the most gracious opportunity given by the country of my adoption. Through it, I realized an ambition I had desired since landing on this continent, that of being able to raise a family of Canadian sons and daughters. The opportunities given me by Canada, sir, have never been abused by me or any member of my family.

I am now fifty eight years and feel that I cannot start again from the bottom. My health is failing, and as previously pointed out, my desire after hostilities have terminated, was to return to my home at Haney and continue where I left off upon evacuation during October 1942.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

As you will see, sir, the disposal of my property for the sum stated has caused me a loss of over $3000 in actual cash value and also the loss of a home I had spent years to build up to a point of security for my wife and my children. My wife and I have been Canadian subjects for thirty years. It does not seem just that as Canadians my family should be deprived of a home which to us meant more than just a home. It was to us, the foundation of security and freedom as Canadian citizens.

I am attaching hereto copies of letters received and sent by those concerned in this transaction and, sir, I would request your sympathetic tolerance, consideration and assistance in obtaining the return of my property. I feel no ill-will towards the country of my adoption through what to me seems an injustice. I realize that we are the victims of a war emergency and as such are quite willing to undergo the hardship of breaking family ties to help safeguard the shores of our homeland. However, I do urgently desire to return to my home at Haney when the present emergency ends. May I plead your assistance in the sincere request for the return of that home?

The integrity and loyalty of myself and the family is known to the Royal Canadian Mounted Police in Edmonton and should you desire a substantiation of same, I am quite sure you would be able to obtain a report covering my family from them. I am, sir,

Yours faithfully,

R. Yoneyama

Enc.

57899 [P+ 3.2] Soldier Settlement and Veterans' Land Act

160' X 20' Two Storey Chicken Barn
14' X 12' Three Brooding Houses
20' X 22' Shack used as Fruit Pickers' Bunk House
26' X 34' House (2-storey 10-roomed house)
20' X 24' Woodshed

Berries

1¼ Acres Raspberries

3 Acres Strawberries

Fruit Trees

2 doz. varieties

All Farm Implements

Household Furnitures

2 Window screens
1 Kitchen chair
1 Lge. picture frame cont. 4 photos
4 Framed pictures
1 Small map of Europe
2 Rocking chairs

sealers, & misc. jam jars
Small roll of piano wire
Orange box cont. 6-1 qt. sealers,
1-1 pt. sealer, 2-2 qt. sealers,
6 lge. glass jars, misc. jam jars
1 Small coal shovel and poker
1 Enamel wash basin

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

File: #6976
Name: YONEYAMA, Rikizo,
Re: #13610

INVENTORY OF CHATTELS ON PROPERTY

AT

2844 - 27th Road, Haney, B. C.

In House (Downstairs)

Settee with cover
Settee (Leather)
Piano & bench (Sherlock Manning)
2-32 Candle P. bulbs) in piano bench
1-21 Candle P. bulb)
Heater, with pad and poker
1 A rm chair
1 Small table
1 Dining table
2 Dining chairs
3 Kitchen chairs
5 Lamps (4 with chimneys)
China cabinet (empty)
1 Bed spring and mattress
1 Ironing Board (HM)
1 Wooden bill holder
1 Small kitchen table & oilcloth cover
1 Lantern
1 Tea Kettle
1 Emanel sink
1 Kitchen cabinet
1 Small cooler
1 Shoe shelf (HM) cont. shoe brush, tin of Johnston's floor wax & Bon Ami
1 Sml. flower vase on saucer cont.
1 Glass towel rail (plant
1 Woodbox (HM)
7 Window blinds
2 Sets of 3 curtains
2 small curtains
1 Linoleum rug (fair)
2 Screen doors (front & rear doors)

In House (upstairs)

3 Tables (HM)
1 Bunk (HM) with mattress
1 Bed and spring
2 Window screens
1 Kitchen chair
1 Lge. picture frame cont. 4 photos
4 Framed pictures
1 Small map of Europe
2 Rocking chairs

In House (upstairs) Continued

Rolled top desk, containing
2 One Ft. rulers.
Cigarette case & lighter (comb.)
5 School drawing squares (metal)
Small quantity Jap books.
1 Picture frame
Japanese counting board
Small quantity misc. English books
1 Large flower vase
1 Ctn. cont. school scribblers, used
1 Ctn. cont. school books misc.
5 Boxes cont. school text books
1 Ctn. (tied up, contents unknown)
Small quantity clothing (on hangers)
Bookshelves, containing:
1 Small school suitcase (tied up)
1 Wicker basket
5 Hats (wrapped up)
1 Lamp shade (tied up)
Small quantity misc. magazines
1 Glass butter dish
1 Small sewing basket
1 Enamelled funnel
1 Jap 3 section dish with lid
6 Pairs window curtains
4 Single window curtains

In Basement

1 Set car chains
1 Incubator (Charters)
1 Incubator (Jubilee)
1 Ihcubator (small, no name)
3 Hand saws
1 Bicycle tire and wheel (old)
5 Window frames (glass in 4 broken)
2 Ctns. cont.(12-1 qt. sealers in ea.)
4 Boxes cont. 7-2qt. sealers, 25-1qt. sealers, & misc. jam jars
Small roll of piano wire
Orange box cont. 6-1 qt. sealers, 1-1 pt. sealer, 2-2 qt. sealers, 6 lge. glass jars, misc. jam jars
1 Small coal shovel and poker
1 Enamel wash basin

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

INVENTORY OF CHATTELS ON PROPERTY

AT

2844 - 27th Road, Haney, B. C.

In Basement (continued)

3 Rat traps (steel)
6 Water Pails
1 Small marmalade crock
1 Canvas sack (tied up cont. unknown)
2 5-gal. Stone crocks
1 3-gal. stone crock
1 Shovel (short handle)
2 Manure forks
2 Potato diggers
1 Carpenters level
4 Enamelled pots
1 Thermometer
1 8' tree pruner
2 7' crow bars
1 Pr. bicycle handle bars
1 Enamelled water pitcher
7 Candy pails
1 Metal funnel (poor)
1 Mop Handle
1 Small scythe
1 Cross cut saw handle
3 Small boxes cont. misc. junk
1 1-gal. Oil can
1 Box cont. 1 hammer, 1 6" crescent wrench, 1 bicycle chain (old), misc. nuts and bolts
1 Large kalsomine brush
1 Wooden rice mallet
1 Wooden rice block
2 Tables (HM)
1 Aluminum pot
1 Box cont. 5 1-qt. sealers, 3 1-pt. sealers, 1 2-qt. sealer
1 Enamelled dish pan
1 Large cookie tin
2 Coal brooders and stoves (old)
5 Lengths stove pipe (old)
1 Small heater stove (poor)
1 Small box cont. 2" nails, used
2 Boxes cont. window glass
2 Hammers
5 Shovels
1 Large bladed brush axe
1 Hatchet
1 Sledge hammer
2 Peavies (no handles)
Built-in shelf cont. lge. quantity of misc. bottles
1 Sack (tied up, cont. unknown)
8 Burlap sacks
1 Ctn. cont. 6 1-pt. sealers, 1 2-qt. sealer, 3 jam jars
1 Bdle. of metal egg holders (tied up)
1 Sledge hammer (no handle)
1 Wedge
1 Small baking tin
3 Prs. Small Jap Scissors
1 Watering can
16 Lanterns (6 are poor)
3 Hoes
1 Metal mail box
1 Steel block
2 Bed rails
1 Rubber tube (old)
1 Wooden pail
1 Box cont. 9 misc. bottles
1 Box cont. ½-gal. tin, paint brush and misc. articles
3 Small scythes (long handles)
2 Berry trays

In Woodshed

Small quantity of fire wood
1 4' crosscut saw
1 Heater (poor)
1 Rake (HM)
Small quantity of fish net

In Bathhouse

1 Enamelled wash basin

In Chicken House 14' x 14'

1 Galv. wash tub
1 Chicken drinking fountain (crockery)

Under House (at front)

5 Chairs (poor)
2 Ladders (HM)
1 Mattock
Small quantity of V joint
Lge. quantity of misc. lumber, used
1 Bedstead (old)

In yard.

1 Clothes line
1 Small stone boat (HM)
Approx. 300' of 1" water pipe, running into bush

57899 [P+ 3.2] Soldier Settlement and Veterans' Land Act

File: #6976
Name: YONEYAMA, Rikizo
Ref: #13610

INVENTORY OF CHATTELS ON PROPERTY

AT

2844 - 27th Road, Haney, B. C.

In Brooder House (by house)

1 D.B. Axe
1 Cook stove (poor)
2 Tea kettles
1 Mixing bowl
3 Aluminum pots
4 Bottles of preserves
1 Bicycle tire (old)
2 Jap 3 section boxes
1 Lantern
1 Teapot
1 Milk jug
1 Small ctn. cont. lamp bulbs
3 Small trays
2 Small Jap bowls
3 Tall tins (empty)
12 Safety Fountain pens, made in Japan
1 Flower vase
1 Small table & oilcloth cover (HM)
2 Enamelled dish pans
1 Stone crock lid
1 Doz. Velox developing papers
Small quantity of negatives
1 Tin dish pan
Small wicker basket
1 Ctn. cont. old shoes
2 Vinegar crocks
1 Large glass wine jug
1 Ctn. cont. Jap wooden embroidery frames
1 Box cont. misc. dishes
1 Tin cont. dishes
1 Ctn. cont. old clothes
4 Boxes cont. Jap books
1 Ctn. (tied up, cont. unknown)
1 Ctn. cont. rags
1 Sack cont. old rags
1 Sack cont. celluloid hat frames
1 Wooden basket cont. 8# dried peas
1 Tin cont. 20# dried peas
1 Sack cont. 50# dried peas
1 Sack cont. 25# dried peas
2 Boxes (HM) empty
2 Tin boxes cont. misc. junk & 2# used nails
3 Only rubber boots
3 Pot lids (1 Enamel and 2 aluminum)
4 Small enamel bowls
4 Auto tires (fair)
1 Large Jap sunshade
1 Umbrella
1 Pr. deer horns (tied up)
Metal coal oil lamp shade
1 Small roll piano wire
Bundle of rubber sealer rings
Jap straw suitcase cont. misc. clothing
1 Hand saw
Small ctn. cont. ½" finishing nails
2 Rubber pedal pads
1 Rubber starter pad
2 Small bamboo frames
1 Round Jap hat box (wooden)
1 Wire dish holder
2 Small mechanics oil tins
Bag cont. 3½# shingle nails
1 Pr. rubber boots (good)
2 Iron pots
1 Small box cont. ½# nails
1 Small ctn. cont. metal boot caulks
1 Ctn. cont. 1 enamelled wash basin, 1 rubber swimming tube, small quantity of rubber sealer rings, 2' of ½" water pipe, 1 small file

---

In Chicken House.

1 Wooden barrel
1 Wheelbarrow
3 Galv. wash tubs
1 Large folding table

In Packing Shed

81 Berry trays

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

Date . . . . . Signed . . . . . .

Please sign and return one copy to the Custodian

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

Canada
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
Japanese Evacuation Section

J.L. No. 291

File No. 6976
Registration No. 13610

506 Royal Bank Bldg.
Vancouver, B. C.
May 30, 1944

Mr. Rikizo YONEYAMA
11022 - 92nd Street
Edmonton, Alberta

Dear Sir:

Re: 27th Road, Haney, B. C.
Lot 6 of the North West quarter of Section 21
Township 12, Map 1027, District of New Westminster
C. of E. 50501

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property		$1394.00
Add:		
Unexpired insurance premium as at January 1st, 1943		15.98
		$1409.98
Less:		
Tax arrears to December 31st, 1942	$	
Registration fee	3.00	
Encumbrance--Principal		
--Interest		3.00
Net proceeds of sale.		$1406.98

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,
F. G. SHEARS
Director

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

1943		Debit	Credit	Balance
Jan. 1	Balance brought Forward			$ 44.61 Cr
	Credit re Sale of Property	$	$ 44.61	
	Land Registry Office C. of E.	1.00	1406.98	
		$1.00	$1451.59	
				CR $1450.59

C O P Y

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

57899 [Pt 3.2] Soldier Settlement and veterans' Land Act

COPY

Sub. P.O. 9
Edmonton, Alta.
June 21, 1944

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

Dear Sir:

Re: 27th Road, Haney, B. C.
Lot 6 of the North West quarter of Sec. 21
Township 12, Map 1027, District of New Westminster
C. of E. 50501

I acknowledged your letter of May 30 and wish to request for further explanations regarding the sale of my property.

First of all, I wish to make it clear to you that the price set for my property is very unsatisfactory. It does not even cover for the construction of the house alone and besides the house, I have left most of my household furnitures and the farm implements. Could all my possessions have been considered when the price was set?

Surely it is not necessary for me to remind you that my wife and I are naturalized citizens since 1914 and that all my children are Canadian born? Two of my daughters are now doctors and one of them is working for the Government.

At the time we were evacuated, I had no intention of selling my property and I still do not wish to have it sold. Therefore, I strongly urge that the matter be re-considered and that the statement sent to me, be cancelled.

Please note the change of my address.

Yours truly,

Canada
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
Japanese Evacuation Section

Phone Pacific 6131
Please Refer to
File No. 6976

506 Royal Bank Bldg.
Hastings & Granville
Vancouver, B. C.
July 4, 1944

Mr. Rikizo YONEYAMA
Registration No. 13610
Sub. P. O. No. 9
Edmonton, Alberta

Dear Sir:

We are in receipt of your letter of June 21st.

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.

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.

Yours truly,

W. E. Anderson
Farm Department

WEA/EG

57899 [Pt 3.2] Soldier Settlement and veterans' Land Act

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

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

August 17, 1944.

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

Attention: A. G. Duncan Crux, Esq.

Dear Sir:

Re: Fees

Your letter of August 11th, addressed to Mr. McPherson, is hereby acknowledged.

Mr. McPherson and the Deputy Custodian are both absent from Canada on business but the Deputy Custodian wrote to the Department of Justice concerning the question of your fees before he left Ottawa. I regret that no reply has been received up to the present.

Mr. McPherson will be absent from the office for some weeks but the Deputy Custodian is expected back about the end of this month, at which time I know he will follow this matter up. In the meantime, however, if any correspondence is received from the Department of Justice, I will be pleased to advise you.

Yours very truly,

FC.

Secretary

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.....

August 16th, 1944

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

Dear Miss Carroll:

I am enclosing herewith Eight ~~seven~~ documents which cover property sold to the Director of the Veteran's Land Act, for signature of the Deputy Custodian.

Yours very truly,

F.G. Shears

F.G. Shears,
Director

FGS:lm

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

CRUX & McMASTER

Barristers and Solicitors

G. F. McMASTER
A. G. DUNCAN CRUX

TELEPHONE MARINE 9377

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

August 11, 1944

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

Attention G. W. McPherson
Executive Assistant

Dear Sir:

I have been expecting for some considerable time to hear from you regarding the question of our account in respect of the Fraser Valley Japanese lands.

I was under the impression that you had stated that you would have this matter decided without delay and that there was to be a reply in my office by the time I reached Vancouver.

Possibly this matter has escaped your attention. I would therefore ask you to let me hear from you by return mail.

Yours very truly,

CRUX & MCMASTER

PER

A. G. DUNCAN CRUX

AGDC/OS

OFFICE OF THE CUSTODIAN
RECEIVED
AUG 18 1944
PASS TO.....
TRANSFER TO.....
ANS'D BY | FILE

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

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

Ottawa, August 11, 1944.

MEMORANDUM FOR MR. W. P. J. O'MEARA,
Acting Under Secretary of State

In reply to your memorandum of August 10th concerning the sale of certain property owned by Mr. Y. Imada to the Director, Veterans' Land Act, I may say that the only additional information that I have been able to obtain from the records is that the transfer of the property to the Director was made on the basis of an appraisal which was made in 1942 and based on all adjustments as of January 1, 1943, including the existing fire insurance policies as specified.

Furthermore, in the event of the buildings being destroyed by fire subsequent to the date upon which the appraisal was made, the gross offer for the property sold to the Director was to be reduced by the amount of the appraised value but Mr. Imada's account would, in any event, be credited with the full amount of the appraised value and the price received from the sale as if no fire had occurred.

For your additional information I enclose a copy of the original offer made and a copy of a letter confirming certain amendments made thereafter. From these you will note that as the sale was made on the basis of all adjustments as of January 1, 1943, and as the fire occurred after this date, namely May 5th, the former owner would only be entitled to the full amount paid by the Director as if the buildings still remained.

I regret that this is all the information we have in Ottawa and should this not be satisfactory, it will be necessary to ask the Vancouver office to again report.

A. H. Mathieu
Assistant Deputy Custodian

AHM/FC.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

House burned down on May 5, 1943.

Transfer of property to Director made on the basis of all adjustments as of January 1, 1943, including all existing fire insurance policies.

In event of buildingshaving been destroyed by fire, subsequent to the appraisal made in 1942, the gross offer is to be reduced by the amount of the appraised value.

57899 [P+ 3.2] Soldier settlement and veterans' Land Act

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

O'M:DC

MEMORANDUM FOR THE ASSISTANT DEPUTY CUSTODIAN
OF ENEMY PROPERTY:

Herewith I return Mr. McPherson's memorandum of the 1st August and enclosures thereto concerning the sale of certain property of Mr. Y. Imada to the Director under the Veterans' Land Act.

The Secretary of State is desirous of having some further information concerning the details of the arrangement pursuant to which it appears to have been considered necessary to pay to the purchaser insurance monies under a policy taken out by Mr. Imada and with respect to a fire which occurred, apparently, prior to the consummation of the sale. The Minister does not regard the information contained in Mr. Shears' memorandum, of which a copy was enclosed, as affording sufficient grounds on which he could justify the transaction. It may be that the offer of the Director for the purchase of the property was specifically on the basis of its including the buildings thereon at the time the offer was made. I do not find any precise information in that regard in Mr. Shears' memorandum nor do I find any indication as to the vital point of the date on which the offer of the Director was accepted.

Any further information which you can procure for me for the guidance of the Minister with respect to the reasons for payment of the insurance monies to the purchaser of the property will be appreciated.

(W.P.J. O'Meara)
Acting Under Secretary of State.

Ottawa, August 10th, 1944.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

O'M:DC

MEMORANDUM FOR THE ASSISTANT DEPUTY CUSTODIAN
OF ENEMY PROPERTY:

Herewith I return Mr. McPherson's memorandum of the 1st August and enclosures thereto concerning the sale of certain property of Mr. Y. Imada to the Director under the Veterans' Land Act.

The Secretary of State is desirous of having some further information concerning the details of the arrangement pursuant to which it appears to have been considered necessary to pay to the purchaser insurance monies under a policy taken out by Mr. Imada and with respect to a fire which occurred, apparently, prior to the consummation of the sale. The Minister does not regard the information contained in Mr. Shears' memorandum, of which a copy was enclosed, as affording sufficient grounds on which he could justify the transaction. It may be that the offer of the Director for the purchase of the property was specifically on the basis of its including the buildings thereon at the time the offer was made. I do not find any precise information in that regard in Mr. Shears' memorandum nor do I find any indication as to the vital point of the date on which the offer of the Director was accepted.

Any further information which you can procure for me for the guidance of the Minister with respect to the reasons for payment of the insurance monies to the purchaser of the property will be appreciated.

(W.P.J. O'Meara)
Acting Under Secretary of State.

Ottawa, August 10th, 1944.

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

August 8th, 1944

Miss F. Carroll,
Victoria Building,
7 O'Connor Street,
Ottaw , Ontario.

Re: Veterans' Land Act Offer

Dear Miss Carroll:

The attached memorandum and summary will indicate the position of the Veterans' Land Act Deal as at the present date.

Yours truly,

F. G. Shears

FGS/MHG
encl.

F. G. Shears,
Director.

(see Schedule No. 9) 0 7

775 775

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.

August 7th, 1944.

F. G. Shears,
Director.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

August 5, 1944.

M E M O R A N D U M

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 July 29, 1944:

From Schedule 1 to Schedule 6:

J.L. No.	Name	Reason
233	MURIKAMI, H.	Custodian can now complete title and C. of E. forwarded to Crux for completion of necessary papers of conveyance.

From Schedule 4 to Schedule 6-A:

327	KINOSHITA, S.
365	SHOJI, Geo. Y.
543	KAWASE, T.
653	INOUYE, Z.

From Schedule 9 to Schedule 6:

590	IBUKI, M.	C. of E. forwarded to Crux for preparation of necessary papers of conveyance.

R. D. Richardson

RDR/EG

(see Schedule No. 9) 0 7

775 775

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.

August 7th, 1944.

F. G. Shears,
Director.

57899 [Pt 3.2] 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, August 7th, 1944. All figures are on the basis of offers originally made and have no relation to individual Japanese, properties or titles.

Schedule			
	Original offers received by Custodian (see list attached to master document)	768	
	Offers for which titles have been delivered and paid for by Director	689	
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)	62	
2.	Offers which the Custodian has advised the Director he wishes withdrawn from the sale and is awaiting the Director's approval	6	
3.	Offers originally withdrawn which have been submitted to the Director for the reason given. (see Schedule No. 3)	2	
4.	Offers where all necessary documents are on file in the Land Registry Office and titles should issue in due course	0	
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	1	
6.	Offers where documents are in course of preparation or completion but not yet filed in the Land Registry Office for reasons given	5	
6-A.	Titles issued returned to Crux for payment	8	
7.	Offers where documents are in transit to or from Ottawa for signature. (see Schedule No. 7)	0	
8.	Offers where titles have issued and are held by Crux for reasons given (see Schedule No. 8)	2	
		775	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)	0	7
		775	775

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.

August 7th, 1944.

F. G. Shears,
Director.

August 1, 1944.

MEMORANDUM FOR DR. COLEMAN

Re: Japanese Property

Attached hereto is original correspondence received from you concerning an enquiry made by Mr. MacNamara, together with a memorandum containing the necessary facts.

for G. W. McPherson
Executive Assistant

FC.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

COPY - Original letter on J-9

Victoria Building,
7 0 Connor Street,
Ottawa, Ontario.

July 31, 1944.

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

Dear Mr. Shears:

Re: General Letter of July 24th

With regard to the points raised in your general letter of July 24th, I wish to advise that the matters at issue have been decided as follows:

The proposed fees of Mr. Duncan Crux have been referred to the Department of Justice for their opinion and when this is received the decision of that Department will be made known to you by Miss Carroll.

The question of salaries is dealt with in a separate letter which you will have by this time.

As regards the Hamamura property at Heriot Bay and Mr. Allen, since the property was advertised for sale and Mr. Allen had an opportunity to submit a tender if he so desired, the tenders should be submitted to the committee for their decision and that decision acted upon irrespective of Mr. Allen. If, however, none of the tenders are acceptable to the committee you might contact Mr. Allen and ascertain if he wishes to make an offer.

As regards Tofino, you should follow the policy of the Custodian in this regard; referring the tenders to the committee and accepting the committee's recommendation. No doubt Mr. Neil's party, if he is interested in buying the property, has submitted a tender and it will be for the committee to determine whether or not such tender should be accepted.

As regards the P.C.U., I have already written you in this regard.

Yours very truly,

GWMcP/FC.

G. W. McPherson
Executive Assistant

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

COPY - Original letter on J-9

506 Royal Bank Building,
Vancouver, B.C.
24th July, 1944.

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

Dear Mr. McPherson:

Just a line in regard to a few matters that I hope you can deal with.

Your letter of July 19th has dealt with the outstanding matters between Mr. Barnet and this office.

Dalgarno and the Alert Bay situation is now being taken care of.

You have indicated in your correspondence that you will advise us in regard to the question of Mr. Duncan Crux's fees and I will be pleased to hear from you in connection with this matter.

I understand that it is doubtful if an appropriation will be made for the fishing boat claims at the present time so that this matter will have to be held in abeyance.

Have you been able to secure any authority in regard to the salary changes which were discusses?

I wrote you on the 8th July in response to your telegram re the Hamamura property at Heriot Bay in which Mr. Neil was interested. I have still to deal with the tenders which were received on this property and it will be necessary for you to advise me whether there are any reasons or justifications for bringing Mr. Allen into the picture at this stage in view of the fact that Mr. Allen did not actually submit a tender

In regard to the Tofino properties I have obtained a second valuation on these properties and expect a report from Mr. Bell and Mr. Green when they return this coming Wednesday. Here again in view of the fact that these properties have been advertised am I in a position to deal with the tenders purely on their merits or have you to give me any particular instructions in regard to this matter.

As previouslymentioned to you, while there has been certain correspondence in regard to the Tofino properties, I have never yet been advised of the name of the party in whom Mr. Neil is interested, nor of the particular property involved, although I assume that it is the property under Catalogue No. 886. This is the property on which I wrote you a memorandum on the 18th May and referred to a tender which had been received from Mr. Wingren for the sum of $400.00 whereas he had prev-

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

COPY - Original letter on 1-9

506 Royal Bank Building,
Vancouver, B.C.
24th July, 1944.

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

Dear Mr. McPherson:

Just a line in regard to a few matters that I hope you can deal with.

Your letter of July 19th has dealt with the outstanding matters between Mr. Barnet and this office.

Dalgarno and the Alert Bay situation is now being taken care of.

You have indicated in your correspondence that you will advise us in regard to the question of Mr. Duncan Crux's fees and I will be pleased to hear from you in connection with this matter.

I understand that it is doubtful if an appropriation will be made for the fishing boat claims at the present time so that this matter will have to be held in abeyance.

Have you been able to secure any authority in regard to the salary changes which were discussed?

I wrote you on the 8th July in response to your telegram re the Hammonds property at Hardy Bay in which Mr. Neil was interested. I have still to deal with the tenders which were received on this property and it will be necessary for you to advise me whether there are any reasons or justifications for bringing Mr. Allen into the picture at this stage in view of the fact that Mr. Allen did not actually submit a tender

FGS/PMH

(Signed) F. G. Shears.
Director.

In regard to the Tofino properties I have received a second valuation on these properties and expect a report from [illegible] when they return this coming Wednesday. Here again in view of the fact that these properties have been advertised am I in a position to deal with the tenders purely on their merits or have you to give me any particular instructions in regard to this matter.

Yours very truly,

provisionally mentioned to you, while there has been certain correspondence in regard to [illegible], I have never yet been advised of the name of the party in whom Mr. [illegible] is the property under Catalogue No. 894. This is the property I assume that it is the property under Catalogue No. 894. This is the property on which [illegible] received from Mr. Higgen for the sum of $400.00 whereas he had previously [illegible] lously been negotiating with the Japanese, Kimoto, for $900.00 to $1000.00.

also be appreciated.

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.

31st July, 1944.

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

Dear Miss Carroll,

Re: Veterans' Land Act Offer.

We did not send the usual weekly Memorandum for the week ending July 22nd as there were scarecely any changes from the previous week.

We now enclose Memorandum and Summary showing the position as at July 29th.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

432 NAKAMURA, J.
455 KAMIYA, S.
484 YASUI, S.

(Continued Page 2.)

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.

July 31, 1944.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

July 29, 1944.

M E M O R A N D U M

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 July 15th, 1944:

From Schedule 4 to COMPLETED - payment received from V.L.A.

J. L. No.	Name
2	NISHIYAMA, K.

Total offers - 1

From Schedule 6 to Schedule 4:

327	KINOSHITA, S.
365	SHOJI , Geo. Y.
543	KAWASE, T.
653	INOUYE, Z.

Total offers - 4

From Schedule 6-A to COMPLETED - payment received from V.L.A.

16	GOTO, G.
29	YANOSHITA, Torakuma
31 (1)	FUJINO, K.
31 (2)	FUJINO, K.
38	SETO, Matsutaro
40	TAKAHASHI, Rose K.
65	NISHIMOTO, K.
69	NAKAHARA, Hisakichi
70	TAKASHITA, T.
107	MORI, Y.
174	SATO, S.
198	ITO, Y.
209	MATSUOKA, T.
212	OSATA, Shikazo
234	KINOSHITA, M.
256	NAGAO, Mayo
263	KOJIMA, I.
306	TSUCHIHASHI, G.
357	OKUBO, F.
422 (1)	FUJII, H.
422 (2)	FUJII, H.
423	MINAKI, K.
432	NAKAMURA, J.
455	KAMIYA, S.
484	YASUI, S.

(Continued Page 2.)

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.

July 31, 1944.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

S U M M A R Y

Summary of sales arising out of first offer from the Director of the Veterans' Land Act as at the opening of business on Monday, July 31st, 1944. All figures are on the basis of offers originally made and have no relation to individual Japanese, properties or titles.

Schedule			
	Original offers received by Custodian ..... (see list attached to master document)	768	
	Offers for which titles have been delivered and paid for by Director	689	
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)	63	
2.	Offers which the Custodian has advised the Director he wishes withdrawn from the sale and is awaiting the Director's approval	6	
3.	Offers originally withdrawn which have been submitted to the Director for the reason given. (see Schedule No. 3)	2	
4.	Offers where all necessary documents are on file in the Land Registry Office and titles should issue in due course	4	
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	1	
6.	Offers where documents are in course of preparation or completion but not yet filed in the Land Registry Office for reasons given	3	
6-A.	Titles issued returned to Crux for payment ..	4	
7.	Offers where documents are in transit to or from Ottawa for signature. (~~see Schedule No.~~ 7)	0	
8.	Offers where titles have issued and are held by Crux for reasons given (see Schedule No. 8)	2	
		774	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)	1	7
		775	775

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.

July 31, 1944.

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO FILE NO. 6996

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

July 28, 1944.

Miss F. Carroll,
Office of the Custodian,
Victoria Building,
7 O'Conner Street,
OTTAWA, Ontario.

Dear Miss Carroll:

Replying to yours of the 20th instant in which you enclose original correspondence from A. MacNamara, Esquire, to Dr. Coleman, and confidential extracts from intercepted letters to Mrs. Y. IMADA. This correspondence is returned herein as requested.

The property referred to was included in the sale to the Director, Veterans' Land Act, the sale price being $2,983.00.

Fire insurance on the dwelling was covered as follows:

Michigan Fire and Marine Policy No. 6018832 -- $1,000.00

North West Fire Insurance Policy No. 205366 -- $1,400.00

An amount of $600.00 was also being carried on the chattels, but our file would indicate that most of this was disposed of prior to evacuation.

The fire insurance adjuster assessed the actual loss as follows:

$2,066.22 on the building

$51.00 on the chattels

A letter to Mr. IMADA written by our office in the early part of July, 1943, stated that this money would be credited to his account in our office when paid by the insurance company. A letter was also subsequently sent IMADA by our Insurance Department stating that the amount of a fire loss does not necessarily coincide with the total amount of insurance being carried and explained the basis of settlement.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO FILE NO. 6996

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

To Miss F. Carroll

July 28, 1944.

However, as you are aware, when the deal with the Director, Veterans' Land Act was finally consumated, the arrangement included that the adjusting date, taxes, fire insurance, etc., would be made retroactive to January 1st, 1943. Therefore, in view of the fact that the Veterans' Land offer was for the purchase of this property before the fire occurred, the loss, when it did occur, was payable to the Director, Veterans' Land Act, and this was in fact done. The rent from this farm also accrued to the Veterans' Land after January 1st, 1943.

As far as IMADA is concerned, he has been credited with the sale of his property as at January 1st, 1943 and was also credited with $27.46, the unearned premium on the insurance after that date. Correspondence on the file indicates that Mr. IMADA is very dissatisfied and critical of this office in regard to the handling of the sale of his property and the matter of insurance. An excerpt from a letter of June 14th, 1944, reads as follows:

"Re: Insurance claim for $3000.00 You cut it down to $2057.00 saying that you will credit to my account and now after more than a year, after the said transaction took place you deny me the insurance claim. Just what is meant by this purchaser's responsibility, it was I who insured the house and paid the policy in full. Just where in the dickens do you get this responsibility stuff on my money and my property. If that is the way surely, the purchaser has to pay full price for the property and the buildings on it. The way you can do things profitably is to let us insure the buildings with my money and burn, then reducing the value at the same time collect the insurance and get the land cheaper. I'M SURE THE DOMINION GOVERNMENT HAS NOTHING TO DO WITH ALL THIS DIRTY DEALINGS YOU ARE DOING TO US. FAIR PLAY IS WHAT THE DOMINION GOVERNMENT PROMISED US AND THAT IS WHAT WE EXPECT. MAKE PROPER ADJUSTMENT AND SEND TO US."

I believe that this will give you all the relevant facts which you require.

Yours very truly,

FGS:JS
Encl.

F. G. Shears,
Director

57899 [P+ 3.2] Soldier Settlement and veterans' Land Act

ATM

Ottawa, July 26, 1944.

The Deputy Minister of Justice,
O t t a w a .

You may recollect that A. C. Duncan Crux, 535 Georgia Street West, Vancouver, was nominated by your Department to act for the Custodian in relation to the purchase by the Director under the Veterans Land Act of parcels of farm property which had been owned by persons of the Japanese race evacuated from the defence areas of British Columbia. The Director under the Veterans Land Act has purchased nearly 800 parcels.

I am enclosing, by direction of the Custodian, a copy of part of a memorandum addressed to me by G. W. McPherson, Executive Assistant, in relation to Mr. Crux' charges.

I am also attaching the draft bills which were left by Mr. Crux with Mr. McPherson.

The Custodian will be pleased if your Department will consider the bills for taxation and if you will indicate your views as to the proposal of a flat fee mentioned in the last paragraph of Mr. McPherson's memorandum.

E. H. Coleman
Under Secretary of State.

I personally feel that on this basis he is being well paid for the services rendered .. ..

.. ..

"G. W. McPherson"
Executive Assistant.

57899 [P+ 3.2] Soldier Settlement and Veterans' Land Act

copy

MEMORANDUM FOR DR. COLEMAN July 6, 1944.

Re: Veterans' Land Act
deal and Duncan Crux

You will recall that Duncan Crux, a Vancouver solicitor, was appointed by the Department of Justice to represent the Custodian in the land titles work relating to the above sale. He has not tendered any accounts but he called upon me Monday and we discussed the question of his fees.

In the first instance the sale involves an offer of $850,000.00 and Mr. Crux has prepared a draft general account on the basis of the British Columbia tariffs and you will note that on this basis his fees would total $23,047.85 which, of course, might be considerably reduced on taxation.

Another method of handling Mr. Crux' charges in this matter would be for him to prepare a separate account for each property sold and this would involve two types of accounts since, while there were 769 properties in the original offer, it is anticipated that approximately 75 of these will be withdrawn from the sale for one reason or another - in the majority of the cases the Custodian not being able to give title. Mr. Crux has handed me a sample bill on the basis of a typical case where an offer was accepted and title issued and this account works out at $43.05. He has also handed me another draft account where the property was withdrawn from sale and the charge would amount to $21.70. Mr. Crux claims that if he files accounts on this basis they will be based on titles issued rather than offers made by the Director and our experience shows that in many cases there are one or more titles involved in one offer and, although no final figures are available, the number of titles delivered will exceed the number of offers. This method of handling Mr. Crux' accounts appears cumbersome to me and unless there was a considerable reduction on taxation it can be estimated that he would have a bill for approximately $30,000.00 on titles delivered and on the basis of $20.00 for each property withdrawn, an additional $1,500.00.

I have suggested to Mr. Crux, and he seems to be agreable that since many of these properties in which he has had the most work are the least valuable, a separate bill on each property on the basis of services rendered, might result in the owner receiving very little for his property and it, therefore,might be more equitable to have a flat fee on the basis of titles delivered and on the basis of properties withdrawn from the sale as I am advised was done in the case of the Alaska Highway.

In order to get some figures before you, Mr. Curx and I agreed that I would put forward the idea of a flat fee of $20.00 for each title delivered and $10.00 for each property withdrawn from the sale which with the figures before me, I estimate would result in a payment to Duncan Crux of approximately $16,000.00. I personally feel that on this basis he is being well paid for the services rendered .. ..

.. ..

"G. W. McPherson"
Executive Assistant.

57899 [Pt 3.2] Soldier Settlement and veterans' Land Act

MEMORANDUM FOR DR. COLEMAN July 6, 1944.

Re: Veterans' Land Act
deal and Duncan Crux

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I have suggested to Mr. Crux, and he seems to be agreeable, that since many of these properties in which he has had the most work are the least valuable, a separate bill on each property on the basis of services rendered, might result in the owner receiving very little for his property and it, therefore, might be more equitable to have a flat fee on the basis of titles delivered and on the basis of properties withdrawn from the sale as I am advised was done in the case of the Alaska Highway.

In order to get some figures before you, Mr. Crux and I agreed that I would put forward the idea of a flat fee of $20.00 for each title delivered and $10.00 for each property withdrawn from the sale which with the figures before me, I estimate would result in a payment to Duncan Crux of approximately $16,000.00. I personally feel that on this basis he is being well paid for the services rendered and the other two suggestions above are out of all proportion since a great deal of the work was done in the Custodian's Office and considerable responsibility which should have been assumed by Mr. Crux fell to Mr. Shears.

I see no point in reviewing the many difficulties which faced Mr. Shears but my recent trip to Vancouver indicated to me that the difficulties and the delays were due principally to the

inefficiency of Mr. Crux' office up to the time that Mr. McMaster went into partnership with him in March of this year, and in addition the attitude of mind of the local representative of the Director of the Veterans' Land Act and his special assistant in this matter, Col. Chandler.

It is assumed that Mr. Crux' bills, regardless of the method followed, will be chargeable against the proceeds of the sales of the individual parcels concerned, and I would appreciate your instructions as to the method that is to be followed and whether or not the charges are to be deducted from the sale price.

G. W. McPherson
Executive Assistant

GWMcP/FC.

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 1396

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

Confidential

July 24th, 1944

Mr. G. W. McPherson,
Executive Assistant,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

Re: Veterans' Land Act

Dear Glen:

Thank you for your letter of the 19th. In regard to the float houses, Mr. Barnet has just recently advised me that they are not interested in any of these buildings. They will therefore be dealt with by this office and advertised for sale.

In regard to the Hamamoto case, this property has been sold as Mr. Barnet advised they are not prepared to pay the required sum of $1940.00 and that it could be withdrawn from their list. We are now in the process of completing the sale to Mr. R. G. Ransford for this amount.

After giving Mr. Barnet sufficient time to consider the letter which he will receive from Mr. Murchison, I will take up with him the final disposition of the other matters dealt with in your letter. It is nice that you are able to deal with Mr. Murchison in such a satisfactory manner and his letter to Mr. Barnet should clear up the points involved.

We will do our part to avoid stressing any technicalities and bring the deal to a final conclusion. Matters in this connection are now proceeding in a satisfactory way.

Yours truly,

F.G.Shears

FGS/MHG

F. G. Shears,
Director.

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

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

January 23, 1945.

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

Dear Mr. Shears:

Re: Rural Advisory Committee

Your letter of January 20th enclosing a draft extract of the minutes of the above committee has been received, and I wish to thank you for same. I shall be pleased to hear further from you after the next meeting.

Yours very truly,

FC.

G. W. McPherson
Executive Assistant

ATM

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

MEMORANDUM

FOR MR. McPHERSON :

Please read the attached letter from the Deputy Minister of Labour with its enclosures.

You may wish to have inquiries made in the Custodian's Office in Vancouver.

F. H. Gibson

Deputy Custodian.

Ottawa, July 20, 1944.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

ATM

Ottawa, July 20, 1944.

Dear Sir,-

I have your confidential letter of the 18th. I am having investigations made as to the accuracy of the statements made in the letters extracts from which you enclose.

Yours sincerely,

E. H. Coleman
Under Secretary of State.

A. MacNamara, Esq., LL.D.,
Deputy Minister of Labour,
O t t a w a .

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

DEPUTY MINISTER OF LABOUR
CANADA

1944 JUL 20 AM 9:02

Ottawa, July 18, 1944.

CONFIDENTIAL

UNDER SECRETARY
OF STATE

Dr. E. H. Coleman,
Deputy Custodian of Enemy Property,
Dept. of the Secretary of State,
West Block,
O t t a w a.

Dear Dr. Coleman:

I enclose copies of extracts from intercepted letters which are believed to refer to the same case of sale of property formerly owned by a Japanese, and complaining about fire insurance being assigned to the purchaser for liability.

Yours very truly,

A. MacNamara.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

COPY

Record No. CAN. 6634/44

DEPARTMENT OF NATIONAL WAR SERVICES Page I of I Pages

CONFIDENTIAL

FROM: "Ito,"

TO: Mrs. Y. Imada,
c/o Roy Harris,
Taber, Alberta,
CANADA

DATE OF POSTMARK
Fawn, B.C.
June 23, 1944.

P O L I T I C A L

Re: Japanese properties

Presumably to relative:

"I am going to write about the affair of our house and land. Last year, on May 5th. when our house was burnt down, the Custodians wrote that they would give us the two thousand dollars insurance money, fifty-one dollars from the six hundred dollars furniture insurance and two hundred and fifty dollars for the cement in the basement. From the three thousand dollars insurance money they said they would give us two thousand fifty-one dollars. It appears they sold the land on June 13th, for about three thousand dollars and after deducting expenses they said they would give us two thousand odd dollars with the fifty-one dollars of the insurance on the furniture. As this is two thousand dollars less than they said they would give we wrote immediately. The reply was that as the two thousand dollars insurance money has to be given to the buyer on account of liability, it cannot be given to us. The actions of the Custodians are cruel. Our house was burnt down in May of last year and the land was sold in June of this year. A whole year has elapsed between the time of the fire and the sale of the land, and to give the insurance money to the buyer is so astounding and beyond words. Though it may be war time I consider the Custodians actions very severe. Papa is very disheartened and does not feel like working any more. It is not unreasonable. Toshio's land was sold for the amount of the taxes he has paid up to date."

57899 [Pt 3.2] Soldier Settlement and veterans' Land Act

COPY

DEPARTMENT OF NATIONAL WAR SERVICES

Record No. CAN. 6635/44
Page I of I Pages

FROM: (no name)

LIST: None

TO: Mrs. S. Hayden,
221 W. 5th Ave.,
Vancouver, B.C.
LIST; None

P O L I T I C A L

Re: Japanese properties

Letter presumed from mother:

"About the property at Haney. Those fellows of the Custodians wrote that it was sold at the beginning of June. The price was so low that it is not worth mentioning. Two thousand odd dollars I believe. And the insurance money of two thousand dollars has to be handed over to the buyer for liability they say and they can only give us fifty-one dollars, the insurance money for the furniture. What do you think? Do you think the Custodians are magnanimous administrators? I consider them terrible thieves. Not doing the things they were asked to do they have continuously done the things they should not have done. To think what your father and I have built up through hard toil is taken right away from the root breaks my heart. I shall never forgive this. It was a great misfortune to have lost our home through fire and I thought the land would be sold at market price and them to give the buyer the insurance money for a fire that occurred a year before the land was sold because there was liability to the buyer is something I cannot understand. Is this the present law? I am sure it is not. My heart is sore, very sore."

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

57899 [P+ 3.2] Soldier Settlement and Veterans' Land Act

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.

11th October, 1944.

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

Dear Mr. McPherson:

You will note from the attached newspaper cutting that Mr. D.E. MacKenzie, a member of our Advisory Board, passed away yesterday.

He has been more or less confined to his home for some considerable while and was absent from four Committee meetings, attending for the last time on August 29th. The following record is on the Minutes of that meeting:

> "The Chairman and the other members present expressed pleasure and greetings to Mr. MacKenzie on his being able to return after his illness and hoped for his continued recovery."

The funeral is arranged for Friday at 2.30 p.m.and Mr. Wright and myself will attend and I am arranging for a wreath to be sent.

Mr. MacKenzie, as you know, was keenly interested in the work of the Committee and will be missed. In addition to Judge Whiteside, Mayor Mott and Mr. Hal Menzies are the remaining members of the Committee so that it may not be thought necessary to make any appointment in Mr. MacKenzie's place, but you will kindly advise in this regard.

Yours truly,

F. G. Shears,
Director.

FGS/PMH
encl.

the highest award given by the Patriarchs Militant.

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

VANCOUVER NEWS-HERALD, WE

Widely Known Public Figure

Duncan E. MacKenzie, Royal City Pioneer, Dies At Family Home

NEW WESTMINSTER, Oct. 11.—Duncan Edwin MacKenzie, 75, one of the best known citizens of New Westminster and the Fraser Valley, died Tuesday afternoon at his home, 103 Third Ave.

Born in Kincardine, Ont., in 1869, he came to British Columbia in 1883 with his parents and settled at Clover Valley. His first position was as telegraph operator at Hope. Later, with his brother, he carried on a grocery business in New Westminster before being appointed market clerk in 1904.

Mr. MacKenzie succeeded the late W. H. Keary, in 1911, as secretary-manager of the Royal Agricultural and Industrial Society.

Two sons, Cameron, New Westminster, and Capt. C. Duncan MacKenzie, overseas; three daughters, Mary I. and Margaret, at home, and NS. Lieut. Dorothy MacKenzie, Victoria; and two sisters, Mrs. Robie L. Reid, Vancouver, and Mrs. Duncan MacLennan, New Westminster, survive him.

S. Bowell & Son are in charge of funeral arrangements.

ASSOCIATIONS

Mr. MacKenzie was connected with numerous public, semi-public and fraternal organizations. He was honorary secretary of the May Day committee for more than 30 years; secretary of the B. C. Ayreshire Breeders' Association; honorary secretary, District E, Farmers' Institute since 1916; president of the Langley, Surrey, Delta Oldtimers' Association, which he organized in 1925; a former alderman and active member of the New Westminster Board of Trade; a former president of the B. C. Conservative Association; president, the B. C. Fairs' Association.

He was a past master and treasurer for 40 years of Union Lodge, No. 9, A. F. and A. M.; past illustrious potentate of Gizeh Temple, A.A.O.N.M.S.; B. C. representative of the Shriners' Hospital for Crippled Children. For 45 years he was a member of Royal City Lodge, I.O.O.F.; a past grand master of that order, and he was the recipient of the Order of Chivalry, the highest award given by the Patriarchs Militant.

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.

July 20th, 1944

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

Dear Mr. McPherson: Re: Veterans' Land Act Deal

I thank you for your letter of July 15th returning document No. 112 which has been duly executed by the Deputy Custodian.

Yours very truly,

F.G. Shears,
Director

FGS:lm

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

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

July 20, 1944.

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

Dear Mr. Murchison:

Re: Japanese Lands

I wish to thank you for your letter of July 18th, with enclosure.

Yours very truly,

FC.

G. W. McPherson
Executive Assistant

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Confidential

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

July 19, 1944.

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

Dear Frank:

Re: Veterans' Land Act

I had a long chat with Mr. Murchison yesterday and got all of the points now in dispute between yourself and Mr. Barnet, that I am aware of, settled. Mr. Murchison is a man who talks my language and the decisions arrived at are as follows:

1. If the float houses were included in the appraisal made by the Soldier Settlement of Canada, then they will be considered as included in the offer made. The Custodian will be presumed to have sold them to the Director of the Veterans' Land Act even though they may be chattels. On the other hand, if they were not included in the appraisal, then they were not included in the sale to the Director and Mr. Barnet may make an offer for the buildings if he wants them and if he does not do so within a reasonable time, the Custodian will be at liberty to remove them.

2. As regards the bulb farms, if the bulbs were included in the appraisal made by the Soldier Settlement of Canada, then they have been sold to the Director of the Veterans' Land Act and the Custodian has no further interest or responsibility. If, however, they were not included in the appraisal, and Mr. Murchison expressed the off-hand opinion that they would not be since they are not in the bulb business, then Mr. Barnet is to so advise you and the Custodian's representatives are to have the right to go on the farm and remove or sell the bulbs in the land as may seem best, provided there is no conflicting lease agreement with the tenant on the farm and further provided that satisfactory arrangements can be made with the tenant. As I recall it the tenant of Miki farm will not object to the removal of the bulbs. If it turns out that the Custodian is still the owner of the bulbs, then you should make immediate arrangements to dispose of them in the best manner possible and in co-operation with the tenant. You might have a chat with Mr. Fatkin about this.

3. As regards the properties which you wish to withdraw because they are owned by companies, I have informed the Director that the Custodian cannot give title as Custodian because he is only a share-holder of the companies and that title can only be given through a liquidator when appointed to liquidate the company's assets. Mr. Murchison has agreed with this and Mr. Barnet will accept a withdrawal of these properties but will, of course, be entitled to negotiate with the liquidator if he wishes to purchase same in the open market.

4. Re Kamejiro Tsuji - insofar as the 40 x 60 feet portion of lot 9 is concerned, Mr. Murchison has agreed that this portion of the property would be of no use to anyone and should have been included in the original offer if it was not and that if Mr. Barnet is jumping his offer from $786.00 to $929.13 to cover the charges against lot 9, excepting this part as referred to in your letter of July 12th to Mr. Barnet, then he is prepared, as Director, to instruct Mr. Barnet to raise his offer an additional $259.47 to cover the 40 x 60 feet, making a total offer of $1188.60 for the property. His instructions will be subject to a condition that there is really no serious objection to taking over the property other than because of the charges against it. Incidentally, I saw the appraisal for this property and the plan drawn by the appraiser which strangely enough did except this small corner but Mr. Murchison thinks this was because it was not included in the fenced area.

In the course of our discussion I pointed out to Mr. Murchison that I had been unable to get a reply to my letter of May 16th to Mr. Barnet until July 5th and that one of the delays was due to the fact that Col. Chandler stated they did not have money to pay their part of the fees. Mr. Murchison could not understand this as he stated money was always available and all Col. Chandler had to do was wire to him. You will note there is a reference to this on the first page of my letter of May 16th.

I also discussed the question of fire insurance and Mr. Murchison was somewhat annoyed to hear that technicalities of this kind had been allowed to interfere in a deal of this size.

I read parts of my letter to Mr. Barnet and he agreed with my arguments on the bulb farms and the float houses and I gathered, for your confidential information, that he is not too pleased with the delays

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that have arisen where his office has raised technicalities. I pointed out to him that if we had wished to be technical, we could have refused to transfer any portion of any lot for $1.00.

It appears that I neglected to discuss the Hamamoto case with Mr. Murchison but I think you can settle this on the basis that you require sufficient to pay the charges against the land and that the vendor will not accept a reduction. If Mr. Barnet is not prepared to make this offer immediately then you may proceed to sell the property to the person who bids sufficient to cover these charges.

This letter is for your confidential information and I am hopeful that the Veterans' Land Act deal can now be completed without any more technical arguments.

If you have any further difficulties with Mr. Barnet, I would appreciate it if you would write to me rather than continue any further arguments with him since Mr. Murchison at least can see that in a deal of this size between two Government departments technicalities should not arise.

Yours very truly,

GWMcP/FC.

G.W. McPherson
Executive Assistant

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CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

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

506 Royal Bank Building,
Vancouver, B.C.

18th July, 1944.

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

Dear Mr. McPherson:

Re: Veterans' Land Act

I am enclosing Summary showing the position of the Veterans' Land deal as at Monday, July 17th to which we have attached itemized schedules.

Yours truly,

F G Shears

F. G. Shears,
Director.

FGS/PMH
encl.

are held by Crux for reasons given
(see Schedule No. 8) ..... 2 — 775 — 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) ..... 0 — 7

775 — 775

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.

July 17, 1944.

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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, July 17th, 1944. All figures are on the basis of offers originally made and have no relation to individual Japanese, properties or titles.

Schedule			
	Original offers received by Custodian (see list attached to master document)	768	
	Offers for which titles have been delivered and paid for by Director	657	
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)	63	
2.	Offers which the Custodian has advised the Director he wishes withdrawn from the sale and is awaiting the Director's approval	6	
3.	Offers originally withdrawn which have been submitted to the Director for the reason given. (see Schedule No. 3)	2	
4.	Offers where all necessary documents are on file in the Land Registry Office and titles should issue in due course	1	
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.	1	
6.	Offers where documents are in course of preparation or completion but not yet filed in the Land Registry Office for reasons given	7	
? 6A.	Titles issued returned to Crux for payment	34	
7.	Offers where documents are in transit to or from Ottawa for signature. (see Schedule No. 7)	2	
8.	Offers where titles have issued and are held by Crux for reasons given (see Schedule No. 8)	2	
		775	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)	0	7
		775	775

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.

July 17, 1944.

July 15, 1944.

M E M O R A N D U M

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 July 8th, 1944:

From Schedule 4 to Schedule 6-A:

J.L. No.	Name
29	YANOSHITA, Torakuma
40	TAKAHASHI, Rose K.
65	NISHIMOTO, K.
107	MORI, Y.
263	KOJIMA, I.
422 (1)	FUJII, H.
422 (2)	FUJII, H.
423	MINAKI, K.
432	NAKAMURA, J.
493	NAKAMURA, G.
679	MIKI, M.

Total number offers - 11

From Schedule 6 to Schedule 6-A:

511	KUMAGAI, S.
670 (Lot 109)	SUZUKI, K.

Total number offers - 2

R. D. Richardson

RDR/EG

148	FURUYA CO. LTD.	Enemy property and liquidator refused to sell for amount offered.
157	NABUTO, K. & T.	Sold in July 1942.
180	YAHIRO, T.	Died prior to Feb. 26th, 1942.
226	TATEISHI, I.	Died prior to Feb. 26th, 1942.
233	MURIKAMI, H.	Custodian cannot complete title.
237	NAKAGAWA, G. & OGATA, K.	G. Nakagawa died prior to Feb. 26th, 1942.
273	TANAKA, S.	Lot 9 - Sold in June, 1942.

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July 17th, 1944.

SCHEDULE 1.

OFFERS WITHDRAWN - Reasons stated and the withdrawal of which have been accepted by both the Director and the Custodian.

J.L. No.	Name	Reasons for Withdrawal
13	FUKUDA, T.	Died prior to Feb. 26th, 1942.
17	MORIYAMA, T.	Owned by white person.
19	KITAGAWA, Y.	Charges exceed offer.
23 (1)	SHIKAZE, K.	Charges exceed offer.
23 (2)	SHIKAZE, K.	Lot 156 & 3 parts - charges exceed offer.
29	YANOSHITA, T.	Lot 8 - Custodian cannot complete title.
33	HAYASHI, K.	Sold in June, 1942.
37	TSUJIURA, T.	Died prior to Feb. 26th, 1942.
51	TSUJI BROS.	Charges exceed offer - withdrawn by Director.
53	ARINOBU, H.	Sold in May, 1942.
55	KUSANO, K.	Lot 4 - Sold in June, 1943.
63	FUJISHIGE, T.	Sold prior to owner's evacuation.
71	MUKUDA, N.	Sold prior to June, 1942.
78	TASHIRO, G.	Died prior to Feb. 26, 1942.
87	HARAI, S.	Owned by a white person.
95	OKAHASHI, M.	Lot 1 - Sold in 1935. Lot 2 - Charges exceed offer
101	TAKIMOTO, Y.	No appraisal or purchase price.
120	NAKAMURA, C. & H.	H. Nakamura died prior to Feb. 26/42.
121 (1)	SHIRAKAWA, T.	Lot 3 - Enemy interest, charges exceed offer.
121 (2)	SHIRAKAWA, T.	Enemy interest involved and Enemy Section refuses to accept offer.
121 (3)	SHIRAKAWA, T.	Enemy interest involved and Enemy Section refuses to accept offer.
128	HARA, K.	Sold by owner in May, 1942.
129	SHIMODA, K.	Charges exceed offer.
138	KIKA, T.	Sold with approval of Director.
145	HATTORI, T.	Died prior to Feb. 26th, 1942.
148	FURUYA CO. LTD.	Enemy property and liquidator refused to sell for amount offered.
157	NABUTO, K. & T.	Sold in July 1942.
180	YAHIRO, T.	Died prior to Feb. 26th, 1942.
226	TATEISHI, I.	Died prior to Feb. 26th, 1942.
233	MURIKAMI, H.	Custodian cannot complete title.
237	NAKAGAWA, G. & OGATA, K.	G. Nakagawa died prior to Feb. 26th, 1942.
273	TANAKA, S.	Lot 9 - Sold in June, 1942.

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J.L. No.	Name	Reasons for Withdrawal
303	TAISE, H.	Foreclosed by Mortgagee.
313	GO, T.	Charges exceed offer.
333	AKAYE, S. & KIRIYAMA, K.	S. Akaye died prior to Feb. 26th, 1942.
334	KINOSHITA, K.	Lot 1 (Langley) - Charges exceed amount of Director.
347	UMETSU, K. & T.	Charges exceed offer.
375	FUKUNAGA, S.	Charges exceed offer.
390	INOUYE, Y.	No appraisal or purchase price.
420	KITAGAWA, S.	Sold by Committee for the Insane.
427	NAGAMATSU, N.	Sold in February, 1943.
438	KANAI, F.	Died prior to Feb. 26th, 1942.
444	KADO, S.	Custodian cannot complete title.
445	FUJIKI, S.	Charges exceed offer.
463	YAMASAKI, S.	Lots 2 & 3 - Custodian cannot complete title.
486	SHINTANI, N.	Charges exceed offer - Withdrawn by Director
489	OKAMURA, M.	Charges exceed offer.
491 (1)	HAKIDA, Y.	Lots 1 to 10 - Died prior to Feb. 26th, 1942.
491 (2)	HAKIDA, Y.	S½ of Lot 31 - Died prior to Feb. 26th, 1942.
500	SASAKI, S. & T.	S. Sasaki died prior to Feb. 26th, 1942.
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.
642	TANAKA, G.	Charges exceed offer.
656	NAKADE, S.	Sold to Canadian Fishing Company.
668	SHUTO, S.	Charges exceed offer.
693	KOISUMI, Y.	Died prior to Feb. 26th, 1942.
707	KOMORI, H. & F.	Tenant exercising option granted by Japanese.
744	MASUHARA, S.	Sold in July, 1942.
746	KAWASAKE, M.	Sold in June, 1943.
747	KONISHI, S. & H.	Sold in October, 1938.
748	KONISHI, H.	No a ppraisal and no offer made by Director.

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SCHEDULE 2

Offers which the Custodian has advised the Director he wishes to withdraw from the sale and is awaiting the Director's approval. Reasons given.

J.L. No.	Name	Reasons for withdrawal.
329 (1)	NISHIGUCHI CO. LTD.	Custodian's solicitors advised us Custodian cannot deliver title at present time because company not in liquidation.
329 (2)	NISHIGUCHI CO. LTD.	Custodian's solicitors advised us Custodian cannot deliver title at present time because company not in liquidation.
329 (3)	NISHIGUCHI CO. LTD.	Custodian's solicitors advised us Custodian cannot deliver title at present time because company not in liquidation.
612 (1)	RIVER FISH CO. LTD.	Custodian's solicitor advises Custodian cannot deliver title at this time as company not in liquidation.
612 (2)	RIVER FISH CO. LTD.	Custodian's solicitor advises Custodian cannot deliver title at this time as company not in liquidation.
612 (3)	RIVER FISH CO. LTD.	Custodian's solicitor advises Custodian cannot deliver title at this time as company not in liquidation.

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SCHEDULE 3.

Offers originally withdrawn now resubmitted to Director.

J.L. No.	Name	Reasons for resubmission
25	TSUJI, Kamejiro	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.
146	ITO, Denjiro	Offer - $1964.00. Charges - $2460.59. Col. Chandler negotiating with judgement creditors for settlement. Creditor's solicitor fees not included in charges, if Col. Chandler makes settlement it is assumed he will take care of the fees. Also Crux's fees should be immediately estimated and added as Director's offer must meet these.

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SCHEDULE 4

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

L.L. No.	Name	Remarks
2	NISHIYAMA, K.	

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July 17th, 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 filed Discharge of Mortgages where pertinent. All the necessary documents and information are in Crux's hands:

J.L. No.	Name	Remarks
590	IBUKI, Masaji	(Lot 39) - See Schedule 8 re Lot 42.

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SCHEDULE 6.

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

J.L. No.	Name	Present Position
159	SHIMIDSU, J.	Conveyance returned to Crux for registration.
327	KINOSHITA, S.	Documents signed and with Crux for filing.
356	YAKASHIRO, T. 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.
365	SHOJI, George Yasuzo	Quit Claim duly executed and returned to Crux for registration.
465	AKAGAWA, Y.	Offer increased to $4000.00 by the Director to include house. Turned over to Crux for completion.
543	KAWASE, T.	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.
653	INOUYE, Z.	Documents signed and with Crux for filing.

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SCHEDULE 6A. July 17, 1944.

The following are in Crux's hands, Title to be delivered and paid for by the Director:

J.L. No.	Name
16	GOTO, G.
29	YANOSHITA, Torakuma
31 (1)	FUJINO, K.
31 (2)	FUJINO, K.
38	SETO, Matsutaro
40	TAKAHASHI, Rose K.
43	NAKANO, J.
45	OHNO, K.
65	NISHIMOTO, K.
69	NAKAHARA, Hisakichi
70	TAKASHITA, T.
107	MORI, Y.
174	SATO, S.
198	ITO, Y.
209	MATSUOKA, T.
212	OSATA, Shikazo
234	KINOSHITA, M.
256	NAGAO, Mayo
263	KOJIMA, I.
306	TSUCHIHASHI, G.
357	OKUBO, F.
422 (1)	FUJII, H.
422 (2)	FUJII, H.
423	MINAKI, K.
432	NAKAMURA, J.
455	KAMIYA, S.
484	YASUI, S.
487	ONISHI, T.
488	SHINMOTO, S.
493	NAKAMURA, G.
511	KUMAGAI, S.
670	SUZUKI, K.
679	MIKI, M.
680	TSUCHIMOTO, Y.

July 17th, 1944.

SCHEDULE 7

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

J.L. No.	Name	Remarks.
180	YAHIRO, K.	
462	TSUMURA, C.	

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SCHEDULE 8.

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

J. L. No.	Name	Reasons
423	MINAKI, K.	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 No. 9).
465	AKAGAWA, Y.	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 6.

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July 17, 1944.

SCHEDULE 9.

The following case is one where for the reason given a new offer has been requested from the Director and the statement indicates the present standing:

J.L. No.	Name	Reason
590	IBUKI, M.	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.

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CANADA

OFFICE OF
THE DIRECTOR OF SOLDIER SETTLEMENT

OTTAWA. July 18, 1944

G.W. McPherson Esq.,
Executive Assistant,
Custodian of Enemy Property,
Victoria Building,
OTTAWA, Canada.

Dear Mr. McPherson: Re: Japanese Lands:

Further to discussion in my office this morning, I now attach for your information copy of letter written to Mr. I.T. Barnet, District Superintendent, Vancouver, re the above.

Yours faithfully,

G. McPherson

Director

for the property. I do not know how long they have been in the ground but it seems to me that if they are to realize any value they should be harvested in the very near future and disposed of. I would suggest, therefore, that you notify Mr. Shiers that you have no objection to his Department salvaging these bulbs if it can be done without undue inconvenience to the present tenants of the property. Either do this or let us have a declaration that the value of these bulbs, if any, was taken fully into account when we arrived at the value of the various properties on which they were planted.

I might point out further that the time may not be very far distant when an inquiry may be made as to the value at which these various properties were taken over, and it is therefore essential that our records

July 18, 1944

I.T. Barnet Esq.,
District Superintendent,
VANCOUVER, B.C.

Dear Mr. Barnet: Re: Japanese Lands:

I have today had a discussion with Mr. MacPherson relative to a number of points which are holding up progress in completing the Japanese lands transaction. The following are the particulars, accompanied by some suggestions of mine, which I hope will enable you to get these matters straightened away with the minimum of delay:-

1. Bulb farms

I understand there are four properties on which certain bulb crops were in the ground at the time our appraisement was made and our offer submitted to the Custodian. I have not the names of these farms for identification purposes but, having some idea of the appraisal problems involved, I would be surprised to learn that any value was placed on these bulbs and simply for the reasons that they could not be seen or counted or the appraiser could have little idea of their variety, type or value. If my assumption is correct the value of these bulbs was not taken into account when the land was valued. On the other hand, it is at least possible that the bulbs on these properties have some value, and I am strongly opposed to taking the stand now that these bulbs should be included in the purchase price we have offered for the property. I do not know how long they have been in the ground but it seems to me that if they are to realize any value they should be harvested in the very near future and disposed of. I would suggest, therefore, that you notify Mr. Shiers that you have no objection to his Department salvaging these bulbs if it can be done without undue inconvenience to the present tenants of the property. Either do this or let us have a declaration that the value of these bulbs, if any, was taken fully into account when we arrived at the value of the various properties on which they were planted.

I might point out further that the time may not be very far distant when an inquiry may be made as to the value at which these various properties were taken over, and it is therefore essential that our records

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be in clean cut shape. This adds weight to my suggestion that you should either declare, now, that the appraiser did take the value of these bulbs into account or, in the alternative, the Custodian should be immediately notified that he can remove them and realize whatever they may be worth for the credit of the Japanese concerned.

2. Float houses

Mr. MacPherson tells me there are a few cases where the value of these float houses and their ownership are in dispute. My view is that, if these float houses were not listed in the schedule of buildings at the time the appraisal was made and their value taken into account when arriving at the overall value of the property concerned, the Custodian should be advised that we either waive any claim to them or, in the alternative, that we should pay for them. The value in the individual case will not be extensive and I can see no justification for holding up these transactions on a minor technicality.

3. Company properties

I am advised that there are six properties in this class; that the Companies are being put into liquidation by the Custodian but the actual liquidation must be carried out by a duly appointed liquidator who is bound by law to advertise these properties for sale. The crux of the situation here is that the Custodian states he is not in a position to deliver to the Director acceptable title to these properties. You should, therefore, notify Mr. Shiers that these properties are dropped from the main transaction. If and when they are advertised for sale by the liquidator to be appointed there is nothing to prevent you from making a bid for them, but that is the course that must be followed in obtaining a satisfactory title to these properties.

4. Lot 9, S.W. Section 20, Township 17, Map 905 N.W.D., excepting the N.Easterly 40' x 60' thereof, heretofore conveyed.

This was the former property of a Japanese named Tsuji. Mr. MacPherson tells me that there is only one title to this lot including the exception of 40' x 60' but there are two separate mortgages, one covering the main part of the property and the other one covering the small block. He states that you have increased your offer for the main part of the property to $929.13 in order to provide sufficient funds to discharge the claim against

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the main property, but that you decline to have anything to do with the small block which is encumbered by a mortgage which amounts to $259.47.

At this distance I have no idea what the small block of land may be worth, but as there are probably no buildings on it, it will be a very difficult piece for the Custodian to dispose of and realize sufficient money to pay off the mortgagee. I do not think we need to worry overmuch about the details as to why there is a separate mortgage on this small piece. The main thing, as I see it, is whether Lot 9, including this small block, is worth an additional $259.47. Personally, I think it is, and this letter will constitute my approval that you purchase it at that price if satisfactory title documents can be produced.

Will you please put the foregoing into motion with the least delay or advise me of any good reasons why we should not extend this co-operation to the Office of the Custodian?

Yours faithfully,

G. Murray Brown

Director

GM/E
cc Mr. MacPherson
Tsuji file

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

July 15, 1944.

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

Dear Mr. Shears:

Re: Veterans' Land Act Deal

Your letter of July 7th, with enclosure, has been received. The document has been duly executed by the Deputy Custodian and is 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.....

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

July 15th, 1944

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

Dear Mr. McPherson:

Re: Kamejiro TSUJI - Lot 9 of S.W¼ Sec.20, Tp.17, Map 905, excepting the N.E.'ly 40 x 60 ft. thereof heretofore conveyed Municipality of Mission.

Further to my letter of July 12th in which I enclosed a copy of my letter to Mr. Barnet. Mr. Barnet has replied as follows:

"Your letter of July 12th has been received in which you advise that you require $929.13 to pay the charges against this lot.

Please be advised that we are prepared to take title at this figure and I would like to point out that the mortgage is apparently bearing interest at 10%."

You will note that he still only offers to purchase Lot 9 excepting the 40 x 60 foot portion.

However, I am awaiting the decision from Ottawa in regard to this matter before proceeding further.

Yours very truly,

F.G. Shears

F.G. Shears,
Director

FGS:lm

57899 [Pt 3.2] 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 July, 1944.

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

Dear Mr. McPherson:

I am enclosing herein copy of a letter from Mr. Stokes to Mr. Barnet and my reply which I believe you would wish me to make.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

COPY

15th July, 1944.

E.S. Stokes Esq.,
Registrar,
New Westminster, B.C.

Dear Mr. Stokes:

Copy of your letter of July 13th addressed to Mr. Barnet, which was intended for the information of Mr. G.W. McPherson has come to my desk in view of the fact that Mr. McPherson is in Ottawa.

I can assure you that Mr. McPherson and myself appreciate very much the co-operation which you have given in regard to the matter of completing titles from our department to the Director, the Veterans' Land Act.

We remember our visit in your office when Mr. McPherson was last here and the courteous reception you afforded us at which time Mr. McPherson was pleased to use his best efforts to have Mr. Pitman remain with you and we are glad that this has worked to your own satisfaction.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

57899 [Pt 3.2] Soldier Settlement and veterans' Land Act

New Westminster, B.C.

July 13 44.

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

Dear Sir:

Re: Japanese Lands.

Today I am pleased to be able to tell you that the last of the titles in favour of the Director, the Veterans' Land Act have been completed in connection with the transfer to the Director of Lands in this district which passed from the Japanese to the Custodian.

On April 17th last, I wrote to you and estimated that to complete this work would take three more months. It has turned out my estimate was fairly correct.

I need hardly say that Mr. Pitman, who has been loaned by your department to help in this work, has, throughout, been exclusively engaged on these "Director" applications and I made it my particular business to direct the energies of my own staff with Mr. Pitman's help to accomplish this work. It has been done as expeditiously as possible and without special planning and Mr. Pitman's help, the question of supplying your department with these many titles, in favour of the Director, the Veterans' Land Act, would have been a jackpot question.

"All is well that ends well" and as Registrar I wish to thank your department for the help and co-operation afforded this office through the loan of Mr. Pitman's services.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

I. T. Barnet, Esq.,
(continued).

Mr. Pitman worked most earnestly and conscientiously and his knowledge of the records in the office here and his legal training were invaluable in the accomplishment of our object.

Perhaps you know already that the work entailed putting through 1455 registrations.

Again my thanks to you.

Yours faithfully,

E. A. Hoiles.

Registrar.

ESS/JB

G. W. McPherson Esq.
Executive Assistant.
Office of the Custodian
506 Royal Bank Bldg.
Hastings & Granville Sts.
Vancouver.
B.C.

For your information

E. A. H.
R.

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

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

July 13, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Summary showing the present condition of the Veterans' Land deal.

Next week, in addition to the Summary, I will send you separate schedules listing the actual outstanding properties. I will also send a copy to Mr. Barnet at that time.

Yours truly,

F.G.Shears

F. G. Shears,
Director.

FGS/EG
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)	0	7	
		775	775	

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

F. G. Shears,
Director.

July 10, 1944.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

S U M M A R Y

Summary of sales arising out of first offer from the Director of the Veterans' Land Act as at the opening of business on Monday, July 10th, 1944. All figures are on the basis of offers originally made and have no relation to individual Japanese, properties or titles.

Schedule			
	Original offers received by Custodian (see list attached to master document)	768	
	Offers for which titles have been delivered and paid for by Director	657	
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)	63	
2.	Offers which the Custodian has advised the Director he wishes withdrawn from the sale and is awaiting the Director's approval	6	
3.	Offers originally withdrawn which have been submitted to the Director for the reason given.(see Schedule No. 3)	2	
4.	Offers where all necessary documents are on file in the Land Registry Office and titles should issue in due course	12	
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	1	
6.	Offers where documents are in course of preparation or completion but not yet filed in the Land Registry Office for reasons given	9	
6A.	Titles issued returned to Crux for payment	21	
7.	Offers where documents are in transit to or from Ottawa for signature. (see Schedule No. 7)	2	
8.	Offers where titles have issued and are held by Crux for reasons given. (see Schedule No. 8)	2	
		775	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)	0	7
		775	775

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.

July 10, 1944.

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

July 8, 1944.

M E M O R A N D U M

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 June 30, 1944:

From Schedule 3 to Schedule 1:

J.L.No.	Name	
642	TANAKA, G.	Total number offers - 1

From Schedule 6 to Schedule 6-A.

16	GOTO, G.	
31(1)	FUJINO, K.	
31(2)	FUJINO, K.	
234	KINOSHITA, M.	
306	TSUCHIHASHI, G.	
357	OKUBO, F.	
484	YASUI, S.	
487	ONISHI, T.	Total number offers - 8

From Schedule 6 to Schedule 7:

180	YAHIRO, K.	
462	TSUMURA, C.	Total number offers - 2

From Schedule 6-A to completed and payment received from Director.

6	FURUKAWA, G.	
15	TAKASHIMA, T.	
106	HAYAMI, M.	
122	NAKANO, A.	
124	UYENO, H.	
147	SUNADA, T.	
151(1)	HAMAURA, S.	
151(2)	HAMAURA, S.	
151(3)	HAMAURA, S.	
158	TAKUMASU, S.	
338	OSHIRO, E.	
374	FUJINO, S.	
677	YAMADA, K.	Total number offers - 13

Note:(Lot 106) 670 SUZUKI, K. should be in this group but was shown on Memo June 24/44 in error as transferred from Schedule 7 to 6.

57899 [P+ 3.2] Soldier Settlement and Veterans' Land Act

Memo to Mr. Shears from R. D. Richardson re V.L.A. Offer as at July 8/44.

From Schedule 7 to Schedule 6:

	J.L. No.	Name	
Note: (Lot 109)	670	SUZUKI, K.	should be in this group but was shown on Memo of June 24/44 in error as transferred from Schedule 6-A to completed.

RDR/EG

R. D. Richardson

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.
July 13, 1944.

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

Dear Mr. McPherson:

Re: Veterans' Land Act Deal

Referring to your letter of the 6th instant, the offer to purchase was as you state for 769 parcels. This was one of those things however, which for quite a while was taken for granted. It subsequently developed however, that the list only totalled 768, and we have had correspondence with Colonel Chandler in regard to this matter and on April 3rd, 1944, he wrote us as follows:

"I beg to thank you for list of properties in the hands of Mr. Crux and further list of the other properties enclosed in your letter to Mr. Barnet of the 28th of March. My figures agree with yours that there are only 768 parcels in the original total."

If you will refer to the statement prepared when you were here, you will notice that 768 was the figure then being used.

I believe that this whole matter is in order and that nothing further is actually required to be done.

Yours very truly,

F. G. Shears,
Director.

FGS:AS

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 5576

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

12th July, 1944.

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

Dear Mr. McPherson:

Re: Kamejiro TSUJI
Lot 9

This is a property which appeared on schedule 3 which you prepared when you were in Vancouver, the offer being for $786.00 and it was stated at that time that the charges against the whole of lot 9 amounted to $1,175.00. The Director was asked if he desired to increase his offer.

You have a copy of Mr. Barnet's letter dated June 24th and of my reply of July 4th. I now enclose copy of Mr. Barnet's letter of July 10th and my reply to same.

Will you kindly advise as to the final disposition of this matter.

on back.

Yours truly,

F.G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

57899 [Pt 3.2] Soldier Settlement and veterans' Land Act

C
O
P
Y

File No. 5576

SOLDIER SETTLEMENT and VETERANS' LAND ACT

July 10th, 1944

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

Dear Sir:

Re: Kamejiro TSUJI - Lot 9 of SW¼ Sec.20, Tp. 17, Map 905, excepting the N.E.'ly 40' x 60' thereof heretofore conveyed. Municipality of Mission.

Receipt is acknowledged of your letter of July 4th.

It appears to me that you are overlooking the fact that the Secretary of State has already agreed to sell the above property to the Director, The Veterans' Land Act. It is stated in my letter of June 24th that at no time did we show any interest in the lot containing 40 x 60 feet, which apparently was owned by the same Japanese.

Will you therefore kindly advise us, as previously requested, of the debt standing against this holding and we will tell you whether we are prepared to meet it or not.

Yours truly,

Signed: I.T. BARNET
District Superintendent.

ITB/GW

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

COPY

5576

12th July, 1944.

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

Dear Sir;

Re: Kamejiro Tsuji
Lot 9.

This will acknowledge receipt of your letter of the 10th instant.

You will appreciate that the original offer to purchase and the acceptance thereof was based upon a typewritten list giving a brief legal description of the properties involved.

It has always been my understanding that before the transfer of these properties could be completed each parcel would need to be considered on its merits and that both additions and withdrawals would be made depending upon special circumstances. In line with this, in some cases additional portions of a property which did not appear in the original offer to purchase have been included for the nominal consideration of $1.00.

Our policy is to give proper consideration to white persons involved as well as the interests of the Japanese. In this case the loan on the 40x60' portion may have been made with the knowledge that the Japanese was the owner of the whole of lot 9. To leave the Japanese with this small part somewhat heavily mortgaged would mean that we are giving protection to the Mortgagee of the larger portion at the expense of the Mortgagee of this small portion.

The following is the position as far as the outstanding charges are concerned:

Charges against lot 9 (excepting 40 x 60') including all taxes as the assessment covers the whole of lot 9	$929.13
for which your present offer is for $786.00.	
Charges against the 40 x 60' portion of lot 9	$259.47
The total required to clear the whole of this property being	$ 1,188.60

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

However, as this was a property under review by Mr. McPherson when he was here I am forwarding your letter to him and the decision will doubtless be arrived upon at Ottawa and he will then act in accordance with their wish in this matter.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

57899 [P+ 3.2] Soldier Settlement and veterans' Land Act

57899 [Pt 3.2] 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.
July 7, 1944.

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

Dear Mr. McPherson:

I am enclosing herein document No. 112 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.

FGS:AS
encl.1.

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.

6th July, 1944.

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

Dear Mr. McPherson:

Re: Veterans' Land Act

I received your letter of the 4th instant yesterday and am enclosing copy of your letter to Mr. Barnet dated May 16th and also a copy of his reply dated July 5th which has just been received this morning.

Most of the items referred to in your letter have been acknowledged and are proceeding in an orderly way, but there are two or three matters to which I am drawing your attention.

In connection with Schedule No. 2, Mr. Barnet refers to a verbal discussion with Mr. Wright and indicates that eventually we may be able to deliver title to the properties in question. However, schedule 2 refers to the Nishiguchi and the River Fish Companies, and while under our present policy these companies will be liquidated, the liquidator will need to advertise and call for tenders and it would appear to me that the Soldier Settlement will be required to submit their offer and that it will then be considered by the liquidator on its merits.

You will notice that we are still not coming to any conclusion in regard to the matter of bulbs. We have previously asked for and your letter also requests that the Director of the Soldier Settlement should definitely advise us that the value of the bulbs was included in the appraisal or that alternatively they would increase their offer to cover same or permit us to remove them. I am sorry to trouble you but it would appear that this matter should be dealt with at Ottawa.

In regard to paragraph 8 dealing with the question of float houses, the list of properties referred to was submitted to Mr. Barnet some time ago. You will note that he states that this matter is being checked by their field men. I do not know to what extent any report which they can make may bear on this matter as after all the question is whether the float houses are a part of the land, or at least whether they have been taken into consideration in the appraisal which formed the basis for this sale.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

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

G.W. McPherson, Esq.

You will have had copy of my letter dated July 4th to Mr. Barnet in which I deal with the Hamamoto property which appeared on our schedule 1, a list of withdrawn properties and on which Mr. Barnet has recently stated that they did not consider it withdrawn.

I also sent you a copy of a letter sent to Mr. Barnet dated July 4th in reply to their letter of June 24th re Tsuji on schedule 3.

Yours very truly,

F. G. Shears,
Director.

P.S. I am enclosing a copy of Major McAlister's effusion.

FGS/PMH

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

COPY

SOLDIER SETTLEMENT and VETERANS' LAND ACT

Your File No.....

Please Quote.....

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

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

Dear Sir:-

With further reference to our discussions, etc., pertaining to Mr. McPherson's letter of May the 16th I think that with a few exceptions progress can be reported under the majority of headings and I think most of the detail was carried through and discussed by Colonel Chandler with your officials before he returned to Ottawa, and since then the detail has been carried on by Mr. Todrick. We will now deal with the various details under the headings set out in Mr. McPherson's letter.

1. (a) Schedule No. 2 It is not our desire to withdraw our offers to purchase properties appearing on this schedule and we will be prepared to complete purchase of them if they can be delivered within a reasonable time. In our verbal discussion the other day I gathered from Mr. Wright that it was quite possible that these Companies will go into liquidation shortly and you will then be able to handle their affairs and deliver title to the properties in question.

(b) Schedule No. 3

J.L. 25	- Tsuji, Kamejiro	-- See our letter to you June 24th.
J.L. 146	- Ito, Denjiro	- Case pending.
J.L. 462	- Tsumura, C.	- See our letter to you June 20th.
J.L. 642	- Tanaka, G.	- Property withdrawn from offer list.

(c) Schedule No. 8. With reference to J.L. 465, Y. Akagawa, an offer was made to purchase this property on May 30th, 1944, and accepted by you under date of June 1st.

(d) Schedule No. 9 I believe all cases have been cleaned up on this schedule.

2. We will advise you of any cases we come across in routine procedure where tenants or others have paid the 1943 taxes and these have been paid by this Department. Where this is found to be the case we will take steps to refund the taxes to you.

3. I believe all parties are in agreement on this point.

Mr. F. G. Shears (cont'd) July 5th, 1944.

4. My understanding is that a satisfactory working arrangement has been arrived at between the District Solicitor and your solicitors with regard to properties which are encumbered by mortgage so that title may eventually be received by us free of encumbrance.

5. This is a routine point and final check will be necessary irrespective of the systems adopted by either side.

6. It was my understanding that the solicitors for both sides were in agreement as to the manner of handling the insurance on the properties we are purchasing on Vancouver Island and the Gulf Islands. You will recall that your Committee declined to consider these properties as part of the deal on the Mainland and on the same terms. It was finally decided that the date of sale of these parcels would be the 1st of January 1944, and on March 16th your solicitor was advised that we did not require the policies. Attached is a copy of the correspondence with Colonel Chandler on this point and Mr. Crux's acknowledgment. However, to avoid any argument on the point, I am asking our insurance branch to recoup your accounts for the period January 1st to March 31st, 1944, on a pro rata basis. I hope this decision meets with your approval.

7. This matter has been further discussed with you but I cannot see any reason for deviating from the decision already given you under date of March 16th, after our discussion on this subject in this office on the 22nd of February, when you will recall both Colonel Chandler and Mr. McMaster of Crux & McMaster, your solicitors, advised that the bulbs were not chattels. Further you will recall that the Japanese owners in some cases rented the property to tenants and did not treat any bulbs that might have been in the ground as chattels but specifically stated that they were not to be touched by the tenant. I advised you at that time that the properties all had been leased without any reservations so far as bulbs were concerned, therefore if for no other reason, we could not meet your request to enter these properties and take bulbs wherever they might be found.

8. This is the first I have heard about float houses, however I requested a list of the properties referred to when the matter was verbally discussed with you. This list has now been received and the matter is being checked by our field staff. When a report comes to hand I will further advise you as to our views on this matter.

I hope that the final details in this transaction, including Vancouver Island properties, can be wound up in the near future. You are aware Mr. Pitman of our staff has been on loan to Mr. Stokes, Registrar at New Westminster, for the past six months. This was done to expedite the issuing of new titles. Thanking you for your summary and it is hoped the work will be completed in the near future.

Yours truly,

"I.T. Barnet"

ITB/GW
AS

District Superintendent.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.2] Soldier Settlement and veterans' Land Act

COPY

May 16, 1944.

Mr. I. T. Barnet,
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.

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 those 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.

6. 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.

57899 [Pt 3.2] Soldier Settlement and veterans' Land Act

Mr. I. T. Barnet - May 16, 1944.

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. Crux 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 of 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 you department is not interested to make an offer to purchase the bulbs in the ground.

While in the district where those 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

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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.

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

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

Mr. I. T. Barnet - May 16, 1944.

- 5 -

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 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.

GWMCP:MA

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

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

July 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 Deal

I have your letter of July 4th, enclosing the statements as at July 3rd and I am pleased to note the progress that is being made.

I notice in your summary that you refer to the original offer for 768 parcels and that this figure has appeared in all of your recent statements. However, my recollection has always been that the Director offered to purchase 769 parcels - see his letter of May 17, 1943, signed by Mr. Barnett. I am wondering where the other parcel has gone. The statements which I prepared before leaving Vancouver were on the basis of 769.

Yours very truly,

GWMcP/FC.

G. W. McPherson
Executive Assistant

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

July 4, 1944.

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

Dear Mr. McPherson:

I find that the summary for June 26th, in connection with the Veterans' Land deal, while it was prepared and typed, was not forwarded to your office. This is enclosed herein together with the present statement as at July 3rd.

For your information I am enclosing copies of two letters addressed to Mr. Barnet concerning Kamejiro TSUJI and Umajiro HAMAMOTO properties.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

Enc.4.
FGS/EG

		775	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)	0	7
		775	775

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.

July 3, 1944.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.2] 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, July 3rd, 1944. All figures are on the basis of offers originally made and have no relation to individual Japanese, properties or titles.

Schedule			
	Original offers received by Custodian (see list attached to master document)	768	
	Offers for which titles have been delivered and paid for by Director	644	
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)	62	
2.	Offers which the Custodian has advised the Director he wishes withdrawn from the sale and is awaiting the Director's approval.	6	
3.	Offers originally withdrawn which have been submitted to the Director for the reason given. (see Schedule No. 3)	3	
4.	Offers where all necessary documents are on file in the Land Registry Office and titles should issue in due course	12	
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.	1	
6.	Offers where documents are in course of preparation or completion but not yet filed in the Land Registry Office for reasons given.	19	
6A.	Titles issued returned to Crux for payment	26	
7.	Offers where documents are in transit to or from Ottawa for signature. (see Schedule No. 7)	0	
8.	Offers where titles have issued and are held by Crux for reasons given (see Schedule No. 8)	2	
		775	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)	0	7
		775	775

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.

July 3, 1944.

June 30, 1944.

M E M O R A N D U M

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 June 24th, 1944:

From Schedule 4 to Schedule 6-A:

J.L. No.	Name
6	FURUKAWA, G.
15	TAKASHIMA, T.
70	TAKASHITA, T.
106	HAYAMI, M.
122	NAKANO, A.
124	UYENO, H.
147	SUNADA, T.
151(1)	HAMAURA, S.
151(2)	HAMAURA, S.
151(3)	HAMAURA, S.
158	TAKUMASU, S.
338	OSHIRO, E.
374	FUJINO, S.
455	KAMIYA, S.
677	YAMADA, K.

Total number offers - 15

From Schedule 6 to Schedule 4:

263	KOJIMA, I.

From Schedule 6-A: - completed and payment received from V.L.A.

94	IKEBUCHI, T.
104	YOSHIDA, Enzaburo
189	URA, I.
191	HIROKADO, M.
264	MIYAKE, T. & N.
265	KUNIMOTO, S.
270	MISHIMA, Tsurukichi
316	RYOJI, Kazuta
346	MIKI, Y.
391	(FUJITA, H.)NAKANO, R. (IWATO, S.

(Continued Page 2.)

(See Schedule No. 9)

775 775

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

June 26, 1944

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

Memo to Mr. Shears from R. D. Richardson re V.L.A. Offer as at June 30/44:

From Schedule 6-A (Cont'd.)

J.L. No.	Name
392	WAKAHARA, S.
410	TATSUMI, S.
441	IWAMASU, H. Y.
457	TERAMURA, C. & K.
461	NAGANOBU, C.
507	UJIYE, S.
517	KOYAWAGI, R.
520	YOSHISAKI, Y.
528	FURUKAWA, S.
545	TAKAHASHI, M.
550	TAGUCHI, K.
570	YANOSHITA, M.
575	TOMITA, H.
636	TANIZAKI, M.

Total number offers - 24

From Schedule 9 to Schedule 6:

180 YAHIRO, K. Offer by Director of $1465.00 for Lot 68 accepted by Custodian. Crux to prepare conveyance.

From Schedule 8: - Completed and payment received from V.L.A.

43 NAKANO, J.

From Schedule 9: - Completed.

43 NAKANO, J.

R. D. Richardson

RDR/EG

(See Schedule No. 9) .....

775 775

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

June 26, 1944

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.2] Soldier Settlement and veterans' Land Act

SUMMARY

Summary of sales arising out of first offer from the Director of the Veteran's Land Act as at the opening of business on Monday June 26th, 1944. All figures are on the basis of offers originally made and have no relation to individual Japanese, properties or titles.

Schedule			
	Original offers received by Custodian (See list attached to master document)		768
	Offers for which titles have been delivered and paid for by Director		618
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)	62	
2.	Offers which the Custodian has advised the Director he wishes withdrawn from the sale and is awaiting the Director's approval.	6	
3.	Offers originally withdrawn which have been submitted to the director for the reason given. (See schedule No. 3)	3	
4.	Offers where all necessary documents are on file in the Land Registry Office and titles should issue in due course	26	
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.	1	
6.	Offers where documents are in course of preparation or completion but not yet filed in the Land Registry Office for reasons given.	19	
6A.	Titles issued returned to Crux for payment	35	
7.	Offers where documents are in transit to or from Ottawa for signature (See Schedule No. 7)	0	
8.	Offers where titles have issued and are held by Crux for reasons given (See Schedule No. 8)	3	
		773	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)	2	7
		775	775

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

June 26, 1944

June 24, 1944.

M E M O R A N D U M

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 the last report of June 17th, 1944:

From Schedule 3 to 6:

462 TSUMURA, C. - Original offer accepted by Custodian, see file for special reasons. Crux to prepare the necessary papers.

From Schedule 4 to 6-A:

94 IKEBUCHI, T.
174 SATO, S.
189 URA, I.
191 HIROKADO, M.
264 MIYAKE, T. & N.
265 KUNIMOTO, S.
392 WAKAHARA, S.
410 TATSUMI, S.
441 IWAMASU, H. Y.
457 TERAMURA, C. & K.
461 NAGANOBU, C.
488 SHINMOTO, S.
507 UJIYE, S.
517 KOYAWAGI, R.
520 YOSHISAKI, Y.
528 FURUKAWA, S.
545 TAKAHASHI, M.
550 TAGUCHI, K.
570 YANOSHITA, M.
575 TOMITA, H.
680 TSUCHIMOTO, Y.

Total number offers - 21

Schedule 4: Completed and payment received from the Veterans' Land Act.

597 SHIMAMOTO, T.

From Schedule 6 to 4:

2 NISHIYAMA, K.
40 TAKAHASHI, Rose K.
65 NISHIMOTO, K.
107 MORI, Y.
423 MINAKI, K.
493 NAKAMURA, G.
679 MIKI, M.

Total number offers - 7

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

re to Mr. Shears from R. D. Richardson re V.L.A. Offer as at June 24/44:

From Schedule 6: Completed and payment received from Veterans' Land Act.

173 HAYASHI, T.

From Schedule 6-A: Completed and payment received from Veterans' Land Act.

3(1) OHASHI, S.
3(2) OHASHI, S.
3(3) OHASHI, S.
27 KONO, Y.
41 NAKATA, Yoshitaro
105 HOSAKI, S.
114(1) TATEYAMA, I.
117 KATO, Kiyoji
118 KUDO, M.
123 SHIN, Sidney Zentaro
130(1) MORISHIGE, F.
130(2) MORISHIGE, F.
136 UMETSU, K.
139 YAMASAKI, N.
168 TAKAMOTO, S.
207 YAMAMOTO, T.
210 MITANI, Hiroshi
251 MIMURA, T. & J.
284 MATSUMOTO, Y.
285 MATSUNE, Tamotsu
289 KAJUIRA, H. & D.
297 YONEMITSU, K.
298 NAKAMURA, S.
302 TAHARA, S.
307 YOSHIHARA, T. & R.
311 SHIN, Y.
334 KINOSHITA, K.
343 NIKAIDO, M.
350 KOBAYASHI, K.
384 NISHIZAWA, U.
406 NAKO, H.
433 INOKUCHI, Y.
450 OTSUKI, Shinichi
464 KAITA, S.
466 TAKAHIRA, Sono
490 TAKAHIRA, F. Rintaro
569 MORIMOTO, S.
583 SANO, S.
643 NAKAMURA, H.
665 NAGAMORI, Masajiro
670 SUZUKI, K.
678(1) IMAMURA, K.
678(2) IMAMURA, K.
686 MIYASAKI, Masakichi
740 TASHIMA, H.
743 HARAGA, M.

Total number offers - 46

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

Memo to Mr. Shears from R. D. Richardson re V.L.A. Offer as at June 24/44:

From Schedule 7 to 4:

29 YANOSHITA, Torakuma
422(1) FUJII, H.
422(2) FUJII, H.
432 NAKAMURA, J.

From Schedule 7 to 6:

Total number offers - 4

159 SHIMIDSU, J. - Conveyance returned to Crux for registration.
365 SHOJI, George Yasuzo - Quit Claim duly executed and returned to Crux for registration.
670 SUZUKI, K. (Lot 106) - Conveyance returned to Crux for registration.

From Schedule 9 to 6-A:

Total number offers - 3

43 NAKANO, J.
636 TANIZAKI, M.

Total number offers - 2

RDR/EG

R. D. Richardson

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

cc to Mr. G. W. McPherson

1396
Your File BC/673P

July 4, 1944.

Soldier Settlement and Veterans' Land Act,
518 Rogers Building,
470 Granville Street,
Vancouver, B. C.

Attention Mr. I. T. Barnet,
District Superintendent.

Dear Sir:

Re: Umajiro HAMAMOTO - Lot 5 of Sec. 1, Blk. 3N, Rge. 7W, Map 940, Municipality of Richmond.

Among the schedules sent to you by Mr. McPherson on May 16th, last, was a list of properties withdrawn from the list of your Director. This list, among others, was sent for the purpose of establishing an agreement on the exact position of all the parcels originally included in the deal. On June 19th I had an interview with yourself and Major Todrick in regard to some of the matters referred to in the above letter and have been expecting from you the reply which Mr. McPherson wished me to obtain.

A matter has now arisen in regard to the above property, which was included on the list of withdrawn properties. This property has been advertised in our catalogue, it has been independently appraised and we have received an offer sufficient to cover the outstanding charges due to the unpaid vendor. You now raise the question as to whether this property has been actually withdrawn and refer to correspondence with Mr. Duncan Crux. On March 15th we wrote Mr. Crux informing him that Mrs. Walters, the unpaid vendor, would not accept any reduction in the amount due to her and this amount was considerably in excess of your offer. A copy of that letter was sent to Colonel Chandler. It was, therefore, a question of your decision as to whether you would increase your offer to the required amount. Mr. Crux informs me that your department was advised that we were not in a position to deliver clear title, we afterward proceeded as outlined above.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

To The Veterans' Land Act, Attention Mr. I. T. Barnet:

In this particular case, while this office has practically committed itself to the purchaser who has made an offer sufficient to cover all the charges, our written acceptance has not yet been made. If you are prepared to immediately agree to taking over this property for the sum of $1940.00, the amount required to take care of all outstanding charges, I will endeavor to make satisfactory arrangements on your behalf but unless you can advise me by the end of this week I will have no alternative but to consider the matter closed.

As regards other properties on the withdrawn list this office has definitely treated them as having been withdrawn.

With regard to other matters referred to in Mr. McPherson's letter, it would be appreciated if you would write and let him have your final conclusion.

Yours truly,

F. G. Shears,
Director.

FGS/EG

5576
Your File BC/674P

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Settlement and veterans' Land Act

5576

Your File BC/674P

July 4, 1944.

Soldier Settlement and Veterans' Land Act,
518 Rogers Building,
470 Granville Street,
Vancouver, B. C.

Attention Mr. I. T. Barnet,
District Superintendent.

Dear Sir:

Re: Kamejiro TSUJI - Lot 9 of SW¼ of Sec. 20,
Twp. 17, Map 905, Municipality of Mission.

We are in receipt of your letter of June 24th.

Further consideration has been given to this particular property and it appears desirable to dispose of it as a complete unit, namely, the whole of Lot 9 without the exception of 40 x 60 feet. The amount required to cover the outstanding charges on this property is $1185.00 and we will be glad if you will advise us whether you are interested at this price, before this property is withdrawn from the deal.

Yours truly,

F. G. Shears,
Director.

FGS/EG

cc to Mr. McPherson ✓

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

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

July 4, 1944.

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 had Duncan Crux in my office yesterday and he told me some of the difficulties you have been having, including a meeting he attended in your office when apparently you could not get an answer to any of the questions asked in my letter dictated in your presence last May.

Will you please advise me by return mail if Mr. Barnet has answered that letter and forward me a copy of my letter and his reply.

If he has not replied will you please advise me by wire since I do not intend to waste any more time discussing bulbs, which Mr. Barnet's men forgot to appraise, or other picayune matters, and will take the questions up with Mr. Murchison direct who appears to be the only man connected with this deal who will give immediate decisions and express definite opinions.

I haven't been able to find Major McAlister's masterpiece about the calendar since my return and would greatly appreciate another copy of same.

Yours very truly,

GWMcP/FC.

G. W. McPherson
Executive Assistant

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

30th June, 1944.

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

Dear Mr. McPherson:

Re: (1) Lot 2, Sub.Div. of Pt. of Sec.14, Comox Dist., Plan 4140.
(2) Section 15, except Plans 3827 and 4090, Comox Dist.
(3) Lot 159(exc. E. & N. Rly. Reservations Comox Dist.
(Yukichi KISHIMOTO Property)
Catalogue No.529.

The enclosed copy of correspondence will be self explanatory and is sent for your information.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

FGS/PMH

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

COPY

4822

30th June, 1944

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

Dear Sir:

Re: (1) Lot 2, Sub. Div. of Pt. of Sec. 14, Comox Dist., Plan 4140
(2) Section 15, except plans 3827 and 4090, Comox Dist.
(3) Lot 159 (exc. E. & N. Rly Reservations Comox Dist. (Yukichi KISHIMOTO Property)
Catalogue No. 529

I am in receipt of your letter of June 14th in which you make an offer of $9,660.00 less 2%, net amount of $9,467.00.

As you are aware, it was our understanding that after your last group offer you would not likely be interested in any further Custodian properties. This information was also given to me at Ottawa when Mr. McPherson and myself interviewed your Mr. Murchison.

Subsquent to that time we issued a further catalogue of properties for offering to the general public and the parcels in question were included. Several tenders were received, the most acceptable of which was an offer of $10,100.00.

I have placed this matter before the Advisory Committee and suggested that it would be desirable to give preference to an offer received from the Director, the Veterans' Land Act. After consideration they have advised me they would recommend that the Custodian should give an opportunity to your Director to revise his offer to the amount of $10,100.00. We are therefore asking if you are prepared to revise your offer to this amount.

In view of the fact that we must advise the parties interested the result of their tenders it would be appreciated if you would kindly give this matter your immediate attention and let us have an early reply.

Yours truly,

F.G. Shears,
Director

FGS/PMH

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

C O P Y

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

518 Rogers Building,
Vancouver, B.C.
June 14th, 1944

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

Dear Sir:

Re:-(1) Lot 2, Sub. Div. of Pt. of Sec. 14, Comox Dist., Plan 4140
(2) Section 15, except Plans 3827 and 4090, Comox Dist.
(3) Lot 159 (exc. E. & N. Rly. Reservations Comox Dist.
(Yukichi KISHIMOTO property)

The above mentioned properties were not included in our original offer for properties on Vancouver Island.

We now have an appraisal of these holdings and they are valued at $9,660.00. They have been considered by our Regional Advisory Committee in Victoria and it has been decided to offer you the appraised value of $9,660.00 less 2% which was the basis your Committee agreed to accept for Vancouver Island and Gulf Island properties.

Our information is that the property is rented on a month to month basis. If this is correct we would be prepared to take an assignment of the lease.

Kindly advise if this offer meets with your approval.

Yours truly,

Signed: I.T. Barnet
District Superintendent

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

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

June 22, 1944.

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 letters of June 20th and it appears from the weekly reports that the sales are proceeding satisfactorily.

I hope Mr. Barnet will answer the specific questions asked in my letter but if he does not do so, will you kindly advise me and I will take them up with Mr. Murchison.

Yours very truly,

GWMcP/FC.

G. W. McPherson
Executive Assistant

57899 [Pt 3.2] 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.

June 22nd, 1944

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

Dear Mr. McPherson: Re: Veterans' Land Act Documents

I thank you for your letter of June 15th, returning documents 109, 110, and 111, which have been duly executed by the Deputy Custodian.

Yours very truly,

F.G. Shears

F.G. Shears,
Director

FGS:lm

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

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.

June 20th, 1944

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

Dear Mr. McPherson: Veteran's Land Deal

Schedules under separate cover

I am enclosing the schedule showing position of this Deal as at June 12th, 1944. We are making some progress, and all the Parties interested are aware of the situation as it changes.

I had Mr. Barnet, Mr. Todrick and Mr. Duncan Crux call at our office yesterday, and went over with them your letter of May 16th. Mr. Barnet stated that he was unable to reply due to being so busy with Mr. Murchison, and also being out of the City for part of the time. I gave him copies of the schedule enclosed, and while the position has changed from where it was when you wrote, your letter still requires answering to a number of questions raised. I have his promise to do this in about a week.

I understand Mr. Crux is leaving tomorrow and after stopping at several places, expects to arrive in Ottawa in about ten days. I believe he figures taking up the matter of his fees, and coming to some definite arrangements while in Ottawa.

Yours very truly,

F.G. Shears,
Director

FGS:lm

FGS/PMH

encl.

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.

June 19th, 1944

F.G. Shears,
Director

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

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.

June 20th, 1944

CONFIDENTIAL

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

Dear Mr. McPherson:

Veteran's Land Act

I have just written in regard to the above, and referred to the meeting I had with Mr. Barnet. I did not wish anything to appear on our file records, or anything to be mentioned to Mr. Murchison, but I was almost exasperated with Mr. Barnet's attitude to questions raised in your letter, especially in regard to the old problem of bulbs and floats, etc. I have also received letters from Mr. Barnet complaining that our chattel men have removed a case of glass and a roll of chicken wire to our auctions.

These were items which appeared on inventory taken in 1942, but which apparently the Veteran's Land Act consider were included in their purchase. However, these matters will be taken care of but they do seem extremely petty, and are only a matter of $5.00 or $10.00.

As mentioned at the start of this letter, this is merely for your general information, and I parted affably with Mr. Barnet. I will certainly endeavour to keep everything as smooth as possible wherever our department is concerned.

Yours very truly,

F.G. Shears

F.G. Shears,
Director

FGS:lm

FGS/PMH

encl.

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.

June 19th, 1944

F.G. Shears,
Director

c.c. Mr. McPherson

20th June, 1944.

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

Dear Sir:

Thank you for the interview you gave us in our office yesterday together with Major Todrick.

As arranged I will be obliged if you will reply in detail to Mr. McPherson's letter to you of May 16th. I am anxious as far as possible to avoid having to refer the settlement of somewhat minor details to Ottawa.

There are six specific cases in regard to float houses and the particulars of these are enclosed herein.

In regard to the matter of the removal of small items to auction or storage which might possibly be considered by yourselves as being part of a property, I am instructing our Field men to be very careful and when there is fair reason for supposing that items such as glass or chicken wire are required as a part of the buildings, even if only used seasonably, not to remove them.

In regard to specific cases referred to in your letter of May 29th, Yukawa and glass, and June 8th, Morioka and poultry wire, as the disposal of these items has already been made and as these items actually appeared in an inventory of supplies in 1942 we suggest that these two matters be allowed to rest.

In the case of the poultry wire, this was sold to your present tenant which would indicate that as far as he is concerned he did not consider the wire to be a part of the premises he was renting.

As mentioned above, we will do our part to obviate as far as possible similar problems arising in the future.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

encl.

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.

June 19th, 1944

F.G. Shears,
Director

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

SUMMARY

Summary of sales arising out of first offer from the Director of the Veteran's Land Act as at the opening of business on Monday, June 19th, 1944. All figures are on the basis of offers originally made and have no relation to individual Japenese, properties or titles.

Schedule			
	Original offers received by Custodian.....768 (See list attached to master document)		
	Offers for which titles have been delivered and paid for by Director.....570		
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) 62		
2.	Offers which the Custodian has advised the Director he wishes withdrawn from the sale and is awaiting the Director's approval. 6		
3.	Offers originally withdrawn which have been submitted to the director for the reason 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 37		
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 1		
6.	Offers where documents are in course of preparation or completion but not yet filed in the Land Registry Office for reasons given 23		
6A.	Titles issued returned to Crux for payment	58	
7.	Offers where documents are in transit to or from Ottawa for signature .....7 (See Schedule No. 7)		
8.	Offers where titles have issued and are held by Crux for reasons given.....3 (See Schedule No. 8)		
		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.....4 (See Schedule No. 9)		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

June 19th, 1944

F 3

Hon Carroll

June 17th, 1944.

M E M O R A N D U M

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 June 10th, 1944:

From Schedule 2 to 1:

J.L. No.	Name	Reason
121 (1)	SHIRAKAWA, T.	Enemy interest involved and Enemy Section refuses to accept offer
121 (2)	SHIRAKAWA, T.	Enemy interest involved and Enemy Section refuses to accept offer
748	KONISHI, H.	No appraisal and no offer made by the Director

From Schedule 4 to 6-A:

27	KONO, Y.	
41	NAKATA, Yoshitaro	
45	OHNO, K.	
105	HOSAKI, S.	
136	UMETSU, K.	
168	TAKAMOTO, S.	
198	ITO, Y.	
284	MATSUMOTO, Y.	
297	YONEMITSU, K.	
311	SHIN, Y.	
334	KINOSHITA, K.	
346	MIKI, Y.	
384	NISHIZAWA, U.	
433	INOKUCHI, Y.	
464	KAITA, S.	
569	MORIMOTO, S.	
670	SUZUKI, K.	
740	TASHIMA, H.	
743	HARAGA, M.	

Total number Offers - 19

(Continued Page 2.)

157	NABUTO, K. & T.	Sold in July 1942.
180	YAHIRO, T.	Died prior to Feb. 26, 1942.
226	TATEISHI, I.	Died prior to Feb. 26, 1942.
233	MURIKAMI, H.	Custodian cannot complete title
237	NAKAGAWA, G. & OGATA, K.	G. Nakagawa died prior to Feb. 26, 1942.
273	TANAKA, S.	Lot 9 - Sold in June, 1942.

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Memo to Mr. Shears from R. D. Richardson re V.L.A. Offer as at June 17/44

From Schedule 6 to 7:

J.L. No.	Name
365	SHOJI, George Yasuzo

From Schedule 7 to 6: - Conveyances executed and returned to Crux for registration.

40	TAKAHASHI, Rose K.
107	MORI, Y.

R. D. Richardson

RDR/EG

157	NABUTO, K. & T.	Sold in July 1942.
180	YAHIRO, T.	Died prior to Feb. 26, 1942.
226	TATEISHI, I.	Died prior to Feb. 26, 1942.
233	MURIKAMI, H.	Custodian cannot complete title
237	NAKAGAWA, G. & OGATA, K.	G. Nakagawa died prior to Feb. 26, 1942.
273	TANAKA, S.	Lot 9 - Sold in June, 1942.

57899 [P+ 3.2] Soldier Settlement and veterans' Land Act

SCHEDULE 1.

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

J.I. No.	Name.	Reasons for Withdrawal
13	FUKUDA, T.	Died prior to Feb. 26, 1942.
17	MORIYAMA, T.	Owned by white person.
19	KITAGAWA, Y.	Charges exceed offer.
23 (1)	SHIKAZE, K.	Charges exceed offer.
23 (2)	SHIKAZE, K.	Lot 156 & 3 parts - charges exceed offer.
29	YANOSHITA, T.	Lot 8 - Custodian cannot complete title
33	HAYASHI, K.	Sold in June, 1942.
37	TSUJIURA, T.	Died prior to Feb. 26, 1942.
51	TSUJI BROS.	Charges exceed offer - withdrawn by Director.
53	ARINOBU, H.	Sold in May, 1942.
55	KUSANO, K.	Lot 4 - Sold in June, 1943.
63	FUJISHIGE, T.	Sold prior to owner's evacuation.
71	MUKUDA, N.	Sold prior to June, 1942.
78	TASHIRO, G.	Died prior to Feb. 26, 1942.
87	HARAI, S.	Owned by a white person.
95	OKAHASHI, M.	Lot 1 - Sold in 1935. Lot 2 - Charges exceed offer
101	TAKIMOTO, Y.	No appraisal or purchase price
120	NAKAMURA, C & H.	H. Nakamura died prior to Feb. 26/42.
121 (1)	SHIRAKAWA, T.	Lot 3 - Enemy interest, charges exceed offer.
121 (2)	SHIRAKAWA, T.	Enemy interest involved and Enemy Section refuses to accept offer.
121 (3)	SHIRAKAWA, T.	Enemy interest involved and Enemy Section refuses to accept offer
128	HARA, K.	Sold by owned in May, 1942.
129	SHIMODA, K.	Charges exceed offer.
138	KIKA, T.	Sold with approval of Director.
145	HATTORI, T.	Died prior to Feb. 26, 1942.
148	FURUYA CO. LTD.	Enemy property and liquidator refused to sell for amount offered.
157	NABUTO, K. & T.	Sold in July 1942.
180	YAHIRO, T.	Died prior to Feb. 26, 1942.
226	TATEISHI, I.	Died prior to Feb. 26, 1942.
233	MURIKAMI, H.	Custodian cannot complete title
237	NAKAGAWA, G. & OGATA, K.	G. Nakagawa died prior to Feb. 26, 1942.
273	TANAKA, S.	Lot 9 - Sold in June, 1942.

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No.	Name.	Reasons for Withdrawal.
3	TAISE, H.	Foreclosed by Mortgagee.
313	GO, T.	Charges exceed offer.
333	AKAYE, S. & KIRIYAMA, K.	S. Akaye died prior to Feb. 26, 1942.
334	KINOSHITA, K.	Lot 1 (Langley) - charges exceed amount of Director's offer.
347	UMETSU, K. & T.	Charges exceed offer.
375	FUKUNAGA, S.	Charges exceed offer.
390	INOUYE, Y.	No appraisal or purchase price.
420	KITAGAWA, S.	Sold by Committee for the Insane.
427	NAGAMATSU, N.	Sold in February, 1943
438	KANAI, F.	Died prior to Feb. 26, 1942.
444	KADO, S.	Custodian cannot complete title.
445	FUJIKI, S.	Charges exceed offer.
463	YAMASAKI, S.	Lots 2 & 3. - Custodian cannot complete title.
486	SHINTANI, N.	Charges exceed offer - withdrawn by Director.
489	OKAMURA, M.	Charges exceed offer.
491 (1)	HAKIDA, Y.	Lots 1 to 10 - Died prior to Feb. 26, 1942.
491 (2)	HAKIDA, Y.	S½ of Lot 31 - Died prior to Feb. 26, 1942.
500	SASAKI, S. & T.	S. Sasaki died prior to Feb. 26, 1942.
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.
693	KOISUMI, Y.	Died prior to Feb. 26, 1942.
707	KOMORI, H & F	Tenant exercising option granted by Japanese.
744	MASUHARA, S.	Sold in July, 1942.
746	KAWASAKE, M.	Sold in June, 1943.
747	KONISHI, S & H.	Sold in October, 1938
748	KONISHI, H.	No Appraisal and no offer made by Director.

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

SCHEDULE 2.

Offers which the Custodian has advised the Director he wishes to withdraw from the sale and is awaiting Director's approval. Reasons given

J.L. No.	Name.	Reasons for withdrawal
329 (1)	NISHIGUCHI CO. LTD.	Custodian's solicitors advised us Custodian cannot deliver title at present time because company not in liquidation.
329 (2)	NISHIGUCHI CO. LTD.	Custodian's solicitors advised us Custodian cannot deliver title at present time because company not in liquidation.
329 (3)	NISHIGUCHI CO. LTD.	Custodian's solicitors advised us Custodian cannot deliver title at present time because company not in liquidation.
612 (1)	RIVER FISH CO. LTD.	Custodian's solicitor advises Custodian cannot deliver title at this time as company not in liquidation.
612 (2)	RIVER FISH CO. LTD.	Custodian's solicitor advises Custodian cannot deliver title at this time as company not in liquidation.
612 (3)	RIVER FISH CO. LTD.	Custodian's solicitor advises Custodian cannot deliver title at this time as company not in liquidation.

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SCHEDULE 3.

Offers originally withdrawn now resubmitted to Director

L. No.	Name	Reasons for resubmission
25	TSUJI, Kamejiro	The offer was for $786 and the charges against the property amount to $1175. The Director has been asked if he desires to increase his offer.
146	ITO, Denjiro	Offer - $1964.00 Charges - $2460.59 Col. Chandler negotiating with judgement creditors for settlement. Creditor's solicitor fees not included in charges, if Col. Chandler makes settlement it is assumed he will take care of the fees. Also Crux's fees should be immediately estimated and added as Director's offer must meet these.
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.
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.

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SCHEDULE 4.

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

J.L. No.	Name.	Remarks.
6	FURUKAWA, G.	
15	TAKASHIMA, T.	
70	TAKASHITA, T.	
94	IKEBUCHI, T.	
106	HAYAMI, M.	
122	NAKANO, A.	
124	UYENO, H.	
147	SUNADA, T.	
151 (1)	HAMAURA, S.	
151 (2)	HAMAURA, S.	
151 (3)	HAMAURA, S.	
158	TAKUMASU, S.	
174	SATO, S.	
189	URA, I.	
191	HIROKADO, M.	
264	MIYAKE, T & N.	
265	KUNIMOTO, S.	
338	OSHIRO, E.	
374	FUJINO, S.	
392	WAKAHARA, S.	
410	TATSUMI, S.	
441	IWAMASU, H.Y.	
455	KAMIYA, S.	
457	TERAMURA, C. & K.	
461	NAGANOBU, C.	
488	SHINMOTO, S.	
507	UJIYE, S.	
517	KOYAWAGI, R.	
520	YOSHISAKI, Y.	
528	FURUKAWA, S.	
545	TAKAHASHI, M.	
550	TAGUCHI, K.	
575	TOMITA, H.	

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L. No.	Name.	Remarks.
597	SHIMAMOTO, T.	
670	SUZUKI, K.	
677	YAMADA, K.	
680	TSUCHIMOTO, Y.	

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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 filed Discharge of Mortgages where pertinent. All the necessary documents and information are in Crux's hands:

J.I.No.	Name
590	IBUKI, Masaji (Lot 39) - See Schedule 8 re Lot 42.

SCHEDULE 6.

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

S.L. No.	Name.	Present Position.
2	NISHIYAMA, K.	Documents signed and with Crux for filing.
16	GOTO, G.	Crux now has all documents for filing.
31 (1)	FUJINO, K.	Documents signed and with Crux for filing.
31 (2)	FUJINO, K.	Documents signed and with Crux for filing.
40	TAKAHASHI, Rose K.	Conveyances executed and returned to Crux for registration.
65	NISHIMOTO, K.	Crux now has all documents for filing.
107	MORI, Y.	Conveyances executed and returned to Crux for registration.
173	HAYASHI, T.	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.
234	KINOSHITA, M.	Crux how has all documents for filing.
263	KOJIMA, I.	Title is complicated by fact that G. Hastie and 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. Curx 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.
306	TSUCHIHASHI, G.	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.
327	KINOSHITA, S.	Quit claim signed and with Crux for filing.
356	YAKASHIRO, T. and 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.	Crux now has all documents for filing.
423	MINAKI, K.	Crux now has all documents for filing.
465	AKAGAWA, Y.	Crux has in hand for completion - offer increased to $4000.00.
484	YASUI, S.	Crux now has all documents for filing.
487	ONISHI, T.	Documents signed and with Crux for filing.
493	NAKAMURA, G.	Crux now has all documents for filing.
511	KUMAGAI, S.	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.

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No.	Name.	Present Position.
	KAWASE, T.	Crux is in touch with Arthur Cowan, Solicitor for the Vendor, Rice Rees, concerning intervening interest and a Quit Claim is required from William E. Robinson before any papers can be filed in the Land Registry Office.
653	INOUYE, Z.	Quit Claim signed and with Crux for filing.
679	MIKI, M.	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.

57899 [Pt 3.2] Soldier Settlement and veterans' Land Act

SCHEDULE 6-A

In Crux's hands, Title to be delivered and paid for by the Director.

Lot No.	Name.
3 (1)	OHASHI, S.
3 (2)	OHASHI, S.
3 (3)	OHASHI, S.
27	KONO, Y.
38	SETO, Matsutaro
41	NAKATA, Yoshitaro
45	OHNO, K.
69	NAKAHARA, Hisakichi
104	YOSHIDA, Enzaburo
105	HOSAKI, S.
114 (1)	TATEYAMA, I.
117	KATO, Kiyoji
118	KUDO, M.
123	SHIN, Sidney Zentaro
130 (1)	MORISHIGE, F.
130 (2)	MORISHIGE, F.
136	UMETSU, K.
139	YAMASAKI, N.
168	TAKAMOTO, S.
198	ITO, Y.
207	YAMAMOTO, T.
209	MATSUOKA, T.
210	MITANI, Hiroshi
212	OSATA, Shikazo
251	MIMURA, T & J.
256	NAGAO, Mayo
270	MISHIMA, Tsurukichi
284	MATSUMOTO, Y.
285	MATSUNE, Tamotsu
289	KAJUIRA, H & D.
297	YONEMITSU, K.
298	NAKAMURA, S.
302	TAHARA, S.

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SCHEDULE 6-A (continued)

No.	Name.
316	YOSHIHARA, T & R
344	SHIN, Y.
343	RYOJI, Kazuta
346	KINOSHITA, K.
350	NIKAIDO, M.
384	MIKI, Y.
391	KOBAYASHI, K.
	NISHIZAWA, U.
	FUJITA, Hikosaku NAKANO, Rikuma IWATO, Shiosaku
406	NAKO, H.
433	INOKUCHI, Y.
450	OTSUKI, Shinichi
464	KAITA, S.
466	TAKAHIRA, Sono
490	TAKAHIRA, F. Rintaro
569	MORIMOTO, S.
583	SANO, S.
643	NAKAMURA, H.
665	NAGAMORI, Masajiro
670	SUZUKI, K.
678 (1)	IMAMURA, K.
678 (2)	IMAMURA, K.
686	MIYASAKI, Masakichi
740	TASHIMA, H.
743	HARAGA, M.

SCHEDULE 7.

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

J.L. No.	Name.
29	YANOSHITA, Torakuma
159	SHIMIDSU, J.
365	SHOJI, George Yasuzo
422 (1)	FUJII, H.
422 (2)	FUJII, H.
432	NAKAMURA, J.
670	SUZUKI, K. (Lot 106)

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SCHEDULE 8.

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

Lot No.	Name	Reasons.
43	NAKANO, J.	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.	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.	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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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.

J.L. No.	Name.	Reasons.
43	NAKANO, J.	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.
180	YAHIRO, K.	Director's original offer has been rejected (See schedule 2) but he has been asked to make a new offer for Lot 68.
590	IBUKI, M.	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.	Title of original offer held by Crux but South ½ 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.

57899 [Pt 3.2] Soldier Settlement and veterans' Land Act

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

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.

June 15th, 1944

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

Dear Mr. McPherson: Re: Venterans' Land Act Documents

I thank you for your letter of June 9th returning document Nos. 107 and 108, duly executed by the Deputy Custodian.

Yours very truly,

F.G. Shears

F.G. Shears,
Director

FGS:lm

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

Victoria Building,
7 O'ConnorStreet,
Ottawa, Ontario.

June 15, 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 7th enclosing documents 109, 119 and 111. These 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._____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

14th June, 1944.

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

Dear Mr. McPherson:

We have already forwarded to you the usual weekly Summary in connection with the Veterans' Land deal but omitted to enclose Mr. Richardson's memorandum covering same. This is enclosed herein.

Yours very truly,

F. G. Shears,
Director.

FGS/PMH

encl.

355 OYAMA, S.
363 NABETA, M.
400 ONO, S.
405 ONO, S.

(Continued Page 2.)

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

F.G. Shears,
Director

June 12th, 1944

57899 [Pt 3.2] Soldier settlement and veterans' Land Act

57899 [P+ 3.2] Soldier Settlement and Veterans' Land Act

June 10, 1944.

M E M O R A N D U M

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 the last report of June 2, 1944:

From Schedule 4 to 6A The following are in Crux's hands for Titles to be delivered and paid for by the Director.

J.L. No.	
3 (1)	OHASHI, S.
3 (2)	OHASHI, S.
3 (3)	OHASHI, S.
114 (1)	TATEYAMA, I.
118	KUDO, M.
130 (1)	MORISHIGE, F.
130 (2)	MORISHIGE, F.
139	YAMASAKI, N.
207	YAMAMOTO, T.
209	MATSUOKA, T.
251	MIMURA, T. & J.
289	KAJUIRA, H& D.
298	NAKAMURA, S.
302	TAHARA, S.
307	YOSHIHARA, T. & R.
343	NIKAIDO, M.
350	KOBAYASHI, K.
406	NAKO, H.
583	SANO, S.
678 (1)	IMAMURA, K.
678 (2)	IMAMURA, K.
643	NAKAMURA, H.

Total number of Offers - 22

Schedule 4 : Completed and payment received from Veterans' Land Act.

34	TONOMURA, M.
48	TONOMURA, M.
135	SENDA, K.
140	NAKAMI, M.
181	AOKI, C.
257	YOSHIDA, K.
269	MASUDA, S.
304	SEKI, S.
308	OHTA, Y.
326	KINOSHITA, K.
329	NISHIGUCHI, M.
337	OSEKI, N.
355	OYAMA, S.
363	NABETA, M.
400	ONO, S.
405	ONO, S.

(Continued Page 2.)

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

F.G. Shears,
Director

June 12th, 1944

Memo to Mr. Shears from R. D. Richardson re V.L.A. Offer as at June 10/44

Schedule 4 (Continued) - Completed and payment received from V.L.A.

J.L. No.

452 KOWISHI, K.
492 (1) YOSHIDA, S.
492 (2) YOSHIDA, S.
495 YASUGAWA, S.
595 OYAKAWA, T.
641 HASHIMOTO, Y.
683 ICHIKAWA, H.
712 SUGAWARA, U.
717 GOTO, M.
741 YAMAZAKI, B.
742 HAMAGAKI, I.
748 KONISHI, H.
749 KONISHI, S.

Total number of Offers - 29

Schedule 5 to 6 A The following are in Crux's hands for Titles to be delivered and paid for by the Director.

38 SETO, Matsutaro
69 NAKAHARA, Hisakichi
104 YOSHIDA, Enzaburo
117 KATO, Kiyoji
123 SHIN, Sidney Zentaro
210 MITANI, Hiroshi
212 OSATA, Shikazo
256 NAGAO, Mayo
270 MISHIMA, Tsurukichi
285 MATSUNE, Tamotsu
316 RYOJI, Kazuta
391 (FUJITA, Hikosaku
)NAKANO, Rikima
(IWATO, Shiosaku
450 OTSUKI, Shinichi
466 TAKAHIRA, Sono
490 TAKAHIRA, F. Rintaro
665 NAGAMORI, Masajiro
686 MIYASAKI, Masakichi

Total number of Offers - 17

Schedule 6 to Completed and payment received from V.L.A.

672 - UNO, A.

Schedule 6:

234 KINOSHITA, M. - Deed forwarded to Crux, duly executed, for filing.

(Continued on Page 3.)

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

F.G. Shears,
Director

June 12th, 1944

57899 [P+ 3.2] Soldier settlement and veterans' Land Act

Memo to Mr. Shears from R. D. Richardson re V.L.A. Offer as at June 10/44

J.L. No.

From Schedule 6 to 4:

6	FURUKAWA, G.
15	TAKASHIMA, T.
70	TAKASHITA, T.
106	HAYAMI, M.
122	NAKANO, A.
124	UYENO, H.
147	SUNADA, T.
151 (1)	HAMAURA, S.
151 (2)	HAMAURA, S.
151 (3)	HAMAURA, S.
158	TAKUMASU, S.
338	OSHIRO, E.
374	FUJINO, S.
455	KAMIYA, S.
677	YAMADA, K.

Total number of Offers - 15

From Schedule 6 to 7:

29	YANOSHITA, Torakuma
422 (1)	FUJII, H.
422 (2)	FUJII, H.
432	NAKAMURA, J.

Total number of Offers - 4

From Schedule 7 to 6:

65	NISHIMOTO, K.	- conveyance executed and returned to Crux for registration.
423	MINAKI, K.	- conveyance executed and returned to Crux for registration.
493	NAKAMURA, G.	- conveyance executed and returned to Crux for registration.

Total number of Offers - 3

RDR/EG

R. D. Richardson

NOTE

separate transaction entirely.

June 12th, 1944

F.G. Shears,
Director

57899 [Pt 3.2] Soldier Settlement and veterans' Land Act

57899 [Pt 3.2] Soldier Settlement and Veterans' Land Act

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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.

12th June, 1944.

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

Dear Mr. McPherson:

As you are doubtless aware, Mr. Murchison has been to Vancouver.

From reports I have received he was exceptionally busy and according to Mr. Horton was only in their office fifteen minutes. He went over to Victoria and I understand has now gone to Kamloops together with Mr. Barnet and I presume he will not be back in Vancouver again at this time so that I did not have an opportunity of meeting him. Mr. Barnet is expected back about the middle of this week and I will be contacting him on his return.

I am enclosing the usual summary showing the position of the Veterans' Land Act deal. Next week in addition to the summary I will send you supporting schedules similar to the ones which you prepared when you were here.

Yours very truly,

F. G. Shears,
Director.

FGS/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)	4	7
	775	775

68

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

F.G. Shears,
Director

June 12th, 1944

S U M M A R Y

sales arising out of first offer from the Director of the Veterns' Land Act
opening of business on Monday, June 12th, 1944. All figures are on the
of offers originally made and have no relation to individual Japanese, properties
itles.

Original offers received by Custodian.....768
(See list attached to master document)

Offers for which titles have been
delivered and paid for by Director.....570

Schedule

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 reason 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.....56

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 1

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 No. 6) 22
In CruxIs Hands..17
In our hands.....5

6.A Titles issued returned to Crux for payment.....39

7. Offers where documents are in transit to or from Ottawa for signature 8
(See Schedule 7)

8. Offers where titles have issued and are held by Crux for reasons given.....3
(See schedule No. 8)

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.....4 7
(See Schedule No. 9)

775	775

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

F.G. Shears,
Director

June 12th, 1944

57899 [P+ 3.2] Soldier settlement and veterans' Land Act DC+