

NO. 5-7899^{vol IV}

NAME Soldier Settlement & Veterans Land Act.

Formerly Mr. McPherson's files - J-49 - J-49A - J-49B - J-49C

5-7899^{vol IV}

578

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Bldg.,
Vancouver, B.C.,
March 16, 1951.

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

K. W. Wright, Esq., K.C.,
Chief Counsel,
Office of the Custodian,
Victoria Bldg.,
7 O'Connor St.,
Ottawa, Ont.

Dear Mr. Wright: Re: Former Japanese Lands, Mission, B.C.

I have for acknowledgment your letter of the 13th instant enclosing copy of V.L.A. letter to you of the 12th.

The original deal with the V.L.A. was on the assumption that the properties purchased would be re-sold to veterans at the price paid to the Custodian. There was an understanding in our minds that if properties were re-sold at higher prices to persons other than veterans, the increase would be for the account of the original Japanese owner. However, while evidence before the Public Accounts Committee indicated that some such sales had been made, the increases obtained by the V.L.A. were not turned back to the Custodian, and I do not think it would be suggested that any accounting for re-sales of such a nature should now be opened for review.

The question which has been raised however, is that in so far as recent sales or sales yet to be made, that if the V.L.A. obtained an amount in excess of their cost, in view of the award which has been paid by the Custodian, the Custodian should be reimbursed up to the extent of the award.

The V.L.A. letter indicates that the proceeds of their sales would be absorbed into the consolidated revenue fund. I am of course not competent to say how a transfer to the credit of the Custodian could be effected. It would appear however, that in view of the fact that the award was paid out of Custodian funds, that in some way the Custodian should receive the benefit of any recovery the V.L.A. can make over and above the price they paid the Custodian.

NO. 57499

NAME

Public Settlement Veterans Fund Act.

formerly Mr. Thompson's files - J-49 - J-49A - J-49B - J-49C.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

K. W. Wright, Esq.

- 2 -

March 16, 1951.

The Commissioner's award is on the basis that these properties were worth that much more in 1943. The Custodian could only be interested up to the extent of the award which he has paid, as any additional amount over and above cost plus the award, could be considered as the appreciation in market value which has occurred since 1943.

The question may resolve itself into a matter of bookkeeping as between two Departments and it would have to be decided whether this was necessary or desirable.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/GN

NO. 57899

NAME

Bellevue Settlement - Bellevue Land Act.

formerly in Department's files - J-49 - J-49A - J-49B - J-49C.

NO. 57499

NAME

Formerly Mr. Ingham's files - J-49 - J-49A - J-49B - J-49C.

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
March 13, 1951

J-49

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

Re: Former Japanese Lands, Mission, B. C.

Dear Mr. Shears:

Further to our communication of the 12th ultimo, we
enclose herewith copy of letter received from the Soldier Settlement
and Veterans' Land Act, Ottawa, under date of 12th instant.

Please let me know what you think about this at your
early convenience.

Yours very truly,

K. W. WRIGHT
CHIEF COUNSEL

KWW/JF
Encl.



SOLDIER SETTLEMENT AND VETERANS' LAND ACT
OFFICE OF THE DIRECTOR

Your file: J-49
Our File: V-8-10

OTTAWA

March 12, 1951.

E. W. Wright, Esq.,
Chief Counsel,
Office of the Custodian,
Department of the Secretary of State,
Ottawa, Ontario.

Dear Sir:

Re: Former Japanese Lands, Mission, B.C.

With reference to your letter of February 12th, I have held my reply until today in order that I might have available a report from our District Office in Vancouver indicating the results of their negotiations with Mission regarding disposal by sale of certain former Japanese properties.

It is proposed to transfer to Mission, Blocks 183 to 185, inclusive, 187 and 188 of the Village of Mission for a cash consideration, plus some assistance from the Municipal authorities in subdividing and developing, for veteran establishment, other remaining lands in the area. The cash consideration being negotiated is considerably below the present day market value of these lands. In determining the cash settlement, we felt it only proper that an endeavour be made to recover the total of public funds expended, hence our inclusion in the sale price of the sum of the cash awards made pursuant to the findings of the Bird Commission. We have not to date been advised of Mission's acceptance of our terms.

Should we be successful in effecting this sale, it is to be observed that the proceeds would be absorbed into the Consolidated Revenue Fund. At present, I am not aware of any procedure which would serve as a precedent to facilitate a refund to the Custodian of any portion of the sale proceeds. Such a transfer of funds, if necessary, could presumably be effected under authority of a Treasury Board Minute.

While the determination of the amount of the Bird Commission award that applies to the particular lands presently under consideration is not difficult, the same would not be the

..... 2

NO. 57899

NAME

Formerly in Japanese Lands - J-49 - J-49A - J-49B - J-49C.


2.

case were we to endeavour to apply such a procedure to lands sold in the past or which may be sold piecemeal in the future. In past sales, no effort has been made, when considering sale prices, to determine what portion of the sale price might equal the award made by the Justice Bird Commission. In a great many instances, the sum of the purchase price paid by the Director, plus the amount of the award, has not been recovered by sale.

In cases where the sale proceeds were equal or in excess of the sum of the cost to the Director, plus the award, it would, I feel, be rather difficult to determine what portion of the enhancement in value as indicated by the spread between cost and sale price was due to a fortuitous purchase or to the general increase in property values which has taken place in the intervening period between date of purchase and date of sale.

I would sincerely appreciate your comments on this subject.

Yours very truly,


T. J. Rutherford,
Director.

NO. 57899

NAME

Formerly Mr. Rutherford's files - J-49 - J-49A - J-49B - J-49C.

J-49

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
February 12, 1951

The Director,
Soldier Settlement and Veterans Land Act,
Ottawa, Ontario

Re: Former Japanese Lands, Mission, B.C.
Your File No. V-8-10

Dear Sir:

We are in receipt of a report from Mr. F. G. Shears, Director of the Custodian's Office in Vancouver, advising that your Department is negotiating for the sale of the remaining former Japanese properties at Mission, B. C.

It is noted that you may be able to recover the cost of these lands plus any award the Commissioner has made. We wish to point out that awards have been paid by the Custodian in all cases except one. It appears reasonable to suggest that if you are successful in selling these properties, the Custodian should be reimbursed or recover any surplus over the amount which you originally paid.

It would be appreciated if you would let us hear from you in this connection.

Yours very truly,

K. W. WRIGHT
CHIEF COUNSEL

KWW/JF

NO. 57899

NAME

Formerly in Department's files - J-49 - J-49A - J-49B - J-49C.

J-49

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
February 12, 1951

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

Re: Former Japanese Lands, Mission, B. C.

Dear Mr. Shears:

We have for acknowledgment your communication of the 6th instant, with enclosures, and attach hereto, for your information, copy of our letter of today to The Director, Soldier Settlement and Veterans Land Act, Ottawa.

Yours very truly,

K. W. WRIGHT
CHIEF COUNSEL

KWW/JF
Encl.

NO. 57899

NAME

Formerly in Japanese Lands Act.

J-49 - J-49A - J-49B - J-49C.

ADDRESS ALL
COMMUNICATIONS
TO THE
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TO
FILE NO.

OFFICE OF THE
CUSTODIAN
RECEIVED
FEB 12 1951
PASS TO.....
TRANSFER TO.....
AND BY 1 FILE

Dear Mr. Wright: Re: Former Japanese Lands, Village of Mission

I spoke to Mr. Case and asked what was in mind in regard to the amount of any award they were able to recover.

Yours very truly,

B. Neary

FGS/GN
Encl.

NO. 57899 NAME *John Bennett Williams Goodrich.*
formerly Mr. Nathaniel Giles - J-49 - J-49A - J-49B - J-49C.

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

Please quote V-8-10

Box 1059,
Vancouver, B. C.,
February 2, 1951

C
O
P
Y

Mr. F. G. Shears,
Department of The Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B. C.

Dear Sir:

Re: Former Japanese Lands, Village of
Mission

We are negotiating for the sale of the remaining former Japanese properties in the Village of Mission, and as it may be possible to obtain the cost to the Director of these lands plus the amount of award made by the Bird Commission, we should greatly appreciate having you insert the amount of the award in each case opposite the J. L. number on the attached list. We are enclosing the list in duplicate in case you wish to retain a copy.

Yours truly,

G. E. Burrell,
A/District Superintendent,

Per "J. A. CASE"

JAC/dkb
enc.

NO. 57899

NAME

Formerly in Department's files - J-49 - J-49A - J-49B - J-49C.

FORMER JAPANESE PROPERTIES - VILLAGE OF
MISSION

<u>Custodian File</u>	<u>Our File</u>	<u>J.L.</u>	<u>Claim No.</u>	<u>Award</u>	<u>Japanese Name</u>
E/736	BC/308-P	181	-	-	C. AOKI (In Japan)
5060	BC/309-P	184	1046	1,086.25) Pd.	K. AOKI
5060	BC/310-P	184	1046	231.25)	"
2855	BC/311-P	145	-	-	M. HATTORI
5433	BC/313-P	173	661	1,326.75 Pd.	T. HAYASHI
5437	BC/314-P	94	467	755.00 Pd.	T. IKEHICHI (Estate)
1572	BC/315-P	198	1335	1,043.75 Pd.	Y. ITO
4529	BC/316-P	169	-	-	I. KIMURA (Repat.)
2889	BC/317-P	170	566	1,080.00 Pd.	A. KINOSHITA (Estate)
4963	BC/318-P	119	-	-	T. KODAMA
4960	BC/319-P	177	693	161.00 Pd.	J. MATSUSHITA
5441	BC/320-P	179	697	1,067.50 Pd.	H. MIYAGAWA
5426	BC/321-P	182	1015	2,762.50 Pd.	U. NAKASHIMA
2287	BC/322-P	183	-	-	S. OKAMURA
5445	BC/323-P	1A	477	1,095.00 Pd.	Y. OKUMA
5425	BC/324-P	174A	744	160.00 Pd.	S. SATO
2871	BC/325-P	144	746	1,412.50 Pd.	K. SHIGEHIO
5420	BC/327-P	23A	478	2,558.00 Pd.	K. SHIKAZE
13222	BC/328-P	168	-	-	S. TAKAMOTO
2879	BC/329-P	180	1018	1,831.25 Not Pd.	K. YAHIO

NO. 57899

NAME

Japanese Settlement - Village of Mission
formerly in Japanese files - J-49 - J-49A - J-49B - J-49C.

February 5, 1951.

C
O
P
Y

Mr. G. E. Burrell,
A/District Superintendent,
Soldier Settlement and Veterans' Land Act,
Box 1059,
Vancouver, B.C.

Attention, Mr. J.A. Case

Re: Former Japanese Lands, Village of Mission
Your File V-8-10

Dear Sir:

We are returning herein list of Japanese properties at
Mission which we have completed as requested in yours of Feb. 2nd.

On six of these properties there were no claims made.

The awards have been paid to all of the claimants with
the exception of one.

We trust this is the information required.

Yours truly,

F. G. Shears,
Director.

FGS/GN
Encl.

NO. 57899

NAME

Formerly in Department's files - J-49 - J-49A - J-49B - J-49C.

October 30, 1950

MEMORANDUM FOR MR. WRIGHT

RE: V.L.A. Farm Land in the Fraser Valley

One of the officers in charge of Veterans Land Act administration phoned here to say that they were being flooded with applications from Japanese who desire to repurchase the land transferred by the Custodian to the Department of Veterans Affairs and that they were advancing the opinion that they should be permitted to repurchase their own properties at the price for which they were transferred by the Custodian to the Department of Veterans Affairs.

This official felt that the applicants had already been fully rewarded by having been paid off by the Custodian pursuant to Commissioner Bird's awards and that it would not be proper to permit them to repurchase the land on the proposed basis, the said land having increased considerably in value since it was transferred into the Department's hands.

I refused to make any commitment in the matter and suggested that this official, whose name I did not clearly get, should contact you after the middle of November.


D. J. Sinclair

DJS/JF

NO. 57899

NAME

Bellevue Settlement Veterans Land Act.

formerly in Department's files - J-49 - J-49A - J-49B - J-49C.

J-49

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
June 19, 1950

A. D. McCracken, Esq.,
Executive Assistant,
Soldier Settlement and Veterans Land Act,
No. 8 Temporary Building,
Carling Avenue,
Ottawa, Ontario

Re: Rinichiro YOSHIHARA

Dear Mr. McCracken:

Referring to our telephone conversation of this morning,
I enclose herewith copy of letter received from Mr. F. G. Shears,
Director of the Custodian's Office in Vancouver, under date of 21st
March, 1950.

This is the case about which I spoke to you this morning.

Yours very truly,

K. W. WRIGHT
CHIEF COUNSEL

KWW/JF
Encl.

NO. 57899

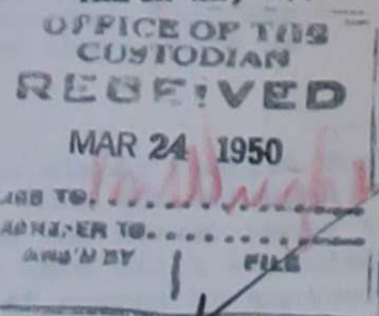
NAME

Formerly Mr. Yoshinori's file - J-49 - J-49A - J-49B - J-49C.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
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CUSTODIAN'S OFFICE
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TO
FILE NO. 6972

506 Royal Bank Bldg.,
Vancouver, B. C.,
March 21, 1950.



K. W. Wright, Esq.,
Chief Counsel,
Office of the Custodian,
Victoria Bldg.,
7 O'Connor St.,
Ottawa, Ont.

Dear Mr. Wright:

Re: Rinichiro YOSHIHARA - Case 74 & 75

I do not know whether there is any point in bringing this to your attention.

The above claims cover a greenhouse property in the Maple Ridge area which was sold to The Director, The Veterans' Land Act for \$3,622.00. The recommendation of the Commissioner for an award will be the sum of \$6,273.00 which he considers the estimate of fair market value, and which he has arrived at under the application of a formula which he has adopted in greenhouse claims.

On May 12th last Mr. Yoshihara wrote to the Commissioner, stating that in regard to his property, he "requested very much that it be returned" to him, rather than receiving an award. This property has not been sold by the Veterans' Land Act and in view of this we referred the matter to Government Counsel, Darrell Braidwood. He contacted the Veterans' Land District Superintendent in Vancouver and received the following reply -

"I have for acknowledgment your letter of May 20th advising that Mr. McMaster intends to make the above a special case under V.L.A. sales in so far as greenhouses are concerned. It is also the opinion of Mr. McMaster that the above property is still held as one of our backlog lands.

"Please be advised that this property is held as a backlog and if you will refer to my letter to you of May 18th on Japanese backlog lands, you will see where I advised that we had written to Ottawa seeking direction from the Director regarding the disposal of Japanese land. To date we have not received a reply, but as soon as same is to hand we will be pleased to contact you without delay".

As nothing further was brought to our attention, we again suggested to Mr. Braidwood that it would seem well worth while for a very special effort to be made to obtain the return of this property to the claimant, especially in view of the fact that we have at present standing to his credit on our books a balance of \$3,656.38. We received the following reply from Mr. Braidwood -

"I think there has been considerable activity in this case which does not show in the file. McMaster approached the Minister of Veterans' Affairs at Ottawa and also consulted Mr. Cruickshank. Apparently after all this was over the Government took the position that the Department should

NO. 57899

NAME *Shinichi Yoshihara* *Shinichi Yoshihara*

Formerly Mr. Yoshihara's files - J-49 - J-49A - J-49B - J-49C.

W. Wright, Esq.

- 2 -

March 21, 1950.

allow the claimant to bid on the property if and when it was put up for sale, but would not return same to him. The result of this was, of course, that the claimant could not get his property back. In view of the fact that this has been handled in the manner indicated above there would be no point in pursuing it further now."

My only comment is that it is simply foolish for the Government to pay an award of over \$6,000.00, when the Veterans' Land Act still hold this as a backlog property, and the former owner is willing to have it returned. If the Japanese were still excluded from residence in British Columbia, it would of course be another matter, but they can and are re-establishing themselves in this area.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/GN

NO. 57899

NAME

James M. Shears

James M. Shears' files - J-49 - J-49A - J-49B - J-49C.

PHONE PACIFIC 8131
PLEASE REFER TO
FILE NO. 14582

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

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

December 28, 1949.

K. W. Wright, Esq.,
Chief Counsel,
Office of the Custodian,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

Dear Mr. Wright:

Re: Your File No. J-49A

We acknowledge with thanks your letter of
December 22 enclosing deed from the Director, Veterans'
Land Act, to the Secretary of State of Canada acting in
his capacity as Custodian, corrected for registration.

Yours very truly,

A. G. McArthur
A. G. McArthur,
Office of the Custodian.

AGM/AC

NO. 5-7899

NAME

James M. Macpherson's files - J-49 - J-49A - J-49B - J-49C.

J-49A

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

December 22nd, 1949.

Mrs. A. G. McArthur,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Mrs. McArthur,-

We have for acknowledgment
your letter of the 17th instant, enclosing
Deed of Land for correct description of the
Grantee therein.

This document has been duly
completed and initialled and is returned to
you herewith.

Yours very truly,

K. W. Wright,
Chief Counsel.

KWW/G
Encl.
Registered.

NO. 57899

NAME

Formerly Mr. Josephine's file - J-49 - J-49A - J-49B - J-49C.

J-49A

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

December 22nd, 1949.

G. Murchison, Esq.,
General Supervisor,
Real Estate Division,
Central Mortgage & Housing Corporation,
No. 4 Temporary Building,
56 Lyon Street,
Ottawa, Ontario.

Dear Mr. Murchison:

We have for acknowledgment your
note returning Deed of Land, duly initialled,
as requested in my letter of the 19th instant.

Please accept our thanks for your
co-operation herein.

Yours very truly,

K. W. Wright,
Chief Counsel.

KWW/G

NO. 57899

NAME

Formerly Mr. Murchison's files - J-49 - J-49A - J-49B - J-49C.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
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PLEASE REFER
TO
FILE NO. J-49A

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
December 19th, 1949

G. Murchison, Esq.,
General Supervisor,
Real Estate Division,
Central Mortgage & Housing Corporation,
No. 4 Temporary Building,
56 Lyon Street,
Ottawa, Ontario

Dear Mr. Murchison:

I enclose herewith copy of communication received from the Custodian's Office in Vancouver, dated 17th instant, together with Deed of Land herein.

The description of the Secretary of State on the enclosed document has now been changed to read:

"The Honourable The Secretary of State of Canada Acting in his capacity as Custodian under The Trading with the Enemy (Transitional Powers) Act".

It would be appreciated if you would kindly initial the change and return the enclosed document to the writer.

You will note that it is urgent the Deed be presented for registration in New Westminster, B. C. before the end of the year and we would therefore request that you please give this matter your early attention.

Yours very truly,

K. W. BRIGHT
CHIEF COUNSEL

21/12/49

Document returned herewith.
G. Murchison

KWW/JF
Encl.
REGISTERED

NO. 57899

NAME

Public Settlement Victoria Land Act.

formerly Mr. Murchison's files - J-49 - J-49A - J-49B - J-49C.

COPY

DEPARTMENT OF THE SECRETARY OF STATE
Office of the Custodian

506 Royal Bank Bldg.
Vancouver, B. C.

December 17, 1949

REGISTERED MAIL

K. W. Wright, Esq.,
Chief Counsel,
Office of the Custodian,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

Dear Mr. Wright:

You may recall the arrangement made with the Director, Veterans' Land Act, with regard to return to the Custodian of the small parcel of land in the Municipality of Surrey on which the South Port Mann Co-operative Association warehouse is built. The land belonged to a person of the Japanese race and was included in the Veterans' Land Act deal.

The actual registration of this property in the name of the Secretary of State has been delayed as a plan of subdivision was required not only in order that the small area might be conveyed but because the Municipality required two new road allowances before approving the plan. Also taxes which had been in arrears on the whole parcel had to be paid up to date.

Everything is now in order for the Registrar of Lands but before submitting the documents for registration would be pleased to have your advice as to the correct description of the Grantee in the Deed.

We assume that the wording as changed by you in the documents recently forwarded for execution would be correct, but since Mr. Pitman, Solicitor, Veterans' Land Act, informs me that any alteration requires to be initialed in Ottawa, we would appreciate it if you would make the necessary alteration and arrange to have it initialed and returned as soon as possible. It is urgent that the Deed is presented for registration in New Westminster before the close of the year as the taxes may present a problem if the transaction carries into 1950.

Yours very truly,

"A. G. McArthur"

A. G. McArthur
Office of the Custodian

AGM/AC
Enc. Deed

NO. 57899

NAME

James M. McArthur's files - J-49 - J-49A - J-49B - J-49C.

NO. 57899

NAME

Formerly Mr. Murchison's files - J-49 - J-49A - J-49B - J-49C.

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
December 19th, 1949

J-49A

G. Murchison, Esq.,
General Supervisor,
Real Estate Division,
Central Mortgage & Housing Corporation,
No. 4 Temporary Building,
56 Lyon Street,
Ottawa, Ontario

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You will note that it is urgent the Deed be presented for registration in New Westminster, B. C. before the end of the year and we would therefore request that you please give this matter your early attention.

Yours very truly,

K. W. WRIGHT
CHIEF COUNSEL

KWW/JF
Encl.
REGISTERED

ADW/AV

Enc. Deed

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 14582

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

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

December 17, 1949.

REGISTERED MAIL

K. W. Wright, Esq.,
Chief Counsel,
Office of the Custodian,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

Dear Mr. Wright:

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Yours very truly,

A. G. McArthur
A. G. McArthur,
Office of the Custodian.

AGM/AC

Enc. Deed

NO. 57899

NAME

James M. McArthur's files - J-49 - J-49A - J-49B - J-49C

J-49A

December 5, 1949

MEMORANDUM FOR THE DEPUTY CUSTODIAN

RE: Properties of Japanese Evacuees Sold to
the Director, Veterans' Land Act

With further reference to my memorandum of the 25th ultimo,
I enclose herewith copy of letter received from the Soldier Settlement
and Veterans' Land Act, Ottawa, under date of November 30, 1949.

This for your information.

A. H. Mathieu
Assistant Deputy Custodian

Encl.

NO. 57899

NAME

Formerly Mr. Josephine's files - J-49 - J-49A - J-49B - J-49C.

J-49A

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
December 5th, 1949

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

Re: Properties of Japanese Evacuees Sold
to the Director, Veterans' Land Act

Dear Mr. Shears:

With further reference to my communication of the 25th ultimo, I enclose herewith copy of letter received from the Soldier Settlement and Veterans' Land Act, Ottawa, under date of November 30, 1949.

This for your information.

Yours very truly,

K. W. WRIGHT
CHIEF COUNSEL

KWW/JF
Encl.

NO. 57899

NAME

James M. Shears, Esq.

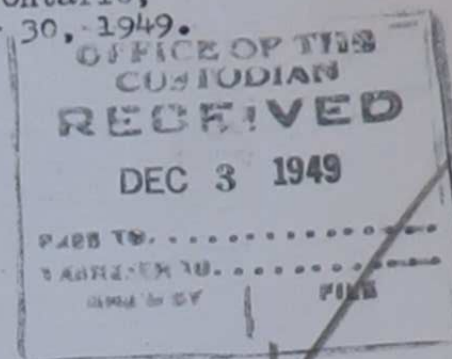
J-49 - J-49A - J-49B - J-49C.



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.
PLEASE QUOTE V-8-10

Ottawa, Ontario,
November 30, 1949.



Custodian of Enemy Property,
Victoria Building,
7 O'Connor Street,
OTTAWA, Ontario.

Attention: Mr. K.W. Wright.

Dear Sir:

Would you kindly refer to my letter of October 22, 1949, with which was enclosed a list of the Japanese Lands held in the name of the Director of Veterans' Land Act.

We have now received a report from our Vancouver District Office advising of the corrections necessary to this list. These corrections are quoted hereunder:-

- (1) BC/47-P - sold to a veteran.
- (2) BC/120-P - sold to a veteran.
- (3) BC/325-P - sold to a veteran.

The only Japanese who has applied for the re-purchase of lands taken from him is R. Yoshihara whose lands may be identified by referring to Column BC/215-P.

I trust that the information contained within will be of assistance to you, and if there are any enquiries you wish to make please do not hesitate to call upon us.

Yours very truly,

A. Hamilton
Superintendent,
Securities Section.

ABH/mlm

NO. 57899

NAME

Japanese Settlement Veterans Land Act.

J-49 - J-49A - J-49B - J-49C.

J-49

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
November 25th, 1949

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

Re: Properties sold to Veterans' Land Act

Dear Mr. Shears:

We have for acknowledgment your communication of the 15th instant and enclose herewith, for your information, copy of Mr. Mathieu's memorandum addressed to Mr. Stein today.

Yours very truly,

K. W. WRIGHT
CHIEF COUNSEL

KWW/JF
Encl.

NO. 57899

NAME

Letter to Veterans' Land Act.

Properties in Vancouver files - J-49 - J-49A - J-49B - J-49C.

J-49

November 25th, 1949

MEMORANDUM FOR THE DEPUTY CUSTODIAN

RE: Properties of Japanese Evacuees Sold to
the Director, Veterans' Land Act

About a month ago, you informed me that the Deputy Minister, Veterans' Affairs, had suggested that numerous farm properties sold to the V.L.A. Department in 1943 should be returned to the Custodian as they were not suitable for rehabilitation of veterans.

We got in touch with Mr. T. J. Rutherford, Director, and requested him to furnish a list of the properties in order that we might have the Vancouver Office records examined and ascertain if it was the desire of the former owners to have the properties restored to them. Information was also required in regard to Custodian credit balances of the former owners.

Under date of 22nd ultimo, we received a list of lots remaining to be sold. The memorandum submitted contained certain remarks made by the V.L.A. (See Column Numbered 12). The list was sent to Mr. Shears and he was asked to furnish a detailed report on all parcels, including information as to the ledger balances and claims lodged by the former owners with the Bird Commission. Mr. Shears was also requested to express his opinion regarding repurchase by the Custodian.

I enclose copy of Mr. Shears' report, dated 15th instant, together with schedule received from the Director, V.L.A. and details of the credit balances of former owners. You will observe that the Director, V.L.A. seeks to return 59 parcels and that we only have credit balances in six cases. You will also note that three former owners are in Japan, two evacuee balances are insufficient to repay the amount received from the Director, V.L.A., leaving only one case where funds are available to cover repurchase.

I also wish to direct your attention to the fact that claims have been filed by all former evacuee owners and that Mr. Justice Bird is likely to make awards in every case.

Mr. Shears is of opinion it would not be advisable to enter into any arrangement involving repurchase and I fully concur.

May I point out that assets of persons of the Japanese race evacuated from the Protected Area of British Columbia came under the control of the Custodian pursuant to the provisions of Orders in Council P.C. 1665, dated March 4, 1942; P.C. 2483, dated March 27th, 1942 and P.C. 469, dated January 19, 1943. All of these Orders in Council were rescinded by Order in Council P.C. 5638, dated January 27th, 1949.

In view of this, there appears to be total absence of authority for the Custodian to enter into any such arrangement.

A. H. Mathieu
Assistant Deputy Custodian

NO. 57899

NAME

Japanese Evacuee Properties Sold Act.

formerly in Department's files - J-49 - J-49A - J-49B - J-49C.

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 Bldg.,
Vancouver, B.C.,
November 15, 1949.

K.W. Wright, Esq.,
Chief Counsel,
Office of the Custodian,
Victoria Building,
7 O'Connor St.,
Ottawa, Ont.

Dear Mr. Wright: Re: Properties sold to Veterans' Land Act

I am in receipt of your letter of October 31st in connection with certain parcels of land sold to The Director, Veterans' Land Act, which it is suggested should be returned to the Custodian. The list of these properties is being returned herein, and we have made a copy for our own records for future reference if this is required.

We have attached to the list of properties the following information concerning each parcel:

Our file number.
Claim Case number.
Custodian sale price.
Ledger balance (if any).
Possible award.
Present address as far as we know, of the former owner.
Expressed desire for return of property.

It will be seen that in practically all cases the proceeds of the sale have been remitted to the Japanese and we have no funds on hand. You will also note that claims have been filed in connection with most of these properties.

The return of these properties could therefore only be made on the basis of negotiation with each of the former owners. On the assumption that a former owner still desires to return and occupy his property, it would be necessary for him to refund the purchase price, and in view of the fact that taxes may not have been paid on these properties since 1943, the amount of such taxes and other adjustments would I assume, become the responsibility of the Japanese. There would likely be cases in which a property had been leased by the Veterans' Land Act

NO. 57899

NAME

Formerly in Japanese files - J-49 - J-49A - J-49B - J-49C.

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE

PLEASE REFER
TO

K.W. Wright, Esq.

- 2 -

Nov. 15, 1949.

FILE NO.

and revenues received, and some of these properties may still be under lease, all of which would be matters for negotiation and adjustment. The question of the extent of depreciation which may have taken place in these lands would also be a matter for consideration.

If the former owner did not desire to actually return and occupy his property, I presume he would not be interested in re-purchasing it unless he felt he could again dispose of the property at a price in excess of the amount he would now be required to pay, plus the amount he would receive as an award under the Claims Commission, as unless he were able to re-sell for more than this amount, it would not be to his advantage to re-possess the property.

The suggestion of bringing the Custodian back into this picture does not appear to me to be either feasible or desirable. If it was considered necessary and if the Veterans' Land would supply us with the exact amount they would require for each property, including all adjustments say to the end of the year, we could write to each former owner submitting the proposition for re-purchase to him. However, if an opportunity is to be given to the former owner to re-purchase his land, the logical procedure would appear for these negotiations to be made between the Veterans' Land Act (the present owners) and the Japanese.

I am sure the Commissioner would not consider this a matter in which he could be concerned, but unless it was the expressed desire of any Japanese to re-possess his land, I do not think that he would look with favour upon any attempt to reverse a portion of the deal with the Veterans' Land Act which would now place the claim of any Japanese whose property had been sold by the Custodian and conveyed, outside the terms of reference. While some Japanese indicated that they did not wish their property to be sold so that they might be able to return to it, this wish was expressed some years ago and might not be their present desire.

As you are aware, the sale to The Director, The Veterans' Land Act, from the Custodian's point of view has proved to be most unfortunate and will result in awards of over \$600,000.00. The fact that these particular parcels have not been sold by the V.L.A. would likely indicate that they are the least desirable properties. I notice too, that in some cases a portion of the property has been sold, and another property has

NO. 57899

NAME

Japanese Veterans' Land Act

Japanese Veterans' Land Act - J-49 - J-49A - J-49B - J-49C.

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

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

K.W. Wright, Esq.

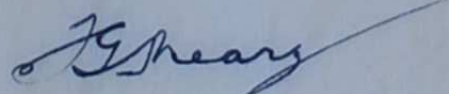
- 2 -

Nov. 15, 1949.

been sub-divided at additional expense.

In regard to the suggestion that properties which have been sold to the Veterans' Land Act should now be returned to the Custodian, I can only say that in my opinion such a procedure would be most undesirable from the standpoint of the Custodian.

Yours very truly,



F.G. Shears,
Director.

FGS/GN

NO. 57899

NAME

Formerly in Department of Veterans' Land Act.

1-49 - 1-49A - 1-49B - 1-49C.

<u>File No.</u>	<u>Vendor</u>	<u>Land Description</u>	<u>Nearest Market Town</u>	<u>Acreage</u>
BC/ 8-P	ARIZA, E. & M.	N $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec.3, Twp.12, Map 6502, N.W.D.	Haney 6 Mi.	77.8
35-P	HOZAKI, Ichitara	Lots A,B,C,D,E & F of S/D of Lots 11 & 12 of Lot 399, Grp. 1, Plan 8914, N.W.D.	New Westminster 20 Mi.	9.90
42-P	IMADA, T.&K.&T.	Pt. of S $\frac{1}{2}$ of SW $\frac{1}{4}$ Sec.26,Twp.12, N.W.D.	Haney 3 $\frac{1}{2}$ Mi.	78.56
47-P	ITAYA, Wakaichi	Lot 1 of S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Sec.8, Twp.15, Map 5848, N.W.D.	Haney 8 Mi.	10.0
72-P & 185-P	KUSANO, K. & TERAMURA, N.	Lots 1 & 2 of Pt. of Blk."B" of Lot 278, Grp.1, Map 9801, & lots 1 & 2 of Lot 3 of Blk. "B" of Lot 278, Grp.1, Map 10201.	Hammond 1 Mi.	7.767
120-P	OHTA, Yoshiki	Pt. of SW $\frac{1}{4}$ Sec.25, Twp.12, Sketch 3015, N.W.D.	Haney 5 Mi.	80.0
129-P	OKI, H. & T.	Lot 23 of NE $\frac{1}{4}$ Sec.16, Twp.12, Map 1676.	Haney 2 Mi.	5.0
131-P	OKUBO, Fusanosuke	Lot 3 of Legal S/D 8, Sec.5, Twp.15, Map 3949, N.W.D.	Whonnoek 2 Mi.	9.77
132-P	OMURA, Shei	E $\frac{1}{2}$ of Lot 2 of S $\frac{1}{2}$ of Lot 263, Grp.1, Map 1051, Maple Ridge.	Hammond 1 $\frac{1}{2}$ Mi.	5.0
139-P	SAKAKI, Tatsuma	Pt. of Lot 3 of Lot "A" of Lot 278, Grp.1, Map 4948, Maple Ridge.	Hammond 1 Mi.	1.1
157-P	SHOJI, G. Y.	Pt. of NE $\frac{1}{4}$ Sec.5, Twp.15, Map 3192, N.W.D.	Whonnoek 2 Mi.	19.65
198-P	WAKAYAMA, Kokichi	Lot 2 of Lot "A" of Lot 278, Grp. 1, Map 4948, Maple Ridge	Hammond 1 Mi.	5.4
215-P	YOSHIHARA, R.	Pcl. "D" of NW $\frac{1}{4}$ Sec.14, Twp. 12, Map 4372, Maple Ridge.	Haney 4 Mi.	17.38
218-P	ADACHI, Asa	Lots "A" & "B" of SE $\frac{1}{4}$ Sec.28, Twp. 17, Map 9919, N.W.D.	Mission 1 $\frac{3}{4}$ Mi.	11.0

NO. 57899

NAME

formerly Mr. Ingham's file - J-49 - J-49A - J-49B - J-49C.

<u>When</u>	<u>Cost to</u>	<u>S/D</u>	<u>Number of</u>			
<u>Purchased</u>	<u>Director</u>	<u>Plan</u>	<u>Lots</u>	<u>Number of</u>	<u>Lots Remaining</u>	
			<u>for Sale</u>	<u>Lots sold</u>	<u>to be sold.</u>	

<u>When Purchased</u>	<u>Cost to Director</u>	<u>S/D Plan</u>	<u>Number of Lots for Sale</u>	<u>Number of Lots sold</u>	<u>Lots Remaining to be sold.</u>
Sept./43	\$ 1,482.00	No	1	None	1
Sept./43	3,113.00	#8914	6	5	Lot "B"
Sept./43	385.00	No	1	None	1
Sept./43	492.00	No	1	None	1
Sept./43	1,335.00	#9801 & 10201	4	3	Lot 2 of Lot 3 of Blk "B", etc.
Nov./43	1,031.00	No	1	None	1
Sept./43	1,551.00	No	1	None	1
Sept./43	930.00	No	1	None	1
Sept./43	589.00	No	1	None	1
Sept./43	98.00	No	1	None	1
June/44	1,404.28	No	1	None	1
Sept./43	2,677.00	#9569	3	2	Lot (1.4 Ac) (75.00)
Sept./43	3,622.00	No	1	None	1
Sept./43	970.00	#9919	2	1	Lot "B"

NAME *Julius Wetmore of Watrous, S. Dak.*

Journal of the American Medical Association - J-449 - J-449A - J-449B - J-449C

COLUMN NO. 12

Remarks	File No.	Case No.	Custodian Sale Price	Ledger Balance	A
Municipality of Maple Ridge desirous of purchasing.	2763 5992	924 925	\$ 1,482.00 3,113.00	-	\$1
Highly developed - first class state of production (1942) property rented to Chinaman for \$300. until Dec. 31, 1942 then \$200. a year for the duration. Dwelling also rented for \$12.50 mo. Owner pays taxes.	5277 5403	- 833		-) 2
72.4 Ac. suitable for cultivation after clearing, stumping & draining. No Buildings on property.	6933 6929 7378)) 76)	385.00	-	
2.02 Ac. garden land. 7.98 Ac. suitable for cultivation after clearing.	3413	522	492.00	-	
Note: BC/72-P & BC/185-P have not been amalgamated.	4220 9587	634 877	913.00 422.00	- -	
10 Ac. cleared. Balance - Hilly Bush & Rock. Leased \$5.00 Mo.	5972	896	1,031.00	-	
4.35 Ac. cleared. Fair Bldgs. Leased for \$16.50 per month.	6974 6970)) 1180	1,551.00	-	
5 Ac. cleared. Balance requires clearing, stumping & drainage.	4980	-	930.00	\$410.78	
4 Ac. cleared. 1 Ac. of stumps & brush. Leased for \$5.00 month.	8699	1109	589.00	-	
Scrub Bush. Homesite & subsistence in vegetables, etc. for a pensioner or locally employed veteran.	10105	124	98.00	-	
House poor and outbuildings fair. 6.5 Ac. cleared. 10 Ac. can be cleared. Leased @ \$15.00 per month.	12276	1204	1,404.28	378.42	
Bush property. Very suitable Small Holding site.	13057	1198	2,677.00	-	
2.10 Ac. cleared. Bldgs. valued @ \$3,390.00. Leased for 12 months ending July 31/49 for \$500.	6972	74	3,622.00	-	
	2862	456	970.00	-	

No. 57899

NAME

Formerly in Department of Veterans Affairs files - J-49 - J-49A - J-49B - J-49C.

ward	Address	Expressed wish to have Property returned
185.60	Deceased - Mrs. Riku (Enji) ARIZA 304 Burns St., Winnipeg, Man. 316 Kingsford Ave., North Kildonan, Man.	-
490.40	Deceased Son - Shizuo HOZAKI, c/o Geo. OGINO 443 Ellice Ave., Winnipeg, Man.	-
308.00	Lac La Hache, B. C.	Yes '48
393.60	c/o E. Reynolds, P.O. Box 70, Picture Butte, B.C.	-
730.40	Box 434, Coaldale, Alta.	Yes '48
337.60	Box 4, Oxdrift, Ontario.	-
824.80	c/o L. Tully, Box 19, Oakville, Man.	Yes '44
1240.80	346 Merton St., Toronto, Ont.	Yes '46
-	1084 1/2 Park Ave. E., Box 46, Chatham, Ont.	-
471.20	859 Shaw St., Toronto, Ont.	Yes '45
78.40	Box 48, Chase, B. C.	-
1123.42	259 King St. E., Chatham, Ont.	Yes '49
2141.60	23 Duke St., Chatham, Ont.	-
2897.60	Fawn P.O., B. C.	Yes '49
776.00	Burmis Lumber Co., Burmis, Alta.	Yes '46

NO. 57899

NAME *Julius Attenuat Veterans Fund Act.*

formerly Mr. Josephson's files - J-49 - J-49A - J-49B - J-49C.

File No.	Vendor	Land Description	Nearest Market Town	Acreage
BC/ 222-P	ENDO, Torakichi & Hisa MITSUNAGA, T NOMURA, Yaoso UYEMURA, Ichijiro SHIMODA, K SHIMODA, K. & Co. HASHIMOTO, R. FUJINO, Kumakichi KATO, Kiyoji	Lots 2 to 18 & Lots 20 to 24 inc. of pt. of Lot 165, Grp.3 & pf Pts. of S $\frac{1}{2}$ Sec.20, Twp.17, Map 9880, N.W.D. & Lots "A", "B", "C" & "D" of Lots 1 & 19 of Pt. of SW $\frac{1}{4}$ Sec.20, Twp. 17, Map 10344, N.W.D.	Mission 1 Mi. (Subdivision) Expend. paid to	98.57
244-P	KAMIMURA, Kahei	Lot 5 of SE $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 27, Twp.17, Map 1113, N.W.D.	Mission 1 Mi.	12.30
250-P	KUNIMOTO, Shingo	Lot 8 of NW $\frac{1}{4}$ Sec. 27, Twp.17, Map 679, N.W.D.	Mission 1 $\frac{1}{2}$ Mi.	9.63
261-P	SAKAMOTO, Masahiro	Lot 2 of SW $\frac{1}{4}$ Sec.7, Twp.40, Map 5944, N.W.D.	Pt. Coquitlam 3 Mi.	15.0
267-P & 304-P	OHASHI, S. & WATANABE, Y.	Lots 12 & 15 of SW $\frac{1}{4}$ Sec. 29, Twp.17, Map 2707, N.W.D.	Mission 2 Mi.	18.97
269-P	OKABE, Denjiro	S $\frac{1}{2}$ of Lot 5 of NW $\frac{1}{4}$ Sec. 27 Twp.17, Map 679, N.W.D.	Mission 1 $\frac{1}{2}$ Mi.	4.82
282-P	YASUZAWA, Sutejiro	Lot 18 of Blk.10 of Pt. of Lot 16, Grp.1, Map 1531, N.W.D.	New Westmins-ter 3 Mi.	.11
308-P	AOKI, Chiyokichi	Blks. 193 & 194 of Sec.21 Twp.17, Map 955, N.W.D.	Mission $\frac{1}{2}$ Mi.	8.0
309-P	AOKI, Kyuichi	Lot 185 & Blk.184 of Sec. 21, Twp.17, Map 955, N.W.D.	Mission $\frac{1}{2}$ Mi.	8.0
310-P	AOKI, Kyuichi	Lot 192 of Sec.21, Twp.17, Map 955, N.W.D.	Mission $\frac{1}{2}$ Mi.	4.0
313-P	HAYASHI, Tatsuo	Blk.198 of Pt. Sec. 21, Twp. 17 & of Pt. Lot 4, Grp.3. Map 955, N.W.D.	Mission $\frac{1}{4}$ Mi.	4.0
314-P	IKEBUCHI, Takaichi	Blks.196 & 197 of Sec.21, Twp.17, Map 955, N.W.D.	Mission $\frac{1}{4}$ Mi.	8.0
318-P	KODAMA, Tokuo	Blks. 187 & 188 of Sec. 21, Twp. 17, Map 955, N.W.D.	Mission $\frac{1}{2}$ Mi.	7.75
321-P	NAKASHIMA, U	Blks. 182 & 183 of Sec. 21 Twp. 17, Map 955, N.W.D.	Mission 0 Mi.	8.0
322-P	OKAMURA, S.	Pt. of Lots 204 & 205 of Sec. 21, Twp. 17, Sk.8139, N.W.D.	Mission $\frac{1}{2}$ Mi.	3.72
323-P	OKUMA, Yoichi	Lot 191 of Sec.21, Twp. 17 Map 955, N.W.D.	Mission 0 Mi.	4.0

No. 57899

NAME: *Shinichi Kato*

Formerly Mr. Shunichi Kato - J-49 - J-49A - J-49B - J-49C.

CLASSIFICATION:

DISTRICT

When purchased	Cost to Director	S/D Plan	Number of Lots for sale	Number of Lots sold	Lots remaining to be sold
Sept./43	\$ 11,731.00	#9880	30	25	Blk. 15 of Blk "A"
and on Roads	2,200.00	&			& Lots 20, 21, 22 &
Custodian	9,531.00	10344			23 of D.L. 105
Sept./43	274.00	No	1	None	1
Sept./43	612.00	No.	1	None	1
Sept./43	442.00	No	1	None	1
Sept./43	523.00	No	2	None	2
Sept./43	94.00	No	1	None	1
Sept./43	49.00	No	1	None	1
Sept./43	191.00	No	2	None	2
Sept./43	869.00	No	2	None	2
Sept./43	185.00	No	1	None	1
June/44	426.00	No	1	None	1
Sept./43	604.00	No	2	None	2
Sept./43	864.00	No	2	None	2
pr./43	2,150.00	No	2	1	Block 183
Sept./43	294.00	No	1	None	1
Sept./43	236.00	No	1	None	1

NO. 57899

NAME: *Public Settlement Veterans Land Act.*

formerly in Jefferson's files - J-49 - J-49A - J-49B - J-49C.

CLASSIFICATION: \$

DISTRICT

Acreage

Case No.

Remarks	File No.	Case No.	Custodian Sale Price	Ledger Balance	Award
The following files have been combined on file BC/222-P. (BC/222-P, 223-P, 230-P, 252-P, 262-P, 285-P, 286-P, 301-P, 302-P, 640-P & 663-P) Lots 20, 21, 22 & 23 of D.L.165 (12 ac.) suitable for industrial purposes only.	9364/9363 9363 2525 5430 5434 5434 3265 5434/3265/2525 2853 5573 2859	408/406 406 921 540 476 476 851 476/851/921 822 518 835	\$2,001.00 411.00 599.00 1,194.00 255.00 1,301.00 761.00 483.00 1,532.00 123.00 871.00 9531.00 274.00 612.00 442.00 292.00 231.00 94.00 49.00 191.00 869.00 185.00 426.00 604.00 864.00 2,150.00 294.00 236.00	- - - - - - - - - - - - - - - \$4,702.52 - - 24.64 259.17 - - - - - - - - -	1,600.80 328.80 479.20 955.20 204.00 1,040.80 608.80 386.40 1,225.60 98.40 696.80 - 489.60 353.60 233.60 184.80 75.20 - - 1086.25 231.25 532.50 755.00 - 2,687.50 - 295.00
2.59 Ac. cleared.	9937	-	-	-	-
8.03 Ac. cleared	5424	471	-	-	-
Undeveloped bush Lot - Not suitable for agricultural purposes.	4241	734	-	-	-
Both Lots suitable for bldg. Amalgamated under BC/304-P	10220 3267	167 778	-	-	-
Bush Land. Unsuitable for Veteran Settlement. No access to road	5435	491	-	-	-
Town Lot - Low lying - not suitable	En. 1342	-	-	-	-
Suitable only for pasture	En. 736	-	-	-	-
On hard surfaced road.	5060	1046	-	-	-
Suitable - with house - for industrial worker	5060	1046	-	-	-
Not entirely suitable	5433	661	-	-	-
Not suitable	5437	467	-	-	-
Suitable for Settlement	4963	-	-	-	-
Very suitable for settlement	5426	1015	-	-	-
Suitable for industrial worker	2287	-	-	-	-
Suitable for industrial worker	5445	477	-	-	-

Expressed wish
to have
Property Returned

Remarks	Address	Expressed wish to have Property Returned
The following files have been combined on file BC/222-P. (BC/222-P, 223-P, 230-P, 262-P, 285-P, 286-P, 301-P, 302-P, 640-P & 663-P) Lots 21, 22 & 23 of D.L. 165 (12) suitable for industrial purposes only.	New Denver, B.C.	Yes '47
2.59 Ac. cleared.	Box 16, St. Pierre, Man.	Yes '47
8.03 Ac. cleared	Cranford, Alta.	Yes '44
Undeveloped bush Lot - Not suitable for agricultural purposes.	Dec'd. Mrs. Chizu NAKAMURA	Yes '47
Both Lots suitable for bldg Amalgamated under BC/304-P	" 234-13th St.N., Lethbridge	Yes '44
Bush Land. Unsuitable for Veteran Settlement. No access to road	548 Sherbrook St. Winnipeg	-
Town Lot - Low lying - not suitable	Dec'd. Mrs. Sato HASHIMOTO, 123 Isabel St. Winnipeg	-
Suitable only for pasture	Dec'd. No recent address of son, Iwajiro FUJINO	Yes '49
On hard surfaced road.	258 Margaret Ave. Winnipeg, Man.	-
Suitable - with house - for industrial worker	P.O. Box 874, Hope, B.C.	-
Not entirely suitable	Picture Butte, Alta.	-
Not suitable	Box 483, Taber, Alta.	Yes '46
Suitable for Settlement	Lillooet, B.C.	Yes '47
Very suitable for settlement	Box 111, Picture Butte	-
Suitable for industrial work	c/o John Trassik, Picture Butte	-
Suitable for industrial work	Japan	-
	Japan	-
	R.R. No. 2, Fletcher, Ont.	Yes '47
	"	Yes '47
	c/o H.A. Jones, Box 6, Picture Butte	-
	Dec'd. Mrs. Itoye IKEBUCHI, Box 104, Picture Butte, Alta.	-
	Returned to Japan.	-
	c/o Geo. Sharpe, R.R. 2, Leamington, Ontario.	-
	Kipp, Alta	-
	Box 77, Picture, Butte, Alta.	Yes '46

NO. 57899

NAME *John William Ford*

Formerly Mr. Josephine's file - J-49 - J-49A - J-49B - J-49C.

When Purchased	Cost to Director	S/D Plan	Number of Lots For Sale	Number of Lots sold	Lots Remaining to be sold
Sept./43	\$ 128.00	No	1	None	1
Sept./43	1,130.00	No	5	4	Blk. 142
Sept./43	221.00	No	2	None	2
Sept./43	1,456.00	No	1	None	1
Sept./43	1,061.00	No	4	3	Lot 1 (8.01 ac.) (\$438.00)
Sept./43	76.00	No.	1	None	1
Sept./43	476.00	No	1	None	1
Sept./44	442.00	No	1	None	1
Sept./43	1,527.00	Sketch 10857	2	1	1
Sept./43	466.00	No	1	None	1
Sept./43	448.00	No	1	None	1
Sept./43	904.00	No	1	None	1
Sept./43	1,290.00	#8918	7	6	Lot 1
Sept./43	280.00	No	1	None	1
Sept. 1) (Lot 1) Sept./43 114.00 Sept. 2&3) (Lots 2&3) Sept./44 800.00	No	3	2	Lot 1	

CLASSIFICATION: \$

DISTRICT

Acreage

Case No.

Remarks	File No.	Case No.	Custodian Sale Price	Ledger Balance	Award
Not suitable	5425	744	\$ 128.00	-	\$ 160.00
Suitable for settlement.	2871	746	1,130.00	-	1,412.50
Not very suitable.	13222	-	221.00	-	-
Suitable. Belonged to Jap. who served in Army. Rental \$6.50 per month.	8646	524	1,456.00	-	1,164.80
Suitable	9364	408	1,061.00	-	848.80
Not suitable	6685	998	76.00	-	60.80
Not suitable	En. 305	-	476.00	\$242.95	-
Not suitable	5976	-	442.00	-	-
Bush acreage. & (30Ac. parcel sold to Neufeld, Frank David for \$300. BC/3165-A)	7038	261	1,527.00	-	1,221.60
Heavy bush. Not suitable.	5531	755	466.00	-	372.80
Mostly bush. Not suitable	7040	-	448.00	-	-
Not suitable. Too little cleared land. Leased @ \$3.00 per month.	4504	-	904.00	-	-
Not considered suitable for settlement purposes in 1942. Suitable for industrial worker only.	3891	509	1,290.00	-	1,032.00
0.35 ac. Cleared	5607	1390	280.00	-	224.00
Lot 71, purely pioneer proposition. Not suitable for veteran settlement (as of 1942)	7527	-	114.00 (Special sale) 800.00	-	-

NO BUILDINGS
LAND DEVT

FORM B

VALUATION

Remarks	Address	Expressed wish to have Property returned
Not suitable	/o P. Boras, Box 378 Picture Butte, Alta.	Yes '48
Suitable for settlement.	/o D. Gillies, Box 38, Picture Butte, Alta.	-
Not very suitable.	R.R. #3, Kelowna, B.C.	-
Suitable. Belonged to Jap. who served in Army. Rental \$6.50 per month.	Box 336, Raymond, Alta.	Yes '42
Suitable	172½ The Orchard, New Denver, B.C.	Yes '47
Not suitable	107 River St. Toronto	-
Not suitable	Japan	-
Not suitable	Box 112, Raymond, Alta.	-
Bush acreage. & (30Ac. parcel sold to Neufeld, Frank David for \$300. BC/3165-A)	Brookmere, B.C.	-
Heavy bush. Not suitable.	Vauxhall, Alta	Yes '46
Mostly bush. Not suitable	Returned to Japan	-
Not suitable. Too little cleared land. Leased @ \$3.00 per month.	Deceased	-
Not considered suitable for settlement purposes in 1942. Suitable for industrial worker only.	Box 45, Raymond.	Yes '46 & '44
0.35 ac. Cleared	430 E. Cordova, Vancouver, B.C.	Yes '46
Lot 71, purely pioneer proposition Not suitable for veteran settlement (as of 1942)	c/o Kamloops Bakery Kamloops, B.C.	-

S.S.B. Top Purchase
Barner's Valuation

<u>File No.</u>	<u>Vendor</u>	<u>Land Description</u>	<u>Nearest Market Town</u>	<u>Acreage</u>	<u>Wh. Pu.</u>
BC/ 530-P	INOUE, Z.	S $\frac{1}{2}$ of NW $\frac{1}{4}$ Sec.32, Twp.2, N.W.D.	New Westminster 4 Mi.	80.0	
533-P	ITO, Koji	Lot 1 of NE $\frac{1}{4}$ Sec.33, Blk.5-N, Rge.2-W, Map 5150, N.W.D.	South Westminster 2 Mi.	9.195	
541-P	KURIO, Kiujiro	Lots 3 & 7 of N $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec.9, Twp.2, Map 2163, N.W.D. & Blk.30 of NW $\frac{1}{4}$ Sec.10, Twp.2, Map 1361, N.W.D.	New Westminster 8 to 10 $\frac{1}{2}$ Mi.	(L.3 & 7) 9.10 (Blk.30) 4.792	
570-P	TAKAHASHI, Masajiro	Pt. of Sec.33, Blk.5N, Rge.2W, Sketch 10416, N.W.D.	New Westminster 3 Mi.	8.395	
571-P	TAMAKI, Kichijuro	Lot 42 of Blk.5 of Sec.7, Blk.5-N, Rge 2 W, Map 1755 & Blk.17 of NE $\frac{1}{4}$ Sec.18, Twp.2, Map 1692, N.W.D.	New Westminster (Lot 42) 1 $\frac{1}{2}$ Mi. (blk.17) 7 Mi.	(Lot 42) 0.944 (Blk.17) 4.27	
581-P	SATO, Ichiyo	Lots 3,4,7,8,9,10,13 & 14 of Sections 1 & 12, Blk.4N, Rge.4W, Map 3537, N.W.D.	New Westminster 2 $\frac{1}{2}$ Mi.	10.53	
608-P	NAGAMINE, Naoya	Lot 14 of N $\frac{1}{2}$ Sec.25, Twp.18, Map 1841, N.W.D.	Railpoint-Dewdney 10 Mi. Mission ? Mi.	19.18	
616-P	TAMAKI, Fusamatsu	Lot 4 of Lot 132, Grp.2, Map 826, N.W.D., Lots 1 & 7 of Lots 9 to 16 of NE $\frac{1}{4}$ Sec.24 Twp.4, Map 1121, N.W.D. & the Westerly portions of Lots 119, 120 & 121 of Lot 440, Grp.2, Map 1133, Sketch 5734, N.W.D.	New Westminster (Lot 4) 8 Mi. (L. 1&7) 7 Mi. (W.Portions) 4 Mi.	48.01	
635-P	SUZUKI, Gennosuke	Lots 3,4 & 7 of Pt. of Lot 440, Grp.2, Map 6759, N.W.D. & Lot 68 of Lot 440, Grp.2, Map 1133, N.W.D.	New Westminster 5 $\frac{1}{2}$ Mi.	11.04	
638-P	YANOSHITA, T.	Lot 9 of S/D of Lots 9 to 16 of NE $\frac{1}{4}$ Sec.24, Twp.4, Map 1121, N.W.D.	Kennedy 1 $\frac{1}{2}$ Mi.	4.59	
655-P	SASAKI, Geo.C.	Pt. of Lots 9 & 10 of Sec.25 & 36, Blk.5N, Rge.4-W, Map 571, N.W.D.	New Westminster 2 $\frac{1}{2}$ Mi.	4.54	
716-P	OKANO, James S.	Pt. of W $\frac{1}{2}$ Sec.2, Rge.2/E, North Div. Salt Spring Island, Cowichan district.	Vancouver or Victoria by Boat 40 Mi.	38.70	

NO. 571899

NAME Seller Settlement Victoria Land Act.

formerly in Japanese files - J-49 - J-49A - J-49B - J-49C.

Acquired	Cost to Director	S/D Plan	Number of Lots for Sale	Number of Lots sold	Lots Remaining to be sold
Oct./43	\$ 3,908.00	No	1	None	1
Oct./43	224.00	No	1	None	1
Oct./43	(Lots 3 & 7) 785.00 (Blk. 30) 93.00	No	3	2	Block 30.
Oct./43	555.00	No	2	1	Parcel "B"
Oct./43	(Lot 42) 49.00 (Blk. 17) 32.00	No	2	None	2
Oct./43	2,978.00	No	8	6	Lots 8 & 9
Mar./44	189.00	No	1	None	1
Nov./43	2,376.00	No	4	2	Lots 1 & 7.
Nov./43	114.00	No	4	3	Lot 7.
Nov./43	44.00	No	1	None	1
Oct./43	1,114.00	No	1	None	1
Mar./44	189.00	No	1	None	1

NO. 57899

NAME *Johnnie Pittman & William Ford*

formerly Mr. Josephine's files - J-49 - J-49A - J-49B - J-49C.

Remarks	File No.	Case No.	Custodian Sale Price	Ledger Balance	Award	Address
Stated. Not suitable unless subdivided (1942).	8788	142	3,908.00	-	3,126.40	Box 1636, Vern
All Bush.	4240	603	224.00	-	179.20	Diamond City,
Not considered suitable for settlement purposes in 1942.	3851	528	785.00 93.00	-	702.40	Picture Butt
Unattractive property - poor state of cultivation - not too suitable for settlement purposes.	3914	503	555.00	-	444.00	Magrath, All
(Lot 42) 0.944 Ac. cleared.	14856	-	49.00 32.00	-		Returned to
Fair Holding bordering Fraser River - South of Lulu Island. Lots 7 & 8 have good agricultural possibilities. Lots 3 & 4 too small in acreage. Lots 9, 10, 13 & 14 moderate building site.	1512	-	2,978.00	-		Returned to
Bush and swamp.	Int.1352	-	189.00	\$ 95.70		Japan.
Not considered suitable for settlement purposes in 1942. Thought suitable for Industrial worker, Fisherman or Truck Farmer only.	9518	814	2,020.00 92.00 264.00	-	1,900.80	1546 Mo
In 1942 - Little land cleared, soil mostly gravelly, no buildings, wells usually go dry in a dry year. Property not considered suitable for Vet. Settlement.	7540	1392	114.00	-	91.20	R.R. #
No cleared land.	5421	1208	44.00	-	35.20	c/o
All cleared.	5408	913	1,114.00	-	891.20	642
Consists of Wooded Hillside. Not suitable for VLA purposes.	2137	630	189.00	-	151.20	Bo

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File No. Case No.

8788 142

4240 603

3851 528

3914 503

14856 -)

1512 -

9518 814)

7540 1392

5421 1208

5408 913

2137 630

Custodian Sale Price

3,400.00

224.00

785.00
95.00

555.00

49.00
32.00

2,978.00

189.00

2,020.00
92.00
264.00

114.00

44.00

1,114.00

189.00

Ledger
Balance

Award

Address

- 3,126.40 Box 1636, Vernon, B. C.

- 179.20 Diamond City, Alberta.

-) 702.40 Picture Butte, Alberta.

- 444.00 Magrath, Alberta.

- Returned to Japan.

- Returned to Japan.

\$ 95.70 Japan.

- 1,900.80 1546 Montague St., Regina, Alta.

- 91.20 R.R. #1, Thamesville, Ontario.

- 35.20 c/o Mr. Jack Knight, R.R. 5, Blenheim, Ont. -

- 891.20 642 Elgin Ave., Winnipeg, Man.

- 151.20 Box 152, Magrath, Alta.

Expressed wish
to have
Property returned

Yes

Yes '44

Yes '44

NO. 57899

NAME

Formerly in. Department of Veterans Affairs.

1-49 - 1-49A - 1-49B - 1-49C.

<u>File No.</u>	<u>Vendor</u>	<u>Land Description</u>	<u>Nearest Market Town</u>	<u>Acreage</u>	<u>When Purchased</u>	<u>Cost to Director</u>	<u>S/D Plan</u>	<u>Number Lot For Se</u>
BC/ 734-P	YAMAZAKI, Bunkichi	Lot 6 of Blk.6 of District Lot 692, Grp. 1, Map 3633, Vancouver Assessment District N.W.D.	Vancouver 23 Mi.	4.87	Mar./44	\$ 48.00	No	1
746-P	KISHIMOTO, Y.	Lots "A" & "B" of Sections 14 & 15 & of Lot 159, Plan 7434, Comox District.	Courtney $\frac{1}{2}$ to 2 Mi.	308.1	July/44	10,100.00	#7434	2

CLASSIFICATION 2

DISTRICT

Vendor	Land Description	Nearest Market Town	Acreage	When Purchased	Cost to Director	S/D Plan	Number of Lots For Sale	Number of Lots sold	Lots remaining to be sold
YAMAZAKI, Bunkichi	Lot 6 of Blk. 6 of District Lot 692, Grp. 1, Map 3633, Vancouver Assessment District N.W.D.	Vancouver 23 Mi.	4.87	Mar./44	\$ 48.00	No	1	None	1
SHIMOTO, Y.	Lots "A" & "B" of Sections 14 & 15 & of Lot 159, Plan 7434, Comox District.	Courtney 1/2 to 2 Mi.	308.1	July/44	10,100.00	#7434	2	1	Lot "B"

NO. 57899

NAME: *Arthur Bennett - Victoria Land Act.*

formerly in Department's files - J-49 - J-49A - J-49B - J-49C.

Expressed w
to have
Property re

Remarks	File No.	Case No.	Custodian Sale Price	Ledger Balance	Award	Address
Not suitable for VLA purposes. D.C. has requested authority to sell for cash to a veteran, but H.O. has deferred approval pending final disposal of Jap. claims by Royal Commission.	3441	639	48.00	-	38.40	Box 270, Raymond, Alta.
Not considered suitable in 1942.	4822	1029	10,100.00	-	8,080.00	R.R. # 5, St. Thomas, Ontario.

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10/10/4223
1942
10/10/42

Number of Custodian's and Agent (10) 20:

NO BUILDINGS
LAND DEPT

Form 1

APPROVED

purposes. D.C.
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by Royal

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File No.

Case No.

Custodian
Sale Price

Ledger
Balance

Award

Address

Page 5.

Expressed wish
to have
Property returned

3441

639

48.00

38.40

Box 270, Raymond, Alta.

4822

1029

10,100.00

8,080.00

R.R. # 5,
St. Thomas, Ontario.

NO. 57899

NAME

James M. Thompson's files - J-49 - J-49A - J-49B - J-49C.

"REPORT ON JAPANESE LANDS PURCHASED"

File No.	Vendor	Land Description	Nearest Market Town	Acreage	When Purchased
8-P	ARIZA, E. & M.	N $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec. 3, Twp. 12, Map 6502, N.W.D.	Haney 6 Mi.	77.8	Sept./43
35-P	HOZAKI, Ichitōra	Lots A, B, C, D, E & F of S/D of Lots 11 & 12 of Lot 399, Grp. 1, Plan 8914, N.W.D.	New Westminster 20 Mi.	9.90	Sept./43
42-P	IMADA, T. & K. & T.	Pt. of S $\frac{1}{2}$ of SW $\frac{1}{4}$ Sec. 26, Twp. 12, N.W.D.	Haney 3 $\frac{1}{2}$ Mi.	78.56	Sept./43
47-P	ITAYA, Wakaichi	Lot 1 of S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Sec. 8, Twp. 15, Map 5848, N.W.D.	Haney 8 Mi.	10.0	Sept./43
72-P & 185-P	KUSANA, K. & TERAMURA, N.	Lots 1 & 2 of Pt. of Blk. "B" of Lot 278, Grp. 1, Map 9801, & lots 1 & 2 of Lot 3 of Blk. "B" of Lot 278, Grp. 1, Map 10201.	Hammond 1 Mi.	7.767	Sept./43
120-P	OHTA, Yoshiki	Pt. of SW $\frac{1}{4}$ Sec. 25, Twp. 12, Sketch 3015, N.W.D.	Haney 5 Mi.	80.0	Nov./43
129-P	OKI, H. & T.	Lot 23 of NE $\frac{1}{4}$ Sec. 16, Twp. 12, Map 1676.	Haney 2 Mi.	5.0	Sept./43
131-P	OKUBO, Fusanosuke	Lot 3 of Legal S/D 8, Sec. 5, Twp. 15, Map 3949, N.W.D.	Whonnock 2 Mi.	9.77	Sept./43
132-P	OMURA, Shei	E $\frac{1}{2}$ of Lot 2 of S $\frac{1}{2}$ of Lot 263, Grp. 1, Map 1051, Maple Ridge.	Hammond 1 $\frac{1}{2}$ Mi.	5.0	Sept./43
139-P	SAKAKI, Tetsuma	Pt. of Lot 3 of Lot "A" of Lot 278, Grp. 1, Map 4948, Maple Ridge.	Hammond 1 Mi.	1.1	Sept./43
157-P	SHOJI, G. Y.	Pt. of NE $\frac{1}{4}$ Sec. 5, Twp. 15, Map 3192, N.W.D.	Whonnock 2 Mi.	19.65	June/44
198-P	WAKAYAMA, Kokichi	Lot 2 of Lot "A" of Lot 278, Grp. 1, Map 4948, Maple Ridge	Hammond 1 Mi.	5.4	Sept./43
215-P	YOSHIHARA, R.	Pct. "D" of NW $\frac{1}{4}$ Sec. 14, Twp. 12, Map 4372, Maple Ridge.	Haney 4 Mi.	17.38	Sept./43
218-P	ADACHI, Asa	Lots "A" & "B" of SE $\frac{1}{4}$ Sec. 28, Twp. 17, Map 9919, N.W.D.	Mission 1 $\frac{3}{4}$ Mi.	11.0	Sept./43

NO. 57899

NAME of the person who purchased the land

Japanese in. Japanese files - J-49 - J-49A - J-49B - J-49C.

No. 57

Vendor

File No.

ENDO, Tonashichi
HISA
MITSUMAGA, T.
YAOSO, Nomura
UYEMURA, Ichiro
SHIMODA, K. &
HASHIMOTO, R.
KATO, Kiyoji
FUJINO, Kuma
KAMIMURA, Ka

22-P

244-P

250-P

261-P

267-P &
304-P

269-P

282-P

308-P

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737-P

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739-P

740-P

741-P

742-P

743-P

744-P

745-P

746-P

747-P

748-P

749-P

750-P

File No.	Vendor	Land Description	Nearest Market Town	Acreage	When Purchased	Cost to Director	S/D Plan
BC/ 222-P	ENDO, Tenashichi & HISA MITSUMAGA, T. YACSO, Nomura UYEMURA, Ichyrio SHIMODA, K. & Co. HASHIMOTO, R. KATO, Kiyoji FUJINO, Kuma-kichi	Lots 2 to 18 & Lots 20 to 24 inc. of pt. of Lot 165, Grp.3 & of pts. of S $\frac{1}{2}$ Sec.20, Twp.17, Map 9880, N.W.D. & Lots "A", "B", "C" & "D" of Lots 1 & 19 of Pt. of SW $\frac{1}{4}$, Sec.20, Twp.17, Map 10344, N.W.D.	Mission 1 Mi.	98.57 (Subdivision)	Sept./43 Expanded on Roads Paid to Custodian	\$ 11,731.00 2200.- 9531.-	#9880 & 10344
244-P	KAMIMURA, Kahioye- Rakei	Lot 5 of SE $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 27, Twp.17, Map 1113, N. W.D.	Mission 1 Mi.	12.30	Sept./43	274.00	No
250-P	KUNIMOTO, Shingo	Lot 8 of NW $\frac{1}{4}$ Sec.27, Twp.17, Map 679, N.W.D.	Mission 1 $\frac{1}{2}$ Mi.	9.63	Sept./43	612.00	No
261-P	SAKAMOTO, Masahiro	Lot 2 of SW $\frac{1}{4}$ Sec.7, Twp.40, Map 5944, N.W.D.	Pt. Coquitlam 3 Mi.	15.0	Sept./43	442.00	N
267-P & 304-P	OHASHI, S. & WATANABE, Y.	Lots 12 & 15 of SW $\frac{1}{4}$ Sec.29, Twp.17, Map 2707, N.W.D.	Mission 2 Mi.	18.97	Sept./43	523.00	
269-P	OKAHE, Denjiro	S $\frac{1}{2}$ of Lot 5 of NW $\frac{1}{4}$ Sec.27 Twp.17, Map 679, N.W.D.	Mission 1 $\frac{1}{2}$ Mi.	4.82	Sept./43	94.00	
282-P	YASUZAWA, Sutejiro	Lot 18 of Blk.10 of Pt. of Lot 16, Grp.1, Map 1531, N.W.D.	New Westmins- ter 3 Mi.	.11	Sept./43	49.00	
308-P	AOKI, Chiyokiche	Blks.193 & 194 of Sec.21, Twp.17, Map 955, N.W.D.	Mission $\frac{1}{2}$ Mi.	8.0	Sept./43	191.00	
309-P	AOKI, K.	Lot 185 & Blk.184 of Sec. 21, Twp.17, Map 955, N.W.D.	Mission $\frac{1}{2}$ Mi.	8.0	Sept./43	869.00	
310-P	AOKI, K.	Lot 192 of Sec.21, Twp.17, Map.955, N.W.D.	Mission $\frac{1}{2}$ Mi.	4.0	Sept./43	185.00	
313-P	HAYASHI, T.	Blk.198 of Pt. Sec.21, Twp. 17 & of Pt. Lot 4, Grp.3, Map 955, N.W.D.	Mission $\frac{1}{4}$ Mi.	4.0	June/44	426.0	
314-P	KE KEBUCHI, T.	Blks.196 & 197 of Sec.21, Twp.17, Map 955, N.W.D.	Mission $\frac{1}{4}$ Mi.	8.0	Sept./43	604.0	
318-P	KADAMA, I. T	Blks.187 & 188 of Sec.21, Twp.17, Map 955, N.W.D.	Mission $\frac{1}{2}$ Mi.	7.75	Sept./43	864.	
321-P	NAKASHIMA, U.	Blks.182 & 183 of Sec.21, Twp.17, Map 955, N.W.D.	Mission 0 Mi.	8.0	Apr./43	2,150	
322-P	OKAMURA, S.	Pt. of Lots 204 & 205 of Sec.21, Twp.17, Sk.8139, N.W.D.	Mission $\frac{1}{2}$ Mi.	3.72	Sept./43	29	
323-P	OKUMA, Yoichi	Lot 191 of Sec.21, Twp.17, Map 955, N.W.D.	Mission 0 Mi.	4.0	Sept./43	2	

	Nearest Market Town	Acreage	When Purchased	Cost to Director	S/D Plan	Number of Lots for Sale	Number of Lots sold	Lots Remaining to be sold	Remarks
ts 20 to Lot 165, S $\frac{1}{2}$ Sec. 20, N.W.D. & "W" of of SW $\frac{1}{4}$, 10344,	Mission 1 Mi.	98.57	Sept./43 (Subdivision) Expansion Road. Paid to Canadian	\$ 11,731.00 2200. - <u>9531. -</u>	#9880 & 10344	30	25	Blk. 15 of Blk "A" & Lots 20, 21, 22 & 23 of D.L. 165.	The following files have been combined on file BC/222-P. (BC/222-P, 223-P, 230-P, 252-P, 262-P, 285-P, 286-P, 301-P, 302-P, 640-P & 663-P) Lots 20, 21, 22 & 23 of D.L. 165 (12 Ac.) suitable for industrial purposes only.
of Sec. 1, N.	Mission 1 Mi.	12.30	Sept./43	274.00	No	1	None	1	2.59 Ac. cleared.
wp. 17,	Mission 1 $\frac{1}{2}$ Mi.	9.63	Sept./43	612.00	No	1	None	1	8.03 Ac. cleared.
40,	Pt. Coquitlam 3 Mi.	15.0	Sept./43	442.00	No	1	None	1	Undeveloped bush Lot - Not suitable for agricultural purposes.
9,	Mission 2 Mi.	18.97	Sept./43	523.00	No	2	None	2	Both Lots suitable for bldg. Amalgamated under BC/304-P.
	Mission 1 $\frac{1}{2}$ Mi.	4.82	Sept./43	94.00	No	1	None	1	Bush Land. Unsuitable for Veteran Settlement. No access to road.
New Westminster 3 Mi.	.11	Sept./43	49.00	No	1	None	1	1	Town Lot - Low lying - not suitable.
Mission $\frac{1}{2}$ Mi.	8.0	Sept./43	191.00	No	2	None	2	2	Suitable only for Pasture.
Mission $\frac{1}{2}$ Mi.	8.0	Sept./43	869.00	No	2	None	2	2	On hard surfaced road.
Mission $\frac{1}{2}$ Mi.	4.0	Sept./43	185.00	No	1	None	1	1	Suitable - with house - for industrial worker.
Mission $\frac{1}{4}$ Mi.	4.0	June/44	426.00	No	1	None	1	1	Not entirely suitable.
Mission $\frac{1}{4}$ Mi.	8.0	Sept./43	604.00	No	2	None	2	2	Not suitable.
Mission $\frac{1}{2}$ Mi.	7.75	Sept./43	864.00	No	2	None	2	2	Suitable for Settlement.
on 0 Mi.	8.0	Apr./43	2,150.00	No	2	1	Block 183		Very suitable for settlement.
n $\frac{1}{2}$ Mi.	3.72	Sept./43	294.00	No	1	None	1	1	Suitable for industrial worker.
0 Mi.	4.0	Sept./43	236.00	No	1	None	1	1	Suitable for industrial worker.

File No.	Vendor	Land Description	Nearest Market Town	Acreage	When Purchased	Cost to Director	S/D Plan	
324-P	SATO, S.	Blk. 195, of Sec. 21, Twp. 17, Map 955, N.W.D.	Mission $\frac{1}{4}$ Mi.	4.0	Sept./43	\$ 128.00	No	
325-P	SHIGEHIO, K.	Blks. 139 to 142 inc. & Blk. 199 of Pt. of Lot 4, Grp. 3 & of Pt. of NE $\frac{1}{4}$ Sec. 21, Twp. 17, Map 955, N.W.D. except Pt. (O.03AC) of Blk. 142 shown on Plan deposited with By-law No. 19251.	Mission $\frac{1}{4}$ Mi.	12.25	Sept./43	1,130.00	No	
328-P	TAKAMOTO, S.	Blks. 143 & 144 of Sec. 21, Twp. 17, of Pt. of Lot 4, Grp. 3, Map 955, N.W.D.	Mission $\frac{1}{2}$ Mi.	4.1	Sept./43	221.00	No	
331-P	KINOSHITA, Seuchi	Lot 1 of S/D of SE $\frac{1}{4}$ Sec. 25, Twp. 10, Map 3130, N.W.D.	New Westminster. 26 Mi.	26.82	Sept./43	1,456.00	No	
356-P	ENDO, T.	Lots 1, 3, 4 & 5 of Lot 2, of Blk. "A" of SE $\frac{1}{4}$ Sec. 33, Twp. 16, Map 5845, N.W.D.	Abbotsford 3 Mi.	41.81	Apr./43	1,061.00	No	
360-P	HANDA, Matsu	Lot 13 of NE $\frac{1}{4}$ Sec. 5, Twp. 14, Map 2514, N.W.D.	Bradner 2 Mi.	7.8	Sept./43	76.00	No	
370-P	KINOSHITA, M.	Pt. of S $\frac{1}{2}$ of SE $\frac{1}{4}$ Sec. 3, Twp. 14, Sketch 5959, N.W.D.	Abbotsford $7\frac{1}{2}$ Mi.	19.278	Apr./43	476.00	No	
381-P	MURIKAMI, H.	Lot 3 of SW $\frac{1}{4}$ of Sec. 24, Twp. 13, Map 5763, N.W.D.	Abbotsford $4\frac{1}{2}$ Mi.	30.0	Dec./44	442.00	No	
393-P	SATO, Sumi	Frac. NE $\frac{1}{4}$ of Sec. 12, Twp. 14, except 2.27 Ac. shown on sketch 143 & 2.22 Ac. shown on sketch 4541, N.W.D.	Abbotsford 8 Mi.	155.51	Sept./43	1,527.00	Sket 108	
398-P	TAJIRI, K. <i>ayuki</i>	N $\frac{1}{2}$ of E $\frac{1}{2}$ of SE $\frac{1}{4}$ Sec. 35, Twp. 13, N.W.D.	Abbotsford $5\frac{1}{2}$ Mi.	41.5	Sept./43	466.00	No	
400-P	TANAKA, Toraichi	W $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec. 5, Twp. 13, N.W.D.	Abbotsford 11 Mi.	79.0	Sept./43	448.00	N	
401-P	TANIYAMA, Shigehisha	Pt. of W $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 14, Twp. 14, Sketch 4038 "B", N.W.D.	Abbotsford 8 Mi.	51.981	Sept./43	904.00	N	
453-P	SUNADA, Naotaro	Lots 1-7 inc. of Pts. of W $\frac{1}{2}$ Sec. 22, Blk. 5-N, Rge. 2-W, Map 8918, N.W.D.	New Westminster 3 Mi.	25.0	Oct./43	1,290.00	#	
455-P	SUZUKI, Goro or Garo	Lot 8 of NE $\frac{1}{4}$ Sec. 36, Twp. 4, Map 1186, N.W.D.	New Westminster $3\frac{1}{2}$ Mi.	6.665	Nov./43	280.00		
466-P	YAMASAKI, S.	Lot 1 of W $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec. 9, Twp. 8, Map 1412, N.W.D. & Lots 2 & 3 of Sec. 28, Blk. 5-N, Rge 2-W, Map 1278, N.W.D.	New Westminster (Lot 1) 12 Mi. (Lots 2 & 3) $3\frac{1}{2}$ Mi.	(Lot 1) 4.68 (L. 2 & 3) 12.07	(Lot 1) Oct./43 (Lots 2 & 3) Dec./44	(Lot 1) 114.00 (Lots 2 & 3) 800.00		

	Nearest Market Town	Acreage	When Purchased	Cost to Director	S/D Plan	Number of Lots For Sale	Number of Lots sold	Lots Remaining to be sold.	Remarks
wp. 17,	Mission $\frac{1}{4}$ Mi.	4.0	Sept./43	\$ 128.00	No	1	None	1	Not suitable.
& Elk. sp. J & wp. sept	Mission $\frac{1}{4}$ Mi.	12.25	Sept./43	1,130.00	No	5	4	Elk. 142	Suitable for settlement.
	Mission $\frac{1}{2}$ Mi.	4.1	Sept./43	221.00	No	2	None	2	Not very suitable.
New Westminster.	26 Mi.	26.82	Sept./43	1,456.00	No	1	None	1	Suitable. Belonged to Jap who served in Army. Rental \$6.50 per month.
Abbotsford 3 Mi.	41.81	Apr./43	1,061.00	No	4	3	Lot 1 (8.01 ac.) (\$438.00)		Suitable.
Bradner 2 Mi.	7.8	Sept./43	76.00	No	1	None	1		Not suitable.
Abbotsford $7\frac{1}{2}$ Mi.	19.278	Apr./43	476.00	No	1	None	1		Not suitable.
Abbotsford $4\frac{1}{2}$ Mi.	30.0	Dec./44	442.00	No	1	None	1		Not suitable.
Abbotsford 8 Mi.	155.51	Sept./43	1,527.00	Sketch 10857	2	1 @	1		Bush acreage. @ (30 Ac. parcel sold to Neufeld, Frank David for \$300. BC/3165-A)
Abbotsford $5\frac{1}{2}$ Mi.	41.5	Sept./43	466.00	No	1	None	1		Heavy bush. Not suitable.
Ford 11 Mi.	79.0	Sept./43	448.00	No	1	None	1		Mostly bush. Not suitable.
rd 8 Mi.	51.981	Sept./43	904.00	No	1	None	1		Not suitable. Too little cleared land. Leased @ \$3.00 per month.
in- 3 Mi.	25.0	Oct./43	1,290.00	#8918	7	6	Lot 1		Not considered suitable for settlement purposes in 1942. Suitable for industrial worker only.
- 1 Mi.	6.665	Nov./43	280.00	No	1	None	1		0.35 Ac. Cleared.
(Lot 1) 4.68	(Lot 1) Oct./43	(Lot 1) 114.00	No	3	2	Lot 1			Lot 1, purely pioneer proposition. Not suitable for veteran settlement (as of 1942)
2 (L. 2&3) 12.07	(Lots 2&3) Dec./44	(Lots 2 & 3) 800.00	Special sale						

No. 57899

NAME *John Settlement Victoria Land Act.*

File No.	Vendor	Land Description	Nearest Market Town.	Acreage	When Purchased	Cost to Director	S/D Plan
530-P	INOUE, Z.	S $\frac{1}{2}$ of NW $\frac{1}{4}$ Sec. 32, Twp. 2, N.W.D.	New Westminster 4 Mi.	80.0	Oct./43	\$ 3,908.00	No
533-P	ITO, Koji	Lot 1 of NE $\frac{1}{4}$ Sec. 33, Blk. 5-N, Rge. 2-W, Map 5150, N.W.D.	South Westminster 2 Mi.	9.195	Oct./43	224.00	No
541-P	KURIO, Kijiro	Lots 3 & 7 of N $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec. 9, Twp. 2, Map 2163, N.W.D. & Blk. 30 of NW $\frac{1}{4}$ Sec. 10, Twp. 2, Map 1361, N.W.D.	New Westminster 8 to 10 $\frac{1}{2}$ Mi.	(L. 3 & 7) 9.10 (Blk. 30) 4.792	Oct./43	(Lots 3 & 7) 785.00 (Blk. 30) 93.00	No
570-P	TAKASHI, Masajiro	Pt. of Sec. 33, Blk. 5N, Rge. 2W, Sketch 10416, N.W.D.	New Westminster 3 Mi.	8.395	Oct./43	555.00	No
571-P	TAMAKI, Kichijuro	Lot 42 of Blk. 5 of Sec. 7, Blk. 5-N, Rge 2 W, Map 1755 & Blk. 17 of NE $\frac{1}{4}$ Sec. 18, Twp. 2, Map 1692, N.W.D.	New Westminster (Lot 42) 1 $\frac{1}{2}$ Mi. (Blk. 17) 7 Mi.	(Lot 42) 0.944 (Blk. 17) 4.27	Oct./43	(Lot 42) 49.00 (Blk. 17) 32.00	No
581-P	SATO, Ichiyo	Lots 3, 4, 7, 8, 9, 10, 13 & 14 of Sections 1 & 12, Blk. 4N, Rge. 4W, Map 3537, N.W.D.	New Westminster 2 $\frac{1}{2}$ Mi.	10.53	Oct./43	2,978.00	No
608-P	NAGAMINE, Naoya	Lot 14 of N $\frac{1}{2}$ Sec. 25, Twp. 18, Map 1841, N.W.D.	Railpoint-Dewdney 10 Mi. Mission ? Mi.	19.18	Mar./44	189.00	No
616-P	TAMAKI, Fusamatsu	Lot 4 of Lot 132, Grp. 2, Map 826, N.W.D., Lots 1 & 7 of Lots 9 to 16 of NE $\frac{1}{4}$ Sec. 24, Twp. 4, Map 1121, N.W.D. & the Westerly portions of Lots 119, 120 & 121 of Lot 440, Grp. 2, Map 1133, Sketch 5734, N.W.D.	New Westminster (Lot 4) 8 Mi. (L. 1 & 7) 7 Mi. (W. Portions) 4 Mi.	48.01	Nov./43	2,376.00	No
635-P	SUZUKI, Gennosuke	Lots 3, 4 & 7 of Pt. of Lot 440, Grp. 2, Map 6759, N.W.D. & Lot 68 of Lot 440, Grp. 2, Map 1133, N.W.D.	New Westminster 5 $\frac{1}{2}$ Mi.	11.04	Nov./43	114.00	No
638-P	YANOSHITA, T.	Lot 9 of S/D of Lots 9 to 16 of NE $\frac{1}{4}$ Sec. 24, Twp. 4, Map 1121, N.W.D.	Kennedy 1 $\frac{1}{2}$ Mi.	4.59	Nov./43	44.00	No
655-P	SASAKI, Geo. C.	Pt. of Lots 9 & 10 of Sec. 25 & 36, Blk. 5N, Rge. 4-W, Map 571, N.W.D.	New Westminster 2 $\frac{1}{2}$ Mi.	4.54	Sept./43	1,114.00	No
716-P	OKANO, James S.	Pt. of W $\frac{1}{2}$ Sec. 2, Rge. 2-E, North Div. Salt Spring Island, Cowichan district.	Vancouver or Victoria by Boat 40 Mi.	38.70	Mar./44	189.00	No

NO. 5786 ON

Nearest Market Town.	Acreage	When Purchased	Cost to Director	S/D Plan	Number of Lots for Sale	Number of Lots sold	Lots Remaining to be sold
New Westminster 4 Mi.	80.0	Oct./43	\$3,908.00	No	1	None	1
Westminster 2 Mi.	9.195	Oct./43	224.00	No	1	None	1
Westminster (L. 3 & 7) 10 1/2 Mi.	9.10 (Elk. 30) 4.792	Oct./43	(Lots 3 & 7) 785.00 (Elk. 30) 93.00	No	3	2	Flock 30.
Westminster 3 Mi.	8.395	Oct./43	555.00	No	2	1	Parcel "B"
Westminster (Lot 42) 1 1/2 Mi. 7 Mi.	0.944 (Elk. 17) 4.27	Oct./43	(Lot 42) 49.00 (Elk. 17) 32.00	No	2	None	2
Westminster 10.53 1/2 Mi.		Oct./43	2,978.00	No	8	6	Lots 8 & 9.
19.18		Mar./44	189.00	No	1	None	1
48.01		Nov./43	2,376.00	No	4	2	Lots 1 & 7.
11.04		Nov./43	114.00	No	4	3	Lot 7.
59		Nov./43	44.00	No	1	None	1
		Sept./43	1,114.00	No	1	None	1
		Mar./44	189.00	No	1	None	1

Page 4.

Remarks

Stated. Not suitable unless subdivided (1942).

All Bush.

Not considered suitable for settlement purposes in 1942.

Unattractive property - poor state of cultivation - not too suitable for settlement purposes.

(Lot 42) 0.944 Ac. cleared.

Fair Holding bordering Fraser River - South of Lulu Island. Lots 7 & 8 have good agricultural possibilities. Lots 3 & 4 too small in acreage. Lots 9, 10, 13 & 14 moderate building site.

Bush and swamp.

Not considered suitable for settlement purposes in 1942. Thought suitable for Industrial worker, Fisherman or Truck Farmer only.

In 1942 - Little land cleared, soil mostly gravelly, no buildings, wells usually go dry in a dry year. Property not considered suitable for Vet. Settlement.

No cleared land.

All cleared.

Consists of Wooded Hillside. Not suitable for VLA purposes.

No. 57499

NAME

James M. Thompson's files - J-49 - J-49A - J-49B - J-49C.

No. 5

<u>File No.</u>	<u>Vendor</u>	<u>Land Description</u>	<u>Nearest Market Town</u>	<u>Acreage</u>	<u>When Purchased</u>	<u>Cost to Director</u>	<u>S/D Plan</u>
BC/ 734-P	YAMAZAKI, Bunkichi	Lot 6 of Blk. 6 of District Lot 692, Grp. 1, Map 3633, Vancouver Assessment District N.W.D.	Vancouver 23 Mi.	4.87	Mar./44	\$ 48.00	No
746-P	KISHIMOTO, Y.	Lots "A" & "B" of Sections 14 Courtney $\frac{1}{2}$ to $\frac{3}{4}$ Mi. and 15 & of Lot 159, Plan 7434, Comox District.		308.1	July/44	10,100.00	#7434

<u>Nearest Market Town</u>	<u>Acreage</u>	<u>When Purchased</u>	<u>Cost to Director</u>	<u>S/D Plan</u>	<u>Number of Lots for Sale</u>	<u>Number of Lots sold</u>	<u>Lots Remaining to be sold</u>
ict Vancouver 23 Mi. istrict	4.87	Mar./44	\$ 48.00	No	1	None	1
1 1/2 Courtney 1/2 to 2 Mi.	308.1	July/44	10,100.00	#7434	2	1	Lot "B"

Remarks

Not suitable for VIA purposes. D.O. has requested authority to sell for cash to a veteran, but H.O. has deferred approval pending final disposal of Jap claims by Royal Commission.

Not considered suitable in 1942.

Prepared at Ottawa, October 19, 1949.

No. 5-7499

NAME *John Bennett* Veterans Fund Act.

J-49A

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
October 31st, 1949

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

Re: Japanese Properties Sold to V.L.A.

Dear Mr. Shears:

It has been suggested that certain parcels of land sold to the V.L.A. by the Custodian, as set forth in the enclosed list, should be returned to the Custodian.

In the course of a recent conversation with the Director, V.L.A., I asked for information relative to requests by former Japanese owners for the return of properties. The enclosed copy of letter, dated 22nd instant, received from the Superintendent, Securities Section, indicates that this information will be supplied.

I fail to see how the interests of the Custodian's Office would be served by entertaining the suggestion that control be restored to our Department. It may be that some of the former owners are anxious to regain possession and I suggest that a careful search of your files be made in order to satisfy ourselves on this point. The next step would involve screening the claims filed by such persons and review our position from that angle.

I explained to the Director that in the vast majority of cases, funds received from the sale of these parcels have been handed over to the Japanese and that the Custodian is, therefore, not in any position to repurchase the lands.

I believe that this is a matter which you will wish to discuss with Mr. Braidwood and it may be desirable to have an informal discussion with the Commissioner if you find cases where the former owner refused to accept the proceeds and has filed a claim.

You will gather that I am not enthusiastic about the suggestion and apart from any personal view, doubt if there is authority in the absence of a new Order in Council which might be passed.

I am pressed for time these days and do not wish to delve into our legal position until a report is received from you.

It would be appreciated if you would let me have an expression of your views together with detailed report covering all parcels as soon as possible. Kindly return the attached list and as heretofore, please send your report in duplicate.

Yours very truly,

K. W. WRIGHT
CHIEF COUNSEL

KWW/JF
Encl.

NO. 57899

NAME

Formerly Mr. Braidwood's files - J-49 - J-49A - J-49B - J-49C.

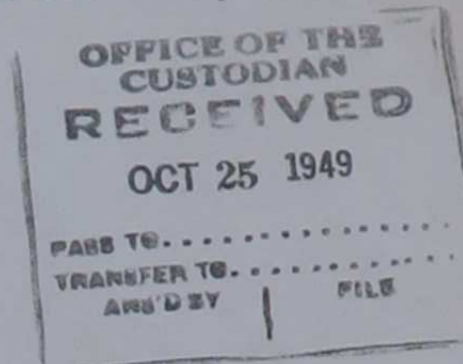


SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE V-8-10

OTTAWA, Ontario,
October 22nd, 1949.



Custodian of Enemy Property,
Victoria Building,
7 O'Connor Street,
OTTAWA, Ontario.

Attention: Mr. K. W. Wright

Dear Sir:-

I am enclosing herewith, as requested, a revised list of Japanese lands which are held in the name of the Director, The Veterans' Land Act.

You will note that this list probably includes a lot of information which was not requested by you, however, I feel that you may be able to obtain all that is required from the column headed "Lots remaining to be sold". You will recall that in a telephone conversation a few days ago I indicated that this list was only tentative, and that we would have to rely on our Vancouver Office for a check as to its accuracy. I am this date forwarding a copy to Vancouver, with a request that it be checked and that we be advised of any actual discrepancies.

3. We are also requesting from the Vancouver Office the names of any Japanese who have applied for repurchase of the lands taken from them. As soon as this information is received I will forward it on to you.

Yours truly,

Abrahamson
Superintendent,
Securities Section.

Attach.
ABH/gt

NO. 57899
NAME *Soldier Settlement Veterans Land Act.*
Forwarded by Mr. Abrahamson's files - J-49 - J-49A - J-49B - J-49C.

J-49

September 27, 1948

MEMORANDUM FOR DR. COLEMAN

Originals of the following letters are today
being forwarded to Mr. Hunter:

1. Letter dated 17th May, 1943, from Mr. Barnett to the Custodian.
2. Letter dated 29th May, 1943, from Mr. Murchison to Mr. McPherson.
3. Letter dated 14th June, 1943, from His Honour Judge Whiteside to the Secretary of State recommending acceptance of the V.L.A. offer of \$850,000.

This for your information.

K. W. WRIGHT

KWW/JF

5. No one knows when the war will end, but if the lands are acquired now I must assume responsibility for the cost of administration, annual taxes, fire insurance, and depreciation, with no definite assurance that revenue from these lands will meet ordinary carrying charges.

As stated above, the Director is not interested in acquiring these lands at the values which seem to exist in the minds of at least some of the members of your Vancouver committee, but with a view to closing this transaction, I am prepared to increase our latest offer by \$25,000 - to a total of \$850,000 subject to the same terms and conditions which were set out in our written offer of May 17th. This is the final offer I am prepared to make for these particular properties in bulk.

I would appreciate your final decision in this matter at your earliest convenience.

Yours very truly,
G. Murchison

Director.

NO. 57899

NAME

Formerly in Murchison's files - J-49 - J-49A - J-49B - J-49C.

SOLDIER SETTLEMENTS AND VETERANS' LAND ACT
Office of the Director

J-49 & J-175A

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
September 27, 1948 May 27, 1943.

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

Dear John: McPherson,

I have for acknowledgment your communication of the instant 24th instant and in accord with your request send you herewith the originals of the following letters: more particularly described in the schedules which accompanied our original offer in

1. Letter dated 17th May, 1943, from Mr. Barnett to the Custodian.
2. Letter dated 29th May, 1943, from Mr. Murchison to Mr. McPherson.
3. Letter dated 14th June, 1943, from His Honour Judge Whiteside to the Secretary of State recommending acceptance of the V.L.A. offer of \$850,000.

Please tell Frank that I received his letter and that I will do my utmost to get a line away to him before the end of the week.

1. A firm offer for cash has been made for 700 parcels of proper Kind regards to Glenn, Frank and yourself. that there is any other single agency or person in the market for that number of parcels.

Sincerely yours,

2. Our appraisement of these lands was made on the basis of ordinary terms of sale and without regard to any temporary boom or speculative values. K. W. WRIGHT
COUNSEL TO THE CUSTODIAN
offer which has been in ordinary land transactions a fair discount on our valuations, and in ordinary land transactions a fair discount on ordinary terms for cash purchase is not uncommon.

3. The buildings on many of these properties are of KVV/JFP construction. Many of them are in poor repair and subject Encl. more than ordinary risks of depreciation.

4. The offer to purchase these lands is for the purpose of using them for the reestablishment of Canadian veterans after the war. Few of these properties can be used for this purpose without additional expenditure for the repair of existing buildings or the erection of new homes suitable for the occupation of a Canadian veteran and his family.

5. No one knows when the war will end, but if the lands are acquired now I must assume responsibility for the cost of administration, annual taxes, fire insurance, and depreciation, with no definite assurance that revenue from these lands will meet ordinary carrying charges.

As stated above, the Director is not interested in acquiring these lands at the values which seem to exist in the minds of at least some of the members of your Vancouver committee, but with a view to closing this transaction, I am prepared to increase our latest offer by \$25,000 - to a total of \$850,000 subject to the same terms and conditions which were set out in our written offer of May 17th. This is the final offer I am prepared to make for these particular properties in bulk.

I would appreciate your final decision in this matter at your earliest convenience.

Yours very truly,

G. Murchison

Director.

NO. 57499

NAME

Letter Settlement Veterans Land Act.

formerly Mr. McPherson's files - J-49 - J-49A - J-49B - J-49C.

SOLDIER SETTLEMENT and VETERANS' LAND ACT
Office of the Director
GM/K

OTTAWA, May 29, 1943.

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

Dear Mr. McPherson,-

I have received your letter of the 28th instant advising me that the Custodian is not prepared to accept our offer of \$825,000 for the lands more particularly described in the schedules which accompanied our original offer in writing, dated May 17th.

Advice received from Mr. Barnet at Vancouver indicates that your Vancouver committee consider these particular lands are worth approximately one and one quarter million dollars, and I may advise you frankly that the Director, the Veterans' Land Act, is not interested in these lands at that figure.

My position in this matter differs materially from that of an ordinary purchaser for the following reasons:

1. A firm offer for cash has been made for 769 parcels of property and I have no reason to believe that there is any other single agency or person in the market for that number of parcels.
2. Our appraisalment of these lands was made on the basis of ordinary terms of sale and without regard to any temporary boom or speculative values brought about by a state of war. The offer which has been made represents only a minor cash discount on our valuations, and in ordinary land transactions a fair discount on ordinary terms for cash purchase is not uncommon.
3. The buildings on many of these properties are of cheap construction. Many of them are in poor repair and subject to more than ordinary risks of depreciation.
4. The offer to purchase these lands is made for the purpose of using them for the re-establishment of Canadian veterans after the war. Few of these properties can be used for this purpose without additional expenditure for the repair of existing buildings or the erection of new homes suitable for the occupation of a Canadian veteran and his family.
5. No one knows when the war will end, but if the lands are acquired now I must assume responsibility for the cost of administration, annual taxes, fire insurance, and depreciation, with no definite assurance that revenue from these lands will meet ordinary carrying charges.

As stated above, the Director is not interested in acquiring these lands at the values which seem to exist in the minds of at least some of the members of your Vancouver committee, but with a view to closing this transaction, I am prepared to increase our latest offer by \$25,000 - to a total of \$850,000 subject to the same terms and conditions which were set out in our written offer of May 17th. This is the final offer I am prepared to make for these particular properties in bulk.

I would appreciate your final decision in this matter at your earliest convenience.

Yours very truly,

G. Murchison

Director.

No. 5-7899

NAME

James M. McPherson's file - J-49 - J-49A - J-49B - J-49C.

J-49

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
October 25, 1947

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

Dear Mr. Shears:

We have for acknowledgment your communication of the
23rd instant and wish to advise that copy of the list of properties
on which spot valuations were made has been forwarded to Mr. Murchison.

Mr. Murchison advised me some days ago that he has placed
the order for photostats and when received, all will be forwarded to
you by Mr. Murchison.

Yours very truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF

NO. 57899

NAME

Formerly Mr. Shears' files - J-49 - J-49A - J-49B - J-49C.

NO. 57899

NAME

Formerly Mr. Macpherson's files - J-49 - J-49A - J-49B - J-49C.

J-49

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
October 25, 1947

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

Dear Mr. Murchison:

With further reference to our communication of the 21st instant, we enclose herewith, for your information, list of properties on which spot valuations were made by members of the Advisory Committee.

Yours very truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

VIA AIR MAIL

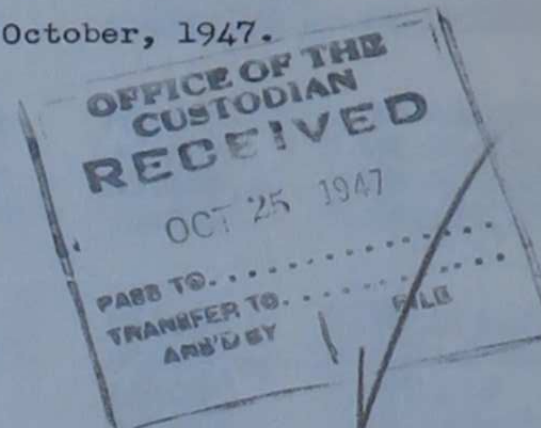
ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

23rd October, 1947.



K. W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. Wright:

I am just in receipt of your letter of the 21st instant asking for a list of properties on which spot valuations were made by members of the Advisory Committee.

This list is enclosed herein and we have shown our own file number and what is termed the Soldier Settlement Board J.L. number. A short legal description is also given together with other information concerning these properties.

I trust this will be what you require.

Yours very truly,

F. G. Shears,
Director.

P.S. Have you received the photostatic copies of all the Soldier Settlement appraisals?

FGS/PMH

encl.

NO. 57899

NAME

Formerly Mr. Shears' files - J-49 - J-49A - J-49B - J-49C.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 07/11/00 BY 1043/00

NO. 5-1849

Our File No.	S.S.B. J.L. NO.		Acreage		Assessed Value	Committee Valuation	S.S.B. Valuation	S.S.B. Sale Price
			Total	Cult.				
<u>SURREY</u>								
4242	398	Ito, Saichi, P, NW, 33, 2.	36.65	11.00	\$2,900.00	\$5,400.00	\$3,777.00	\$3,709.00
3835	506	Sassa, T. N ₂ , 7SW, 34, 2.	5.00	5.00	1,425.00	1,600.00	800.00	785.00
3845	442	Kosugi, Uzo 2, 9, 12, N ₂ , NE, 9.	9.10	9.00	1,900.00	2,000.00	1,060.00	1,041.00
4930	480	Tsukishima, H. 2, 5, 8, N ₂ of NE 9.	9.10	8.53	1,100.00	1,750.00	816.00	801.00
<u>MAPLE RIDGE</u>								
3419	460	Sawada, T. 15, Pt. 6, 7, SW 9.	18.63	8.50	1,700.00	1,450.00	986.00	968.00
6995	254	Imada, Y. 12, 16, 17, 18, NW 15.	15.70	10.00	2,200.00	2,500.00	1,350.00	1,326.00
9588	161	Maehara, K. 12, 24, 432	9.67	5.07	950.00	850.00	500.00	491.00
4652	162	Maehara, M. 12, 25, 432	9.67	7.85	2,000.00	3,200.00	1,110.00	1,090.00
8699)	4	Omura, Shei, 9, E ₂ -2, 263	5.00	4.00	400.00)	4,400.00	3,610.00	3,544.00
8698)	5	Omura, Shogo, 9, W ₂ -2, 263	5.00	4.00	3,500.00)			
<u>MISSION</u>								
5573	31	Fujino, K. 17, NW. 20	27.26	15.0	3,729.00	4,000.00	2,085.00	2,047.00
5579	21-22	Tatabe, K. 17, 7, SE, 29	10.00	5.0	1,400.00	1,750.00	1,100.00	1,080.00
2862	92	Adachi, A. 17, Pt. SE 28	11.	4.9	1,050.00	950.00	988.00	970.00
5058	93	Adachi, M. 17, D. SE 28	15.7	6.7	1,000.00	950.00	1,222.00	1,200.00
<u>PITT MEADOWS</u>								
4216	454	Kobayashi, S. 2, S ₂ of S ₂ , 4 Blk. 5N.	9.85	6.51	1,100.00	1,100.00	727.00	714.00
7281	383	Nagamatsu, D. 5, NW Pt. D.L. 282	10.00	7.00	1,200.00	3,500.00	2,723.00	2,674.00
<u>MATSQUI - CLAYBURN</u>								
5964	223	Sasaki, R. 16, W ₂ of S ₂ of SW 33	40.00	16.70	2,700.00	3,550.00	3,278.00	3,219.00
4991	300	Oye, C. 14, Pt. "C" SE 11 Pt. "B"	15.50	13.50	2,865.00	4,150.00	2,100.00	2,062.00
					\$33,119.00	\$43,100.00	\$28,232.00	\$27,721.00

9C.

R-1-119C,

S.S.B. J.L. NO.	Acreage Total Cult.	Assessed Value	Committee Valuation	S.S.B. Valuation	S.S.B. Sale Price	Committee Valuation Excess over S.S.B. Sale Price
SURREY						
398	36.65	11.00	\$2,900.00	\$5,400.00	\$3,777.00	45%
506	5.00	5.00	1,425.00	1,600.00	\$3,709.00	104%
442	9.10	9.00	1,900.00	2,000.00	800.00	92%
480	9.10	8.53	1,100.00	1,750.00	1,041.00	118%
MAPLE RIDGE						
460	18.63	8.50	1,700.00	1,450.00	986.00	50%
254	15.70	10.00	2,200.00	2,500.00	1,350.00	88%
161	9.67	5.07	950.00	850.00	1,326.00	73%
162	9.67	7.85	2,000.00	3,200.00	491.00	193%
4	5.00	4.00	400.00	1,110.00	1,090.00	24%
5	5.00	4.00	3,500.00	4,400.00	3,610.00	
MISSION						
31	27.26	15.0	3,729.00	4,000.00	2,085.00	95%
2	10.00	5.0	1,400.00	1,750.00	1,100.00	62%
2	11.	4.9	1,050.00	950.00	988.00	2%
	15.7	6.7	1,000.00	950.00	1,222.00	21%
PITT MEADOWS						
	9.85	6.51	1,100.00	1,100.00	727.00	54%
	10.00	7.00	1,200.00	3,500.00	2,723.00	31%
MATSQUI - CLAYBURN						
	40.00	16.70	2,700.00	3,550.00	3,278.00	10%
	15.50	13.50	2,865.00	4,150.00	2,100.00	101%
TOTALS						
	\$33,119.00	\$43,100.00	\$28,232.00	\$27,721.00		55%

J-49

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
October 21st, 1947

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

Dear Mr. Shears:

Mr. Murchison called today and requested that we furnish a list of the properties on which spot valuations were made by members of the Advisory Committee in order that they might check their file numbers.

We do not have a legal description of the parcels and it has been somewhat difficult to identify the properties, but we have gone over the list in the Public Accounts Committee Minutes of June 26, 1947, and tied them as best we could.

I pointed out that definite information was available in your office and promised to secure a list from you in the case there are any errors in the list we have submitted.

Will you kindly let us have this information, in duplicate, at your early convenience.

Yours very truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF

NO. 57899

NAME

Formerly Mr. Murchison's files - J-49 - J-49A - J-49B - J-49C.

J-49

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
October 21st, 1947

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

Dear Mr. Murchison:

With reference to our recent telephone conversation,
we enclose herewith list of properties on which spot valuations
were made by members of the Advisory Committee during May, 1943.

We do not have legal descriptions of the parcels in
this office and it is therefore difficult to identify the properties.

The enclosed particulars were taken from the Public
Accounts Committee Minutes of June, 26, 1947, and we trust this is
the information you require.

Yours very truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

P.S. Definite information in regard to these properties is available
in our Vancouver Office and I have requested Mr. F. G. Shears
to forward full particulars in case there are any errors in the
list we have submitted to you.

Yours truly,

(Signed) G. MURCHISON"

After the Committee had discussed the correspondence and the
amended offer,

It was moved by Mr. MacKenzie

and seconded by Mr. Menzies

That having duly considered the revised offer of the Soldier
Settlement of Canada for the purchase of 769 parcels of land with all existing
buildings and other improvements, tree, bush fruits, etc., more particularly

NO. 57899

NAME

Formerly Mr. Murchison's file - J-49 - J-49A - J-49B - J-49C.

NO. 57899

NAME *Soldier Settlement Veterans Fund Act.*
formerly Mr. Prokhorov's files - J-49 - J-49A - J-49B - J-49C.

PARTICULARS OF PROPERTIES ON WHICH SPOT VALUATIONS WERE MADE
 BY MEMBERS OF THE ADVISORY COMMITTEE DURING MAY, 1943

File No.	J.L.	Name	V.L.A. Appraisal	Sale Price	V.L.A. File
2862	92	ADACHI, A.	\$ 988.00	970.00	BC/218-P
5058	93	ADACHI, M.K.	1,222.00	1,222.00	BC/219-P
5573	(21)	FUJINO, K.	2,085.00	2,047.00	BC/640-P
5579	21	TATEBE, K.	1,100.00	1,080.00	BC/295-P
5576	25	TSUJI, K.	800.00	1,188.60	BC/2401-B
9588	161	MAHARA, K.	500.00	491.00	BC/2027-A
4991	300	OYE, C.	2,100.00	2,062.00	BC/343-A
5964	223	SASAKI, R.	3,278.00	3,219.00	BC/392-P
3947	404	SHIGEMOTO, O.	986.00	968.00	BC/422-A
4242	398	ITO, S.	3,777.00	3,709.00	BC/534-P
3845	442	KOSUGI, U.	1,060.00	1,041.00	BC/458-P
4930	480	TSUKISHIMA, H.	816.00	801.00	BC/574-P
4216	454	KOBAYASHI, S.	727.00	714.00	BC/499-P
7281	383	NAGAMATSU, D.	2,723.00	2,674.00	BC/272-B
1396	525	HAMAMOTO, U.	1,350.00	1,326.00	BC/673-P
13542	539	OKUNI, N.	1,100.00	1,080.00	

Yours truly,

(Signed) G. MURCHISON

After the Committee had discussed the correspondence and the amended offer,

It was moved by Mr. MacKenzie

and seconded by Mr. Menzies

That having duly considered the revised offer of the Soldier Settlement of Canada for the purchase of 769 parcels of land with all existing buildings and other improvements, tree, bush fruits, etc., more particularly

EXCERPT FROM MINUTES OF A MEETING OF THE
ADVISORY COMMITTEE ON RURAL PROPERTIES
HELD AT NEW WESTMINSTER ON 1ST DAY OF
JUNE, 1943

The revised offer and terms were then read:

"SOLDIER SETTLEMENT AND VETERANS' LAND ACT
OFFICE OF THE DIRECTOR

Ottawa, May 29, 1943

Office of the Custodian,
Department of the Secretary of State,
Ottawa.

Dear Sir:

The Director of the Veterans' Land Act hereby begs to submit an offer to purchase seven hundred and sixty-nine (769) parcels of land, together with all existing buildings and other improvements, tree, bush fruits, etc., growing thereon, more particularly described in the attached schedules (errors and omissions excepted), and formerly occupied by persons of the Japanese race at and for the aggregate sum of Eight Hundred and Fifty Thousand (\$850,000.00) Dollars subject to the following conditions:-

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

Yours truly,

(Signed) G. MURCHISON"

After the Committee had discussed the correspondence and the amended offer,

It was moved by Mr. MacKenzie

and seconded by Mr. Menzies

That having duly considered the revised offer of the Soldier Settlement of Canada for the purchase of 769 parcels of land with all existing buildings and other improvements, tree, bush fruits, etc., more particularly

NO. 57899

NAME

Formerly Mr. Josephson's file - J-49 - J-49A - J-49B - J-49C.

SPOT VALUATIONS ON SEVENTEEN (17) PROPERTIES
MADE BY MEMBERS OF THE ADVISORY COMMITTEE
DURING THE MONTH OF MAY, 1943

Assessed Value	Advisory Committee's Valuation	Soldier Settlement Board's Valuation
\$ 2,900.00	\$ 5,400.00	\$ 3,777.00
1,425.00	1,600.00	800.00
1,900.00	2,000.00	1,060.00
1,100.00	1,750.00	816.00
1,700.00	1,450.00	986.00
2,200.00	2,500.00	1,350.00
950.00	850.00	500.00
2,000.00	3,200.00	1,110.00
400.00)		
3,500.00)	4,400.00	3,610.00
3,729.00	4,000.00	2,085.00
1,400.00	1,750.00	1,100.00
1,050.00	950.00	988.00
1,000.00	950.00	1,222.00
1,100.00	1,100.00	727.00
1,200.00	3,500.00	2,723.00
2,700.00	3,550.00	3,278.00
2,865.00	4,150.00	2,100.00
\$ 31,119.00	\$ 43,100.00	\$ 28,232.00

NO. 57899

NAME

James M. Thompson's file - J-49 - J-49A - J-49B - J-49C.

SPOT VALUATIONS ON SEVENTEEN (17) PROPERTIES
MADE BY MEMBERS OF THE ADVISORY COMMITTEE
DURING THE MONTH OF MAY, 1943

Assessed Value	Advisory Committee's Valuation	Soldier Settlement Board's Valuation
\$ 2,900.00	\$ 5,400.00	\$ 3,777.00 ✓
1,425.00	1,600.00	800.00 ✓
1,900.00	2,000.00	1,060.00 ✓
1,100.00	1,750.00	816.00 ✓
1,700.00	1,450.00	986.00 ✓
2,200.00	2,500.00	1,350.00 ✓
950.00	850.00	500.00 ✓
2,000.00	3,200.00	1,110.00 ✓
400.00)		
3,500.00)	4,400.00	3,610.00
3,729.00	4,000.00	2,085.00 ✓
1,400.00	1,750.00	1,100.00 ✓
1,050.00	950.00	988.00 ✓
1,000.00	950.00	1,222.00 ✓
1,100.00	1,100.00	727.00 ✓
1,200.00	3,500.00	2,723.00 ✓
2,700.00	3,550.00	3,278.00 ✓
2,865.00	4,150.00	2,100.00 ✓
<u>\$ 31,119.00</u>	<u>\$ 43,100.00</u>	<u>\$ 28,232.00</u>

NO. 57899

NAME

James M. Thompson's file - J-49 - J-49A - J-49B - J-49C.

List of Properties withdrawn from the V.L.A. offer and subsequently advertised and sold.

V. L. A.

No.	<u>Appraisal</u>		<u>CUSTODIAN</u>		<u>Date Sold</u>
	<u>Appraisal</u>	<u>Offer</u>	<u>Appraisal</u>	<u>Sale Price</u>	
87	\$ 323.00	\$ 317.00	\$ 700.00	\$ 750.00	July, 1944
146	2,000.00	1,964.00	3,100.00	3,500.00	Jan. 1945
19	850.00	835.00	2,400.00	2,500.00	May, 1945
120	1,300.00	1,276.00	2,750.00	2,750.00	Dec. 1945
489	453.00	445.00	1,000.00	1,500.00	June 1944
121	3,698.00	3,631.00	7,845.00	8,050.00	April 1944
78	1,600.00	1,571.00	2,850.00	2,850.00	June, 1945
51	460.00	452.00	1,000.00	1,000.00	Aug. 1945
29	555.00	545.00	1,000.00	1,310.00	April 1946
23	1,875.00	1,841.00	1,850.00	2,500.00	June 1944
13	1,000.00	982.00	1,800.00	1,800.00	June, 1946
375	25.00	25.00	250.00	325.00	Jan. 1945
148	521.00	512.00	950.00	1,030.00	April 1944
313	257.00	252.00	800.00	800.00	June, 1944
390	0	0	400.00	400.00	June, 1945
138	504.00	495.00	800.00	800.00	Oct. 1942
95	133.00	131.00	650.00	1,000.00	June, 1944
129	507.00	498.00	550.00	980.00	June, 1944
101	0	0	50.00	50.00	May, 1945
37	336.00	330.00	1,600.00	1,620.00	Sept. 1945
347	1,088.00	1,068.00	3,250.00	3,250.00	June, 1945
237	2,224.00	2,184.00	2,900.00	3,000.00	Sept. 1945
226	672.00	660.00	1,300.00	1,500.00	Jan. 1945
333	161.00	158.00	1,442.00	1,500.00	Sept. 1945
334	50.00	49.00	350.00	332.50	Mar. 1945
693	1,720.00	1,689.00	1,800.00	2,500.00	June, 1946
668	447.00	439.00	1,000.00	1,050.00	Sept. 1944
445	683.00	671.00	1,375.00	2,110.00	June 1944
444	382.00	375.00	1,200.00	1,400.00	April 1946
438	3,750.00	3,682.00	4,235.00	4,000.00	July, 1945
486	346.00	340.00	600.00	1,050.00	Nov. 1944
642	650.00	638.00	1,845.00	1,851.00	Feb. 1945
463	691.00	678.00	800.00	800.00	Dec. 1944
525	1,350.00	1,326.00	1,782.00	1,900.00	Aug. 1944
491	3,828.00	3,759.00	6,250.00	8,000.00	Apr. 1946
491	1,006.00	988.00	1,750.00	2,750.00	April 1946
656	650.00	638.00	850.00	850.00	Oct. 1943
500	1,589.00	1,560.00	1,688.00	2,000.00	May 1945
23	875.00	859.00	4,375.00	4,650.00	Aug. 1944
748	0	0	350.00	350.00	Aug. 1944
502	1,032.00	1,013.00	1,825.00	1,825.00	Sept. 1944
43	\$39,591.00	\$38,876.00	\$73,312.00	\$82,183.50	18 during 1944
props.	✓		✓		11 before June, 1945
					6 after June, 1945
					6 during 1946

NO. 571899

NAME

formerly Mr. Josephine's file - J-449 - J-49A - J-49B - J-49C.

ATM

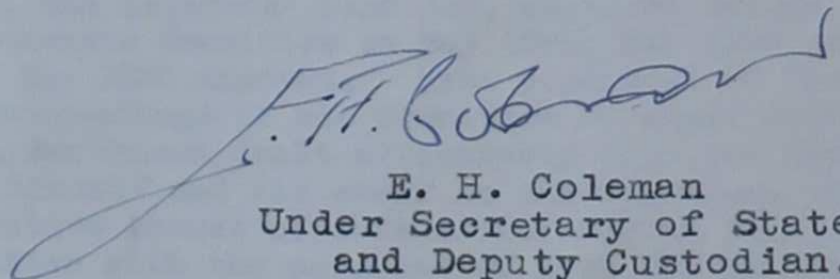
CANADA

DEPARTMENT OF THE SECRETARY OF STATE

MEMORANDUM

FOR MR. WRIGHT :

Will you please read the attached letter from the Right Honourable Mr. Mackenzie, addressed to the Secretary of State. I do not think Mr. Mackenzie's letter requires a reply.


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

Ottawa, July 12, 1947.

JUL 14 REC'D

NO. 57849

NAME

James M. Macpherson's files - J-49 - J-49A - J-49B - J-49C.

*Dr. Colman
Para 5 does not run
& correspond with facts
7-7-47*

pc



CANADA

MINISTER OF VETERANS AFFAIRS

OFFICE OF THE
JUL 5 1947
Secretary of State

Ottawa, June 30, 1947

8-6

The Honourable Colin Gibson,
The Secretary of State of Canada,
OTTAWA, Ontario

My dear Colleague,

I refer to your note of May 12th, to which was attached copy of letter and enclosure you had received from Mr. Shears, Director of the Vancouver office of the Custodian of Enemy Property.

May I say in reply that Mr. Murchison, Director, the Veterans' Land Act, appeared before the Public Accounts Committee on May 20th, May 22nd, and again on the 26th instant. From a perusal of the printed proceedings of the Committee it would seem to me Mr. Murchison dealt effectively with the part taken by himself and his staff in the appraisal and administrative phases of this matter during 1942 and in connection with the purchase of some 768 parcels of this property in 1943.

There is only one minor point upon which Mr. Murchison appears to have encountered some difficulty and that was in connection with his report to the Committee on May 20th as to the sales which had been made of former Japanese properties to other than veterans. He reported three sales, whereas a further close check of the Departmental records disclosed two additional sales, one of them being a property for which the Director paid \$41.00 and resold for \$100.00 to a local community association, and the second one having to do with four small lots near White Rock in the municipality of Surrey for use in the construction

NO. 57899

NAME

Formerly Mr. Murchison's files - J-49 - J-49A - J-49B - J-49C.

of a sewage disposal plant at a price of \$2,800. I might mention, however, that this latter sale had not been completed at the time Mr. Murchison made his statement to the Committee on May 20th. I feel, therefore, that the above omissions by Mr. Murchison in his main statement do not substantially alter the value of the evidence he submitted.

With regard to the sale prices realized by the representative of the Custodian for those properties which were withdrawn from the original offer by the Director the Veterans' Land Act, I can only point out, of course, that these sales were made at a time when the whole War situation had a decidedly better complexion than was the case when the Director made his offer in the spring of 1943.

With regard to the point made by Mr. Shears, that rents were collected by the Director the Veterans' Land Act from the first of January 1943 although payment for the property was not made until the latter part of 1943 and during 1944, I think you will agree that any delay which occurred in making payment for the property was due to the difficulty of completing satisfactory title documents. It should be noted, however, that while the Director collected the rents as from the first of January 1943, he also assumed responsibility for the payment of taxes from the same date and it is my information that the rentals collected by the Director during 1943 were approximately equal to the taxes he had undertaken to pay.

I understand the Public Accounts Committee will be submitting its report to the House at an early date, but in the meantime I trust this letter will serve as a suitable, though perhaps rather delayed, reply to your note of the 12th.

Yours very truly,

Accurately

NO. 57849

NAME

Public Accountants' Veterans Land Act.

Formerly Mr. Murchison's files - J-49 - J-49A - J-49B - J-49C.

*but not
into interest*

J-49

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
July 5, 1947

Mrs. P. M. Harrop,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Mrs. Harrop:

With further reference to my letter of the 2nd instant,
I enclose herewith Minutes of Proceedings and Evidence before the
Public Accounts Committee, Thursday, June 26, 1947.

Will you be kind enough to have someone check Appendix A
starting at Page 366, in order that a list of properties sold by the
Veterans' Land Act to individuals may be available for Mr. Shears
upon his return from Victoria.

Yours very truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

NO. 57849

NAME

Public Accountants' and Vet.

formerly Mr. Shears' files - J-49 - J-49A - J-49B - J-49C.

J-49

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
July 2nd, 1947

Mrs. P. M. Harrop,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Mrs. Harrop:

I have a letter from Mr. Shears this morning, enclosing a copy of letter forwarded to Mr. Peacock in Mr. Hal Menzies' office at Haney and note from this that Mr. Menzies is absent on holidays. Mr. Shears requested me to write and advise you whether Mr. Menzies should proceed with the inspection of some of the properties sold by the Director, Veterans' Land Act.

In the course of the Meeting of the Public Accounts Committee which took place on Thursday, the 26th ultimo, Mr. Murchison furnished a list of additional sales and I will be sending you a copy of the Minutes as soon as they are printed. When these are received, it would be advisable to go over them carefully and make out a complete list in order that a report may be obtained on all properties and be available for the Commissioner who is to be appointed to conduct an inquiry in respect to losses, if any, suffered by the Japanese.

You might have this information ready for Mr. Shears upon his return from holidays in order that instructions may be issued by him with the least possible delay.

When the reports are made, we would be glad to receive triplicate copies of each.

Yours very truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF

NO. 57849

NAME

James M. Shears

James M. Shears

MINISTER OF VETERANS AFFAIRS

The Honourable Colin Gibson,
The Secretary of State of Canada,
Ottawa, Ontario.

Ottawa, June 30ml947.

Dr.Coleman.

Para 5 does not seem to correspond
with facts. CG 7-7-47

My dear Colleague,

I refer to your note of May 12th, to which was attached copy of letter and enclosure you had received from Mr.Shears, Director of the Vancouver office of the Custodian of Enemy Property.

May I say in reply that Mr.Murchison, Director, the Veterans' Land Act, appeared before the Public Accounts Committee on May 20th, May 22nd, and again on the 26th instant. From a perusal of the printed proceedings of the Committee it would seem to me Mr.Murchison dealt effectively with the part taken by himself and his staff in the appraisal and administrative phases of this matter during 1942 and in connection with the purchase of some 768 parcels of this property in 1943.

There is only one minor point upon which Mr.Murchison appears to have encountered some difficulty and that was in connection with his report to the Committee on May 20th as to the sales which had been made of former Japanese properties to other than veterans. He reported three sales, whereas a further close check of the Departmental records disclosed two additional sales, one of them being a property for which the Director paid \$41.00 and resold for \$100.00 to a local community association, and the second one having to do with four small lots near White Rock in the municipality of Surrey for use in the construction of a sewage disposal plant at a price of \$2,800. I might mention, however, that this latter sale had not been completed at the time Mr.Murchison made his statement to the Committee on May 20th. I feel, therefore, that the above omissions by Mr.Murchison in his main statement do not substantially alter the value of the evidence he submitted.

With regard to the sale prices realized by the representative of the Custodian for those properties which were withdrawn from the original offer by the Director of the Veterans' Land Act, I can only point out, of course, that these sales were made at a time when the whole War situation had a decidedly better complexion than was the case when the Director made his offer in the spring of 1943.

With regard to the point made by Mr.Shears, that rents were collected by the Director the Veterans' Land Act from the first of January 1943 although payment for the property was not made until the latter part of 1943 and during 1944, I think you will agree that any delay which occurred in making payment for the property was due to the difficulty of completing satisfactory title documents. It should be noted, however, that while the Director collected the rents as from the first of January, 1943, he also assumed responsibility for the payment of taxes from the same date and it is my information that the rentals collected by the director during 1943 were approximately equal to the taxes he had undertaken to pay.

I understand the Public Accounts Committee will be submitting its report to the House at an early date, but in the meantime I trust this letter will serve as a suitable, though perhaps rather delayed, reply to your note of the 12th.

Yours very truly,
"Ian Mackenzie"

but not mtg(?) interest.

NO. 57849

NAME

James M. Shears, Director of the Vancouver office of the Custodian of Enemy Property.

1-49 - 1-49A - 1-49B - 1-49C.

VIA AIR MAIL

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

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

27th June, 1947.

K. W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. Wright:

I am enclosing copy of a letter which I have written
to Mr. Peacock, Mr. Menzies' Assistant.

Upon Mr. Menzies' return would you still wish him to
make this investigation in view of the fact that there now
appears to be other sales of a similar nature.

You might reply in this connection to Mrs. Harrop so
that she could advise Mr. Menzies whether to proceed further or
to drop the matter.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH
encl.

NO. 57899

NAME

Letter to Mr. Wright re: Menzies' files - J-49 - J-49A - J-49B - J-49C.

NO. 57849

NAME

James M. Murchison's file - J-49 - J-49A - J-49B - J-49C.

27th June, 1947.

Hal Menzies,
Real Estate,
Haney, B.C.

Attention: Mr. G.D. Peacock

Dear Mr. Peacock,

Thank you for your letter of the 25th instant advising us that Mr. Menzies is away on holiday. There is no need for you to communicate with Mr. Menzies but you might kindly bring our letter to his attention on his return.

At the time of writing I thought that there were only two or three properties which the Veterans Land Act had resold at increased prices and I thought it advisable for us to have a report on these particular properties.

According to newspaper reports, however, Mr. Murchison gave further evidence yesterday indicating that there were quite a number of other properties which had been resold at advanced prices, so that there is not the urgency which I first had in mind.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
June 27, 1947

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

Dear Mr. Shears:

We have for acknowledgment your wire of the 26th instant and enclose herewith, for your information, copy of memorandum addressed to the Public Accounts Committee today regarding sales of properties which were made subsequent to the acceptance of offers for numerous parcels as listed in Minutes of Proceedings before Public Accounts Committee, May 13, 1947.

Upon receipt of Minutes of yesterday's meetings, I will forward you a copy in order that you may check over the evidence given by Mr. Murchison.

Yours very truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

NO. 57899

NAME

Public Accountant's Office - 1-49 - 1-49A - 1-49B - 1-49C.

June 27, 1947

MEMORANDUM FOR THE PUBLIC ACCOUNTS COMMITTEE

In compliance with Mr. Fleming's request, the following information has been obtained from the Custodian's Office in Vancouver in regard to sales of properties which were made subsequent to acceptance of offers for numerous parcels listed on Pages 174 and 175 of Minutes of Proceedings before Public Accounts Committee, May 13, 1947.

<u>ORIGINAL OFFER</u>	<u>FINAL OFFER</u>	<u>DATE</u>	<u>REMARKS</u>
\$1,352.00	1,425.00	December, 1944	Sale based on valuation by Mr. H. Menzies, Haney, B.C.
678.00	800.00	December, 1944	Sale based on valuation by Mr. Ansell of New Westminster, B. C.
9,117.00	10,100.00	December, 1944	Property advertised in Catalogue published by Custodian.

Properties obtained through Official Administrator who took out Letters of Administration to Japanese Estates:

<u>ORIGINAL OFFER</u>	<u>FINAL OFFER</u>	<u>DATE</u>	<u>REMARKS</u>
\$3,682.00	4,000.00	July, 1945	Public Tender.
1,689.00	2,500.00	June, 1946	Public Tender.

The Director, Custodian's Office, Vancouver, further advises that receipts from sales of these five parcels are included in Summary of Realization of Assets, listed on Page 57 of the General Report under Item "Real Estate Sales" which totals \$1,868,080.66.

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF

NO. 57899

NAME *Public Accountant William Ford*

formerly in Department files - J-49 - J-49A - J-49B - J-49C.

NO. 57899

NAME *Public Statement with no fund Act.*

formerly in. Josephson's files - J-49 - J-49A - J-49B - J-49C.

Vast amounts released without charge
This practice will not apply to
such extent in the future



CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

CD IN

22VR MA 197/179 NL

918 VANCOUVER BC JUN 26/47

K W WRIGHT

COUNSEL TO THE CUSTODIAN OFFICE OF THE CUSTODIAN VICTORIA BLDG OTTAWA
PAGE NINETY THREE MY REPORT VETERANS LAND SALES EIGHT HUNDRED
THIRTYSIX THOUSAND TWO HUNDRED FIFTYSIX DOLLARS IS TOTAL SALES AS
SHOWN PAGES ONE SEVENTYFOUR AND ONE SEVENTYFIVE PUBLIC ACCOUNTS PROCEEDINGS
NUMBER SEVEN MAY THIRTEENTH AND REFERS TO PROPERTIES IN ORIGINAL
TWO DEALS STOP FOLLOWING TWO PROPERTIES WITHDRAWN FROM ORIGINAL OFFER
PENDING OBTAINING TITLE IN JAPANESE NAME STOP ORIGINAL OFFER THIRTEEN
HUNDRED FIFTYTWO DOLLARS SOLD DECEMBER FORTYFOUR AT MENZIES VALUATION
FOURTEEN HUNDRED TWENTYFIVE DOLLARS STOP ORIGINAL OFFER SIX HUNDRED
SEVENTYEIGHT DOLLARS SOLD DECEMBER FORTYFOUR AT ANSELLS VALUATION EIGHT
HUNDRED DOLLARS STOP FOLLOWING TWO PROPERTIES WITHDRAWN FROM ORIGINAL
OFFER SOLD BY OFFICIAL ADMINISTRATOR ORIGINAL OFFER SIXTEEN HUNDRED
EIGHTYNINE DOLLARS ADVERTISED AND SOLD JUNE FORTYSIX FOR TWENTYFIVE
HUNDRED DOLLARS STOP ORIGINAL OFFER THIRTYSIX HUNDRED EIGHTYTWO DOLLARS
ADVERTISED AND SOLD JULY FORTYFIVE FOR FOUR THOUSAND DOLLARS STOP FOLLOWING
PROPERTY CATALOGUE FIVE HUNDRED TWENTYNINE VALUATION NINETYONE HUNDRED
SEVENTEEN DOLLARS SOLD JULY FORTYFOUR TEN THOUSAND ONE HUNDRED DOLLARS
STOP SALE PRICE OF ALL THESE FIVE PROPERTIES TO VETERANS LAND INCLUDED IN
MY REPORT REAL ESTATE SALES ONE MILLION EIGHT HUNDRED SIXTYEIGHT THOUSAND
AND EIGHTY DOLLARS.

F G SHEARS, DIRECTOR.

938P

NO. 57899

NAME

Formerly in Department of Veterans Affairs

J-49 - J-49A - J-49B - J-49C.

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.

24th June, 1947.

JUN 30 REC'D

K. W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. Wright:

We are in receipt of your letter of the 18th instant
and thank you for returning the following files:

<u>File No.</u>	<u>Name</u>
803	Rinzo KITAGAWA
1650	Juhei ONO
3321	Jinzo TSUCHIDA
3614	Fumiko (Mrs. Hidetaro) NISHI
3901	Sadaichi HIRAYAMA
4161	Tsunesaku KIMURA
5090	Kanjiro KITAMURA
6988	Keichi IKEDA
12296	Tose OBAYASHI

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

NO. 57899
NAME: *Letter Settlement with the Hand Recd.*
Summary in Japanese files - J-49 - J-49A - J-49B - J-49C.

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.

24th June, 1947.

JUN 26 REC'D

K. W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. Wright:

Re: Properties sold to Director, V.L.A.

In answering the telephone this morning there was no mention that it was Ottawa and not immediately recognizing Miss Itchie's voice I thought it was a City call that had got the wrong number.

Sorry that I did not have the information asked for. At Ottawa we spoke about getting the particulars for record purposes of the three parcels resold to non-veterans by the V.L.A. and when I received your letter I asked for copies to be made and placed on the relevant files. The request you made for a report escaped my attention.

I have written to Mr. Menzies and Mr. Mouat and will advise you as soon as I receive their reports.

Yours very truly,

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

FGS/PMH

NO. 57899

NAME

James M. Shears' files - J-49 - J-49A - J-49B - J-49C.

J-49

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
June 13, 1947

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

Dear Mr. Shears:

We are forwarding to you today, under separate cover,
the following files, relative to the sale of Japanese properties,
which were presented to the Public Accounts Committee:

<u>FILE NO.</u>	<u>NAME</u>
803	Rinzo KITAGAWA
1650	Juhei ONO
3321	Jinzo TSUCHIDA
3614	Fumiko (Mrs. Hidetaro) NISHI
3901	Sadaichi HIRAYAMA
4161	Tsunesaku KIMURA
5090	Kanjiro KITAMURA
6983	Keichi IKEDA
12296	Tose OBAYASHI

Yours very truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF

NO. 57899
NAME *Japanese Settlement Veterans Fund Act.*
Formerly Mr. Ingham's files - J-49 - J-49A - J-49B - J-49C.

J-49

May 30th, 1947

MEMORANDUM TO: Mr. W. O. Davis,
Private Secretary to the
Secretary of State

RE: Zennosuke INOUE and
S $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 32,
Twp. 2, District of New Westminster

We have for acknowledgment your memorandum of the 29th
instant, returning original correspondence in connection with the
above, for which please accept our thanks.

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF

NO. 57899

NAME

James M. Inouye's file - J-49 - J-49A - J-49B - J-49C.

NO. 57899

NAME *Allen Bennett Veterans Fund Act.*
formerly Mr. Inouye's file - J-49 - J-49A - J-49B - J-49C.



OFFICE OF THE SECRETARY OF STATE

MEMORANDUM

OFFICE OF THE CUSTODIAN RECEIVED	
MAY 30 1947	
PASS TO.....	FILE
TRANSFER TO.....	
AND BY.....	
MIN. FILE.....	

Ottawa, May 29th, 1947.

K. W. Wright, Esq.
Re: Zenosuke INOUE, and
S $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 32, Twp. 2,
District of New Westminster.

In response to your memorandum
of May 27th, I return the original correspondence
in this matter, as requested.

W. O. Davis
W. O. Davis,
Private Secretary.

NO. 57899

NAME

Formerly in Department of Veterans Affairs
J-49 - J-49A - J-49B - J-49C.

J-49

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
May 27, 1947

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

RE: Properties sold to Director, V.L.A.
BC/233-P; BC/234-P; BC/235-P; BC/236-P;
BC/715-P; BC/26-P; BC/158-P

Dear Mr. Murchison:

I have for acknowledgment your communication of the
22nd instant, with enclosure, and wish to thank you for the
information contained therein.

Yours very truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF

J-49

May 27, 1947

MEMORANDUM TO:

Mr. W. O. Davis,
Private Secretary to the
Secretary of State

RE: Zennosuke INOUE, and
S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 32, Twp. 2,
District of New Westminster

Under date of April 24, 1947, a memorandum was
addressed to the Minister, enclosing original correspondence
received from our Vancouver Office in connection with the above.

It would be appreciated if you would kindly return
the correspondence for our file.

K. W. WRIGHT

KWW/JF

NO. 57899

NAME

Formerly Mr. Inoue's file - J-49 - J-49A - J-49B - J-49C.

J-49

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
May 26, 1947

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

Re: Properties Sold to Director, V. L. A.

Dear Mr. Shears:

In the course of the proceedings before the Public Accounts Committee on the 20th instant, Mr. Gordon Murchison, Director, Soldier Settlement and Veterans' Land Act, stated:

"Sale has been made of a few parcels to non-veterans. They were as follows:

1. A property consisting of approximately 78 acres sold to a religious order. The cost to the director was \$4,725. The sale price was \$5,500 cash. This sale was in accordance with Section 22 of the Veterans' Land Act, which authorizes the director, among other things, to sell land which is at his disposal for sale, for religious purposes.
2. A parcel containing 100 acres on Salt Spring Island in the Gulf of Georgia. This property consists chiefly of rocky wooded hill, without any improvements. It could be used as a base for a commercial fisherman or as a firewood proposition. The director bought it for \$245. There was no demand for it by veterans. It was advertised for sale by public tender - four offers were received ranging from \$750 to \$2,000. It was sold to the highest bidder under authority of P.C. 5285 of January 3 this year, pursuant to Section 21 of the Veterans' Land Act.
3. Three bush lots comprising approximately 38 acres 5 miles from Naney B. C. These were undeveloped places which had been logged off years ago and growing up with fair sized second growth softwood interspersed with stumps. The director paid \$433 for these parcels. There was no demand by veterans. They were advertised for sale by public tender and brought a price of \$3,050. This price doubtless reflects the demand there is at the present time for any kind of small logs and firewood".

In accord with our request, Mr. Murchison has furnished the following particulars with regard to the above:

V.L.A. File	Custodian's File	Name	Land Description	Sale Price
BC/233-P	J.L. 143	E. HASHIZUME	Pt. SW $\frac{1}{4}$ Sec. 26, Twp. 17, Sketch 25946 "E"; Pt. SW $\frac{1}{4}$ Sec. 26, Twp. 17, Sketch 6471, NWD	\$5,500.00
BC/234-P	J.L. 143	E. HASHIZUME	Pt. Sec. 27, Twp. 17, Sketch 2267, NWD	
BC/235-P	J.L. 143	E. HASHIZUME	Pt. Sec. 27, Twp. 17, Sketch 7288, NWD	
BC/236-P	J.L. 143	E. HASHIZUME	Lot "B" NE $\frac{1}{4}$ Sec. 27, Twp. 17, Map 987, NWD	
BC/715	J.L. 795	K. OKANO	Sec. 1, Rge. 1 East, North Division, Salt Spring Island, Cowichan District	\$2,000.00

NO. 57899

NAME

Public Settlement Veterans Land Act.

formerly in Department files - J-49 - J-49A - J-49B - J-49C.

F. G. Shears, Esq.,

-2-

May 26, 1947

<u>V.L.A. File</u>	<u>Custodian's File</u>	<u>Name</u>	<u>Land Description</u>	<u>Sale Price</u>
BC/26-P	J. L. 151	S. HAMURA	Lots 1 & 2 of NW $\frac{1}{4}$ Sec. 11, Twp. 12, Map 1363, and Lots 10 & 12 of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ Sec. 10, Twp. 12, Map 2450, NWD	\$3,050.00
BC/158-P	J. L. 147	T. SUNADA	Lot 3 of NW $\frac{1}{4}$ Sec. 11, Twp. 12, Map 1363, NWD	

You will note that the property consisting of 78 acres, sold to a religious order, is situate in the District of New Westminster, and the three bush lots of 38 acres are approximately 5 miles from Hensy. It would be appreciated if you would have Mr. Menzies make a report on these parcels and submit same to the Advisory Board in order that the whole matter may be reviewed. The Board's comment's placed before the Minister.

The second parcel is on Salt Spring Island and we think it would be advisable to have Mr. Gavin Mouat make a written report on the matter which you may submit to the Advisory Committee and, in turn, send us their findings.

It would be appreciated if you would forward these reports in duplicate.

Please let us hear from you in this connection with the least possible delay.

Yours very truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF

NO. 57499

NAME

James M. Thompson's file - J-49 - J-49A - J-49B - J-49C.

NO. 57899

NAME

James M. Macpherson's file - J-49 - J-49A - J-49B - J-49C.



SOLDIER SETTLEMENT AND VETERANS' LAND ACT
OFFICE OF THE DIRECTOR

Please quote:

BC/233-P BC/715-P
BC/234-P BC/26-P
BC/235-P BC/158-P
BC/236-P

OTTAWA

May 22nd, 1947.

K. W. Wright, Esq.,
Counsel to the Custodian,
Department of the Secretary of State,
Victoria Building,
7 O'Connor Street,
Ottawa, Canada.

Dear Mr. Wright: Re: Properties sold to Director,
V.L.A.

1. I have your letter of May 21st, headed as above.
2. The particulars you desire are set out in the attached schedule which I trust will be adequate for your purposes.

Yours very truly,



Enc.

Director.

BC/158-P J.L. 147 T. SUNADA

V.L.A. file	Custodian's file	Name	Land Description	Sale price
BC/233-P	J.L. 143	E. HASHIZUME	Pt. S.W. $\frac{1}{4}$ Sec. 26, Twp. 17, Sketch 25946 "E"; Pt. S.W. $\frac{1}{4}$ Sec. 26, Twp. 17, Sketch 6471, N.W.D.	\$5,500.00
BC/234-P	J.L. 143	E. HASHIZUME	Pt. Sec. 27, Twp. 17, Sketch 2267, N.W.D.	
BC/235-P	J.L. 143	E. HASHIZUME	Pt. Sec. 27, Twp. 17, Sketch 7288, N.W.D.	
BC/236-P	J.L. 143	E. HASHIZUME	Lot "B" N.E. $\frac{1}{4}$ Sec. 27, Twp. 17, Map 987, N.W.D.	
BC/715-P	J.L. 795	K. OKANO	Sec. 1, Rge. 1 East, North Division, Salt Spring Island, Cowichan District	\$2,000.00
BC/26-P	J.L. 151	S. HAMURA	Lots 1 and 2 of N.W. $\frac{1}{4}$ Sec. 11 Twp. 12, Map 1363 and Lots 10 and 12 of the E. $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ Sec. 10, Twp. 12, Map 2450, N.W.D.	\$3,050.00
BC/158-P	J.L. 147	T. SUNADA	Lot 3 of N.W. $\frac{1}{4}$ Sec. 11, Twp. 12 Map 1363, N.W.D.	

No. 57899

NAME

Public Settlement Veterans Fund Act.

Formed

1-498-1-49C

NO. 57899

NAME

James M. Murchison's files - J-49 - J-49A - J-49B - J-49C.

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
May 21, 1947

J-49

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

Re: Properties sold to Director, V.L.A.

Dear Mr. Murchison:

You informed the Public Accounts Committee yesterday that three parcels of land in British Columbia, purchased by the Director, Veterans' Land Act, from the Custodian, had been sold to parties other than veterans at a profit.

You advised the Committee that one parcel of 78 acres, which cost the Director \$4,725.00, had been sold to a religious organization for \$5,500.00; also that a second parcel, for which you paid \$245.00 was sold to the highest bidder at \$2,000.00, and that a third, for which the sum of \$433.00 had been paid was disposed of for \$3,050.00.

Will you be kind enough to let us have the Japanese name, legal description and if possible, our file numbers.

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

Yours very truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF

J-49

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
May 21, 1947

A. L. Burgess, Esq.,
Room 433,
House of Commons,
Ottawa, Ontario

Dear Mr. Burgess:

Further to our letter of the 19th instant, we enclose
herewith the following file which has just been received from
Vancouver and which covers a sale to the Director, Veterans' Land
Act:

<u>FILE NO.</u>	<u>NAME</u>	<u>REMARKS</u>
6988	Keichi IKEDA	Sale of property at R.R. No. 1, Whonnock, B. C. ✓

Yours very truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

NO. 57899

NAME

James M. Thompson's file - J-49 - J-49A - J-49B - J-49C.

J-49

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
May 19, 1947

A. L. Burgess, Esq.,
Room 433,
House of Commons,
Ottawa, Ontario

Dear Mr. Burgess:

We enclose herewith the following files which have just
been received from Vancouver:

	<u>FILE NO.</u>	<u>NAME</u>	<u>REMARKS</u>
2	3614	Fumiko (Mrs. Hidetaro) NISHI	Sale of property at Port Alberni, B. C. ✓
2	3901	Sadaichi HIRAYAMA	Sale of Property, 2132 Alberta Street, Vancouver, B. C. ✓
2	3321	Jinzo TSUCHIDA	Sale of property, 1011 Auckland Street, New Westminster, B. C. ✓
7	5090	Kanjiro KITAMURA	Sale of property at 301 Powell Street; 1096 West Tenth Avenue, Vancouver, B. C., and District of Coquitlam. ✓
/	803	Rinzo KITAGAWA	Sale of Fishing Vessel "Toyoko". ✓
/	1650	Juhei ONO	Sale of chattels. ✓
/	12296	Tose OBAYASHI	Sale of chattels. ✓
/	4161	Tsunesaku KIMURA	Sale of chattels. ✓

You will note that the file covering a Veterans' Land Act sale is not enclosed, but we have telephoned Vancouver to send us one by Special Delivery Airmail today.

Yours very truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

NO. 57899

NAME

Japanese Settlement Veterans Land Act.
formerly Mr. Tsunetsugu's files - J-49 - J-49A - J-49B - J-49C.

J-49

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
May 19, 1947

A. L. Burgess, Esq.,
House of Commons,
Ottawa, Ontario

Dear Mr. Burgess:

As requested by the Public Accounts Committee, I enclose herewith duplicate copies of Minutes of Meetings of the Advisory Committee on Rural Properties held on March 15th, March 18th, May 19th, May 24th, June 1st, October 26th, November 24th, 1943, and January 13th, 1944.

I also enclose detailed Statements of Expenses for the Greater Vancouver Properties and Rural Properties Advisory Committees from March, 1943 to July 31, 1943, and March, 1943, to April 30, 1947.

Yours very truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF

NO. 57899

NAME

James M. Thompson's file - J-49 - J-49A - J-49B - J-49C.



CANADIAN PACIFIC TELEGRAPHS

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

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VANCOUVER BC MAY 17 257P

K R WRIGHT,
COUNSEL TO THE CUSTODIAN,
15 LAKEVIEW TERRACE, OTTAWA, ONT.

PARCEL FILES WITH LIST INSIDE SHOULD REACH OTTAWA TEN SUNDAY
MORNING YOUR TIME FOR SPECIAL DELIVERY SHEARS CUSTODIAN OFFICE BEFORE
NOON SUNDAY OR OBTAINABLE AT POST OFFICE ON ARRIVAL ALSO LETTER WITH
MEMOS ADDRESSED SHEARS CUSTODIAN OFFICE SEPERATE PACKAGE POSSIBLE
SUBSTITUTE FILE SHOULD ARRIVE SAME OR FOLLOWING MAIL YOU MIGHT
WISH TO SEE THESE BEFORE MONDAY.

A.G.MCARTHUR.

603P

NO. 57949

NAME

formerly in Department files - J-49 - J-49A - J-49B - J-49C.

NO. 57899

NAME *Seller Settlement & Liquidation Fund Act.*

Formerly Mr. Hoshinami's file - J-49 - J-49A - J-49B - J-49C.

MEMORANDUM

File No. 3901

May 16th, 1947

Mr. Sadaichi HIRAYAMA - Reg. #00727
2132 Alberta Street, Vancouver, B.C.

This is an example of a City property advertised as Number 3 in the Catalogue in June 1943, but not sold until December 15th, 1943.

This file also deals with chattels.

All funds have been remitted to the Japanese and acknowledged by him with satisfaction.

NO. 57999

NAME *Julius Settlement & Estate Fund Inc.*

formerly in Department's files - J-49 - J-49A - J-49B - J-49C.

May 16, 1947.

MEMORANDUM

File No. 9321.

TSUCHIDA, Jinzo,

Reg. No. 06321.

1011 Auckland Street, New Westminster.

This is an example of a City Property advertised as No. 630 in the Additional Catalogue in May - June 1944 but not sold until February 8th, 1945.

The file also deals with chattels, some of which were shipped to the Japanese owner at his request; some were appraised and sold to the tenant on the premises; some were sold by auction, and others discarded as valueless.

All funds at credit in his account in this office sent to Mr. Tsuchida with our letter dated October 30, 1946. He acknowledged receipt of our cheque on November 4, 1946, with thanks, and without complaint.

Mr. Shears: This file deals with the following matters:

- (1) Real Property:
Valuation April 27/44-\$1,800.00.
Best offer, \$1,800.00 (cash), received Jan. 31/45.
One other offer, \$1,400.00 received June 23/44,
unacceptable.
Offer of \$1,800.00 approved by Committee Feb. 1/45.
Date of Sale Feb. 8, 1945.
Assessment 1944: Land, \$425.00; Improvements, \$800.00;
Total, \$1225.00.
Size of Lot: 33' x 122'
Size of Dwelling: 22' x 36'
Picture on file next to green sheet.
- (2) Liabilities: Debt of \$500.00 owing to uncle,
Suejiro TSUCHIDA, admitted by Jinzo TSUCHIDA and
paid by us from rents and sale proceeds, at his
request.
- (3) Personal Property:
 - (a) Chattels: good example.
See Chattel Schedule.
 - (b) Life Insurance: Handled by this Office, in
satisfactory manner, at request of Mr. & Mrs.
TSUCHIDA.
 - (c) Specified Articles: Camera mailed to
Japanese at his request.

WJJ/HMS

- (4) Letters of thanks received
November 4, 1946, December 1946,
and at other times.

File No. 3990

NO. 3
Kiyomasa, Kenji
This is an exam-
Powell Street, advertising
July, 1943, and sold
as No. 376 in

ch.
- J-49 - J-49A - J-49B - J-49C.

Summary This file deals with the following matters:
(1) Real Property:
Valuation April 27/44-\$1,800.00.
Best offer, \$1,500.00 (cash), received June 23/44, unacceptable.
One other offer, \$1,400.00 received Jan. 1/45.
Offer of \$1,800.00 approved by Committee Feb. 1/45.
Date of sale Feb. 8, 1945.
Assessment 1944: Land \$425.00; Improvements \$800.00;
Total, \$1,225.00.
Size of Lot 37' x 122'.
Size of Building 22' x 36'.
Picture on file sent to green sheet.
Title: Debt of \$500.00 owing to male, JIMMY KIMURA, admitted by JIMMY KIMURA and JIMMY KIMURA and sale proceeds, at his

(4) Letters of thanks received November 4, 1946, December 1, 1946, and at other times.

[Handwritten signature]

May 16, 1947.

MEMORANDUM.

File No. 5090

KITAMURA, Kenjiro,

Reg. No. 00583.

Vancouver City Property.

This is an example of sale of Vancouver Business property on Powell Street, advertised as No. 185 in Greater Vancouver Catalogue in June - July, 1943, and sold in May, 1946.

It also deals with the sale of a residential property advertised as No. 376 in the same catalogue, and sold in March 1944.

The file also deals with sale of chattels.

Final funds have been remitted and acknowledged.

NO. 57899
NAME *Public Statement Kitamura's Land Act.*
Formerly Mr. Kitamura's files - J-49 - J-49A - J-49B - J-49C.

Re 1096-W 10th

Original offer cannot be found but see Galt
reply dated Oct 22/43 on covers section.

Also note mentioning news item re
Kilamura's satisfaction with Custodian's
management - in ^{News} Canadian on file July 24/43

No. 5

File No. 11 801 - Also 111001, Reg. 1
This file is an example of a file
equipment paid to purchaser.
This file also deals with
radio goods were for
by this man was
All funds
of his

Index - J-49 - J-49A - J-49B - J-49C.

Index

1096-1010
 Original offer cannot be found but see page
 22/43 in cases section.
 Also note missing items re
 Kitamura's satisfaction with Custodian's
 management - in Canadian on file July 24/43

NO. 57899 NAME *Public Statement - Veterans Fund Act.*
 Form 1-498-1-499C

May 16, 1947.

File No. X I 803 - Rinzo KITAGAWA, Reg. No. 07854

This file is an example of a fishing vessel sold by the Custodian. Claim for missing equipment paid to purchaser.

This file also deals with chattels reported to be left in Vancouver, but not found. Other goods were found, believed to belong to KITAGAWA, and were sold at auction. A radio surrendered by KITAGAWA was sold by the Custodian at Auction. A camera surrendered by this man was released at his request.

All funds credited to the account of Rinzo KITAGAWA were released to him at the time of his repatriation.

NO. 57899

NAME

Japanese Im. Department files - J-49 - J-49A - J-49B - J-49C.

File No. 1650 - Juhei ONO, Reg. No. 11050

May 16, 1947.

This file is an example of goods left at Cannery, Skeena River, and of a vessel sold through the Japanese Fishing Vessels Disposal Committee.

The file deals with the following:

Chattels left at Inverness Cannery. Some chattels shipped by the Cannery as requested by Japanese prior to his evacuation from the protected area. Some goods sold by direct negotiation between the Japanese and the Cannery Company. Other goods sold at auction by the Custodian.

Radio sold at auction by Custodian. Camera released at the request of the owner.

Vessel sold through the Japanese Fishing Vessels Disposal Committee. Claim for refund of expenses incurred at impounding of vessel paid to Custodian by Dominion Government.

Securities and Bank Account were not brought under the control of the Custodian.

A detailed report was sent to Juhei ONO with final cheque on November 13, 1945. The cheque was acknowledged without comment.

NO. 57899

NAME

Formerly Mr. Josephine's files - J-49 - J-49A - J-49B - J-49C.

May 16, 1947

File No. 12296 - Tose OBAYASHI - Reg. No. 02435.

This file is an example of goods left in building occupied by tenant selected by Japanese owner. The tenant vacated without notice to the Custodian.

When the building was examined by Custodian representative, it was found that it had been entered and the stored chattels of the Japanese had been ransacked. Report on goods found was sent to Mrs. OBAYASHI on January 21, 1943. Report regarding break-ins was sent to her on March 17, 1943.

Saleable goods found in this building were sold at auction on September 28, 1944 and September 5, 1945.

Cheque for the net proceeds was sent to Mrs. OBAYASHI on November 21, 1946 and has apparently been accepted.

File No. 161 - Tsunesaku KIMURA, Reg. No. 06380

May 16, 1947.

This file is an example of chattels left at Cumberland, B.C.

The more valuable items were shipped to the owner. Some items were reported by the agent to be old, but the file gives no record of their disposal. The remainder were sold at Auction at Cumberland and at Vancouver.

Securities and Life Insurance. Not brought under the control of the Custodian.

Refund of 1st Wage deductions. Proportionate share of final distribution of the assets of the Royston Savings Association.

Cheque sent to Tsunesaku KIMURA on November 27, 1946, and has apparently been accepted.

NO. 57899
NAME *Public Statement - Veterans Fund Act.*
formerly Mr. Tsunesaku KIMURA - J-49 - J-49A - J-49B - J-49C.

File No. 3614.

MEMORANDUM.

May 16, 1947.

NISHI, Fumiko (Mrs. Hidetaro)

Reg. No. 07623.

Port Alberni, B.C.

This file is an example of a Rural Property sold to a private individual.

The file deals with Real Property held by an Evacuee under an Agreement for Sale. Advertised for sale by the Custodian as No. 716 in the Additional Catalogue on June 15th, 1944, but not sold until June, 1945.

Chattels on the premises were either shipped, sold, or abandoned as unsaleable.

Final funds remitted and acknowledged without comment.

NO. 57899

NAME

Formerly Mr. Nishimura's file - J-49 - J-49A - J-49B - J-49C.

CLASS OF SERVICE		CANADIAN PACIFIC TELEGRAPHS  World Wide Communications <small>W.D. NEIL, GENERAL MANAGER OF COMMUNICATIONS, CANADIAN PACIFIC</small>	CHECK TIME FILED
Full Rate			
Day Letter	<input checked="" type="checkbox"/>		
Night Message			
Night Letter			
Evening and Sunday Message			
<small>Please mark an X opposite the class of service desired.</small>			

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

MAY 14, 1947

MR. B. GOOD
OFFICE OF THE CUSTODIAN
506, ROYAL BANK BUILDING
VANCOUVER B. C.

AIRMAIL ITEMIZED STATEMENTS OF BOTH ADVISORY COMMITTEES EXPENSES
AS AT JULY 31 1943 TOTAL AMOUNTING TO \$4912.05 SIMILAR TO MONTHLY
STATEMENTS NOW BEING SENT

K W WRIGHT

Charge to: Office of the Custodian
7 O'Connor St., Ottawa

NO. 57899

NAME: Public Statement & Letter to Hand Let.
 formerly Mr. Josephine's files - J-49 - J-49A - J-49B - J-49C.

J-49

May 13, 1947

MEMORANDUM TO:

Dr. E. H. Coleman,
Under-Secretary of State

RE: Properties sold to Director, V.L.A.

In accordance with your request, I enclose herewith duplicate copies of Minutes of Meetings of the Advisory Committee on Rural Properties held on March 15, March 18, May 24, June 1 and October 26, 1943.

As soon as the Minutes of the third Meeting are received from Vancouver, duplicate copies will be forwarded to you.

K. W. WRIGHT

KWW/JF
Encl.

NO. 57899
NAME *Julius Bennett - Veterans' Fund Act.*
formerly Mr. Josephus's files - J-49 - J-49A - J-49B - J-49C.

CLASS OF MESSAGE		CANADIAN PACIFIC TELEGRAPHS  World Wide Communications <small>W.D. NEIL, GENERAL MANAGER OF COMMUNICATIONS, CANADIAN PACIFIC</small>	CHECK TIME FILED
Full Rate			
Day Letter			
Night Message			
Night Letter			
Evening and Sunday Message <small>Please mark an X opposite the class of service desired.</small>			

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

MAY 12, 1947

MRS. P. M. HARROP
OFFICE OF THE CUSTODIAN
506 ROYAL BANK BUILDING
VANCOUVER B. C.

FURTHER TO WIRE SEND ALL ADVISORY COMMITTEE MINUTES FROM START TO
FINISH

F. G. SHEARS

Charge: Office of the Custodian
7 O'Connor Street
OTTAWA

something with regard to the disappearance of
I do not want the committee to get the impression that in many cases
everything in the house had disappeared. I am taking this as an
extreme case. Possibly the considerable amount of goods being short
limited the amount of goods which were sold. The answer is that the
goods had been stolen.

noted
2/5/47

NO. 57849

NAME *John William Harrop*

formerly Mr. Harrop's files - J-49 - J-49A - J-49B - J-49C.

NO. 57899

NAME *Alvin Kettering* *Victorian* *Good* *Rel.*

Family in. Proclamation's file - J-49 - J-49A - J-49B - J-49C.

COPY

MR. FRASER: I wonder if the witness would say whether any other occasions such as this have come to his attention, where the depreciation has gone on to this extent.

THE WITNESS: Yes, I would say that is true. I would say this too, it will be without a doubt possible for you to introduce some cases along the line of that which has now been indicated but there will be thousands where you will not find the same situation. I am not making this as a definite statement in regard to this particular case because I am not in a position to do so but just supposing it was shown the articles sold fetched a fair value for what was sold, and all the other articles disappeared that would have been one of these cases, I admit, an extreme one, where our file might reveal something with regard to the disappearance by theft of all the articles. I do not want the committee to get the impression that in many cases everything in the house had disappeared. I am taking this as an extreme case. Possibly the considerable amount of goods being short limited the amount of goods which were sold. The answer is that the goods had been stolen.

noted
2/5/47

7-549A-549B-549C.

and this amount was paid by the Custodian to The Director, 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
J-49A
FILE NO.

1947 MAY 6 PM 2:21

May 6th, 1947

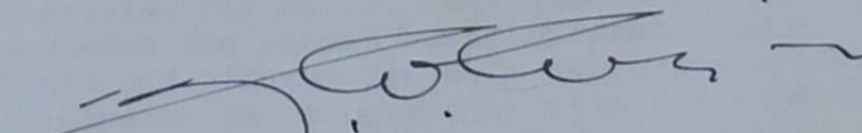
UNDER SECRETARY
OF STATE

MEMORANDUM TO: Dr. E. H. Coleman,
Under-Secretary of State

RE: Japanese Evacuee Properties
Sold to The Director, V.L.A.

I attach herewith two copies of letter addressed to me
today by Mr. Shears in connection with the above.

Will you kindly hand one copy to the Minister, for his
information.


K. W. WRIGHT

KWW/JF
Attach.

Matsqui District	\$ 4,643.52	
Richmond "	3,412.70	
Langley "	2,108.00	
Delta "	4,130.45	
Surrey "	5,953.65	
Pitt Meadows District	1,502.00	
Mission District	4,932.95	
Maple Ridge District	12,380.85	
Village of Mission	1,004.54	
Chilliwack District	322.50	
Dewdney "	638.25	
Coquitlam "	776.78	\$41,806.19

and this amount was paid by the Custodian to The Director, Veterans' Land
Act.

NO. 57499

NAME

Japanese Evacuee Properties Sold Act.

Japanese Evacuee Properties Sold Act. - J-49 - J-49A - J-49B - J-49C.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. J-49 A

Ottawa, Ontario
May 6th, 1947

K. W. Wright, Esq.,
Counsel to the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario

Re: Properties Sold to Director, V.L.A.

Dear Mr. Wright:

In our recent interview with Colonel Gibson, the Minister asked for further information in regard to some matters which were discussed in connection with the Veterans' Land Act deal.

Forty-one properties were withdrawn from this deal for various reasons. In many cases the property belonged to a deceased Japanese and his Estate was being administered by the Official Administrator. In some instances title difficulties required to be settled before the Custodian could convey and in others, the encumbrances exceeded the amount being offered. These properties were afterwards advertised and offered for sale by tender by the Custodian or by the Official Administrator in co-operation with the Custodian. The properties were also independently appraised. Enclosed you will find a list of properties involved, disclosing details of the V.L.A. offer and the prices obtained.

It will be noticed that in every case the price realized was considerably in excess of the Veterans' Land Act offer and that the total amounted to \$82,183.50 as against the V.L.A. offer of \$38,876.00. I am aware that some increase in Vancouver Real Estate values has taken place, but this was not appreciable until the end of 1945 and during 1946, and you will note that 29 of these properties were disposed of prior to June, 1945.

Colonel Gibson is also aware that the V.L.A. deal, which was agreed upon in June, 1943, was made retroactive to the first of the year and that payment to the Custodian was not made until he was in a position to deliver Certificate of Title in the name of The Director, Veterans' Land Act. It was not until the latter part of 1943 and during 1944 that the Custodian received payment for these properties.

Revenues were collected by the Custodian in regard to 1943 rentals as follows:

Matsqui District	\$ 4,643.52	
Richmond "	3,412.70	
Langley "	2,108.00	
Delta "	4,130.45	
Surrey "	5,953.65	
Pitt Meadows District	1,502.00	
Mission District	4,932.95	
Maple Ridge District	12,380.85	
Village of Mission	1,004.54	
Chilliwack District	322.50	
Dewdney "	638.25	
Coquitlam "	776.78	\$41,806.19

and this amount was paid by the Custodian to The Director, Veterans' Land Act.

NO. 5-7899

NAME

James M. Thompson's file - J-49 - J-49A - J-49B - J-49C.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
J-49 A
FILE NO.

K. W. Wright, Esq.,

-2-

May 6th, 1947

In addition, certain revenues accrued for 1943 rentals which were collected directly by the Director, Veterans' Land Act.

As this deal was retroactive to January 1st, 1943, there were 77 cases in which the Japanese paid interest on a Mortgage or to an unpaid Vendor, after his property was sold, due to the fact that the cash for the sale of his property was not available for nearly a year. The amount involved would not be very great, possibly about \$5,000.00, but it may be somewhat difficult to justify debiting the Japanese account with such interest after the effective date of the sale of his property.

It should be understood that this information is not submitted for the purpose of building up any case for the Japanese owner, but in order that Colonel Gibson may be aware of all the facts concerning this matter.

Yours very truly,

F. G. Shears

F. G. Shears
Director

FGS/JF
Encl.

NO. 5-7899

NAME

Japanese Settlement Veterans Land Act.

Formerly in Japanese files - J-49 - J-49A - J-49B - J-49C.

List of properties withdrawn from the V.L.A. offer and subsequently advertised and sold.

<u>V.L.A.No.</u>	<u>V.L.A. Offer</u>	<u>Sale price</u>	<u>date sold</u>
87	317-00	750-00	July, 1944
146	1,964-00	3,500-00	January 1945
19	835-00	2,500-00	May 1945
120	1,276-00	2,750-00	December 1945
489	445-00	1,500-00	June 1944
121	3,631-00	8,050-00	April 1944
78	1,571-00	2,850-00	June 1945
51	452-00	1,000-00	August 1945
29	545-00	1,310-00	April 1946
23	1,841-00	2,500-00	June 1944
13	982-00	1,800-00	June 1946
375	25-00	325-00	January 1945
148	512-00	1,030-00	April 1944
313	252-00	800-00	June 1944
390	0-00	400-00	June 1945
138	495-00	800-00	October 1942
95	131-00	1,000-00	June 1944
129	498-00	980-00	June 1944
101	0-00	50-00	May 1945
37	330-00	1,620-00	September 1945
347	1,068-00	3,250-00	June 1945
237	2,184-00	3,000-00	September 1945
226	660-00	1,500-00	January 1945
333	158-00	1,500-00	September 1945
334	49-00	332-50	March 1945
693	1,689-00	2,500-00	June 1946
668	439-00	1,050-00	September 1944
445	671-00	2,110-00	June 1944
444	375-00	1,400-00	April 1946
438	3,682-00	4,000-00	July 1945
486	340-00	1,050-00	November 1944
642	638-00	1,851-00	February 1945
463	678-00	800-00	December 1944
525	1,326-00	1,900-00	August 1944
491	3,759-00	8,000-00	April 1946
491	988-00	2,750-00	April 1946
656	638-00	850-00	October 1943
500	1,560-00	2,000-00	May 1945
23	859-00	4,650-00	August 1944
748	0-00	350-00	"
502	1,013-00	1,825-00	September 1944
<hr/>			
41 props.	38,876-00	82,183-50	18 during 1944
			11 before June '45
			6 after June '45
		111.4%	6 during 1946

NO. 57899

NAME

Formerly in Department of Veterans Affairs.

1-49 - 1-49A - 1-49B - 1-49C.

CLASS OF SERVICE		CANADIAN PACIFIC TELEGRAPHS  World Wide Communications <small>W.D. NEIL, GENERAL MANAGER OF COMMUNICATIONS, CANADIAN PACIFIC</small>	CHECK TIME FILED
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Day Letter	X		
Night Message			
Night Letter			
Evening and Sunday Message			
<small>Please mark an X opposite the class of service desired.</small>			

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

MR. B. GOOD,
COMPTROLLER
OFFICE OF THE CUSTODIAN
506 ROYAL BANK BUILDING
VANCOUVER B. C.

APRIL 24, 1947

ABOUT FORTY PROPERTIES INCLUDED IN V.L.A. DEAL WERE WITHDRAWN AND SOLD
BY US STOP WIRE TOTAL V.L.A. VALUATION AND TOTAL AMOUNT WE SOLD THESE
PROPERTIES STOP SEND ITEMIZED LIST AIRMAIL

F. G. SHEARS

Charge: Office of the Custodian,
7 O'Connor Street,
OTTAWA, ONTARIO

NO. 57899
NAME *Julius Settlement Veterans Fund Act.*
formerly Mr. Shears' file - J-49 - J-49A - J-49B - J-49C.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. J-49 A

April 24, 1947

MEMORANDUM TO: Honourable Colonel C. Gibson
Secretary of State

RE: Zennosuke INOUE and
S $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 32,
Twp. 2, District of New Westminster

On October 4, 1944, Zennosuke Inouye addressed a letter to The Right Honourable The Prime Minister, stating that he was an ex-serviceman of Japanese origin who served in the P.P.C.I. and the 52nd Battalion of the Canadian Expeditionary Forces in the last Great War and was a pensioner due to war disability. Copy of this communication is attached.

Reference is made to the following property: South $\frac{1}{4}$ of North West $\frac{1}{4}$ of Section 32, Township 2, in the District of New Westminster in the Municipality of Surrey, which he was purchasing from the Soldier Settlement Board.

The Vancouver Office was asked for a report and attached hereto you will find the following, which are self-explanatory:

1. Letter addressed to Mr. G. W. McPherson by Mr. F. G. Shears, under date of October 18, 1944.
2. Letter addressed to Mr. Zennosuke Inouye by Mr. F. G. Shears, under date of October 18, 1944.
3. Letter addressed to Office of the Custodian, Vancouver, B. C., by Z. Inouye, under date of September 21st, 1944.
4. Letter addressed to Mr. Zennosuke Inouye by Mr. F. G. Shears, under date of August 5, 1943.

This may be the property referred to by Mr. McInnis.

Will you be kind enough to return the correspondence for our file.

KWW/JF

[Signature]
K. W. WRIGHT

NO. 57899

NAME

Japanese Settlement Veterans Fund Act.

formerly Mr. McPherson's files - J-49 - J-49A - J-49B - J-49C.

Kaslo, B.C.
October 4th, 1944.

Rt. Hon. L. MacKenzie King,
Prime Minister of Canada,
Ottawa.

Esteemed Sir:-

Your petitioner is an ex-service man of Japanese origin who served in the P.P.C.I. and the 52nd Battalion of the Canadian Expeditionary Forces in the last Great War, and is a pensioner due to war disability.

After returning from the overseas service in 1919, your petitioner acquired from the Soldier Settlement Board 80 acres of wild uncultivated land which is known and described as S $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 32, T.P. 2, in the District of New Westminster in the Municipality of Surrey. By strenuous and faithful labour through 23 long years on the part of your petitioner, 32 acres of this land were cleared out of which 20 acres became valuable productive small fruit farmland; two dwelling houses, two root houses, a barn and a woodshed were built there and your petitioner raised his family there all of his five children being born and brought up there.

Due to the present war, your petitioner with his family has been evacuated from the home, and has been residing in the present address.

Recently, your petitioner has been informed by the Custodian of the Department of the Secretary of State to the effect that the above property was sold and transferred to the Director of the Veterans' Land Act, for the purpose of rehabilitation of soldiers who are returning from the present war. This transaction has been made without any consultation to me and without my consent.

Your petitioner believes that his loyalty to Canada has been well tested in the great war, and that it does not seem fair for the government to take away from one ex-service man a property so dear to him in order that it may be given to soldier returning from the present war.

Your petitioner pray, therefore, from the above circumstances, that special consideration will be given this matter that the traditional British fair play may be exercised even in this extraordinary period, and I am,

Your humble Petitioner
"Z. Inouye"

NO. 57899

NAME

Japanese Settlement Veterans Land Act.

formerly Mr. Inouye's file - J-49 - J-49A - J-49B - J-49C.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

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

506 Royal Bank Building,
Vancouver, B.C.

18th October, 1944.

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

Dear Mr. McPherson:

Re: Zennosuke INOUE.

I am in receipt of your letter of the 13th instant enclosing copy of Mr. Z. Inouye's letter to the Honourable MacKenzie King and copy of your reply to the Office of the Prime Minister.

As you have pointed out, a Quit Claim Deed was signed by the Custodian but in this case the Quit Claim was not given because Inouye had no equity in the property. The facts are as follows:

The title to this property was in the name of His Majesty The King represented by the Soldier Settlement Board. This land was being purchased by Inouye from the Soldier Settlement Board under an Agreement of Sale in 1919 for \$3,200.00, and a balance of \$1,918.75 including taxes remained unpaid.

The value placed upon this property at the time it was included in our sale to the Director, the Veterans' Land was \$3,908.00. After paying the Soldier Settlement the above sum of \$1,918.75 the balance of the purchase price was received by this office from the V.L.A. and the amount has been credited to Inouye's account in our ledgers and a statement has been sent to Inouye showing this transaction.

Instead of conveying title from the Soldier Settlement Board to the Secretary of State and then in turn from the Secretary of State to the Director, the Veterans' Land, the method of completing this transaction by the use of a Quit Claim document was agreed upon between Col. Chandler and Mr. Duncan Crux after the matter was discussed with Mr. Wright. The Quit Claim document was not filed at the Land Titles Office but was for internal use of the Departments of the Soldier Settlement Board and the Veterans' Land.

NO. 57899

NAME

Formerly Mr. Inouye's file - J-49 - J-49A - J-49B - J-49C.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

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

2.

G.W. McPherson, Esq.,

For your information I am enclosing copy of a letter written to Mr. Inouye on August 5th, 1943, in reply to a letter from him in regard to a sale being made to the V.L.A.

A portion of the land in question was covered by an unregistered agreement of sale between Inouye and another Japanese, Kahichi Hori, but this transaction was never completed and has no particular bearing on the deal as outlined above. Some accounting as between Inouye and Hori appears on our books taking care of this matter.

It is noted of course that Inouye refers to cultivation and improvements which have been made on the property and that he estimates its value to be approximately \$14,000.00. As you are aware, the V.L.A. deal was based upon independent valuations, the present value of this property, including all improvements, being \$3,908.00.

A letter was recently received by this office from Mr. Inouye, copy of which is enclosed, together with my reply.

I trust this will be sufficient information for any further correspondence which it may be necessary for you to have with the office of the Prime Minister in regard to this matter.

Yours truly,

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

FGS/PMH

encl.

NO. 57899

NAME

Letter Settlement Victoria Land Act.

formerly Mr. McPherson's files - J-49 - J-49A - J-49B - J-49C.

8768

Kaslo, B.C.
Sept. 21st, 1944

18th October, 1944.

Office of the Custodian,
Department of the Secretary of State,
Royal Mr. Zennosuke Inouye,
Registration #03243,
Vancouver, B.C.

Dear Sir:

I have recently been advised that you sold my
farmland and my letter of the 21st September has come to me for
T.P. acknowledgment. The farmland is located in the Municipality
of Surrey, to the Director of the Veterans' Land Act.

In regard to the reference to your being an ex-serviceman
in the last war our position in this matter was outlined in our
letter to you of August 5th, 1943. As indicated then, we are carrying
out an overall policy applicable to all Japanese properties in this
area, and for this forced sale of my property.

As you are aware, your own land was included in a group
Canada sale which was made to the Director, the Veterans' Land Act.
Land was acquired by me through the Soldier Settlement Board for the
price of \$3200. Your remarks have been carefully read and we note your
clear reference to what you consider may be the present value of this pro-
perty. Also since then two dwellings, two roots houses, a barn
and a workshop were built, thus the value of the property was estimated
to be approx. The sale to the Veterans' Land was based on current inde-
pendent appraised values and the sale was completed on that basis.

I can not but think that you are wrongfully ex-
ercising your Your letter has been placed on our file so that your comments
the will remain on record and your protest noted.
war.

Yours truly,

Hoping this will draw your special attention, + an.

Yours truly,

F. G. Shears,
Director.
(Signed) Z. INOUE

FGS/PMH

NO. 57899

NAME

Japanese Settlement Veterans Land Act.
formerly Mr. Inouye's files - J-49 - J-49A - J-49B - J-49C.

NO. 57499

NAME

Formerly Mr. Josephine's files - J-49 - J-49A - J-49B - J-49C.

Kaslo, B.C.
Sept. 21st, 1944

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

Dear Sir:-

I have recently been advised that you sold my farm-
land and which is known and described as S $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 32,
T.P.2, District of New Westminster and located in the Municipality
of Surrey, to the Director of the Veterans' Land Act. I should like to point out to you that the
alleged transfer of this property was made without any consultation
to me and without my consent. I do object to your action and I
hereby protest for this forced sale of my property.

I am an ex-service man having served in the
Canadian Expeditionary Forces in the last Great War, and this farm-
land was acquired by me through the Soldier Settlement Board for the
price of \$3200 in 1919. Since I bought this wild land, 32 acres were
cleared by me out of which 20 acres are under cultivation and produc-
tive, and also since then two dwellings, two roots houses, a barn
and a woodshed were built, thus the value of the property was estimated
to be approximately \$14000.00.

I can not but think that you are wrongfully ex-
ercising your capacity in selling property of an ex-service man for
the purpose of reselling the same to an ex-service man of the present
war.

Hoping this will draw your special attention, I am,

Yours truly,

(Signed) Z. INOUYE

NO. 571499

NAME

Formerly Mr. Inouye's files - J-49 - J-49A - J-49B - J-49C.

August 5th, 1943

8788

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

Dear Sir:

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

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

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

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

Yours truly,

F. G. Shears,
Director.

FGS/GH

NO. 57899

NAME

John L. Wright's files - J-49 - J-49A - J-49B - J-49C.

J-49

April 24, 1947

MEMORANDUM FOR MISS MALONEY

RE: Sale of Japanese Properties to
The Director, Veterans' Land Act

Before leaving for the House of Commons this afternoon,
Mr. Wright requested me to send the draft memorandum regarding the
V.L.A. Deal to you in order that it might be presented to Dr. Coleman.

I am also sending copies of the draft to Mr. Shears and
Mr. Wright by messenger.

J. Foy

Encl.

J-49

April 24, 1947

MEMORANDUM TO: Honourable Colonel C. Gibson,
Secretary of State

RE: Sale of Japanese Properties to
The Director, Veterans' Land Act

In accordance with your request, the following is submitted with respect to the sale of Japanese properties to the Director, Veterans' Land Act.

On May 17, 1943, an offer was received for the purchase of 769 properties for the sum of \$750,000.00 (copy of which is attached). We requested a break-down of the offer and this was eventually furnished.

On May 25, 1943, the Advisory Committee came to the conclusion that they could not recommend to the Custodian that this offer be accepted.

On the same date, the Soldier Settlement were advised by Mr.

McPherson, as follows:

"I have your letter of May 25th and your suggestion that I should advise you what offer the Custodian's Committee is prepared to accept.

It is, of course, understood that the Custodian's Committee will only recommend that the Custodian accept a satisfactory offer, and on this basis I would advise you that the Committee indicated that they would be prepared to recommend acceptance of an offer of \$1,000,000.00 with a possible reduction of 10% for cash. I would appreciate your advice as to whether or not you are prepared to make an amended offer which could be submitted to the Custodian's Committee for their further consideration.

In the discussion yesterday the Committee were advised that the Soldier Settlement of Canada are considered as official appraisers for various Government departments, and in view of this expressed the opinion that your offer should at least be in the neighbourhood of your own appraised value, which they believe to be \$867,000.00. I am of the personal opinion that if you make an offer of approximately somewhere between \$850,000.00 and \$900,000.00, the Committee would be prepared to give it at least favourable consideration".

As a result of this, the District Superintendent wrote on May 25, 1943: "On further consideration, I beg to offer the sum of Eight hundred and twenty-five thousand (\$825,000.00) Dollars for the said lands".

This offer was rejected and the following letter from Mr. G. Murchison, dated May 29, 1943, was received, increasing the offer to \$850,000.00.

NO. 57899

NAME

James M. McPherson's files - J-49 - J-49A - J-49B - J-49C.

Honourable Colonel C. Gibson,

- 2 -

April 24, 1947

"I have received your letter of the 28th instant advising me that the Custodian is not prepared to accept our offer of \$25,000 for the lands more particularly described in the schedules which accompanied our original offer in writing, dated May 17th.

Advice received from Mr. Barnet at Vancouver indicates that your Vancouver committee consider these particular lands are worth approximately one and one quarter million dollars, and I may advise you frankly that the Director, the Veterans' Land Act, is not interested in these lands at that figure.

My position in this matter differs materially from that of an ordinary purchaser for the following reasons:

1. A firm offer for cash has been made for 769 parcels of property and I have no reason to believe that there is any other single agency or person in the market for that number of parcels.
2. Our appraisal of these lands was made on the basis of ordinary terms of sale and without regard to any temporary boom or speculative values brought about by a state of war. The offer which has been made represents only a minor cash discount on our valuations, and in ordinary land transactions a fair discount on ordinary terms for cash purchase is not uncommon.
3. The buildings on many of these properties are of cheap construction. Many of them are in poor repair and subject to more than ordinary risks of depreciation.
4. The offer to purchase these lands is made for the purpose of using them for the re-establishment of Canadian veterans after the war. Few of these properties can be used for this purpose without additional expenditure for the repair of existing buildings or the erection of new homes suitable for the occupation of a Canadian veteran and his family.
5. No one knows when the war will end, but if the lands are acquired now I must assume responsibility for the cost of administration, annual taxes, fire insurance, and depreciation, with no definite assurance that revenue from these lands will meet ordinary carrying charges.

As stated above, the Director is not interested in acquiring these lands at the values which seem to exist in the minds of at least some of the members of your Vancouver committee, but with a view to closing this transaction, I am prepared to increase our latest offer by \$25,000 - to a total of \$850,000, subject to the same terms and conditions which were set out in our written offer of May 17th. This is the final offer I am prepared to make for these particular properties in bulk.

I would appreciate your final decision in this matter at your earliest convenience".

In the course of the negotiations, the Advisory Committee decided that spot valuations should be made on a number of properties and the results of that inspection appear in the Minutes of the Committee

NO. 57899

NAME

James M. Macpherson's files - J-49 - J-49A - J-49B - J-49C.

Honourable Colonel C. Gibson

- 3 -

April 24, 1947

Meeting under date of 24th May, 1943, showing the following results:

Assessed Value	Advisory Committee's Valuation	Soldier Settlement Board's Valuation
\$ 2,900.00	\$ 5,400.00	\$ 3,777.00
1,425.00	1,600.00	800.00
1,900.00	2,000.00	1,060.00
1,100.00	1,750.00	816.00
1,700.00	1,450.00	986.00
2,200.00	2,500.00	1,350.00
950.00	850.00	500.00
2,000.00	3,200.00	1,110.00
400.00		
3,500.00	4,400.00	3,610.00
3,729.00	4,000.00	2,085.00
1,400.00	1,750.00	1,100.00
1,050.00	950.00	988.00
1,000.00	950.00	1,222.00
1,100.00	1,100.00	727.00
1,200.00	3,500.00	2,723.00
2,700.00	3,550.00	3,278.00
2,865.00	4,150.00	2,100.00
\$ 31,119.00	\$ 43,100.00	\$ 28,232.00

On June 14, 1943, His Honour Judge David Whiteside, Chairman

of the Advisory Committee, addressed the following letter to The

Honourable The Secretary of State of Canada:

"A meeting of the Advisory Committee at which I presided, was held in my Chambers on Tuesday, 1st June, 1943, at 2.30 p.m. Members of the Committee present were Mr. D. E. MacKenzie and Mr. Hal Menzies.

Mr. F. G. Shears, Acting Director of the Custodian's Office in Vancouver, submitted and read correspondence which had taken place since the last meeting of the Committee held on May 24th, between Mr. I. T. Barnet, District Superintendent of the Soldier Settlement of Canada and Mr. G. W. McPherson.

A letter from Mr. G. Murchison, Director of the Soldier Settlement and Veterans Land Act dated from Ottawa May 29th, 1943, addressed to Mr. G. W. McPherson, Executive Assistant, Office of the Custodian, Department of the Secretary of State, Ottawa, was also read in which a revised offer of \$850,000.00 was submitted covering the purchase of 769 parcels of land.

After the Committee had fully considered the proposal a unanimous recommendation was made that the offer be accepted. In making this recommendation, consideration was given to the following facts:

- (a) That the Committee concurs in the policy of liquidation of Japanese properties in the Protected Area of British Columbia as provided for in Order-in-Council P.C. 469.

No. 57899

NAME

James M. MacPherson's files - J-49 - J-49A - J-49B - J-49C.

Honourable Colonel C. Gibson

- 4 -

April 24, 1947

- (b) That the purpose for which such lands are required is for the rehabilitation of returned soldiers.
- (c) That the offer is not for selected individual parcels but for a block of 769 parcels which include a large proportion of uncultivated land and a considerable amount of bush land.
- (d) That while the appraisals of 17 farms made by this Committee were in excess of the appraisals of the Soldier Settlement of Canada, it was realized that present values are enhanced due to war conditions and do not represent ordinary land values as in normal times.
- (e) That the present offer is for cash and can therefore be reasonably expected to be less than the appraised value in view of the interest which may accrue by investment of the purchase funds.
- (f) That the Custodian will be relieved of the cost of administration, taxes, fire insurance, depreciation.

The Committee, therefore, are of the opinion that the offer of \$850,000.00 was fair and reasonable and recommend to the Custodian that the offer be accepted.

This recommendation is set forth in the Minutes of the Committee."

The matter of the date of adjustments then arose and on July 12, 1943, the Vancouver Office was instructed by Mr. McPherson, as follows:

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

Mr. A. G. Duncan Crux was appointed by the Department of Justice to handle the legal work required for transferring of titles to The Director, Veterans' Land Act.

Purchase price was to be received on delivery of Certificate of Title in the name of The Director, Veterans' Land Act. Considerable time elapsed before title issued and the purchase price was received. In some cases, the Japanese was purchasing his property under an Agreement for Sale, or his land was subject to a Mortgage. It was not possible to pay the interest due to the Mortgagee or unpaid Vendor until the Custodian

NO. 57899

NAME

Japanese Settlement - Veterans' Land Act.

formerly Mr. McPherson's files - J-49 - J-49A - J-49B - J-49C.

MINISTER OF DEFENCE

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

Honourable Colonel C. Gibson

- 5 -

April 24, 1947

On behalf of the Director, the Veterans' Land Act, and subject to Government approval, I beg to submit an offer to purchase was in receipt of the purchase price, and The Director, Veterans' Land Act, refused to pay until delivery of title in his name, free from all encumbrance, as specified in the original offer of May 17, 1943. This involved a loss insofar as the Japanese owner was concerned, in that he was obliged to pay interest on such encumbrances beyond the date of adjustment. In some instances, the cheques for the purchase price were not received until the end of 1943 and the early part of 1944.

You will recall that the Advisory Committee on Rural Properties was recently requested to review valuations on properties for the reason that complaints had been made to The Right Honourable The Prime Minister, The Minister of Labour and yourself. The results are as follows:

Name	Claim	Menzies Valuation	Sale Price
Buck Suzuki	\$ 5,000.00 - 6,000.00	\$2,300.00	\$1,930.00
Kiyuji Nishiyama	12,000.00	3,300.00	2,343.00
George T. Tamaki)	11,575.00	3,100.00	2,020.00
(3) above;)	1,012.00	330.00	264.00
	500.00	200.00	92.00
		\$9,230.00	\$6,649.00

All the above parcels were included in the Veterans' Land Act Deal, and copies of the Minutes of the Advisory Committee were sent to you at the time the reports were received.

E. H. Coleman
Under-Secretary of State

Encl.

No. 57899

NAME: *Japanese Settlement Veterans Land Act.*

formerly Mr. Nishiyama's files - J-49 - J-49A - J-49B - J-49C.

SOLDIER SETTLEMENT OF CANADA

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

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

Dear Sir:

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

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

Yours very truly,

(Signed) I. T. Barnet
District Superintendent

ITB:B
Enclosure

No. 57899

NAME

Formerly in Japanese files - J-49 - J-49A - J-49B - J-49C.



THE VETERANS' LAND ACT

(Office Consolidation)

Chapter 33 of the Statutes of Canada, 1942, as amended by
Chapter 34 of the Statutes of 1945 and Chapter 70
of the Statutes of 1946

SEPTEMBER, 1946

OTTAWA
EDMOND CLOUTIER, C.M.G., B.A., L.Ph.,
KING'S PRINTER AND CONTROLLER OF STATIONERY
1946

NO. 57899

NAME

James M. Macpherson's files - J-49 - J-49A - J-49B - J-49C.

James M. Macpherson's files - J-49 - J-49A - J-49B - J-49C.

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

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

8th July, 1946.

K.W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. Wright:

*Referred to
Don Emerson
July 9/46
+ Shears
advised*

I expect to have a meeting of the Rural Advisory Committee next Tuesday. If there is anything that will be required to be submitted to the Committee relative to the sale of the Pitt Meadows property, documents in regard to which were sent to you on the 5th July, and also in regard to the sale of the Futa Brothers property at Cranbrook, also mentioned to you in my letter of the 5th July, it would be appreciated if I could receive your instructions in time for that meeting.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

*Wrote Shears
July 9/46*

FGS/PMH

NO. 57899
NAME *Public Settlement Victoria Land Act.*
formerly Mr. Macpherson's files - J-49 - J-49A - J-49B - J-49C.

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

J-49B

October 15th, 1945.

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

Dear Mr. Shears:

Thank you for your letter of the 12th instant, indicating that His Honor, Judge Whiteside has retired from the Bench.

I discussed this matter with Dr. Coleman this morning and am instructed to advise that the Custodian wishes Judge Whiteside to continue as a member of the Advisory Board on Rural properties. I am also instructed to inform you that it will be in order to now pay Judge Whiteside an honorarium of \$15.00 per day when sitting, as well as out of pocket travelling expenses and a living allowance of \$10.00 per day if he is away from home on Committee business.

Yours very truly,

K. W. Wright,
Counsel to the Custodian.

KWW/MEM

NO. 57899

NAME

Formerly Mr. Profumo's files - J-49 - J-49A - J-49B - J-49C.

Judge Sullivan Takes Oath At Novel Rites

In an unprecedented ceremony, Harry Joseph Sullivan, K.C., of New Westminster was sworn in today as judge for the County of Westminster before Chief Justice Farris and the other five members of the Supreme Court.

A large representation from the Vancouver and New Westminster bar attended the ceremony in the Court of Appeal room.

The chief justice explained this innovation was introduced because the court felt that with the end of the war, the public should be impressed with the meaning of the court and the dignity of the law.

In addition to the chief justice there were Justices Manson, Coady, Macfarlane, Wilson and Harper.

C. H. Locke, K.C., offered his congratulations to the newly-appointed judge on behalf of the British Columbia bar and the Law Society.

On behalf of the junior bar, Douglas McK. Brown associated himself with Mr. Locke.

CANADA DEPARTMENT OF THE SECRETARY OF STATE OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

12th October, 1945.

Wright, Esq.,
el to the Custodian,
e of the Custodian,
ria Building,
a, Ont.

Mr. Wright:

You will remember that in the early part of the year Whiteside expected to be automatically retired, having reached the age of 75.

At that time it was my understanding that the Committee continue to function under his Chairmanship and that the remuneration paid to the other members would also be paid to Judge Whiteside.

Arrangements were made for Judge Whiteside to continue on the Bench, but he has now been definitely retired.

I would think it quite desirable that as far as the Committee is concerned no change should be made in its organization and I presume that it will be in order from now on to pay Judge Whiteside the honorarium payable to members of the Advisory Committee.

You may be interested in the cutting out of yesterday's paper in connection with installing Mr. Harry J. Sullivan, K.C. as Judge for the County Court at New Westminster.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

NO. 57899

NAME

Formerly Mr. Josephson's files - J-49 - J-49A - J-49B - J-49C.

NO. 57899

NAME

Johnnie Bennett

formerly Mr. Jephtham's files - J-49 - J-49A - J-49B - J-49C.

Nova Scotia Raises Rations

HALIFAX, Oct. 11.—(C.P.) The Nova Scotia Liquor Commission yesterday announced that effective today, the province's ration will be four quarts of spirits—brandy, whisky and rum—will remain unchanged. Other ration, which was two quarts of brandy, two quarts of whisky and two quarts of rum, means that the beer ration, which was two quarts of gin or brandy, will be increased to four quarts of gin or brandy. Because of its shortage, only one bottle of whisky will be sold to a customer, who will have to fill in the rest of his ration with rum, gin or brandy.

Newly-formed chapter of Chartered Life Underwriters' Association of Vancouver held its first meeting at Shaughnessy Golf Club Wednesday. During an address on "Succession Duties" by Col. E. B. Westby, manager of The London & Western Trust Co. Ltd., the chapter was told that the provinces should

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

506 Royal Bank Building,
Vancouver, B.C.

12th October, 1945.

K.W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. Wright:

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At that time it was my understanding that the Committee would continue to function under his Chairmanship and that the honorarium paid to the other members would also be paid to Judge Whiteside.

Arrangements were made for Judge Whiteside to continue on the Bench, but he has now been definitely retired.

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You may be interested in the cutting out of yesterday's paper in connection with installing Mr. Harry J. Sullivan, K.C. as Judge for the County Court at New Westminster.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

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

April 21, 1945.

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

Dear Mr. Shears:

Re: Duncan Crux

I am pleased to enclose Duncan Crux' account which you will note has been taxed as stamped on the back. Would you please make arrangements to pay this account.

I have discussed the matter with Dr. Coleman and he feels that we can only justify the charge on the basis charged by Duncan Crux, namely \$15.00 on each transfer and \$10.00 on properties which were not conveyed.

Yours very truly,

G. W. McPherson
Executive Assistant

GWMCP/FC.

NO. 57899

NAME

James M. McPherson's file - J-49 - J-49A - J-49B - J-49C.

WDJ



PLEASE ADDRESS
THE DEPUTY MINISTER OF JUSTICE
OTTAWA

OTTAWA Apr. 18, 1945.

A-3 State - B.C.

Referring to your letter of April 13th,
I return herewith account of A.G. Duncan Crux, Esq.,
Barrister, Vancouver, B.C., covering services rendered
in connection with the transfer of certain properties
formerly held by Japanese, which I have taxed and
ENC. allowed for payment at the sum of \$11,535.00.

Chisall

Asst. Deputy Minister.

The Custodian of Enemy Property,
Dept. of the Secretary of State,
Ottawa.

NO. 57899

NAME *Johnnie Bennett & Victoria Ford Ltd.*

formerly Mr. Japhar's files - J-49 - J-49A - J-49B - J-49C.

NO. 57499

NAME

Formerly Mr. McPherson's files - J-49 - J-49A - J-49B - J-49C.

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

Your Reference:
B.28.S. of S.-B.C.

April 13th, 1945.

The Deputy Minister of Justice,
Ottawa, Ontario.

Dear Sir:

Re: Mr. Duncan Crux

Further to my letter of March 24th, and my discussions with your Mr. Miall, I have now received from the Custodian's Vancouver office, Mr. Crux' account, which you will note has been certified correct, as to the number of properties involved, by the Director of the Custodian's office.

The Custodian would greatly appreciate your taxing this account, and advising him in due course.

Yours truly,

GWMcP/MEM

G. W. McPherson,
Executive Assistant.

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

ADDRESS ALL
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TO
FILE NO.

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

10th April, 1945.

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

Dear Mr. McPherson:

Re: Mr. A.G. Duncan Crux.

I have now received from Mr. Duncan Crux a statement of his account for services rendered in regard to the transfer of properties from the Custodian to The Director, the Veterans' Land Act.

I am enclosing this account in duplicate and I have certified to its correctness as far as the number of properties are concerned. If this account is now O.K. for payment, I would appreciate if you would so advise in order that the charges can be set up in our books and this matter brought to a conclusion.

In my letter of the 27th March I raised the question as to the basis on which the charges should be made to the individual Japanese accounts, and you advised me that this would be receiving your attention.

As you are aware, the consideration for the transfer of a certain number of properties was considerably less than \$100.00, some properties were in the \$300.00 to \$500.00 range and some went up to several thousand dollars.

The point to be decided is as to whether the same fee should be charged to each account. In view of the fact that Mr. Duncan Crux's bill is rendered on that basis you might decide that this is the correct thing to do. On the other hand we might look upon his account of \$11,535.00 as an overall bill for the transfer of all the properties and perhaps decide on a minimum of \$5.00 for each property and a distribution of the balance on an ad valorem basis. However, you will advise me in regard to this matter.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH
encl.

NO. 57499

NAME

Formerly Mr. McPherson's files - J-49 - J-49A - J-49B - J-49C.

Department of the Secretary of State,
Office of the Custodian,
605 West Hastings Street,
Vancouver, B.C.

COPY/MEM

Vancouver, B.C.
April 7, 1945

Attention F. G. Shears, Esq.

In Account With: A.G. Duncan Crux

To services rendered regarding transfer of properties
from Custodian to Veterans' Land Act, pursuant to
agreement as to fees:

First offer of 768 properties, reduced by withdrawal
of 27 properties which had previously been sold by
Japanese prior to vesting in the Custodian.

Disposition of balance of 741 properties:

Conveyed to Veterans' Land Act and titles de-
livered, 700 properties

Our fee at \$15.00 per property \$10,500.00

To fees re 41 properties withdrawn for various
reasons before completion of conveyance, at
\$10.00 per property

410.00

Disposition of second offer of 42 properties:

Conveyed to Veterans' Land Act and titles de-
livered, 41 properties.

Our fee at \$15.00 per property 615.00

Our fee for services re one property with-
drawn before conveyance completed

10.00

Total net fees for services \$11,535.00

E. & O.E.

This is my bill,

(Sgd) "A. G. DUNCAN CRUX"

AGDC/MH

Certified correct as to the number of properties involved.

(Sgd) "F. G. SHEARS"

F. G. Shears,
Director.

NO. 57899

NAME

Formerly in Department of Veterans' Land Act.
J-49 - J-49A - J-49B - J-49C.

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

March 29, 1945.

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

Dear Mr. Shears:

Re: Duncan Crux

I have your letter of March 22nd and have discussed this matter with the Assistant Deputy Minister of Justice this morning. He has referred me to his letter of December 5th last to Mr. Crux in which he advised Crux that he would have to submit his account through the Custodian and the Custodian would have to express his satisfaction as to the number of properties involved.

Therefore, if you will advise Duncan Crux to submit his account to you on the basis of so many properties at \$15.00 and so many properties at \$10.00, and you submit the account to this office together with your approval that the account covers the correct number of properties, I will be pleased to submit it to the Department of Justice and I understand they will be prepared to approve of it at the fixed rates of \$10.00 and \$15.00.

As to how this is to be charged against the individual properties, I will write you further.

Yours very truly,

G. W. McPherson
Executive Assistant

GWMCP/FC.

NO. 57899

NAME

James M. Shears, Esq.

James M. Shears, Esq.

James M. Shears, Esq.

VIA AIR MAIL

ADDRESS ALL
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FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

27th March, 1945.

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

Dear Mr. McPherson:

Re: Mr. Duncan Crux.

Upon receipt of your letter of the 24th instant I arranged an interview with Mr. Crux.

I read a line or so of your letter with the intention of indicating to him that unless a satisfactory settlement could be made on the basis of a flat fee, it would necessitate the preparation and taxing of his account.

His request for \$5,000.00 by way of an advance was made some little while ago and apparently the urgency for him requiring this amount has now past.

He informed me that while he thought there should be a flat fee of \$20.00, he is prepared to accept a flat fee of \$15.00 on the properties for which title has been transferred and \$10.00 for those parcels which have been withdrawn.

He advised me that he has written to Ottawa stating that he will accept this settlement, and as I believe this is in line with the offer which was made to him sometime ago, I presume that it will be in order for me to settle with him on this basis. You might kindly confirm this by return.

A settlement on this basis brings up the question as to whether a charge should be made to individual Japanese on the unit basis or whether the charge should be distributed on a percentage basis according to the amount of the sales value involved. Looked at in one light, there is as much work involved transferring a property of a small value as one of a larger value.

NO. 57899

NAME

Japanese Settlement Veterans Fund Act.

Formerly Mr. McPherson's files - J-49 - J-49A - J-49B - J-49C.

NO. 57899

NAME *Johnnie Bennett & Valerie Ford*

Formerly Mr. McPherson's files - J-49 - J-49A - J-49B - J-49C.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

2.

G.W. McPherson, Esq.

However, in regard to those properties which have been withdrawn, I cannot see that these can be charged to the individual Japanese and they would therefore become administration expenses, unless we decide to distribute this amount among the properties for which sales were actually made which would make a flat fee of approximately \$16.00.

Alternatively, we might make a minimum charge of say \$7.50 or \$10.00 on the properties of smaller value and distribute the balance on a percentage basis for those properties where a larger sum of money was involved.

You might wish to make some suggestion in regard to this angle of the matter.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

NO. 57899

NAME

Formerly in Department of Veterans Affairs.

1-49-1-49A-1-49B-1-49C.

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

March 24, 1945.

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

Dear Mr. Shears:

Re: Duncan Crux

I am enclosing a copy of a letter received from the Assistant Deputy Minister of Justice, Mr. Miall, and a copy of my reply.

I suppose if we are pressed we will have to make the payment but it is most unsatisfactory, particularly after the matter has been pending for nine months. You might discuss the situation with Duncan Crux, pointing out that according to the Department of Justice, the delay is all on his part.

If, as a result of your discussion, you feel we should make the interim payment, you are at liberty to do so but I can visualize that this will mean another long delay.

Yours very truly,

GWMcP/FC.

G. W. McPherson
Executive Assistant

NO. 57899
NAME *Johnnie Bennett - Veterans Fund Act.*
formerly Mr. Josephson's file - J-49 - J-49A - J-49B - J-49C.

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

Your Reference:
B.28.S. of S.-B.C.

March 24, 1945.

The Deputy Minister of Justice,
Ottawa, Ontario.

Attention: E. Miall, Esq.

Dear Sir:

Re: Mr. Duncan Crux

I have your letter of March 20th and note that Mr. Crux is requesting that an accountable advance of \$5000.00 be made to him with respect to the legal services performed, the total amount of which has not been determined.

As I pointed out to you on the telephone this morning, Mr. Crux' bill has been pending since July last year and the failure of Mr. Crux to make use of the suggestion made in your letter of December 5th last, has embarrassed the Custodian's Vancouver office in that final accounts cannot be given to the Japanese evacuees whose properties were involved in the legal work performed. The Custodian, therefore, feels that Mr. Crux should take the necessary action to have his final account taxed and he is reluctant to make an interim payment at this time if the interim payment is going to result in continued delay in settling the account.

I am writing to the Director of the Custodian's Vancouver office today and suggesting that he discuss this matter with Mr. Crux and I am enclosing a copy of this letter. As soon as I hear from the Director I will advise you of the action taken.

Yours very truly,

G. W. McPherson
Executive Assistant

GWMcP/FC.



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

OTTAWA 20th March, 1945.

To: The Under Secretary of State and
Deputy Custodian:

B.28.S. of S.-B.C.

I beg to refer to my letter of February 1st on the question of payment of fees to Mr. A.G. Duncan Crux and to say that a request has now come forward for an accountable advance to Mr. Crux of \$5000.00 in connection with the Japanese properties the subject matter of correspondence above referred to. I shall be glad if you will let me have a cheque payable to Mr. Crux in the sum of \$5000.00 as an accountable advance in this matter.

W. A. Mitchell

Asst. Deputy Minister.

NO. 57849

NAME *John William Mitchell*

formerly Mr. Macpherson's file

- J-49 - J-49A - J-49B - J-49C.

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

February 15, 1945.

D. A. Moore, Esq.,
403 Queen Street,
Ottawa, Ontario.

Dear Sir:

Re: Japanese Fruit Farms in British
Columbia.

Your letter to the Department of Immigration concerning Japanese fruit farms in British Columbia has been referred to this office for reply.

Property in British Columbia formerly owned by Japanese is handled by the Custodian's Office in Vancouver. The farm lands have been advertised and many of them disposed of. However, I would suggest that if you are interested in purchasing a farm, you write direct to -

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

and he will be pleased to assist you in any way possible.

Yours very truly,

G. W. McPherson
Executive Assistant

GWMcP/FC.

NO. 57899

NAME

Formerly in Department's files - J-49 - J-49A - J-49B - J-49C.

Your Reference - 780684

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

February 15, 1945.

C. E. S. Smith, Esq.,
Commissioner of Immigration,
Department of Mines and Resources,
Ottawa, Ontario.

Dear Sir:

Your letter of February 13th regarding the desire
of Mr. D. A. Moore to purchase a farm in British Columbia has
been received.

We have written direct to Mr. Moore and, as requested
by you, enclose herewith a copy of our letter for completion
of your files.

Yours very truly,

G. W. McPherson
Executive Assistant

FC.

NO. 57849

NAME

James M. McPherson's file - J-49 - J-49A - J-49B - J-49C.



COMMISSIONER OF IMMIGRATION

Department of Mines and Resources
IMMIGRATION BRANCH

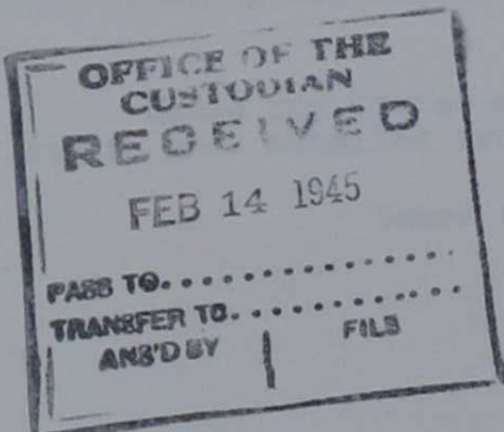
IN YOUR REPLY REFER TO
No. 780684

OTTAWA, February 13th, 1945.

The Custodian, Department of the Secretary of State, OTTAWA.

Enc.

Attached to this letter is copy of a communication from Mr. D.A. Moore of 403 Queen St., Ottawa, who is interested in abandoned Japanese fruit farms in British Columbia. If this is a matter which comes within your jurisdiction, may I ask that you kindly forward a reply direct to Mr. Moore with copy of your letter for completion of our files.



C. E. Smith
(C.E.S. Smith)
Commissioner.

NO. 57899
NAME *Julian Bennett - Veterans Fund Act.*
Summary in Department's files - J-49 - J-49A - J-49B - J-49C.

COPY

403 Queen St.,
Ottawa, Ont.,
Oct. 6/45.

The Department of Immigration,
OTTAWA, Ontario.

Dear Sirs:

I have been advised that some of the abandoned
Japanese fruit farms in British Columbia are available for a
small sum.

Could you advise me if this is possible and,
if I could obtain more detailed information.

Yours very truly,

(Sgd) D.A. Moore.

NO. 57899

NAME *Johnnie Bennett - Veterans Fund Act.*

formerly in Japanese file - J-49 - J-49A - J-49B - J-49C.

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

February 6, 1945.

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

Dear Mr. Shears:

Re: Duncan Crux - Legal Fees

Your letter of January 29th has been received.

The Deputy Custodian has again written to the Department of Justice concerning this matter and a reply has been received stating they had written Mr. Crux on December 5th, 1944, advising him that they would approve of a flat fee of \$15.00 for each property delivered and \$10.00 for each property withdrawn from the sale. They also advised that to date they had heard nothing further from Mr. Crux.

Yours very truly,

G. W. McPherson
Executive Assistant

FC.

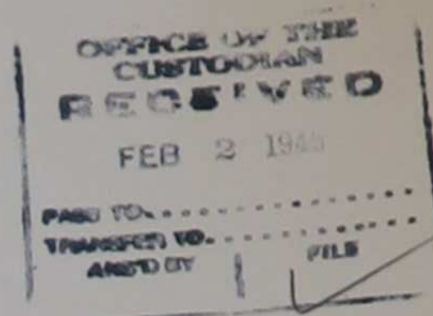
NO. 57899

NAME *Public Settlement Veterans Fund Act.*

formerly in Department's files -

J-49 - J-49A - J-49B - J-49C.

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



OTTAWA 1st February, 1945.

To: The Under Secretary of State
and Deputy Custodian:

A.3.General-B.C.

I have your letter of January 31st in regard to account rendered by Messrs. Crux and McMaster of Vancouver. Subsequent to receipt of your letter of November 16th correspondence has been carried on by this department with Mr. Crux and our records show that on December 5th the Deputy Minister of Justice wrote Mr. Crux as follows:-

"Replying to your letter of November 25th I find myself unable to recommend a greater allowance than that set out in this Department's telegram of November 20th naming a flat fee of \$15.00 for each property delivered and \$10.00 for each property withdrawn from sale. I am charged with the responsibility in matters of this nature to see that the expenditure of public funds is justifiable and, while I am of the view that the allowances above mentioned are fair and reasonable, I consider that more could not be justified.

If you will, therefore, submit an account through the Custodian, identifiable to his satisfaction with the properties involved, the same will be taxed without delay upon receipt from the Custodian for that purpose."

To date nothing further has been received by this department in the matter.

W. A. G. M. G.

Asst. Deputy Minister.

NO. 57899

NAME

James M. Macpherson's file - J-49 - J-49A - J-49B - J-49C.

ATM

Ottawa, January 31, 1945.

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

re A.3. General-B.C.

On the 16th November I wrote you a letter, copy of which I enclose. This relates to the bill rendered by Messrs. Crux and McMaster, of Vancouver.

As I mentioned in my letter, we are very anxious to have the account settled in order that the appropriate deductions may be made in the accounts relating to each parcel.

I have had a further letter from our office in Vancouver pointing out that until this is done it is impossible to furnish definite statements of account to the former Japanese owners and that the delay in dealing with the matter is causing embarrassment.

Since I wrote you on November 16th, G. W. McPherson, the Executive Assistant in the Custodian's Office, has returned from England. Mr. McPherson, who has been more familiar with the work than any other officer, is of the opinion that the flat fee of \$20.00 for each parcel of property delivered and the fee of \$10.00 for each property withdrawn from the sale would be a reasonable settlement of the account. I shall be greatly pleased if you will let me hear from you at the earliest possible time.

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

NO. 57899

NAME

Japanese Settlement Veterans Fund Act.

formerly Mr. MacPherson's files - J-49 - J-49A - J-49B - J-49C.

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE

PLEASE REFER
TO
FILE No. _____

506 Royal Bank Building,
Vancouver, B.C.

January 29th, 1945.

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

Dear Mr. McPherson:

Re: Mr. Duncan Crux-
Legal Fees

The matter of Mr. Crux's fees has I presume not yet been settled. In view of the fact that whatever amount agreed upon is to be charged to the account of the Japanese, the delay in arriving at a settlement makes it impossible to finally close any of the Veterans' Land accounts. Do you consider that the matter is progressing and what is the present position of the matter.

Yours very truly,

F. Hears

F.G. Shears,
Director

FGS/DD.

No. 7499

NAME *Julien Dettement* *William Ford Oct.*

J-49 - J-49A - J-49B - J-49C.

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
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TO
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

20th January, 1945.

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

Dear Mr. McPherson:

A meeting of the Rural Advisory Committee was held
Thursday afternoon at New Westminster.

I am enclosing a draft extract of the Minutes I have
prepared covering matters referring to Togo Cleaners Ltd.,
Maple Ridge and Haney Mills, which are three items of which you
are acquainted and which will inform you of their present position.

In regard to the Maple Ridge tenders, Mr. Field informs
me that he has received one revised tender and this and any others
will be considered next Monday.

If an offer in line with the valuation of \$7,000.00 is
received I will then write you again with our recommendation and
receive your instructions.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH
encl.

NO. 57899

NAME

Letter Settlement Victoria Land Act.

formerly Mr. Josephson's files - J-49 - J-49A - J-49B - J-49C.

EXTRACT FROM THE DRAFT MINUTES OF THE 19th
MEETING OF THE ADVISORY COMMITTEE ON RURAL
PROPERTIES.

Thursday, January 18th, 1945.

File #1483-B (Legal Section) - Togo Cleaners Ltd.

Mr. Shears reviewed what had transpired since the last meeting of the Committee quoting from correspondence which had been forwarded to Ottawa. A telegram dated January 9th from Mr. G. W. McPherson was read and Mr. Shears also reported that the matter had been taken up with the Honourable Norman McLarty during his stay here in Vancouver. Mr. McLarty had considered the offers which had been received and was of the opinion that in view of the fact that Mr. Seto Hong's total offer was the highest received and that it was in excess of the total valuation, that if Mr. Seto Hong was prepared to meet the amount offered by the New Method Laundry on the Yates Street property, the Custodian would be receiving the best available price and that he would be guided by the advice of the Committee in regard to this matter. Mr. Shears stated that the Liquidator had been verbally informed of Mr. Seto Hong's willingness to raise his offer to the required amount.

On the motion of Mayor Mott and

Seconded by Mr. Menzies

The Committee agreed that the recommendations of the Liquidator should be followed which would mean the rejection of the offer of the New Method Laundry and giving Mr. Seto Hong the privilege he had asked for in his tender of revising his bid if his tender was low on one property but satisfactory as a whole.

limited company were owned by Kihiro Takanoto and had been vested in the Custodian and also that Mr. Frederick Field had been appointed

NO. 57899

NAME

Formerly Mr. Josephine's files - J-49 - J-49A - J-49B - J-49C.

The Maple Ridge Co-Operative Produce Exchange. of Mr. Russell

Mr. Shears stated that this matter had been held over from the last meeting pending a report from the appraiser. This had now been received and was read to the Committee which indicated that in Mr. Douglas Reeve's judgment a market value for the entire property would be \$7,000.00. A letter of the Liquidator was also read in which he informed the Custodian that all the tenderers had been advised that their offers had been rejected and that he had advised the various tenderers that the Custodian would be willing to consider offers of not less than \$7,000.00 and that any revised tenders received would be considered on the 22nd January.

The Committee carefully reviewed the correspondence which had been presented at their previous meeting with special reference to the communication which had been received from Mr. George Cruikshank, M. P. on behalf of the Pacific Coast Poultry Association. The Committee were of the unanimous opinion that this Association had now been given every opportunity to submit their best offer and they recommended to the Custodian that it would now be in order to consider any revised offers which might be received on January 22nd and give favourable consideration to the highest offer received providing it was in line with the Appraiser's valuation. The Committee suggested that in view of correspondence which had taken place with Ottawa, it would be advisable to acquaint the Custodian of their recommendation prior to final acceptance.

Haney Mills. prior that the Committee might have full knowledge of the matter under review.

Mr. Shears reported to the Committee that shares of this limited company were owned by Yohiro Takamoto and had been vested in the Custodian and also that Mr. Frederick Field had been appointed

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NAME

Formerly Mr. Joseph Haney's files - J-49 - J-49A - J-49B - J-49C.

Liquidator. The company had been under the control of Mr. Russell of Messrs. Tiffin, Russell, Du Moulin, Brown & Hogg since Mr. Takamoto, the principal shareholder of Haney Mills, had been evacuated and that a Co-Director with Mr. Russell was Mr. H. R. Butler of Ruskin, B. C.

The property had been advertised for sale but no tenders were received. Subsequently the Liquidator received an offer from Mr. H. D. Campbell, on behalf of Mr. James Y. Lim, to purchase the shares of the Haney Mills Ltd., such purchase to include the equipment and buildings at Stave Falls together with an Assignment of lease of the ground on which these buildings are situated. The transfer of the stock is necessary in order that the purchaser may acquire the lease.

It was moved by Mr. Menzies and seconded by Mayor Scott that the Custodian would be well advised to accept the offer of Mr. James Y. Lim was \$4,450.00 but since that time Mr. Lim had increased his offer to \$5,400.00 and subsequently to \$6,000.00, payable \$3,000.00 cash and the balance of \$3,000.00 within ninety days of the acceptance of this offer. This letter dealt with the valuations which had been made by Mr. Sully of Galbraith & Sully and the various factors which enter into an appraisal of a property of this kind in its present condition.

The recommendation of the Liquidator was that Mr. James Y. Lim's offer of \$6,000.00 should be accepted. At the request of the Custodian, in order that the Committee might have full knowledge of the matter under review, they had asked Mr. Menzies to inspect this

NO. 57899

NAME

James Y. Lim

FILE

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1-49A

1-49B

1-49C

property. Mr. Shears read a report which Mr. Menzies had submitted to the Custodian and Mr. Menzies stated that when making his survey of this property he was accompanied by Mr. Brown, Senior partner of Brown & Blackstock, Logging Operators, and that Mr. Brown had been in the Stave Falls district for over 25 years and was associated with the Firm of Abernethy & Loughheed. He was therefore in a position to give quite an expert opinion and gave Mr. Menzies some helpful advice and in their opinion from a salvage point of view the property would not be worth more than \$3,000.00. Seven pictures which Mr. Menzies had taken of the property from various angles were produced. These were examined by the members of the Committee and after careful consideration

It was moved by Mr. Menzies and

Seconded by Mayor Mott

That the Custodian would be well advised to accept the offer of \$6,000.00 for the disposition of this property.

NO. 57899

NAME *Johnnie Bennett - Veterans Fund Act.*

Formerly Mr. Josephson's files - J-49 - J-49A - J-49B - J-49C.