

B9008 CH 12] Japanese companies, properties and sales - General correspondence



CANADA

DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
31st March, 1944.

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

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

Dear Mr. McPherson:

I am enclosing herein Transmissions and Conveyances  
in connection with the following property and shall be glad if  
you will have same executed by the Deputy Custodian and  
returned in due course.

<u>Cat.No.</u>	<u>Address</u>	<u>File No.</u>
✓ 19	662 Alexander Street	3205/1
✓ 152	3121 Nanaimo Street	998

Yours very truly,

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

PMH

encl.

59008 [1412] Japanese Companies, Properties and Sales - General Correspondence



ADDRES ALL  
COMMUNICATIONS  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO  
FILE NO. 801 A  
Legal

G. W. McPherson, Esq.,  
Executive Assistant to the  
Secretary of State of Canada,  
Victoria Bldg., 70 Connor St.,  
Ottawa, Ontario.

Re: Kinsuke KITAGAWA, P/W A-63, and  
135 Kenneth Street, Duncan, B. C.

The equipment was included in advertisement covering the real property which appeared in Vancouver Island papers on February 16th and 17th, 1944.

We are in receipt of an offer from Mr. Tom Jong Kwok, the Grantee named in the attached Bill of Sale, and purchaser of the real property, to purchase the chattels for the sum of \$1900.00. We have received \$200.00 on deposit and the balance of the purchase price is being arranged by way of mortgage which will be collected prior to handing over the Bill of Sale.

KWW/W  
Attach.

Yours truly,  
K. W. Wright  
COUNSELLOR TO THE CUSTODIAN

59008 CH12] Japanese companies, properties and sales - General correspondence



ADDRESS ALL  
COMMUNICATIONS  
TO THE  
CUSTODIAN'S OFFICE  
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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.  
30th March, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Transmissions and Conveyances  
in connection with the following properties and shall be glad  
if you will have same executed by the Deputy Custodian and  
returned in due course:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
✓ 52	357 East Cordova St.	11291
✓ 383	2145 West 13th Avenue	13594

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH  
encl.

59008 [4.12] Japanese conveyances, properties and sales - General correspondence



Victoria Building,  
70 Connor Street,  
Ottawa, Ontario,  
March 28, 1944.

Your Reference: 801 A Legal Department.

K. W. Wright, Esq.,  
Counsel to the Custodian,  
509 Royal Bank Building,  
Vancouver, B. C.

Dear Sir:

Re: Kinsuke KITAGAWA, (P/WA-63)  
and 135 Kenneth Street, Duncan, B. C.

I have your letter of March 24th with enclosures.  
The documents have been duly executed by the Deputy Custodian  
and are returned herewith.

Yours truly,

FC/PM



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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTOMER

506 Royal Bank Building,  
Vancouver, B.C.  
28th March, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Transmissions & Conveyances  
connection with the following properties and shall be glad  
if you will have same signed by the Deputy Custodian and  
returned at your early convenience:

Cat. No.	Address	File No.
✓354	2595 East 6th Avenue	8209
✓448	204 Alpha Avenue, Burnaby, B.C.	2284
✓361	1017 West 7th Ave.	285 (Enemy)

Yours very truly,

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

PMH

encl.

59008 [1412] Japanese companies, properties and sales - General correspondence



Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario,  
March 28, 1944.

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

Dear Sir:

Re: Evacuee Property Sale Documents

I have your letters of March 21st, 22nd, 24th  
and 25th with enclosures. The documents have been duly  
executed by the Deputy Custodian and are returned herewith.

Yours truly,

FC/PM

59008 [1412] Japanese companies, properties and sales - General correspondence



57008 [1412]

Japanese companies, properties and sales - General correspondence

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

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

506 Royal Bank Building,  
Vancouver, B.C.

27th March, 1944.

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

Dear Mr. McPherson:

I have for acknowledgment your letter of the 24th instant returning Transmissions and Conveyances connected with the sale of properties formerly owned by Japanese evacuees covered by Catalogue Nos. 176 and 333, duly executed by the Deputy Custodian.

Yours very truly,

*F.G. Shears*

F. G. Shears,  
Director.

PMH



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

March 27, 1944.

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

Dear Mr. Shears:

Re: Catalogue & Newspaper  
Advertisement

I have your letter of March 25th and I assume that since you are including in the catalogue property on Vancouver Island, that you are advertising in some Victoria papers at least and possibly in Nanaimo, although you do not indicate this in your letter.

You will have noted my postscript to my recent letter dealing with Mr. Neill.

Yours very truly,

GWMcP/EC.

G. W. McPherson  
Executive Assistant

59008 [1412] Japanese companies, properties and sales - General correspondence



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

ATTENTION: ALL  
COMMUNICATIONS  
TO THE OFFICE  
OF THE CUSTODIAN  
PLEASE REFER  
TO  
FILE NO. 537

Legal Department

509-10 Royal Bank Bldg.,  
Vancouver, B.C.  
March 27th, 1944.

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

Dear Mr. McPherson: Re: Mitsuo TAKAHASHI (in Japan)

We wish to acknowledge and thank you for your  
communication of the 24th instant, enclosing documents  
herein which have been duly executed by the Deputy  
Custodian.

Yours truly,

KWW/W

  
K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

59008 [H.12] Japanese Consular, properties and sales - General correspondence



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
25th March, 1944.

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

Dear Mr. McPherson:

The Catalogue will be off the press on Wednesday,  
29th March. Space has been reserved for an advertisement  
to appear in the "Sun" on Thursday, March 30th, The News  
Herald on Friday, March 31st and the "Province" on Saturday,  
1st April. Tenders to be received up until the 1st May.

A catalogue and a copy of the advertisement will  
be sent to you as soon as issued.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

FGS/PMH

59008 [4.12] Japanese companies, properties and sales - General correspondence



VIA AIR MAIL

ACKNOWLEDGE ALL  
COMMUNICATIONS  
TO THE OFFICE  
OF THE CUSTODIAN  
PLEASE REFER  
TO  
FILE NO.

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
25th March, 1944.

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

Dear Sir:

I am enclosing herein Transmission and Conveyance  
in connection with the following property and shall be glad  
if you will have same signed by the Deputy Custodian and  
returned as soon as possible:

<u>Ca.t No.</u>	<u>Address</u>	<u>File No.</u>
✓ 453	3798 East Hastings St.	9053

Yours very truly,

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

FGS/PMH  
encl.

57008 [14.12] Japanese companies, properties and sales - General correspondence



VIA AIR MAIL

ADDRESS ALL  
COMMUNICATIONS  
TO THE  
CUSTOMER'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 March, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Transmissions and Conveyances  
in connection with the following properties:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
✓ 29	2396 Cambridge Street	10735/10736
✓ 339	145 West 4th Avenue	10933/8774

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

Yours very truly,

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

PMH

encl.

57008 [14.12] Japanese companies, properties and sales - General correspondence



VIA AIR MAIL

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

ADDRESS ALL  
CORRESPONDENCE  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO 801 A  
Legal Department

509-10 Royal Bank Bldg.,  
Vancouver, B.C.  
March 24th, 1944.

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

Dear Mr. McPherson:

Re: Kinsuke KITAGAWA, (P/W A-63)  
and 135 Kenneth Street, Duncan, B.C.

We are attaching hereto Transmission and Conveyance in duplicate for execution by the Deputy Custodian.

This property, known as 135 Kenneth Street, Duncan, B.C., is owned by Kinsuke Kitagawa, an internee. The property was advertised for sale by tender in the Vancouver Island papers on February 16th and 17th, 1944, and bids received ranged from \$2501.00 to \$3760.00. The latter was received from Tom Jong Kwok, the Grantee named in the attached Deed, who is also the tenant of the property.

According to report received from Mr. H. W. Dickie, Valuator, Duncan, B.C. under date of 1st instant, the property is situated near the centre of the business section having a frontage of approximately 60 feet and 120 feet in depth. The buildings consist of store premises in front with frontage of approximately 27 feet with a depth of about 18 feet. The store part contains very few built-in fixtures. Attached to the rear of the store is an old dwelling of one and one half stories consisting of living room, kitchen with sink and hot and cold water and one bedroom on main floor. Upstairs consists of three small bedrooms. The dwelling is in only fair repair. There is also a metal clad building used for cleaning clothes, poor garage and other small out-buildings of little value. Mr. Dickie values the property at \$2850.00 as follows:

Lot.....\$1200.00  
Store & build-  
ings...1500.00  
Out-buildings.. 150.00  
2850.00

The property has been vested under No. D.F.49973 and there are no encumbrances. We have received \$366.00 as deposit and the balance of purchase price is being arranged by way of mortgage, which will be collected prior to handing over the Deed.

We recommend acceptance of this offer of \$3760.00. Your kind attention will be very much appreciated.

KWW/W

Yours truly  
K. W. WRIGHT

57008 [1412] Japanese companies, properties and sales - General correspondence



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

March 24, 1944.

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

Dear Mr. Wright:

Re: Mitsuo TAKAHASHI, Japan

I have your letter of March 18th, with  
enclosures. The documents have been duly executed  
by the Deputy Custodian and are returned herewith.

Yours very truly,

FC.

G. W. McPherson  
Executive Assistant

57008 [1412] Japanese Corporations, properties and sales - General correspondence



Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario.  
March 24, 1944.

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

Dear Mr. Shears:

Re: Evacuee Property Sale  
Documents

I have your letters of March 18th and  
March 20th with enclosures and wish to return  
the documents herewith duly executed by the  
Deputy Custodian.

Yours very truly,

FC.

G. W. McPherson  
Executive Assistant

59008 [1412] Japanese companies, properties and sales - General correspondence



VIA AIR MAIL

ATTENTION: ALL  
COMMUNICATIONS  
TO THE OFFICE  
OF THE CUSTODIAN  
PLEASE REFER  
TO  
FILE NO. \_\_\_\_\_

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
22nd March, 1944.

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

Dear Mr. McPherson,

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

<u>Cat. No.</u>	<u>Address.</u>	<u>File No.</u>
✓ 74	700 East Cordova St.	9112

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

Yours very truly,

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

PMH  
ENCL.

57008 [RE12] Japanese companies, properties and sales - General correspondence



CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

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

506 Royal Bank Building,  
Vancouver, B.C.  
22nd March, 1944.

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

Dear Mr. McPherson:

I thank you for your letter of the 20th instant  
returning documents duly executed by the Deputy Custodian  
connected with the sale of properties formerly owned by  
Japanese evacuees covered by Catalogue Nos. 136, 260, 263  
and 272.

Yours very truly,

*F.G. Shears*

F. G. Shears,  
Director.

PMH

59008 [412] Japanese Corporations, properties and sales - General correspondence



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
21st March, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyance  
in connection with the following property and shall be glad  
if you will have this signed by the Deputy Custodian and  
return as soon as possible;

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
✓ 62	565 East Cordova St.	3630/7644

Yours truly,

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

PMH

encl.

59008 [E12] Japanese company's properties and site - General correspondence



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.  
20th March, 1944.

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

Dear Mr. McPherson:

Re: Evacuee Property Sale Documents.

I have for acknowledgment your letter of the 18th  
instant and thank you for returning the documents connected  
with the sale of properties under Catalogue Nos. 300 and 248  
duly executed by the Deputy Custodian.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

59008 [1412] Japanese companies, properties and sales - General correspondence



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

March 20, 1944.

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

Dear Mr. Shears:

Re: Evacuee Property Sale  
Documents

I have your letters of March 15th and 16th,  
with enclosures, and wish to return the documents  
herewith. These have been duly executed by the Deputy  
Custodian.

Yours very truly,

FC.

G. W. McPherson  
Executive Assistant

59008 [4.12] Japanese companies, properties and sales - General correspondence



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
20th March, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyance  
in connection with the following property and shall be glad  
if you will have same signed by the Deputy Custodian and  
returned at your earliest convenience:

<u>Cat.No.</u>	<u>Address</u>	<u>File No.</u>
✓ 176	2129 Pine Street	1676

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

encl.

59008 [4.12] Japanese companies, properties and sales - General correspondence



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

ADDRESS ALL  
CORRESPONDENCE  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO  
FILE NO. 2783  
Evacuee Section

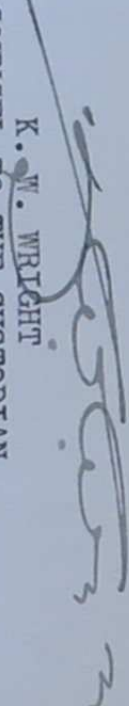
509-10 Royal Bank Bldg.,  
Vancouver, B. C.  
March 20th, 1944.

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

Dear Mr. McPherson: Re: Keisuke OZAWA

We wish to acknowledge and thank you for your  
communication of the 14th instant, enclosing documents  
herein which have been duly executed by the Deputy  
Custodian.

Yours truly,

  
K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/W

59008 [14.12] Japanese companies, properties and sales - General correspondence



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
18th March, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyance  
relating to the following property and shall be glad if you  
will have same signed by the Deputy Custodian and returned  
as soon as possible:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
333	2002 & 2006 West 4th Ave.	3326

Yours very truly,

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

PMH

encl.

59008 [14.12] - General correspondence  
by the company's properties and sales



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. 537

Legal Department

509-10 Royal Bank Bldg.,  
Vancouver, B. C.  
March 18th, 1944.

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

Dear Mr. McPherson:

Re: Mitsuo TAKAHASHI (in Japan) and  
829 Caledonia Avenue, Victoria, B. C.

We are attaching hereto Transmission and Conveyance for  
execution by the Deputy Custodian.

This property, which is owned by Mitsuo Takahashi, a resident  
of Japan, is situated in the City of Victoria and was included in  
advertisement inserted in Vancouver Island papers on February 17th, 1944.  
Two bids were received, the higher being for \$700.00 and submitted by  
William Edward Evans and Mrs. Anna Louisa Browne, the grantees named in  
the attached Deed, who are the present tenants of the property.

According to report dated February 22nd from Messrs. P. R.  
Browne & Sons Ltd., copy of which is attached, this lot is 30' by 132'  
on which there is situate a one storey frame dwelling of five rooms. The  
Building requires a new roof, general repairs and replacements and  
interior and exterior decorating. There is no bath or hand basin. It  
is estimated that this dwelling was erected some sixty years ago. The  
neighborhood is inhabited generally by orientals. Messrs. P. R. Browne  
and Sons Ltd. value the property at \$700.00.

The property has been vested under Number D.F.4969 and there  
are no encumbrances. We have received a deposit of \$70.00 and the balance  
will be collected when the conveyance is delivered as funds to complete  
are being raised by way of mortgage.

We recommend acceptance of this offer of \$700.00. Your  
kind attention will be very much appreciated.

Yours truly,

K. W. WRIGHT  
COUNSELLOR TO THE CUSTODIAN

KWW/W  
Attachs.

59008 [412] Japanese companies, properties and sales - General correspondence



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

March 18, 1944.

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

Dear Mr. Shears:

Re: Evacuee Property Sale  
Documents

I have your letter of March 15th, with enclosures. The documents have been duly executed by the Deputy Custodian and are returned herewith.

Yours very truly,

FC.

G. W. McPherson  
Executive Assistant

59608 [412] Japanese companies, properties and sales - General correspondence



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

17th March, 1944.

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

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

Dear Mr. McPherson:

Re: Evacuee Property Sale Documents.

I am in receipt of your letter of the 14th March  
returning documents in connection with the sale of properties  
covered by Catalogue Nos. 92, 173 and 450, duly executed by  
the Deputy Custodian.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

FMH

59008 [H.12] Evacuee properties, properties and sales - General correspondence



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
16th March, 1944.

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

Dear Mr. McPherson:

I am enclosing herein two Transmissions and Conveyances  
in connection with the following properties and shall be obliged  
if you will have same signed by the Deputy Custodian and returned  
at your very earliest convenience:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
✓ 136	5995 Main Street	1896
✓ 260	8871 Selkirk Street	10843/10844

Yours very truly,

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

59008 [14.12] Japanese companies, properties and sales - General correspondence

PMH

encl.



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
16th March, 1944.

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

Dear Mr. McPherson:

I am enclosing Transmission and Conveyance on  
the following property:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
1272	2016 Triumph Street	4269/14635

I shall be glad if you will kindly have this  
executed by the Deputy Custodian and returned as soon as  
possible.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

B9008 [1412] - Prince Rupert, properties and sales - General correspondence

PMH

encl.

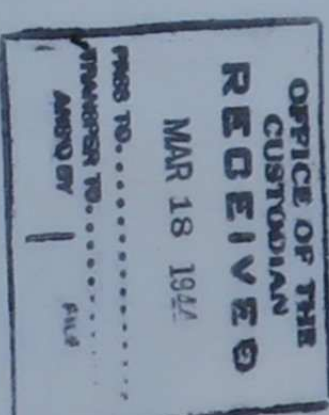


VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
15th March, 1944.



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

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyance  
in connection with the following property and shall be obliged  
if you will have the same executed by the Deputy Custodian and  
returned at your very earliest convenience:

<u>Cat. No.</u>	<u>Address.</u>	<u>File No.</u>
✓ 263	1149 Semlin Drive	9936

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

encl.

59008 [12] Japanese Companies, Properties and Sales - General correspondence



VIA AIR MAIL

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FILE NO.

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
15th March, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Transmissions and Conveyances  
in connection with the following properties and shall be glad  
if you will have same executed by the Deputy Custodian and  
returned as soon as possible:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
1248	8754 Selkirk Street	9586
1300	1927 West 1st Avenue	10561

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH  
encl.

59008 CH 12] Expense Conveyances, Properties and Sales - General Correspondence



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CURSTODIAN

ASSIGNED ALL  
COMMUNICATIONS  
TO THE  
CURSTODIAN'S OFFICE  
PLEASE REFER  
TO  
FILE NO.

506 Royal Bank Building,  
Vancouver, B.C.  
14th March, 1944.

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

Dear Mr. McPherson:

Re: Evacuee Property Sale Documents

I am in receipt of your letter of the 11th March  
returning documents duly executed by the Deputy Custodian  
in connection with properties covered by Catalogue Nos. 4  
and 209.

Yours very truly,

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

PMH

59008 [412] Evacuee Properties, Properties and Sales - General Correspondence



Victoria Building,  
70 Connor Street,  
Ottawa, Ontario.

March 14, 1944.

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

Dear Mr. Shears:

Re: Evacuee Property Sale  
Documents

I have your letters of March 8th, 9th and  
11th, with enclosures. The documents have been duly  
executed by the Deputy Custodian and are returned  
herewith.

Yours very truly,

FC.

B7008 [1412] Japanese companies, properties and sales - General correspondence



57008 [A12]

Japanese companies, properties and sites - General correspondence

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

March 14, 1944.

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

Dear Mr. Wright:

Re: Kelauke OZAWA

I have your letter of March 9th, with  
enclosures. The documents have been duly executed  
by the Deputy Custodian and are returned herewith.

Yours very truly,

FC.



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
11th March, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyance  
in connection with the following property and shall be obliged  
if you will kindly have same executed by the Deputy Custodian  
and returned as soon as possible:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
✓ 173	1950 East Pender St.	8270

Yours very truly,

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

PMH

encl.

59008 [1412] Japanese Companies, Properties and Sales - General Correspondence



Victoria Building,  
7 O'Connor Street  
Ottawa, Ontario.  
March 11, 1944.

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

Dear Mr. Shears:

Re: Evacuee Property Sale  
Documents

I have your letter of March 2nd, with  
enclosures. The documents have been duly executed  
by the Deputy Custodian and are returned herewith.

Yours very truly,

FC.

G. W. McPherson  
Executive Assistant



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

ADDRESS ALL  
COMMUNICATIONS  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO  
FILE NO. 828

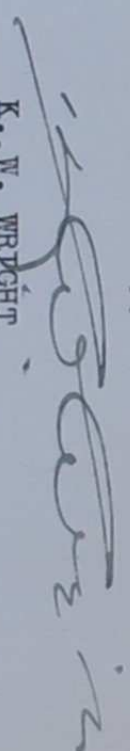
Legal Department

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

Dear Mr. McPherson: Re: P/W A-90, MARUDASHI, Hanshichi.

We wish to acknowledge and thank you for your communi-  
cation of the 6th instant, enclosing documents herein which have  
been duly executed by the Deputy Custodian.

Yours truly,

  
K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

509-10 Royal Bank Bldg.,  
Vancouver, B. C.  
March 11th, 1944.

57008 [RE12] Japanese companies' properties and sales - General correspondence



VIA AIR MAIL

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

ADDRESS ALL  
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OF THE CUSTODIAN  
PLEASE REFER  
TO  
FILE NO. 2783

Evacuee Section

509-10 Royal Bank Bldg.,  
Vancouver, B. C.  
March 9th, 1944.

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

Dear Mr. McPherson:

Re: Keisuke OZAWA and 242-246 Powell St.

We are enclosing herewith Quit Claim Deed, Transmission forms relative to transfer of real property and mortgage, as well as Discharge of Second Mortgage, all in duplicate, for execution by the Deputy Custodian.

The above named is the owner of property known as 242-246 Powell Street. The Confederation Life Association hold a mortgage on this property on which there is owing at the present time over \$4100.00 and have asked for a Quit Claim Deed. This property is also subject to a second mortgage, the mortgagee being Nobuo OZAWA, a resident of Japan.

According to report received from Messrs. Johnson & Reeve under date of November 2nd, 1943, copy of which is attached, the property is not worth more than \$2,250.00, and it therefore appears that the owner has no equity and the second mortgage has no value.

The building is a three storey brick structure, being a store front with rooming house above. There are seventeen rooms on the two upper floors, one bathroom, two hallway sinks and one sink in the kitchen. The building is in very poor condition, as will be noted from Mr. Reeve's report. The property is at present rented at \$30.00 per month, bringing an income of \$360.00 per annum. The annual taxes amount to \$316.76. Interest on the mortgage amounts to approximately \$375.00 yearly and therefore the property is being operated at a loss of over \$330.00 per year.

This matter has been referred to the Advisory Committee and they have recommended that documents required to give title to the Confederation Life Association free of encumbrance be executed by the Custodian.

Y our kind attention to this matter will be very much appreciated.

Yours truly,

K. W. WRIGHT

COUNSEL TO THE CUSTODIAN

KWW/W

57008 [1412] Japanese Companies, properties and assets - General correspondence



VIA AIR MAIL

ADDRESS ALL  
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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.  
9th March, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyance  
in connection with the sale of a property formerly owned by  
a Japanese evacuee:

<u>Cat.No.</u>	<u>Address</u>	<u>File No.</u>
92	1177 East Cordova Street	10604

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

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

encl.

57608 [1412] Japanese Camps, properties and sales - General correspondence



VIA AIR MAIL

ADDRESS ALL  
COMMUNICATIONS  
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CUSTODIAN'S OFFICE  
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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.  
8th March, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyance  
as follows:

<u>Cat.No.</u>	<u>Address</u>	<u>File No.</u>
✓ 450	320 Beta Avenue, Burnaby.	7823

I shall be glad if you will have these signed by  
the Deputy Custodian and returned to me at your earliest  
convenience.

Yours truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

encl.

59608 [4.12] Japanese companies, properties and sales - General correspondence



59608 [4.12]

Japanese companies, properties and sales - General correspondence

Victoria Building,  
70 Connor Street,  
Ottawa, Ontario.  
March 6, 1944.

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

Dear Mr. Wright:

Re: P/W A-90, MARUEASHI, Hanshichi

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

Yours very truly,

G. W. McPherson  
Executive Assistant

FC.



Victoria Building,  
70 Connor Street,  
Ottawa, Ontario.

March 6, 1944.

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

Dear Mr. Shears:

Re: Evaque Property Sale  
Documents

I have your letters of February 15th, 16th, 18th and 26th, with enclosures, and wish to return the documents herewith duly executed by the Deputy Custodian.

I also have your letter of March 3rd and am sorry that the documents on hand have not been returned sooner but this was because we were very busy in view of Mr. McPherson having to leave on a business trip Saturday night. However, all documents signed up to the 4th are returned herewith. I am afraid there will be a further delay this week since Mr. McPherson will not be back until Friday but I will endeavour to get any documents which come to hand this week, in the mail for you by Saturday night.

Yours very truly,

FC.

G. W. McPherson  
Executive Assistant

59008 [14.12] Japanese Campuses, properties and sales - General correspondence



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.  
3rd March, 1944.

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

Dear Mr. McPherson:

You are likely aware of the regulation in the Prairie provinces under which a tenant could not be forced to vacate in the winter months.

I understand from the Wartime Prices and Trade Board Rental Division that this rule is now applicable here. This means that unless a purchaser of any of our properties can give notice to the tenant on the due date on which rentals are due this month the purchaser will not be able to get possession for approximately one year.

we have not received any signed documents from Ottawa lately and it would be appreciated if all that you have could be immediately signed and returned by airmail.

The ruling is that before notice can be give the purchaser has to be the registered owner.

Yours very truly,

Rebman & typed  
at document by Civil War  
forwarded by Mar. 6/44  
Monday, etc.  
F. G. Shearn,  
Director.



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

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

506 Royal Bank Building,  
Vancouver, B.C.  
2nd March, 1944.

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

Dear Mr. McPherson:

I am enclosing Transmissions and Conveyances in connection with the following properties and shall be glad if you will have same executed by the Deputy Custodian and returned at your early convenience:

<u>Cat.No.</u>	<u>Address</u>	<u>File No.</u>
✓ 209	617 Powell St.	11187 & Int.1121
✓ 4	313 Alexander St.	12984

Yours very truly,

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

PMH

encl.

59008 [1412] - General correspondence  
- General correspondence  
- General correspondence



Victoria Building,  
701 Connor Street,  
Ottawa, Ontario.

February 29, 1944.

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

Dear Mr. Wright:

Re: Sayegoro TAKAMOTO

I have your letter of February 25th and am enclosing the vesting certificate duly signed by the Deputy Custodian.

I think that before you use this certificate you should contact the above party and suggest to him that, in view of the interests of the other two evacuees, he should agree to the sale of the property.

Yours very truly,

G. W. McPherson  
Executive Assistant.

GWM/EP/EC.

51008 [412] Japanese Camps, properties and sales - General correspondence



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CLERK

509-10 Royal Bank Bldg.,  
Vancouver, B. C.  
February 28th, 1944.

Re: P/W A-90, MARUBASHI, Hanshiichi,  
and 306-316, 320 West 5th Ave. and  
2109 Alberta St.

This property was advertised for the first time on August 28th, 1943, and no bids were received. It was again advertised on January 22nd, 1944, each lot separately, and we received two offers for the whole parcel, the higher being for \$3500.00. Both tenders were rejected and revised offers requested. We are now in receipt of an offer of \$4,000.00 from Mr. David J. Fawcett, Grantee named in attached Deed.

Title to this property stands in names of John Sylvanus Wright, John Edmund Braithwaite and William Fitzpatrick, who are executors of the estate of William O'Dell Telford (deceased). Hanshichi Marubashi purchased the property from Mr. Telford under Agreement for Sale dated June 9th, 1930. There is at present \$2600.00 owing for principal, and interest at 7% is paid up to December 9th, 1943. This will be paid off from proceeds of sale and conveyance in favor of Marubashi obtained. The property has been vested.

every frame house in Italy you could find and pay a good basement than the other house.

On the back of Lot B there are three garages and a large storage shed or workshop. These are partly used as wood sheds and if Lot B were sold separately, there would be no access for garage use. Apparently no extra rent is paid for these.

If the two lots must be sold together, we are of the opinion that the total value of the property is \$4,000.

59008 [H.12] Japanese companies, properties and sales - General correspondence



CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL  
CORRESPONDENCE  
TO THE CUSTODIAN  
PLEASE REFER  
TO  
FILE NO.

- 2 -

Your kind attention to this matter will be appreciated.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/W  
Encs. 2

Attention of Mr. E. V. Wright  
Re 2/2 A-20, 2109 Albert Street,  
and 2109, 2110, 2111 West 5th Avenue,  
and 2109 Alberta Street,  
Lots A and B, Subdivisions 7 and 8,  
Block 13, District 10, 1/2 N 1/2 W 1/4  
In accordance with your instructions, we have inspected  
the above property and beg to report as follows:  
The location is in an industrial area where there would  
nearly always be a demand for housing accommodation. The present  
fact is reasonable and would probably be maintained except in  
very hard times.  
We have given a good deal of thought to the possibility of  
selling these lots separately and believe that there might be  
some advantage in this.  
On Lot A (the corner), which is 20.45 feet by 99 feet, there  
is an old 1 1/2 story frame house which needs more repairs than the  
other buildings, and a two story frame building containing a shop  
and living quarters on the ground floor and two floors of 4 rooms  
each, with a joint bathroom. The building was rented to one tenant,  
a Mr. Smith, and there are in very good condition but the  
ground floor ground was used for storage. The bathroom on the ground  
floor is very poor having only a shower and no space for a tub.  
The shower is not enclosed.  
On Lot B, which is of the same dimensions there is a 1 1/2  
story frame house in fairly good condition and with a better basement  
than the other house.

There is no heating apparatus in any of the buildings.

On the back of Lot B there are three garages and a large  
storage shed or workshop. These are partly used as wood sheds and  
if Lot B were sold separately, there would be no access for garage  
use. Apparently no extra rent is paid for these.

We are of the opinion that the present market value of Lot A,  
with Nos. 306-316 and 320 West 5th Avenue is \$3,200, and that the  
value of Lot B, with the house No. 2109 Alberta Street, is \$1,200  
if vacant possession could be given to a buyer who wished to live  
in the house, or \$1,000 subject to the tenancy, with twelve months'  
notice to vacate required.

If the two lots must be sold together, we are of the opinion  
at the total value of the property is \$4,000.

59008 [412] - General correspondence  
Lynette Campbell, properties and sales



JOHNSON AND REEVE  
ESTATE AGENTS  
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES  
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

TELEPHONE MARINE 8264  
CABLE ADDRESS "JOHNEE" VANCOUVER

BANK OF NOVA SCOTIA BUILDING  
602 WEST HASTINGS STREET  
VANCOUVER, B.C.  
21st May, 1943.

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

File No. 828  
Legal Department

Attention of Mr. K. W. Wright

Dear Sir:

re P/W A-90, MARUBASHI, Hanshiichi  
and 306, 31c, 320 West 5th Avenue,  
and 2109 Alberta Street  
Lots A and B Subdivisions 7 and 8  
Block 13 District Lot 302

In accordance with your instructions, we have inspected the above property and beg to report as follows:

The location is in an industrial area where there would nearly always be a demand for housing accommodation. The present rents are reasonable and could probably be maintained except in very hard times.

We have given a good deal of thought to the possibility of selling these lots separately and believe that there might be some advantage in this.

On Lot A (the corner), which is 30.48 feet by 99 feet, there is an old  $1\frac{1}{2}$  storey frame house which needs more repairs than the other buildings, and a two storey frame building containing a shop and living quarters on the ground floor and two suites of 4 rooms each, with a joint bathroom. The suites are rented to one tenant, who sublets one. These suites are in very good condition but the ground floor premises need decorating. The bathroom on the ground floor is very poor having only a shower and no space for a tub. The shower is not enclosed.

On Lot B, which is of the same dimensions there is a  $1\frac{1}{2}$  storey frame house in fairly good condition and with a better basement than the other house.

There is no heating apparatus in any of the buildings.

On the back of Lot B there are three garages and a large storage shed or workshop. These are partly used as wood sheds and if Lot B were sold separately, there would be no access for garage use. Apparently no extra rent is paid for these.

We are of the opinion that the present market value of Lot A, with Nos. 306-31b and 320 West 5th Avenue is \$3,200, and that the value of Lot B, with the house No. 2109 Alberta Street, is \$1,200 if vacant possession could be given to a buyer who wished to live in the house, or \$1,000 subject to the tenancy, with twelve months' notice to vacate required.

If the two lots must be sold together, we are of the opinion that the total value of the property is \$4,000.

59008 [1412] Japanese Companies, properties and sales - General correspondence



W. REEVE, F.S.I.  
INSURANCE AND VALUERS

TELEPHONE MARINE 8284  
CABLE ADDRESS "JOHNSON" VANCOUVER

JOHNSON AND REEVE  
ESTATE AGENTS  
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES  
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

- Page 2 -

The Custodian,  
Vancouver, B.C.

BANK OF NOVA SCOTIA BUILDING  
602 WEST HASTINGS STREET  
VANCOUVER, B.C.  
21st May, 1943.

We believe that it might be easier to sell the  
lots to two buyers than to one. For instance the tenant of 2109  
Alberta Street might buy that house and the tenant of the store  
or another purchaser might buy the corner lot more readily if not  
obliged to take the other house.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

*D. Watson*

JWR

59008 [1412] Japanese companies, properties and sales - General correspondence



2-134  
Victoria Building,  
70 Connor Street,  
Ottawa, Ontario.  
February 26, 1944.

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

Dear Mr. Shears:

Re: Vancouver Island Trip

I have your letter of February 15th,  
enclosing your memorandum, and having perused same  
it appears you had plenty to do during your trip  
and that you will now be able to proceed fairly  
rapidly with the sale of the balance of the prop-  
erties.

Yours very truly,

GWM:CP/FC.

G. W. McPherson  
Executive Assistant

57008 [A12] Japanese companies, properties and sales - General correspondence



# CANADA

## DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESSEE ALL  
COMMUNICATIONS  
TO THE OFFICE  
OF THE CUSTODIAN  
PLEASE REFER  
TO  
FILE NO.

506 Royal Bank Building,  
Vancouver, B.C.  
26th February, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Transmissions and Conveyances  
covering the following:

Cat. No.	Address	File No.
✓ 47	117-121 E. Cordova St.	L432, L432/1, L432/2
✓ 86	762 East Cordova St.	5129, 5129/1, 5129/2
✓ 233	700 Blk. Renfrew St.	5066

I shall be obliged if you will have these executed by  
the Deputy Custodian and returned in due course.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

FGS/PMH

encl.

57008 [1412] Japanese companies, properties and sales - General correspondence



VIA AIR MAIL

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

ADDRESS ALL  
COMMUNICATIONS  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
FILE NO. 13222  
TO  
Evacuee Section

509-10 Royal Bank Bldg.,  
Vancouver, B. C.  
February 25th, 1944.

G. W. McPherson,  
Executive Assistant to the  
Secretary of State of Canada,  
Victoria Bldg., 70 Connor St.,  
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Sayegoro TAKAMOTO and  
Lots 143 & 144 of Section 21, Twp.  
17, & part of Lot 4, Gr. 3, Map 955,  
Village of Mission.

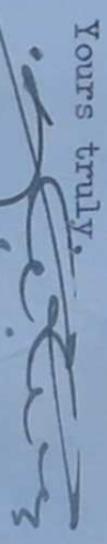
The above named Japanese was not evacuated as his normal domicile was outside the protected area. He resides at Kelowna, B. C. He is the registered owner of property in the protected area as above described. Vesting Certificates were filed by the Custodian owing to the fact that two evacuees, Tatsuo HAYASHI and Eiji TASHIRO claim to have an interest in the property. At this time their claim has not been established.

The property has been sold to the Director, Veterans' Land Act for the price of \$221.00 and I have suggested to Mr. Shears that this is a case where we should take advantage of Sub Section 2 of Section 12 of P.C. 1665, 1942, as amended by P.C. 2483, 1942. This provides as follows:

'The Custodian may, notwithstanding anything contained in this Regulation, order that all or any property whatsoever, situated in any protected area of British Columbia, belonging to any person of the Japanese race shall, for the purpose of protecting the interests of the owner or any other person, be vested in the Custodian, and the Custodian shall have full power to administer such property for the benefit of all such interested persons, and shall release such property upon being satisfied that the interests aforesaid will not be prejudiced thereby.'

Mr. Shears agrees and has asked me to write and send you the enclosed Vesting Order for signature of the Deputy Custodian. We trust you approve.

KWW/W

Yours truly,  
  
K. F. WRIGHT  
COUNSEL TO THE CUSTODIAN

59008 [RA12] Japanese evacuees, properties and sales - General correspondence



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

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

506 Royal Bank Building,  
Vancouver, B.C.  
22nd February, 1944.

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

Dear Mr. McPherson:

I am in receipt of your letter of the 18th instant  
returning documents relating to the sale of property formerly  
owned by Japanese evacuees, duly executed by the Deputy  
Custodian, for which I thank you.

Yours very truly,

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

PMH

59008 [1412] Japanese companies, properties and sales - General correspondence



**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.  
18th February, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyance  
in connection with the following property and shall be obliged  
if you will kindly have same executed by the Deputy Custodian  
and returned to me in due course:

<u>Cat. No.</u>	<u>Address.</u>	<u>File No.</u>
✓ 446/447	4621 Albert Street Burnaby, B.C.	9658

Yours very truly,

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

PWH

encl.

59008 [A12] Japanese companies, properties and sales - General correspondence



Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario.  
February 18, 1944.

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

Dear Mr. Shears:

Re: Evacuee Property Sale  
Documents

I have your letters of February 8th, 9th  
and 10th and wish to return herewith the enclosed  
documents which have been duly executed by the Deputy  
Custodian.

Yours very truly,

FC.

G. W. McPherson  
Executive Assistant

57608 [RA12] Japanese companies, properties and sales - General correspondence



**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.  
 16th February, 1944.

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

Dear Mr. McPherson:

I am enclosing herein two Transmissions and Conveyances  
 and shall be obliged if you will have same executed by the Deputy  
 Custodian and returned in due course:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
✓ 226	248 Princess Avenue	3313
✓ 285 )	6751 Victoria Drive	
✓ 287 )	and vacant lots .	7036
✓ 288 )		
✓ 290 )		

Yours very truly,

*F. G. Shears*

F. G. Shears,  
 Director.

PMH

encl.

59608 [A12] *by these companies, properties and sales - General correspondence*



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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
15th February, 1944.

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

Dear Mr. McPherson:

I am enclosing herein two Transmissions and Conveyances  
in connection with the sale of properties owned by Japanese Evacuees:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
✓ 50	347 East Cordova Street	5160
✓ 116	701-7 East Hastings St. (352 & 370 Heatley Avenue)	12890

I shall be obliged if you will have these executed by  
the Deputy Custodian and returned in due course.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

encl.

59008 [1412] Japanese companies, properties and sales - General correspondence



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
15th February, 1944.

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

Dear Mr. McPherson:

I am enclosing the Memorandum of our trip to  
Vancouver Island referred to previously.

Mr. Wright has prepared an advertisement covering  
enemy properties made out in accordance with the precedent  
form recently received. A sample of this advertisement is  
enclosed herein.

Yours truly,

*F.G. Shears*

F. G. Shears,  
Director.

FGS/PMH

encl.

59008 [1412] Japanese companies, properties and sales - General correspondence



DEPARTMENT OF THE SECRETARY OF STATE OF CANADA  
OFFICE OF THE CUSTODIAN  
REAL PROPERTY FOR SALE  
BY TENDER

The Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading With The Enemy (1943) hereby offers for sale by public tender such interests as are vested in him in the following properties situate on Vancouver Island:-

CITY OF VICTORIA

1. Lot 6, Block B of Suburban Lot 2, Victoria City, known as 829 Caledonia Avenue, Victoria, containing a dwelling with shed at rear. Agent - H. G. Hinton, c/o G. A. Touche & Co., Bank of Toronto Building, Victoria, B. C.
2. Lot 12 of Section 75, Victoria City, Plan 1042, known as 1536 Fort Street, Victoria, containing a single-storey frame store building with living quarters at rear. Agents - Helsterman Forman & Co., Victoria, B. C.
3. Lot 4 in Block 1, of Section 6, Range 2 East, North Saanich District, Plan 1782, being unimproved land fronting on East Saanich Road.

CITY OF DUNCAN

4. Lots 1 and 2 in Block 2 of Section 18, Range 6, Quamicham District, Plan 798, known as 288 First Street, Duncan, containing a four-room frame dwelling, garage, woodshed, and two small poultry houses. Agents - Duncan and Christmas Ltd., Duncan, B. C.
5. Lot 3 in Block 11 of Section 17, Range 6, Quamicham District, Plan 2070, known as 135 Kenneth Street, Duncan, containing frame store building with 1½ storey 6-room frame house at rear and shed for cleaning together with cleaning and pressing equipment on the premises. Agents - J. H. Whitcome & Co. Ltd., Duncan, B. C.

COMOX DISTRICT

6. Parcel "A" (D.D.36676 I) of Section 21, Township 9, Comox District, Plan 552-G, containing 61.02 acres more or less, being uncleared land with second growth timber. Agent-P.Leo Anderton, Courtenay, B.C.

CAMPBELL RIVER

7. Lot 10 of Lot 66, Sayward District, Plan 3708, being unimproved land. Agent - P. Leo Anderton, Courtenay, B. C.

ALBERNI DISTRICT

8. Lots 4,5,6,7,& 8 in Block 5 of Section 48, Alberni District, Plan 1279, being unimproved land. Agents - Turner Brothers Ltd. Port Alberni, B. C.
9. Parcel No. 3 (D.D.23883-N) of Block "B" of Section 20, Township 1, Barclay District, Plan 2486, located at Bamfield and being unimproved land. Agents - Turner Brothers Ltd., Port Alberni, B. C.
10. Lot 7 of Section 21, Clayoquot District, Plan 1116, located at Fraser's Bay, Ucluelet, containing a frame dwelling known as House #5. Agent - Ronald Matterson, Ucluelet, B. C.

59008 [4.12] please compare properties and sales - General correspondence



Tenders for the purchase of such interests in the above described property as are vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque payable to the order of the Secretary of State as Custodian for ten percent (10%) of the amount offered must accompany each tender. The deposit will be forfeited as liquidated damages if the tender is accepted and not completed by the purchaser immediately upon his being required to do so by the Custodian.
4. Each tender must be in a separate sealed envelope addressed to The Office of the Custodian, 509 Royal Bank Building, 675 West Hastings Street, Vancouver, B. C., and each envelope must be marked on the outside "Tender for Real Estate".
5. The balance of the purchase price shall be paid in cash.
6. All adjustments shall be made as of the date of conveyance.
7. The property is sold subject to existing leases and encumbrances, if any.
8. The property is offered for sale without any warranty whatsoever by the Custodian as to location or condition of buildings or improvements or the existence or non-existence of any encumbrances.
9. The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
10. Neither the highest nor any tender will necessarily be accepted.

Cheques in respect of unaccepted tenders will be returned in due course.

Tenders will be received by the undersigned up to the hour of Twelve O'Clock Noon Pacific Daylight Saving Time on the 10th day of March, 1944.

Further particulars may be obtained from and arrangements made with the above mentioned agents to inspect the premises.

DATED at Vancouver, B. C. this 17th day of February, A.D. 1944.

The Custodian,  
509 Royal Bank Building,  
675 West Hastings Street,  
Vancouver, B. C.

59008 [14.12] *Japanese company's properties and sales - General correspondence*



MEMORANDUM of trip to Vancouver Island to advise Agents in regard to policy and methods of liquidation and to secure information in regard to appraisals etc. and to view some of the enemy and evacuee properties involved. Mr. Wright in connection with Enemy matters and Mr. Green in regard to chateaus accompanied Mr. Shears on this trip.

Left Vancouver Monday, January 31st, on the "Princess Joan at midnight, arriving at Victoria Tuesday morning. Registered at "Empress Hotel".

Proceeded to Mr. Hinton's office. Mr. Hinton being away conversed with Col. Pope, Mr. Hinton's representative.

It was decided to arrange a meeting with the Victoria agents and the Prince Albert room of the Empress Hotel was engaged for this purpose. The agents were telephoned and a meeting arranged which will be referred to later in this memorandum.

The following properties were then visited in company with

Col. Pope:

1. Internee file #930 - 1536 Port Street.

It was agreed that this property should be sold. Tenders called for and valuations obtained.

2. Willows Exhibition Park.

This location is now under the control of the Military and the Japanese effects which are stored in the poultry building at a cost of \$10.00 per month have been well protected. It was decided that the following articles should be appraised and advertised for sale by tender rather than be included in the auctions:

Pressing machine - property of Ioi.

Band saw and engine - property of Hirahara

Scale - property of Shimizu

Barber equipment - property of Nakasone.

Col. Pope was advised that details in regard to these matters would be confirmed by letter. No final arrangements were made in regard to liquidation by auction in view of the cheapness and safety of the present storage.

59008 [1412] Japanese Camps, properties and sales - General correspondence



3. 329 Caledonia Avenue

A very poor dilapidated frame building. A small rowboat and some used seine netting in poor condition stored in the shed, the tenant, Mrs. Fry using some furniture.

4. 937 Caledonia Avenue

This was a very poor type of dwelling. Roof in very bad repair and part of the roof covered with tar paper.

5. 938 Caledonia Avenue

Was also a poor type of building.

6. 973 Caledonia Avenue

This is a presentable bungalow and a fair type of building.

7. 1322 Denman Street

A respectable nice looking stucco bungalow with garage.

8. Internee file No. 537 - 829 Caledonia Avenue

A poor type of property and it was agreed that it was desirable to liquidate same.

9. 753 - 60 Yates Street.

This is a brick building situated in a good section of the City next to the Public Library. The building itself is unpretentious and is being operated as a Drycleaning establishment. It is situated on highly assessed land.

At 2.30 p.m. a Meeting was held with the Real Estate Agents at which the following were present:

Mr. R. H. Shanks	- representing B.C. Land Investment Agency
" H. C. Holmes	- Pemberton Realty Corporation Ltd.
Miss E. Thornycroft	- R. S. Stuart Yates
Mr. Andrew Wright	- Mara, Bate & Co. Ltd.,
" J. L. Mara	- Mara, Bate & Co. Ltd.,
" D. Campbell	- Swinerton & Co. Ltd.,
" H. F. Hepburn	- Henley, Hepburn & Co. Ltd.,
" E. E. Heath	- on his own behalf.
" H. Girdwood	- Wise & Co. Ltd.,
" Charles Heisterman	- Heisterman & Forman & Co.,
" Frank Bell	- Hagar & Swayne Ltd.,

Col. Pope had suggested that the firm of Hagar & Swayne Ltd. should be our named Agents for those properties on which rents were being collected by Mr. Hinton.

59008 [H.12] Japanese companies, properties and sales - General correspondence



Mr. Shears thanked those present for attending at such short notice and introduced Mr. Wright and Mr. Green.

The general policy of the Custodian was outlined and a brief review given of some of the problems which had been encountered in the administration of Japanese property.

The change from a policy of purely control and management to one of orderly liquidation was referred to and a brief picture given in regard to the sale of Fraser Valley farms and Vancouver properties.

A sample of the Vancouver Catalogue was shown to those present and the methods adopted in regard to advertisements calling for tenders, the independent appraisal required and the submission of offers to the Advisory Committee was fully outlined.

Mr. Shears stated that the Victoria properties would present a comparatively easy problem but that his visit was for the purpose of securing their co-operation and making arrangements which would be mutually satisfactory in regard to such matters as commission.

It was explained that there would be a named agent against each property and that when any property was finally sold the Custodian would pay to that named agent the usual 5% commission. After explaining the arrangements which the Vancouver Real Estate Agents had made in regard to the splitting of commissions, those present agreed that the method would be entirely satisfactory as far as they were concerned. Some questions and general discussions followed.

Mr. Holmes asked if the splitting of commission would necessarily be on a 50/50 basis. Mr. Shears replied that this was the usual split as far as Vancouver properties were concerned, but that it was a matter to be left to the discretion of the agents concerned.

Mr. Shanks suggested that the Custodian's arrangement to pay all the commission to a named agent was equivalent to an exclusive listing.

Mr. Shears replied that this was possibly so but it should not be overlooked that properties were being offered for sale by tender and that the tenders would be submitted direct to the Custodian's office and be considered on their merits.

59008 CH12] Japanese companies, properties and sales - General correspondence



Mr. Andrew Wright asked if agents, other than the named agent, should advise the named agent at the time any client of theirs submitted a tender. Mr. Shears advised that this should be done and in fact it would be necessary for the other agent to contact the named agent in order to make arrangements for clients to inspect the property.

Mr. Hepburn asked on what basis agents had been allocated to the Japanese properties and was informed that in many cases the Japanese had made their own arrangements and that in other cases the appointment had been made by the Custodian.

Messrs. Mara and Holmes referred to the matter of sales of properties under lease. This matter was fully discussed and the agents were advised that all sales would be subject to existing tenancies and the usual regulations of the Rental Control Board. If furniture was included in the lease the matter of apportionment of rental on same would need to be considered when the property was sold.

Miss Thornycroft raised the question of Commercial establishments under lease and was informed that they were also to be sold subject to the terms of the lease.

The question was asked whether if equipment had been sold under a Bill of Sale with a clause giving the Japanese the option to re-purchase on his return, what our policy would be. Mr. Wright advised Miss Thornycroft that the Custodian would not be bound by this arrangement.

Mr. Hepburn suggested that most of the furniture would not be worth moving to auction sales. Mr. Green advised that the Vancouver auctions so far had been very successful and that possibly because of the present conditions prices obtained for a poor type of furniture had been very satisfactory.

Mr. Shears then raised the question of the appointment of independent valuers for the properties involved and asked if there was a Victoria Real Estate Board and was informed that there was a Board and that Mr. Shanks was the President.

After discussion Mr. Hepburn moved and Mr. Mara seconded the motion that Mr. Shanks, President of the Real Estate Board, should suggest to the Custodian the name of two Appraisers. Mr. Shears stated that subject to the approval of the Rural Advisory Committee, the Appraisers that Mr. Shanks might name would be satisfactory.

59008 [A12] Japanese companies, properties and sales - General correspondence



Mr. Shanks asked whether Agents in Victoria might encourage their clients to tender on properties in other parts of Vancouver Island and split the commission with the named agent. He was informed that as far as the Custodian was concerned there would be no objection and that as much co-operation among agents as possible was desired in order to further the matter of liquidation. Mr. Shears again stated, however, that the understanding should be clear between the agents concerned at the time tenders were submitted and before the tenders had been opened and considered.

Mr. Holmes enquired the method by which title would be given and Mr. Shears outlined the procedure by which the Secretary of State made title.

The question of selling properties for cash or on some installment plan which had been mentioned in Mr. Shears' opening remarks was referred to by Mr. Shanks and he thought there would be no objection to the proposed idea of properties up to \$1,000.00 being sold for cash and for properties of a higher value being sold with a substantial down payment and a limited time for the balance. Mr. Shears stated that they would be fully advised in regard to this matter at the time tenders were being called for.

Mr. Shanks asked if a revaluation could be made where all or a considerable number of tenders were far below the appraised value. He was advised that if such a situation occurred the Advisory Board might decide to ask another appraiser to value the property in question.

Miss Thornycroft again raised the question of the purchaser securing possession and Messrs. Shanks and Mara confirmed the difficulty of obtaining possession stating that in some cases the Sheriff was unwilling to act. Mr. Wright advised that it might be a question of appealing to the Attorney General's Department.

Mr. Holmes enquired in regard to the cost and procedure in regard to registration and was advised.

Mr. Andrew Wright and Mr. Shanks also enquired in regard to the matter of adjustments and the payment of arrears of taxes and was informed that arrears of taxes would be paid from the proceeds of sale and title given and all adjustments made in the usual manner at the time of sale.

Mr. Mara enquired in regard to balances which might be owing by



Japanese on Agreements of Sale from white persons and was informed that such balances would be paid from proceeds of sale and that there was an unreturned mortgage the Custodian would consider a tender up to the amount of the Japanese equity.

Mr. Holmes asked about the disposition of proceeds of sales, and the Custodian policy was briefly outlined.

Mr. Hepburn enquired whether if a specific offer had already been received could a sale be completed. Mr. Shears explained the situation which the Custodian would be in if, in view of the policy of liquidation, in some cases the Japanese were consulted as to whether they wished to sell their property and in other cases were not so asked. Mr. Hepburn was advised that as a general rule and in the absence of special circumstances properties would now be advertised for sale. If a request to complete a particular deal came from the Japanese prior to the preparation of the catalogue, arrangements might then possibly be made to complete such a sale.

The Agents expressed themselves as being pleased to have had the opportunity which had been given for discussion and clarification of the problems involved.

The meeting adjourned at 4.15 p.m.

Drove to Gorge Park (File No.

) An Amusement Tea Gardens

situated on land owned by the B. C. Electric some 6 miles from the City. The buildings were never of any great intrinsic value and are now more or less falling to pieces and the scene is one of desolation. The setting is among gardens with ornamental trees and shrubs and was likely a profitable tea garden business during the summer months. It is doubtful if any salvage can be made and there is nothing which would be economical to move and it is not likely anyone would be interested in purchasing what remains in its present location due to the fact that the land belongs to the B.C. Electric.

Next visited 42 Gorge Road. This is a modern home with well laid out and well cared for grounds. We spoke to the tenant who is the Manager of the branch of the Royal Bank. His lease does not expire until October. It is not likely he will be interested in buying and figured that the property may be worth around \$7,000.00.



Tuesday morning, 1st February.

Left Victoria for Duncan and called upon our agent, Mr. Whitcome and explained to him our procedure in connection with the proposed liquidation.

Mr. Whitcome suggested recommending Mr. Herbert W. Dickle as one who would be a qualified appraiser. Mr. Dickle has had 20 years experience in real estate in this district but is not now actively engaged in the real estate business.

Arranged with Mr. Dickle to meet us after lunch.

Mr. Dickle was prepared to undertake this work and we are to advise him if his appointment is recommended by the Committee.

Newspapers to be used in advertising should be the Cowichan Leader, a weekly paper and also the Victoria Times and the Victoria Colonist. 288-1st Street - Internee file #681.

Visited this property and decided that liquidation is the only logical procedure.

135 Kenneth Street - Internee file #801

Operated as a Cleaning and Pressing business. The Japanese equipment is included in the lease, some of it was not usable and the tenant has supplied some of his own equipment and made improvements. It would appear desirable to offer the equipment together with the real estate.

We next visited the Custodian storage in which goods remain which have not been disposed of in the three auctions which have already been held. We will likely require two more auctions to complete disposition of these goods, leaving a few boxes of personal effects which can be removed and remain at no expense in the Japanese Gymnasium.

Called upon messrs. Duncan & Christmas and explained proposed liquidation to Mr. Duncan and our policy in regard to the payment of commissions. Mr. Duncan supplied Mr. Wright with some particulars in regard to an agreement of sale by a Mr. Herman Schreiber, now in Germany.

Called upon the firm of Cecil Bradshaw, which is being operated by Mrs. Bradshaw, and as she was not available explained the policy regarding liquidation etc. to her clerk.

Mr. J. H. Whitcome, Duncan & Christmas and Cecil Bradshaw constitute all the Real Estate agents in Duncan.



Chemsinus.

Chemsinus is approximately 13 miles from Duncan. There is no actual Real Estate Agent in that locality. Our own agent, Mr. Alfred Stubbs, is an employee of The Victoria Lumber & Manufacturing Company. It appeared to be desirable to appoint Mr. Whitton as the named agent for these properties and for Mr. Dickie to act as appraiser.

Mr. Whitton and Mr. Dickie accompanied us to Chemsinus.

We first called upon Mr. Stubbs and he expressed satisfaction at the suggested arrangements which we were making and showed us over the following properties:

Gihel Kawahara - File #1726.

This consists of what is described as 20 buildings but they are in a deplorable condition and are really not houses and could better be described as rabbit warrens. Mortgage on the property is over \$2,500.00 and it is very doubtful if there is any Japanese equity left.

Opposite to the above on Oak Street are buildings belonging to K. Nakanara and these also are in very poor condition. The whole location is a veritable fire hazard.

Adjacent to this is a store on Oak Street belonging to G. Tanawa. The condition of this building is fair.

Also visited and inspected a former fish store on Maple Street belonging to Frank Imigashi on which there is a mortgage, the title deeds being held by the Local Bank.

Liquidation of all the Chemsinus properties, if at all possible, is certainly desirable and Mr. Whitton believes that the buildings can be disposed of with the possible exception of Kawahara's property referred to above.

? X

Mr. Alfred Stubbs intimated that his firm might possibly be interested because of the proximity of the buildings to their own plant.

There are some Japanese properties on land owned by the Victoria Lumber & Manufacturing Company. The Japanese have no legal equity to these and they are of very little value. It was suggested that the Victoria Lumber & Manufacturing Company might make us an offer.



NANAIMO

Proceeded to Nanaimo, arriving there in the late afternoon. Our agents, Messrs. Rudd, Mitchell & Company had recently been bought out by a Mr. Hole and we understand that Mr. Whittemo of Duncan was a silent partner in this deal. They are still operating under the title of Rudd, Mitchell & Company.

Mr. Hole called upon us at the Malaspina Hotel and we outlined to him our policy of liquidation. While Rudd Mitchell & Company will remain our named Agent, the following are other Real Estate Agents in Nanaimo whom we will advise when our catalogue has been prepared:

W. Barracough	-	Fort Street
W. Hope	-	176 Bastion Street
T.W. Martindale	-	133 Bastion Street
Wilson & Company	-	160 Bastion Street
A.E. Slantor & Co.	-	16 Commercial Street.

We intended to consult the Real Estate Board for a suggestion in regard to an Appraiser but found there was no such Board in existence.

Mr. Hole recommended Mr. C.N.W. Evans, a resident of Parksville miles from Nanaimo as one who had had much local experience in real estate values. Reference to trying to contact Mr. Evans will be mentioned later.

Together with Mr. Hole we visited the following buildings:

1130 Stewart Avenue
1136 " "
1140-50 " "

The buildings are all in poor shape and they encroach on the foreshore. Mr. Hole informed us that the Fire Warden and Municipal Authorities are concerned in regard to hazard which the buildings create and they are doubtful as to their fitness for human habitation.

Next to the above property is 1160 Stewart Avenue which is a poor type of hall or school. This is empty and ownership according to Mr. Hole is unknown but is understood to be Japanese. This will be investigated.

1228 Stewart Avenue is a somewhat better building. This also possibly encroaches on the foreshore. We mentioned to Mr. Hole that the land was appraised at \$300.00 and the building for \$3000.00. He did not think that anything like that amount could be obtained, his idea of the building was possibly \$1,200.00.

1227 Stewart Avenue.

This appears to be a building on the same lot. There appears to be some doubt as to the exact extent of some of the lots and also the location and the possible encroachment of buildings on more than one lot. Mr. Hole led us to believe that the reason the Municipal Authorities had



not taken any drastic steps in regard to these buildings was due to the fact that our Department was interested in same. We feel that we should not be in the position of offering these buildings for sale without giving full warning to prospective purchasers of the possible demands and requirements which might be made by the Municipal Authorities. It was decided that we should approach these authorities in regard to this matter before advertising.

The paper to be used would be the Daily Nanaimo Free Press.

Port Alberni.

Left Nanaimo Thursday morning and arrived at Port Alberni at approximately 11:00 a.m.

Called upon Mr. Turner of Turner Bros., our Agents in this district and outlined our general policy in regard to liquidation.

The newspaper to be used in advertising these properties would be the West Coast Advocate issued on Thursday as well as the Victoria papers.

In discussing the matter of appraisals Mr. Turner suggested that Mr. Charles McNaughton, J.P. or Mr. George Bird might be suitable, but after further discussion Mr. Shears felt that their qualifications were not such as could be recommended to the Advisory Committee for their approval.

Mr. Shears later called upon Mr. W. A. Ackland, who is the Official Administrator for this district and Mr. Ackland highly recommended Mr. Winter, a resident of Port Alberni for 20 years, a Contractor and one qualified to value properties.

This suggestion was later mentioned to Mr. Turner who was quite in accord with this recommendation.

Before leaving Port Alberni, Mr. Shears called upon Mr. Winter and explained what would be required and Mr. Winter stated he would be prepared to act if we so advised him. Mr. Winter's name will therefore be submitted to the Advisory Committee.

In addition to Turner Bros. other Real Estate firms in Port

Alberni are:-

Port Alberni Shipping Co. - 115 Argyle Street  
The Alberni Real Estate - Johnson St. (Manager, Mr. H.C. Wright)  
Mr. C.H. Joy - River Road

The co-operation of these firms and our policy in regard to commissions will be outlined to them by letter at the time the catalogues are mailed to them.

Together with Mr. Turner we visited the following places:-

59008 CH 12] Japanese Companies, properties and sales - General correspondence



112 Kensington - File 1692.

This is a very poor type of Boarding House. There is a mortgage on the property, the balance is approximately \$1,100.00, but the Japanese should have some equity. The furniture in each room merely consists of a bed, chair and stove and we suggest it desirable to include this furniture when calling for tenders. Mr. Wm. Burnip, the auctioneer should be asked to appraise this furniture.

1st Avenue and Bruce - File 1694.

The tenant, Mr. Zicker, has kept the garden in first class shape and it is quite evident has very considerably improved and decorated the interior of the dwelling.

Mrs. Zicker informed us that they had spent several hundred dollars in fixing the place up. A little furniture is included in the lease. Mrs. Zicker intimated that if the property was to be sold they would be interested in buying.

Considering this situation it was felt that while the Appraiser would set a value on the property in its present condition that some consideration should be given to Mrs. Zicker for the improvements which they had made to the extent to which the property has appreciated.

If the Zickers happened to be the successful tenderers the question might not arise, but if their tender was not the highest but was reasonably close to the highest tender the circumstances of this case should be placed very carefully before the Advisory Committee.

11th Avenue - File 5959.

This is a property that was included in the sale to the Veterans' Land Act. All the chattels have been removed to auction except glass from the greenhouse, which is stored nearby. The frame of the greenhouse is still standing.

Arkle Street and 11th Avenue.

The present occupant, Mr. Jonbert sold this property to the Japanese under an Agreement of Sale dated the 17th April, 1941, copy of this agreement was obtained and will be placed on our file. The sale price was \$800.00 of which \$400.00 was paid down and the balance was to be paid at the rate of \$10.00 per month, together with interest on overdue payments.

These payments were made regularly from May to December 1941, totalling \$80.00, leaving a balance of \$320.00 as at 31st December 1941.



Mr. Joubert showed us a letter signed by Mr. H. Nishi dated at Port Alberni, March 9th, 1942, addressed to Mr. Joubert in Quebec. This reads as follows:-

"Would like you to come home soon as possible to take over my place, as we have to leave the Coast ..... Expect have to leave soon, so don't delay, possibly leave this week, reply by wire as soon as possible."

Mr. Joubert also produced a letter written by Mrs. Stuart of the Central Grocery which was said to be written at the request of Nishi asking Joubert to return in which it was stated that he, Mr. Joubert, "Could keep things going and make what you can until after the war when you will be paid."

Mr. Joubert arrived in mid-March 1942. He wrote to Mrs. F. Nishi (the husband had been evacuated, but she was still living in Alberni).

"I will be willing to look after your property and endeavor to sell tomatoes and allow you half profits, also I am willing to pay you rental of \$5.00 for house and property."

The profits on the tomatoes only amounted to \$12.80. \$6.40 is all that would accrue to Nishi in this connection.

No arrangements were made about taxes being assumed by Joubert and nothing was said about the Japanese being credited with an extra \$10.00 per month on the Sale Agreement as is now claimed by them.

Mr. Turner believes the rental value of the property would be \$15.00 to \$18.00 monthly but the above deal appears to have been entered into at the request of the Japanese and Mr. Joubert had to return from Quebec at his own expense.

Mr. Joubert, by arrangement with Nishi, added one room to the premises for which Mr. Joubert only received \$10.00. Mr. Joubert has a small claim for 18 days carpentry work in this connection which he is not pressing. The greenhouse has been added to the property since Mr. Joubert made the original sale to Nishi and Mr. Joubert assumes that the property can be sold for more than the original price and he feels that he will then be entitled to payment of the outstanding balance to him of \$320.00 plus interest.

Mr. Joubert stated he would not likely be an interested purchaser and would return to Quebec if he could get his money out of this deal. Mr. Joubert stated he had paid two year's taxes and that he was in advance of the required monthly \$5.00 rental by several months.



An examination of the ledger account in Mr. Turner's office shows the following payments made by Mr. Joubert.

Payment on account of rent	\$50.00
Rent of Greenhouse for 1943	27.00
Taxes paid for 1941/1942	87.15
	<u>\$164.15</u>
Deduct half profit from 1942	6.40
tomato crop	<u>\$157.75</u>

The amount required to cover rent from 15th March 1942 to 15th March 1944, would be \$120.00.

Arrived at Courtenay Thursday evening. Telephoned Mr. Matt Brown and he met us at 7:00 p.m. in the Riverside Hotel.

In view of the fact that Mr. Brown had been handling all matters in regard to properties in this district, it was thought desirable to use the following two Real Estate firms as our named agents as each of them had had some connection with the Japanese owners prior to evacuation. These are Mr. Schjeldern of the Comox Valley Land Co. and Mr. Leo Anderton. Mr. Frederick Field of Courtenay has recently started in the Real Estate business in this district and he should be advised in regard to our policy when the catalogue is prepared.

Newspapers to be used in this district would be the Comox Argus, and the Courtenay Free Press.

The following properties were not on the list of properties which we had with us and should be checked to see if there is any reason why they should be omitted:-

File 4000 - Watanabe, Usaku. Title 2107-N, Westerly 20' of Lot 4, etc. (1/3 of a house build on 1/3 of a lot, remainder owned by two other parties). Suggested named agent - C.H. Carey, Cumberland, B.C.

File 4022 - Aida, Eitaro. Lot 6, Block 6, etc. Suggested named agent - C.H. Carey, Cumberland, B.C.

File 4004 - Tateishi, Inosuke. Tp. 9, Plan 552 G. etc. suggest Comox Valley Lands (Mr. Schjeldern) (? N.E. 1/4 of Sect. 22, Tp. 9, 160 acres identical)

File 4996 - Kato, Fred T. Title 24528-N, Lot 4 etc. Rents at present collected by Leo Anderton, Courtenay, B. C. suggested for named agent.



14.

File 4922 - KOBANAKAWA, Masuo. Roll 1378, lot 1 etc. suggest Gomox Valley Lands.

File No. 4920 - KANAMOTO, Kamenko. Cort. #26444, lot 7, Block 31 etc. suggest C. H. CARR, Cumberland, B. C.

Friday.

Left Courtenay and again contacted Mr. Brown in Cumberland.

A call was made on Mr. Freeze, the Official Administrator, who was handling property covered by our file 3667 - "Pat's Chocolate Shop". It was agreed that Mr. Wright would communicate with Mr. Freeze and send him a copy of the regulations and Mr. Freeze would then in all probability signify his consent to the inclusion of this property in our catalogue, the proceeds of liquidation to be remitted to Mr. Freeze as Official Administrator.

With regard to the matter of Appraiser Mr. Freeze suggested that possibly the Cumberland Municipal Assessor might value our Courtenay properties and the Courtenay Assessor the Cumberland properties.

In conversation later with the Courtenay Assessor, Mr. Aitken and Mr. Mackenzie, his assistant, they were of the opinion that the assessed value of the properties in this area was reasonably in line with market values. They suggested Mr. George Pidcock, the Magistrate at Courtenay as being a qualified appraiser and having had considerable experience in the district. The matter of appraiser for these districts was not brought to a final conclusion.

Both Mr. Aitken and Mr. Mackenzie were fully acquainted with the properties situated on Cormorant Island, Alert Bay, Cortez Island, Quathiaski Cove and Rendezvous Island. Their comments in regard to valuations as compared with assessed values were as follows:

Cormorant Island & Alert Bay - valuations about in line with assessments.

Cortez Island - good orchard land, assessment on land fair but improvements practically valueless judging by white standards.

Quathiaski Cove - Beach properties which would be desirable for fishermen - value fully equal to the assessment. They said the Japanese appealed against the assessment three years ago but the Court rejected their appeal.

Rendezvous Island - They thought the assessment was probably on the high side and recommended that in view of the isolated locality that any reasonable offer should perhaps be favourably considered.

The Provincial Assessor enquired about arrears owing from the

T.K. & H. S. Boat Works on Alert Bay of \$56.78 and the Shinimoto Laundry,

Campbell River of \$38.72 and was advised that funds were available for the

59008 [412] Japanese companies, properties and sales - General correspondence



same when tax notices were received.

Nakamura. We were advised that some seine nets have been removed from Telegraph Cove value \$40.00. Mr. Green will check this matter.

In company with Mr. Matt Brown we inspected No. 1 Jap Town storage. This is in the vicinity in which a number of small dilapidated buildings were built by the Japanese on land owned by the Canadian Collieries. After negotiations with the Canadian Collieries they recently agreed to purchase these buildings. Some of the buildings have now been torn down and others are being fixed up for their present workmen. There is a small donkey engine and old car at this location and Mr. Brown will endeavour to get offers for these and submit them to the office.

Cumberland storage. Nakanishi's premises were next visited and information and instructions given to Mr. Brown in regard to preparing for the sale of the chattels stored there by public auction.

The Royston storage was also inspected. This building was included in the sale of the Royston Lumber Company to Mr. Stekl. The building contains the Buddhist Temple. Mr. Brown was of the opinion that fire insurance had been taken off this by our Insurance Department and this matter is to be checked with our Insurance Department.

Shiozaki's Jewellery store. An amount of the contents were shipped some time ago to the Credit Men's Trust Association. Enquiries should be made as to the present position in regard to this transaction. The balance remaining in the store is of little value to anyone but Shiozaki. He should be written to and if possible arrangements made to ship everything to him.

Proceeded again to Courtenay and called upon Mr. Scheljderup of the Comox Valley Lands and after explaining our policy of liquidation advised him that our catalogue would list him as the named agent for certain properties. Mr. Scheljderup has had correspondence with our office in regard to file #4590 - Naotaro KONO. The story of this deal appears to be as follows:

59008 [412] Japanese companies, properties and sales - General correspondence



We examined copy of a lease dated February 1st, 1931 between the Land Settlement Board and Kono containing an option to Kono to purchase the land in question. This was later apparently cancelled in favour of an agreement of sale between the Land Settlement Board and Mrs. Schjelderup. Mrs. Schjelderup merely acted as Kono's nominee and had herself no interest in the property; apparently so acting as the Land Settlement Board were unwilling or not permitted to sell to a Japanese. We saw copy of an assignment dated March 24th, 1934, between Mrs. Schjelderup and Kono assigning the agreement of sale to him.

The principal now owing is \$990.00 and interest is approximately \$265.00, total — \$1255.00 against original purchase price of \$1100.00. It was decided that Mr. Schjelderup be addressed by letter requesting him:-

- (a) To obtain up-to-date statement of amount owing.
- (b) To obtain an independent appraisal. Mr. Anderson suggested, direct to Custodian.

If the appraisal showed value less than amount owing as per (a) above, we would write Schjelderup that in view of Kono having no longer any equity, we would raise no objection to Mrs. Schjelderup taking any course she saw fit - i.e. presumably quit claim to Land Settlement Board.

We also called upon Mr. Leo Anderson and advised him that in the catalogue which was shortly to be prepared, it was our intention to place him as a named agent in connection with certain properties and explained our policy in regard to liquidation and the matter of payment of commissions. This was all quite satisfactory to Mr. Anderson. Mr. Anderson stated that he would also be interested if required, in being a named agent in Quathlaski Cove and claimed that enquiries for properties in that district usually came to his office.

Returned to Nanaimo Friday evening and endeavoured to contact Mr. C. N. W. Evans, referred to as the appraiser for Nanaimo district but were unable to locate him either at his office in Parksville or at his residence at Nanoose or at R. H. Howe Company's office in Nanaimo where Mr. Evans has his office. Mr. R. G. Bell, however, informs me that our office has already been contacted by one office and arrangements made by letter dated December 8th, 1943.

Mr. Evans' name will, therefore, be submitted to the Advisory Committee and Mr. Evans' appointment confirmed.

Left Nanaimo at 7:00 a.m. Saturday morning arriving at the office at 11:00 a.m.



VIA AIR MAIL

ACKNOWLEDGE ALL  
COMMUNICATIONS  
TO THE OFFICE  
OF THE CUSTODIAN  
PLEASE REFER  
TO  
FILE NO.

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
10th February, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Transmissions and Conveyances  
in connection with the following properties and shall be obliged  
if you will kindly have same executed by the Deputy Custodian  
and returned to me in due course:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
✓ 84	753 East Cordova Street	11274
✓ 355	833 West 7th Avenue	10107
✓ 423	563 Esquimalt Avenue, West Vancouver, B.C.	1470

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

encl.

59008 [14.12] Japanese companies, properties and sales - General correspondence



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.

9th February, 1944.

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

Dear Mr. McPherson:

I am enclosing herein two Transmissions and Conveyances  
and shall be obliged if you will kindly have same executed by the  
Deputy Custodian and returned at your early convenience:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
✓ 223	1774-1776½ Powell Street.	8275
✓ --	2085 West 16th Avenue	4644

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

encl.  
PMH

59008 [1412] Japanese Conveyances, properties and sales - General correspondence



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 February, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Transmissions and Conveyances  
in connection with the following properties on which tenders  
have been received and recommended for acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
✓ 79	729 East Cordova St.	12940
✓ 273	2052 Triumph Street	3305 & 11563
✓ 371	137 West 8th Avenue	4951 & 1486
✓ 425	2631 Nelson Street	8006

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

Yours very truly,

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

PMH  
encl.

59008 [1412] by these conveyances, properties and sales - General correspondence



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

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

506 Royal Bank Building,  
Vancouver, B.C.  
8th February, 1944.

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

Dear Mr. McPherson:

Re: Evacuee Property Sale Documents.

I have for acknowledgment your letter of the 3rd  
instant returning documents covering the sale of five  
properties formerly owned by Japanese evacuees, duly executed  
by the Deputy Custodian, for which I thank you.

Yours truly,

*F.G. Shears*

F.G. Shears,  
Director.

PMH

59008 [12] Japanese evacuees, properties and sales - General correspondence



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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
5th February, 1944.

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

Dear Sir:

Re: Evacuee Property Sale Documents

I am in receipt of your letter of the 31st January  
enclosing Transmissions and Conveyances duly signed by the  
Deputy Custodian, for which I thank you.

Yours very truly,

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

PMH

59008 [H.12] Japanese Conveyances, properties and sales - General correspondence



59008 [1412]

Japanese companies, properties and sales - General correspondence

Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario.  
February 3, 1944.

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

Dear Mr. Shears:

Re: Evacuee Property Sale  
Documents

I wish to return herewith duly executed documents covering the sale of 5 properties formerly owned by Japanese evacuees and covered in your letter of January 29th.

Yours very truly,

FC.

G. W. McPherson  
Executive Assistant.



59008 [1412]

Japanese Corporations, properties and sales - General correspondence

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

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

506 Royal Bank Building,  
Vancouver, B.C.  
31st January, 1944.

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

Dear Mr. McPherson:

I have for acknowledgment your letter of the 24th  
instant enclosing Transmissions and Conveyances duly executed  
by the Deputy Custodian, for which I thank you.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH



Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario,  
January 31st, 1944.

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

Dear Mr. Shears:-

I acknowledge receipt of your letters  
of January 22nd, 24th, 25th, 26th and 27th enclosing  
Transmissions and Conveyances, all of which are  
returned herewith, duly executed.

Yours very truly,

G. W. McPherson  
Executive Assistant

L/



Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario,  
January 31st, 1944.

K. W. Wright, Esq.,  
Counsel,  
Office of the Custodian,  
509 Royal Bank Building,  
Vancouver, B. C.

Dear Mr. Wright:- re Mrs. Morio Sammler

I have your letter of January 18th,  
with enclosures.

The Bill of Sale in triplicate has  
now been signed by the Deputy Custodian and is  
returned herewith.

Yours very truly,

G. W. McPherson  
Executive Assistant

L/

59008 [1412] Please copy, properties and sales - General correspondence



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

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

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

Dear Mr. McPherson:

I am enclosing herein the following Transmissions  
and Conveyances and shall be glad if you will kindly have  
same executed by the Deputy Custodian and returned in due  
course:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
/ 276	2642 Triumph Street	1898
/ 305	1635 West 2nd Avenue	11676
/ 401	606 East 45th Avenue	9061
/ 461	2586 Thorne Avenue	655
/ 462	"	)

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

encl.

59008 [H.12] Japanese Conveyances, properties and sales - General correspondence



VIA AIR MAIL

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

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTOMER

506 Royal Bank Building,  
Vancouver, B.C.

27th January, 1944.

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

Dear Mr. McPherson:

We are enclosing herein the following Transmission  
in duplicate for the signature of the Deputy Custodian:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
99	2590 Eton Street	6644
237)	8622 Selkirk Street	11059
238)		
456	R.R. #2, Corner Kent St. & North Road, New West- minster.	11925

The Conveyances herein were forwarded to you for  
execution and have since been returned.

Yours very truly,

*F.G. Shears*

F. G. Shears,  
Director.

PMH

encl.

59008 [1412] byancse copyancs, properties and sales - General correspondence



VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.

27th January, 1944.

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

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

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyance  
in connection with the following property and shall be glad  
if you will kindly have same executed by the Deputy Custodian  
and returned in due course:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
334	1531 East 4th Avenue	12496

Yours very truly,

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

PMH

encl.

59008 [H.12] Japanese companies, properties and sales - General correspondence



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

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

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

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyance in connection with the following and shall be obliged if you will have same executed by the Deputy Custodian:

Cat. No.	Address.	File No.
----------	----------	----------

335	45 West 5th Avenue	3863
-----	--------------------	------

The following Transmissions are also enclosed for the signature of the Deputy Custodian. The Conveyances in this connection have already been forwarded to you and returned duly executed:

277	Lot "E", Subdivisions 1, 2 & 3 of Lot 33, T.H.S.L., Plan 6037	11832
3	Subdivision "C" of Lots 11 & 12, Blk. 14, D.L.302, G.L. N.W.D. Plan 5832	3901
344	W. 1/2 of Lot 12, Blk. 23, D.L. 200A, G.L., N.W.D., Plan 197, Lots 5, 6 & 7, Map 426 Vernon	1392/1548 1402/139 B

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH  
Encl.

59008 [12] Japanese Conveyances, Properties and Sales - General Correspondence



59008 CH 12] Japanese Companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL  
COMMUNICATIONS  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO  
FILE NO. 9326

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN  
506 Royal Bank Building,  
Vancouver, B.C.  
25th January, 1944.

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

Dear Mr. McPherson:

Re: City of Vancouver, Lot 302 (Except  
South 8 Feet shown as Lane on Plan  
4236, Town of Hastings.

I am enclosing herein Transmission in duplicate  
and shall be obliged if you will kindly have same executed  
by the Deputy Custodian and returned to me in due course.

Yours very truly,

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

PMH  
encl.



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
25th January, 1944.

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

Dear Mr. McPherson:

I am enclosing herein the following Transmissions in duplicate and shall be glad if you will have them executed by the Deputy Custodian:

<u>Cat. No.</u>	<u>Legal Description</u>	<u>File No.</u>
316	Lot 34, Blk. 218, D.L. 526, Group 1, N.W.D., Plan 590	12964
322	Lot 24, Blk. 227, D.L. 526, Group 1, New Westminster District, Plan 590.	10582

The Conveyances herein were sent to you on January 7th and have since been returned.

Yours very truly,

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

PMH

encl.

59008 CH 12] Japanese Conveyances, properties and sales - General correspondence



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.

25th January, 1944.

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

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

Dear Mr. McPherson:

Re: Evacuee Property Sale Documents

I have to thank you for your letter of the 21st  
January returning Transmissions and Conveyances duly  
executed by the Deputy Custodian.

Yours truly,

*F.G. Shears*

F. G. Shears,  
Director.

PMH

59008 [1412] Japanese Corporations Properties and Sales - General correspondence



VIA AIR MAIL

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

ADDRESS ALL  
COMMUNICATIONS  
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TO  
FILE NO. 9011

Evacuee Section

509-10 Royal Bank Bldg.,  
Vancouver, B. C.  
January 24th, 1944.

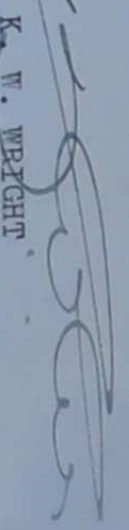
G. G. Beckett, Esq.,  
Office of the Custodian,  
Victoria Bldg., 7 O'Connor St.,  
Ottawa, Ontario.

Dear Mr. Beckett:

Re: Ryotaro Togo NAKAMURA  
City of Vancouver, Lot 17,  
Blk. 239, D.L. 526, Group 1,  
N.W.D., Plan 590.

We are enclosing herewith Deed in duplicate in  
favor of Sophia Rosen, which has been duly executed by the  
Deputy Custodian. It will be noted, however, that Notarial  
Seal has not been attached, and we would obliged if you would  
kindly have this done and return the documents to us.

Yours truly,

  
K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/W  
Encl.

Japanese Companies' Properties and Sales - General Correspondence  
B9008 [1412]



VIA AIR MAIL

ANSWER ALL  
COMMUNICATIONS  
TO THE  
CUSTOMER SERVICE  
PLEASE REFER  
FILE NO. 9326

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.

24th January, 1944.

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

Dear Mr. McPherson:

Re: Catalogue No. 271  
2704 Trinity Street

I am enclosing herein Transmission in duplicate  
in connection with the sale of the above property and shall  
be obliged if you will kindly have same executed by the  
Deputy Custodian and returned to me at your early convenience.

The Conveyance herein was sent to Ottawa on the 4th  
instant and has since been returned.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

encl.

59008 [412] Expense Company, Properties and Sales - General correspondence



VIA AIR MAIL

ADDRESS ALL  
COMMUNICATIONS  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO  
FILE NO. 8279

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

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

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

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyance  
in connection with a property on which a tender has been  
received and recommended for acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
361	1017 West 7th Avenue	8279

I shall be obliged if you will have these executed  
by the Deputy Custodian and returned in due course.

Yours very truly,

*F.G. Shears*

F. G. Shears,  
Director.

PMH  
encl.

59008 [1412] Japanese Companies, properties and sales - General correspondence



ATTENTION: ALL  
COMMUNICATIONS  
TO THE OFFICE  
OF THE CUSTODIAN  
PLEASE REFER  
TO  
FILE NO.

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

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

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

Dear Mr. McPherson:

Re: Evacuee Property Sale Documents.

I have for acknowledgment your letter of the 21st  
instant enclosing Transmission in connection with Catalogue  
No. 357, 847 West 7th Avenue, duly executed by the Deputy  
Custodian, for which I thank you.

Yours truly,

*F.G. Shears*

F. G. Shears,  
Director.

PMH

59608 [412] Japanese Camps; properties and sales - General correspondence



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 January, 1944.

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

Dear Mr. McPherson:

Re: Eyaquae Property Sale Documents.

I am in receipt of your letter of the 18th instant enclosing Conveyances and Transmissions, sent to you under cover of our letters of the 7th, 10th, 11th, 12th and 14th January, duly executed by the Deputy Custodian, for which I thank you.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

57008 [14.12] Japanese Conveyances, properties and sales - General correspondence



Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario,  
January 24th, 1944.

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

Dear Mr. Shears:-

I acknowledge receipt of your letters  
of January 14th and 19th enclosing Transmissions and  
Conveyances, all of which documents are returned here-  
with duly executed.

Yours very truly,

G. W. McPherson  
Executive Assistant

L:

BY608 [412] Japanese Captains' properties and sales - General correspondence



VIA AIR MAIL

ATTENTION: ALL  
COMMUNICATIONS  
TO THE OFFICE  
OF THE CUSTODIAN  
PLEASE REFER  
TO  
2135  
FILE NO.

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
22nd January, 1944.

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

Dear Mr. McPherson:

Re: Catalogue No. 386  
620 East 16th Avenue

I am attaching hereto Transmission in duplicate  
in connection with the above property. The Conveyance  
herein was forwarded to you for execution by the Deputy  
Custodian on December 29th and has since been returned.

Will you kindly have the enclosed Transmission  
executed by the Deputy Custodian and returned in due course.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH  
encl.

59008 [412] Bpansc copyans, properties and sales - General correspondence



VIA AIR MAIL

ADDRESS ALL  
CORRESPONDENCE  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO  
FILE NO. 1474

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
22nd January, 1944.

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

Dear Mr. McPherson:

Re: Catalogue No. 239  
8636 Selkirk Street

I am enclosing herein Transmission and Conveyance  
in connection with the sale of the above property and shall  
be obliged if you will have same executed by the Deputy  
Custodian and returned in due course.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

encl.

59008 [14.12] Japanese companies, properties and sales - General correspondence







Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario,  
January 21st, 1944.

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

Dear Mr. Shears:- re Evacuee Property Sale  
Documents

I acknowledge receipt of your letter  
of January 16th enclosing Transmission, which  
is returned herewith, duly executed.

Yours very truly,

G. W. McPherson  
Executive Assistant

L:



VIA AIR MAIL

ATTENTION: ALL  
COMMUNICATIONS  
TO THE OFFICE  
OF THE CUSTODIAN  
PLEASE REFER  
FILE NO. 11781

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
19th January, 1944.

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

Dear Mr. McPherson:

Re: Catalogue No. 402  
258 East 46th Avenue

I am enclosing herein request for registration in the name of the Secretary of State and deed in favour of Mrs. Margaret Muller for signature of the Deputy Custodian.

This property is registered in the name of Mrs. Naka Kato. Her son, C.Q.M.S. S.A. Kato, #K76201, has been serving in the Canadian Army overseas and has returned to Vancouver.

A memorandum on our file indicates that his Mother is prepared to transfer this property to him if she could obtain the consent of the Minister of Justice.

Even if this property was registered in his name, and although he has served in the Canadian army, it is my understanding that the policy of orderly liquidation would apply. It would therefore appear to be in order for the enclosed documents to be completed and I am merely bringing this matter to your attention.

Yours very truly,

*F.G. Shears*

F. G. Shears,  
Director.

FGS/PMH

encl.

59008 [14.12] Japanese Captains, properties and sales - General correspondence



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
18th January, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Transmission in duplicate covering Westerly  $\frac{1}{2}$  of Lot 15, Block 297, District Lot 526, Group 1, New Westminster District, Plan 590, our Catalogue No. 357, and shall be obliged if you will have this executed by the Deputy Custodian and returned to us at your early convenience.

The Deed to this property was sent to you on the 4th January and has since been returned.

Yours truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

encl.

59008 [412] Japanese Captains, properties and sales - General correspondence



Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario,  
January 18th, 1944.

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

Dear Mr. Shears:- re Evacuee Property Sale  
Documents

I acknowledge receipt of your letters  
of January 7th, 10th, 11th, 12 and 14th, enclosing  
Conveyances and Transmissions, all of which are  
returned herewith, duly executed.

Yours very truly,

G. W. McPherson  
Executive Assistant

L:



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

ADDRESS ALL  
CORRESPONDENCE  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO  
FILE NO. 5150

Evacuee Section

509-10 Royal Bank Bldg.,  
Vancouver, B. C.  
January 18th, 1944.

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

Dear Mr. McPherson:

Re: Mrs. Morio Samiya

We are attaching hereto Bill of Sale in triplicate for  
execution by the Deputy Custodian.

This document is in connection with sale of chattels owned  
by above named and situate at 640 East Cordova Street. This equipment  
was advertised for sale by public tender in the local papers on June  
1st, 1942, but no bids were received. It was then drawn to the attention  
of the War-time Prices and Trade Board who circularized it through Eastern  
Canada and three offers were received from Montreal firms, the highest  
of which was \$666.00. Sometime after this we received a bid from a  
local firm of \$1200.00, which was not considered.

This equipment was appraised by the Singer Sewing Machine  
Company at \$1100.00 in their report of June 4th, 1943, copy of which is  
attached.

An offer has now been received from Messrs. H.D. Campbell on  
behalf of John Joseph King of \$1600.00. This has been submitted to the  
Advisory Committee on Japanese Properties in Greater Vancouver and was  
approved by them on January 6th, 1944. The full amount of the purchase  
price has been received.

We recommend acceptance of this offer. Your early attention  
will be very much appreciated.

Yours truly,

K. W. SWRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/W  
Attachs.

Japanese companies, properties and sales - General correspondence  
59008 [4.12]



C  
O  
P  
Y

SINGER SEWING MACHINE COMPANY  
Shelly Building,  
119 West Pender St.,  
VANCOUVER, B. C.

January 4, 1944.

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

Dear Sir:                      Re: Sewing machine equipment  
  640 East Cordova St.

Upon inspecting the equipment at the above address, it  
is my opinion that top prices for this equipment would be as follows:

Dealer	\$700.00
Person purchasing plant for use in manufacturing	\$1100.00

We are enclosing our invoice covering charges for time  
spent in appraisal.

Yours truly,  
SINGER SEWING MACHINE COMPANY  
"F. Turrell"  
General Agent  
FT/PW

59008 [4.12] Japanese company's properties and sales - General correspondence



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN  
506 Royal Bank Building,  
Vancouver, B.C.  
14th January, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Transmissions and Conveyances  
in connection with properties on which tenders have been  
received and recommended for acceptance:

<u>Cat. No.</u>	<u>Address.</u>	<u>File No.</u>
265	3577 Tanner Street	7831
337	55 West 5th Avenue	4949
417	725 West 69th Avenue and 700	8552
418	Block West 69th	13234
419	)	

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

Yours very truly,

*F.G. Shears*

F. G. Shears,  
Director.

PMH

encl.

59008 [412] Japanese Conveyances, properties and sales - General correspondence



Victoria Building, 7 O'Connor St.,  
Ottawa, January 14th, 1944.

Legal Section  
GGB/AF

Dear Mr. Shears:-

I have your letter of the 12th instant.

I now return the conveyance in favour of K. G. Mattleson and Anna S. Mattleson, to which my notarial seal has been attached.

Yours truly,

G. G. Beckett,  
for Assistant Deputy Custodian.

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



VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.

14th January, 1944.

ATTENTION: ALL  
COMMUNICATIONS  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
FILE NO. 11773 & 11774

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

Dear Mr. McPherson:

Re: Catalogue No. 180  
City of Vancouver, Lot 1, Blk. 5, D.L. 196,  
Group 1, N.W.D., Plan 184

I am attaching hereto Transmission in duplicate for  
execution by the Deputy Custodian. The Deed to this property  
was sent to you on December 29th and has since been returned.

As the purchaser herein is in a great hurry to obtain  
his Certificate of Title, will you be kind enough to give this  
matter your immediate attention.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

59008 [14.12] Japanese companies, properties and sales - General correspondence

PMH

encl.



VIA AIR MAIL

ATTENTION ALL  
COMMUNICATIONS  
TO THE  
CUSTOMER SERVICE  
PLEASE REFER  
TO  
FILE NO.

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
12th January, 1944.

C.G. Beckett, Esq.,  
Office of the Custodian,  
Victoria Building,  
Ottawa, Ont.

Dear Sir:

We are enclosing herein Conveyance in favour  
of K.G. Mattieson and Anna S. Mattieson, will you be kind  
enough to attach your notarial seal and return same at  
your early convenience.

Yours truly,

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

PMH

encl.

59008 [1412] Japanese companies, properties and sales - General correspondence



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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
12th January, 1944.

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

Dear Mr. McPherson:

I am enclosing a further Transmission and Conveyance  
covering a property on which a tender has been received and  
recommended for acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
174	2625 East Pender St.	9603

I shall be obliged if you will have these signed by  
the Deputy Custodian and returned to me in due course.

Yours very truly,

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

PMH

encl.

59608 [44.12] Japanese companies, properties and sales - General correspondence



# CANADA

## DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL  
COMMUNICATIONS  
TO THE OFFICE  
OF THE CUSTODIAN  
PLEASE REFER  
TO REPLY

FILE NO.

506 Royal Bank Building,  
Vancouver, B.C.

12th January, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Transmissions and Conveyances  
in connection with properties on which tenders have been  
received and recommended for acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
54	466 East Cordova Street	5078
70	662 East Cordova Street	1983
175	2751 East Pender Street	10004

Also enclosed is Transmission covering the following  
property:

71	665 East Cordova Street	14130/1468/3252
----	-------------------------	-----------------

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

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

encl.

59008 [R12] Japanese Conveyances, Properties and Sales - General Correspondence



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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
11th January, 1944.

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

Dear Mr. McPherson:

Re: Evacuee Property Sale Documents.

I am in receipt of your letter of the 7th instant  
returning documents covering the sale of five properties  
formerly owned by Japanese evacuees duly executed by the  
Deputy Custodian, for which I thank you.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

59608 [1412] Japanese Camps, properties and sites - General correspondence



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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
11th January, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Transmission in connection  
with the sale of a property formerly owned by a Japanese  
evacuee and shall be obliged if you will have same executed  
by the Deputy Custodian and returned to me in due course:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
159	1239 Odium Drive	4465

Yours very truly,

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

PMH

encl.

59608 [4412] Japanese companies, properties and sales - General correspondence



B9008 [E12] Japanese companies, properties and assets - General correspondence

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.

11th January, 1944.

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

Dear Mr. McPherson:

I am enclosing herein Conveyance covering a property formerly owned by a Japanese evacuee on which a tender has been received and recommended for acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
235	402 Robson Street	1728

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

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

encl.



ADDRESS ALL  
COMMUNICATIONS  
TO THE  
CUSTOMER'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.  
10th January, 1944.

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

Dear Mr. McPherson:

I am enclosing herein further conveyance for  
signature by the Deputy Custodian in connection with a  
property formerly owned by a Japanese evacuee:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
99	2590 Eton Street	6644

I shall be glad if you will this in due course.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

59008 [E12] Japanese companies, properties and sales - General correspondence



ADDRESS ALL  
COMMUNICATIONS  
TO THE  
CUSTOMS OFFICE  
PLEASE REFER  
TO  
FILE NO.

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
10th January, 1944.

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

Dear Mr. McPherson:

I am enclosing herein two conveyances connected  
with properties formerly owned by Japanese on which tenders  
have been received and recommended for acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
237/238	8622 Selkirk St.	11059
277	2712 Triumph St.	11832

I shall be obliged if you will have these executed  
by the Deputy Custodian and returned in due course.

Yours very truly,

F. G. Shears,  
Director.

PMH

encl.

59008 [14.12] Japanese conveyances, properties and sales - General correspondence



Victoria Building,  
70 Connor Street,  
Ottawa, Ontario,  
January 10th, 1944.

Douglas A. Davidson, Esq.,  
Barrister, etc.,  
102 Crown Building,  
615 Pender Street West,  
Vancouver, B. C.

Dear Sir:-

re Y. Hoy

I have your letter of January 5th  
and am forwarding a copy to the Vancouver office  
for their information.

Your suggestions have been considered,  
but the Custodian does not feel that his policy should  
be changed at this time.

Yours very truly,

G. W. McPherson  
Executive Assistant

GWM/L

59008 [4412] Japanese companies, properties and sales - General correspondence



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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

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

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

Dear Mr. McPherson:

I am enclosing herein four Deeds in connection  
with the sale of property formerly owned by Japanese on  
which tenders have been received and recommended for  
acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
3	2132 Alberta Street	3901
316	1767 West 2nd Avenue	12964
322	1817 West 3rd Avenue	10582
456	Kent and North Road, Burnaby	11925

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

Yours very truly,

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

PMH

encl.

59008 [1412] Japanese properties, properties and sales - General correspondence



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

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

Dear Mr. Shears:-      re Evacuee Property Sale  
Documents

I acknowledge receipt of your two  
letters of December 30th and January 4th and wish  
to return herewith, duly executed, documents covering  
the sale of 5 properties formerly owned by Japanese  
evacuees.

Yours very truly,

G. W. McPherson  
Executive Assistant

L/

59008 [412] Japanese companies, properties and sales - General correspondence



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.  
4th January, 1944.

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

Dear Mr. McPherson:

We are enclosing herein three deeds in connection  
with the sale of Japanese property on which tenders have been  
received and recommended for acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
271	2704 Trinity Street	9326
344	43 East 5th Avenue	1392/ 1548
357	847 West 7th Avenue	3895/ 8545

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

Yours very truly,

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

PMH

encl.

59008 CH 12] Japanese properties and sales - General correspondence



DOUGLAS A. DAVIDSON  
BARRISTER AND SOLICITOR  
NOTARY PUBLIC AND COMMISSIONER

102 Crown Bldg.  
615 Pender St. W.  
Vancouver B.C.

PHONE: BAYVIEW 8030-Y  
Fa. 8537

Res.

2636 ELEVENTH AVE. WEST.

VANCOUVER, B. C.

Jan. 5/44

The Custodian of Enemy Property,  
Ottawa, Can.

Dear Sir:

Re sale of Internee property at 3700 and  
3702 Hastings St. East, Vancouver B.C.  
lots 1 and 2, Bk. 9, D.L. 116. Y. Bata.

A client of mine, Mr. Y. Hoy wishes to purchase the  
above properties. He has a five year lease with four more years  
to run on 3700 and informs me that he was a lessee of this  
property under a five year lease expiring just before this  
one was entered into.

He wishes to be sure of the purchase of the property  
at both addresses but as the method at present used will not  
give him the first right of refusal but leaves the matter in  
the air I would suggest that the necessary legislation be put  
through allowing the tenant under a lease or otherwise to  
compete with the highest bidder for the property. In this way  
a higher price will be obtained for the property than could  
have been obtained had the highest tender been accepted, in  
most cases where there is a tenant.

It would be appreciated if the advertising for tender  
of the abovementioned property was delayed until this suggest-  
ion is carefully considered.

The abovementioned property is enemy land but the sugges-  
tion could be applied to evacuee property also.

Would you kindly let me know what you think of the sugges-  
tion and what may be done in regard to these two lots.

Yours truly

D. A. Davidson.



59008 CH 12] Bpance Corporations properties and sales - General correspondence



59008 [14.12] Japanese Captives, properties and sales - General correspondence

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.  
4th January, 1944.

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

Dear Mr. McPherson:

Re: Evacuee Property Sale Documents.

I am in receipt of your letter of the 28th December  
returning documents covering the sale of two properties  
formerly owned by Japanese evacuees, duly executed by the Deputy  
Custodian.

Yours very truly,

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

PMH



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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
30th December, 1943.

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

Dear Mr. McPherson:

I am enclosing herein two Transmissions and  
Conveyances in connection with the sale of two properties  
formerly owned by Japanese evacuees on which tenders have  
been received and recommended for acceptance:

<u>Cat.No.</u>	<u>Address</u>	<u>File No.</u>
180	210-218 Powell Street (202 Main Street)	11773/11774
386	620 E. 16th Avenue	2135

I shall be glad to receive these duly executed by  
the Deputy Custodian at your early convenience.

Yours very truly,

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

PMH

encl.

59008 [1412] Japanese companies, properties and sales - General correspondence



Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario,  
December 26th, 1943.

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

Dear Mr. Shears:- re Evacuee Property Sale  
Documents

I wish to return herewith duly executed  
documents covering the sale of 2 properties formerly  
owned by Japanese evacuees.

Yours very truly,

G. W. McPherson  
Executive Assistant

L/

59008 [1412] Japanese evacuee's properties and sales - General correspondence



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.

23rd December, 1943.

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

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyance in connection with a property on which a tender has been received and recommended for acceptance:

<u>Cat.No.</u>	<u>Address</u>	<u>File No.</u>
159	1239 Odium Drive	4465

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

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

encl.

59008 [H.12] Japanese company's properties and sale - General correspondence



VIA AIR MAIL

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

ADDRESSES ALL  
COMMUNICATIONS  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO  
FILE NO. 1468, 14130 & 3252

506 Royal Bank Building,  
Vancouver, B.C.  
23rd December, 1943.

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

Dear Mr. McPherson:

I am enclosing herein Deed of Land in duplicate for the signature of the Deputy Custodian covering property No. 71 as advertised in our catalogue.

Mr. Wright has been in touch with Mr. Crane of Victoria in regard to the revised Regulation 23 (2) and we are not sending the Transmission which in previous cases has been prepared and forwarded to you.

Mr. Wright points out to me that there is no need to complete the Affidavit of witness as long as the witness signs and the affidavit of the maker is completed.

Yours very truly,

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

FGS/PMH

encl.

59008 [H.12] Japanese companies, properties and sales - General correspondence



57008 [RE12]

Japanese Canadian Properties and Sales - General correspondence

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.

22nd December, 1943.

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

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

Dear Mr. McPherson:

Re: Evacuee Property Sale Documents

I am in receipt of your letter of the 16th December  
together with duly executed documents covering the sale of two  
properties formerly owned by Japanese evacuees.

Yours truly,

*F.G. Shears*

F. G. Shears,  
Director.

PMH



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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
22nd December, 1943.

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

Dear Mr. McPherson:

Re: Veterans' Land Act deal.

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

Yours very truly,

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

PMH

59008 [1412] Japanese companies, properties and sales - General correspondence



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

December 16, 1943.

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

Dear Mr. Shears:

Re: Evacuee Property Sale  
Documents

I wish to return herewith duly executed  
documents covering the sale of two properties formerly  
owned by Japanese evacuees.

Yours very truly,

G. W. McPherson  
Executive Assistant.

FC.

57008 [1412] Japanese companies, properties and sales - General correspondence



CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.

13th December, 1943.

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

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

Dear Mr. McPherson:

I am in receipt of your letter of the 8th instant  
returning duly executed documents covering the sale of four  
properties formerly owned by Japanese evacuees.

Yours very truly,

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

PMH

59008 [412] Japanese companies, properties and sales - General correspondence



Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario.  
December 13, 1943.

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

Dear Mr. Shears:

Re: Japanese Evacuee Sale  
Documents

I wish to return herewith duly executed  
documents covering the sale of 6 properties formerly  
owned by Japanese evacuees.

Yours very truly,

G.W. McPherson  
Executive Assistant.

FC.

59008 [A12] Japanese companies, properties and sales - General correspondence



# CANADA

## DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.

10th December, 1943.

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

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

Dear Mr. McPherson:

I am enclosing herein two Transmissions and Conveyances  
in connection with properties on which tenders have been received  
and recommended for acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
✓ 313	1733 West 2nd Avenue	13049
✓ 320	1618 West 3rd Avenue	9011

I shall be obliged if you will have these signed by the  
Deputy Custodian and returned at your early convenience:

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

encl.

59008 [RE12] *by-pass company, properties and sales - General correspondence*



CANADA

DEPARTMENT OF THE SECRETARY OF STATE

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

OFFICE OF THE CUSTODIAN  
506 Royal Bank Building,  
Vancouver, B.C.  
9th December, 1943.

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

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyance  
on a property on which a tender has been received and  
recommended for acceptance:

Cat. No.	Address	File No.
✓ 110	349 E. Georgia Street	12995

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

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

encl.

57008 [12] Japanese company's properties and sales - General correspondence



ADDRESS ALL  
COMMUNICATIONS  
TO THE  
CUSTOMER'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 December, 1943.

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

Dear Mr. McPherson:

I am enclosing a further Transmission and Conveyance  
in connection with an evacuee property as follows:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
✓ 258	8864 Selkirk Street	10843

I shall be obliged if you will have these executed by  
the Deputy Custodian and returned in due course.

Yours very truly,

F. G. Shears,  
Director.

PMH

encl.

59008 [1412] by name company's properties and sites - General correspondence



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 December, 1943.

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

Dear Mr. McPherson:

I am enclosing herein two Transmissions and Conveyances  
covering properties on which tenders have been received and  
recommended for acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
✓ 281	3380 Venables Street	8985
✓ 416	700 Block W. 68th Ave.	4211

I shall be obliged if you will have these signed by the  
Deputy Custodian and returned to me in due course.

Yours very truly,

*F.G. Shears*

F. G. Shears,  
Director.

PMH

encl.

59008 [RE12] Separate conveyances, properties and sales - General correspondence



Victoria Building,  
70 Connor Street,  
Ottawa, Ontario.  
December 8, 1943.

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

Dear Mr. Shears:

Re: Japanese Evacuee Sale  
Documents

I wish to return herewith duly executed documents covering the sale of 4 properties formerly owned by Japanese evacuees.

Yours very truly,

FC.

G. W. McPherson  
Executive Assistant.

59008 [412] Japanese evacuees, properties and sales - General correspondence



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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
7th December, 1943.

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

Dear Mr. McPherson:

I am enclosing herein two Transmissions and Conveyances  
covering properties on which tenders have been received and  
recommended for acceptance:

<u>Cat. No.</u>	<u>Address.</u>	<u>File No.</u>
✓ 75	706 East Cordova St.	11176
✓ 215	657 Powell St.	3897

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

Yours truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

encl.

59008 [412] by [unclear] properties and sales - General correspondence



J-71

Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario.  
December 6, 1943.

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

Dear Mr. Shears:

Re: Greater Vancouver Advisory  
Committee Valuations

I have your letter of December 4th.

I do not think it would do any harm for you  
to have a private chat with Mr. Durkee and possibly  
subsequently with Mr. Justice Smith on this matter.

Yours very truly,

GWMcP/FC.

G. W. McPherson  
Executive Assistant

59008 [412] Japanese companies, properties and sales - General correspondence



CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

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

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

December 6th, 1943.

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

Dear Mr. McPherson:

Re: Japanese Evacuee Property  
Sale Documents

We are in receipt of your letter of the 30th  
November, enclosing documents covering the sale of twenty pro-  
perties formerly owned by evacuees, duly executed by the Deputy  
Custodian.

Yours very truly,

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

FGS/AW

59608 [4112] Japanese evacuees, properties and sale - General correspondence



VIA AIR MAIL

ATTENTION ALL  
COMMUNICATIONS  
TO THE OFFICE  
OF THE CUSTODIAN  
PLEASE REFER  
TO  
FILE NO.

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
4th December, 1943.

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

Dear Mr. McPherson:

Re: Greater Vancouver Advisory  
Committee Valuations.

Thank you for your letter of November 30th.

For the purpose for which we require the advice of the Committee we cannot go counter to the decisions which they make and the instructions which you give will of course be followed.

It is somewhat disconcerting, however, to have valuations which have been made by recognized appraisers more or less arbitrarily changed.

As you letter comes to my desk today I have also just received two more valuations as follows:

<u>Cat. No.</u>	<u>Valuation</u>	<u>Tender</u>	<u>Proposed Minimum Price.</u>
	\$2,800.00	\$3,100.00	\$4,350.00
	2,100.00	1,800.00	4,250.00

I can understand there might be a variation of a few hundred dollars in two persons ideas regarding the valuation of a property but doubling the amount makes any reliance in one or the other of the valuations almost impossible.

The following has no bearing on the question, but for your information in order to secure valuations quicker two or three valuers, in addition to Mr. Reeve, have been approved by the Committee.

Yours truly,  
F.G. Shears,  
Director.

FGS/PMH

59008 [1412] Japanese Companies, properties and sales - General correspondence



VIA AIR MAIL

ADDRESS ALL  
COMMUNICATIONS  
CUSTODIAN'S OFFICE  
PLEASE REFER  
FILE NO. 9587

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.

3rd December, 1943.

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

Dear Mr. McPherson:

Re: Kunjiro KUSANO

The attached Transmission and Conveyance are in completion  
of a transaction of which you have some knowledge.

They refer to a deal which had been under negotiation between  
Mr. Kusano and Mr. Hal Menzies, on behalf of his clients. The sale was  
agreed to in March last. The whole matter was submitted to Judge Whiteside's  
Advisory Committee and the completion of the sale was approved by them on  
June 1st 1943.

Documents were sent to Kusano for his signature and a considerable  
amount of correspondence and stalling has since taken place. Kusano has not  
endeavoured to withdraw from the sale of the real estate but has been trying  
to have the sale of his furniture included in the deal. Kusano has advised  
that he has the deed already signed but that he would only send it if the  
purchasers would also pay \$1,000.00 for his furniture. The purchasers have  
no desire or use for the chattels but were prepared to offer \$800.00. The  
matter has reached a deadlock.

The purchasers have been very patient but are now becoming  
insistent that the deal be completed and have consulted a Solicitor. We  
have therefore agreed to the transmission of this property by ourselves  
in the usual way.

The title is registered in the name of Kusano, the only charge  
is an easement to the Western Power Company of Canada Ltd. The property has  
not been valued as the sale price was agreed upon by Kusano. The assessed  
value is \$3,300.00 and the sale price \$4,200.00.

deceased, left no natural heir, nor any known beneficiary.

AND WHEREAS it appears that the interest of any person or  
persons of the Japanese race in the said property should be vested  
in the Custodian;

Japanese conveyances, properties and sales - General correspondence  
59008 [4112]



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

ADDRESS ALL  
COMMUNICATIONS  
TO THE CUSTODIAN  
PLEASE REFER  
TO  
FILE NO. 9587

2.

G.W. McPherson, Esq.

As mentioned above, the deal was approved by Judge Whiteside's Committee on June 1st and the Director, The Veterans' Land Act was advised in August last that this property had been withdrawn from their offer.

We shall be obliged if you will have the enclosed documents signed by Dr. Coleman and returned in due course.

Yours very truly,

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

FGS/PMH  
encl.

deceased, left no natural heir, nor any known beneficiary.

AND WHEREAS it appears that the interest of any person or persons of the Japanese race in the said property should be vested in the Custodian;

Japanese companies, properties and sales - General correspondence  
59008 [412]



**CANADA**  
**DEPARTMENT OF THE SECRETARY OF STATE**  
OFFICE OF THE CUSTODIAN

ADDRESS ALL  
CORRESPONDENCE  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO  
FILE NO. 5446 & 13920.

WHEREAS The Secretary of State of Canada acting in his capacity as Custodian under or by virtue of Order in Council No. P.C. 1665, dated the 4th day of March, 1942, as amended, may order that all or any property whatsoever situated in any protected area of British Columbia, belonging to any person of the Japanese race, may for the purpose of protecting the interest of the owner or any other person, be vested in the Custodian.

AND WHEREAS SANJO KURAMURA, a person of the Japanese race, is the registered owner of an undivided one-half interest in Lot Fourteen (14) Block Twenty-nine (29), Comox District, Plan Two Thousand Two Hundred and Eighty-one (2281);

AND WHEREAS the above described property is situated in a protected area of British Columbia;

AND WHEREAS the said SANJO KURAMURA died intestate on or about the 7th day of February, 1939, at Comox in the Province of British Columbia;

AND WHEREAS Letters of Administration were granted by the Supreme Court of British Columbia on the 21st day of May, 1947, to Arthur Gordon Freeze, official administrator for part of the County of Nanaimo, in respect to the Estate of the said SANJO KURAMURA, deceased;

AND WHEREAS The Secretary of State of Canada acting in his capacity as Custodian has been informed that the said SANJO KURAMURA, deceased, left no natural heir, nor any known beneficiary.

AND WHEREAS it appears that the interest of any person or persons of the Japanese race in the said property should be vested in the Custodian;

59008 [4.12] Japanese companies, properties and sales - General correspondence



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

ADDRESS ALL  
COMMUNICATIONS  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
FILE NO. 3446 & 13920.

NOW THEREFORE The Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the provisions of Order in Council No. P.C. 1665, dated the 4th day of March, 1942, as amended, and the applicable provisions of the Revised Regulations Respecting Trading With The Enemy (1943) hereby orders that the interest of any unknown person or persons of the Japanese race be, and the same are hereby vested in The Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943).

DATED at OTTAWA, ONTARIO, this            day of            A.D. 1943.

Deputy Custodian.

59608 [E12] Japanese companies, properties and sales - General correspondence



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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
2nd December, 1943.

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

Dear Mr. McPherson:

I am enclosing herein Transmissions and Conveyances  
in connection with properties on which tenders have been received  
and recommended for acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
298	1748 West 1st Ave.	3387
358	925 West 7th Avenue	707 & 9454
391/392	2800 Blk. and 2880 E. 20th Avenue,	1586

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

Yours very truly,

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

PMH  
ENCL.

59008 [4112] Japanese companies, properties and sales - General correspondence



Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario.  
November 30, 1945.

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

Dear Mr. Shears:

Re: Japanese Evacuee Property  
Sale Documents

I wish to return herewith duly executed documents  
covering the sale of twenty properties formerly owned by  
evacuees.

Yours very truly,

G. W. McPherson  
Executive Assistant.

FC.

59008 CH12] Japanese companies, properties and sales - General correspondence



CANADA

DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

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

506 Royal Bank Building,  
Vancouver, B.C.  
29th November, 1943.

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

Dear Mr. McPherson:

Re: Japanese Evacuee Property  
Sale Documents.

I am in receipt of your letter of the 24th instant  
returning documents covering six properties, formerly owned  
by evacuees, duly executed by the Deputy Custodian, for which  
I thank you.

Yours very truly,

*F.G. Shears*

F.G. Shears,  
Director.

PMH

59008 [412] Japanese evacuee's properties and sales - General correspondence



VIA AIR MAIL

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

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN  
506 Royal Bank Building,  
Vancouver, B.C.  
27th November, 1943.

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

Dear Mr. McPherson:

I am enclosing herein Transmissions and Conveyances  
in connection with the following properties on which tenders have  
been received and recommended for acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
374	1075 West 8th Ave.	7034/9215
458/459	4337 Parker Street, Burnaby, B.C.	10216

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

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

encl.

59008 [412] please conveyances, properties and sales - General correspondence



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
26th November, 1943.

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

Dear Mr. McPherson:

I am enclosing herein Transmissions and Conveyances of  
properties on which tenders have been received and recommended for  
acceptance:

<u>Cat.No.</u>	<u>Address.</u>	<u>File No.</u>
✓ 348	414 West 6th Ave.	12621
✓ 356	838 West 7th Ave.	11142/11143
✓ 388	261 West 20th Ave.	9751/10170
✓ ---	784 West 69th Ave.	1616

I shall be obliged if you will have these signed by the  
Deputy Custodian and return at your earliest convenience.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

encl.

59008 [14.12] Japanese Companies, properties and sales - General correspondence



VIA AIR MAIL

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

ADDRESS ALL  
COMMUNICATIONS  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO  
FILE NO. 11686/1 & 7343  
Evacuee Section

912 Royal Bank Bldg.,  
Vancouver, B. C.  
November 25th, 1943.

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

Dear Mr. McPherson:

Re: Tasaburo CHAKI and  
353 East Cordova Street.

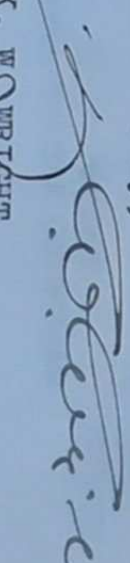
A letter was sent to you on 5th October, 1943, enclosing  
Transmission, Conveyance and Discharge of Mortgage for signature  
of the Deputy Custodian. You advised in a letter dated 18th October,  
1943, that we should, if possible, have the mortgagee sign the  
Discharge.

In accord with this, the necessary documents were forwarded  
by registered post but there has been no reply and the purchasers are  
pressing us to close the deal. The property is valued at \$500.00 and  
we are to receive \$750.00

Attached hereto you will find copy of letter addressed to  
Mr. Durkee under date of 22nd instant and copy of his reply under  
yesterday's date.

The Committee having approved, will you be good enough to  
have the Transmission, Conveyance and Discharge executed and returned  
as soon as convenient.

Yours truly,

  
K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/W  
Attach.

59008 [1412] Japanese Captives, properties and sales - General correspondence



ADAMAC  
RE TO YRATERCEB SHIT TO TWENTYTHREE  
RECEIVED  
NOV 22 1943

11686/1 and 7343  
Evacuee Dept.

912 Royal Bank Bldg.,  
Vancouver, B. C.  
November 22nd, 1943.

COPY

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

Dear Mr. Durkee:

Re: Tasaburo CHAKI and  
353 East Cordova Street.

A letter was addressed to Mr. G.W. McPherson under date of 5th October, 1943, wherein we explained that property known as 353 East Cordova Street and valued at \$500.00 had been sold with the approval of the Advisory Committee for the sum of \$750.00. Encumbrances include a mortgage for \$1000.00 in favor of Natsui Sawayama and taxes of \$106.00.

Forms for Transmission and Conveyance and Discharge of Mortgage were forwarded for execution and Mr. McPherson suggested in a letter to us under date of 18th October, 1943, that we endeavor to have the mortgagee execute the Discharge.

We have not been successful and under the circumstances, we think it would be advisable to obtain the Board's approval before we again write Mr. McPherson requesting him to obtain the Custodian's signature.

The above numbered files are attached for your perusal.

Yours truly,

KWW/W

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

59008 [1412] Japanese properties and sales - General correspondence



ADVISORY COMMITTEE ON JAPANESE PROPERTIES IN GREAT  
VANCOUVER

Your File 11686 & 7343.

1012 Royal Bank Building,  
Vancouver, B. C.

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

November 25th, 1943.

Dear Mr. Wright:

Re: Taseburo CHAKI and  
353 East Cordova Street.

We acknowledge receipt of your letter of November  
22nd, together with files as numbered above which we are  
returning herewith.

The Committee feel that in view of the price obtained  
for this property, as compared with the current appraised value,  
the interest of the mortgagee has been protected, and hereby approve  
of the execution of any necessary documents by the Custodian in order  
that the sale may be consummated.

Yours truly,

"H.S. Durkee"

Executive Assistant.

/MS

59008 [H.12] Japanese properties and sales - General correspondence



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
25th November, 1943.

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

Dear Mr. McPherson:

I am enclosing herein Transmissions and Conveyances  
in connection with properties on which tenders have been  
received and recommended for acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
✓ 73	671-9 E. Cordova Street	5129/5129/1 & 5129/2
✓ 311	1723 West 2nd Avenue	11576

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

Yours very truly,

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

PMH

encl.

59008 [14.12] Japanese Companies, Properties and Sales - General Correspondence



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Ottawa, Ont.  
24th November, 1943.

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

Dear Mr. McPherson,

I am enclosing herein 8 Transmissions and Conveyances  
in connection with properties on which tenders have been received  
and recommended for acceptance:

Cat.No.	Address	File No.
✓ 253	8828 Selkirk Street	4390 & 9957
✓ 261/262	620 Semlin Drive & vacant lot. 9044	1578
✓ 268	2666 Trinity Street	8614
✓ 297	130 West 1st Avenue	10734
✓ 331	1907 West 4th Avenue	1624
✓ 350	1525 West 6th Avenue	1582
✓ 375	1864 West 8th Avenue	1826/10899/10900
✓ 394	2996 West 29th Avenue	

I shall be obliged if you will return these documents  
duly completed by the Deputy Custodian at your early convenience.

Yours very truly,

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

PMH

encl.

59008 [H.12] Japanese Conveyances, Properties and Sals - General Correspondence



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

November 24, 1943.

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

Dear Mr. Shears:

Re: Japanese Evacuee Property  
Sale Documents

I wish to return herewith duly executed  
documents covering the sale of six properties formerly  
owned by evacuees.

Yours very truly,

G. W. McPherson  
Executive Assistant.

FC.

59008 [H.12] Japanese Evacuee Properties and Sales - General Correspondence



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
23rd November, 1943.

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

Dear Mr. McPherson:

I am enclosing herein Transmissions and Conveyances  
in connection with the following properties on which tenders  
have been received and recommended for acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
✓ 342	238 West 5th Avenue	2085
✓ 411/412	1612 West 64th Ave. and adjacent lot	9867
✓ 303	1622 West 2nd Ave.	7249

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

Yours very truly,

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

pmh  
encl.

59008 [1412] please copy, properties and sales - General correspondence



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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
22nd November, 1943.

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

Dear Mr. McPherson:

Re: Japanese Property Sale Documents

I am in receipt of your letter of the 16th instant  
returning duly executed documents covering the sale of three  
evacuee properties and one set of documents covering property  
formerly owned by a released internee, for which I thank you.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

59008 [12] Japanese companies, properties and sales - General correspondence



VIA AIR MAIL

ATTENTION: ALL  
COMMUNICATIONS  
TO THE OFFICE  
OF THE CUSTODIAN  
PLEASE REFER  
TO  
FILE NO.

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
20th November, 1943.

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

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyance  
covering the following property on which a tender has been  
received and recommended for acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
1	1842 Adanac Street	12211/13657/14023

I shall be obliged if you will kindly have these  
duly executed by the Deputy Custodian and returned to me at  
your early convenience.

Yours very truly,

*F.G. Shears*

F. G. Shears,  
Director.

PMH  
encl.

59008 [H.12] Japanese Captives, properties and sales - General correspondence



VIA AIR MAIL

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

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.

19th November, 1943.

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

*James J. J. J.*

Dear Mr. McPherson:

Re: Catalogue No. 270  
2696 Trinity Street

We are enclosing herein Transmission and Conveyance in connection with the above property.

In this particular case we are informed that the purchaser, Mr. Wm. Lee, wishes to secure the immediate occupancy of these premises and this is agreeable to the tenant, providing that a place can be found for him to move into. Mr. Lee can secure a residence suitable to this tenant but does not wish to do so unless he is sure that the documents enclosed herein will be signed and returned to us for registration.

The arrangements in regard to this other house have to be made immediately and in order to co-operate with Mr. Lee it would be appreciated if you would advise by wire today whether we can be assured that the documents will be signed. There being no unusual circumstances in connection with this sale, the matter having been fully approved by the Committee, we presume that the documents will be signed in the normal course, but wish this immediate assurance in view of the fact that Mr. Lee has to negotiate in regard to another property and of course does not wish to do so unless he is to obtain possession of the property he has just purchased from us.

Yours very truly,

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

FGS/PMH

encl.

59008 [14.12] Japanese Captives, properties and sales - General correspondence



VIA AIR MAIL

ADDRESS ALL  
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OF THE CUSTODIAN  
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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.  
19th November, 1943.

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

Dear Mr. McPherson:

I am enclosing herein Transmissions and Conveyances  
in connection with properties on which tenders have been  
received and recommended for acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
338	133 West 5th Avenue	11600
409	S.E. Corner East 58th Ave. & Carlton St.	8049

I shall be pleased to receive these duly signed  
by the Deputy Custodian at your early convenience.

Yours very truly,

*F.G. Shears*

F.G. Shears,  
Director.

PMH

encl.

59008 [1412] Japanese conveyances, properties and sales - General correspondence



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
18th November, 1943.

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

Dear Mr. McPherson:

I am enclosing herein two further Transmissions and  
Conveyances on properties on which tenders have been received  
and recommended for acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
283	5284 Victoria Drive	1612
353	473 East 6th Avenue	12408

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

Yours very truly,

F. G. Shears,  
Director.

PMH

encl.

59008 CH 12] Japanese conveyances, properties and sales - General correspondence



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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
18th November, 1943.

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

Dear Mr. McPherson:

Re: Japanese Evacuee Property  
Sale Documents.

I am in receipt of your letter of the 13th instant  
together with documents enclosed therein duly executed by the  
Deputy Custodian for which I thank you.

Yours truly,



F. G. Shears,  
Director.

PMH

59008 [1412] Japanese Evacuee Property and Sales - General correspondence



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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
18th November, 1943.

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

Dear Mr. McPherson:

Re: Japanese Evacuee Property  
Sale Documents.

I am in receipt of your letter of the 12th instant  
together with documents enclosed therein duly executed by  
the Deputy Custodian for which I thank you.

Yours very truly,

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

FGS/PMH

59008 [H12] Japanese companies, properties and sales - General correspondence



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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
18th November, 1943.

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

Dear Mr. McPherson:

Re: Japanese Evacuee Property Sale  
documents.

This will acknowledge receipt of your letter of the  
10th instant returning documents covering the sale of 9 parcels  
of land formerly owned by Japanese duly executed by the Deputy  
Custodian.

Your remarks regarding the omission of the name of the  
month when typing future documents has been noted.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

57008 [A12] Japanese Evacuee Property Sale - General correspondence



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
16th November, 1943.

*file*

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

Dear Mr. McPherson:

We are in receipt of your wire advising us of the  
wording to be used describing the Custodian as follows:

THE SECRETARY OF STATE ACTING IN HIS CAPACITY AS CUSTODIAN  
UNDER THE REVISED REGULATIONS RESPECTING TRADING WITH THE  
ENEMY (1943)

and this wording will be observed in future documents which we  
prepare.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

FCS/PMH

57008 [1412] Japanese companies, properties and sales - General correspondence



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

November 16, 1943.

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

Dear Mr. Shears:

Re: Japanese Property Sale  
Documents

I wish to return herewith duly executed  
documents covering the sale of three properties  
formerly owned by evacuees and one set of documents  
covering property formerly owned by a released  
internee.

Yours very truly,

FC.

G. W. McPherson  
Executive Assistant

57008 [1412] Japanese companies, properties and sales - General correspondence



J-78A

Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario.  
November 16, 1945.

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

Dear Mr. Wright:

Re: P/W A-722, MATSUYAMA, Hideo

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

Yours very truly,

FO.

G. W. McPherson  
Executive Assistant.

57008 [A12] Japanese agencies, properties and sales - General correspondence



# CANADIAN PACIFIC TELEGRAPHS

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Night Letter	
Please mark an X opposite the class of service desired.	

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TELEGRAPH TO PRINCIPAL  
POINTS IN CANADA AND  
THE UNITED STATES



CABLE CONNECTIONS TO  
ALL PARTS OF THE  
WORLD  
RADIOGRAMS TO SHIPS

TIME FILED	
CHECK	

W. D. NEIL, General Manager of Communications, Montreal

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

OTTAWA ONTARIO  
NOVEMBER 15 1945

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

DESCRIBE CUSTODIAN QUOTE THE SECRETARY OF STATE OF CANADA ACTING IN HIS  
CAPACITY AS CUSTODIAN UNDER THE REVISED REGULATIONS RESPECTING TRADING  
WITH THE ENEMY BRACKET NINETEEN FORTY THREE BRACKET UNQUOTE

G W MCPHERSON  
EXECUTIVE ASSISTANT

Charge to Custodian's Office.

GWMCP/EC. File G-38

BY008 [1412] Japanese agencies, properties and assets - General correspondence



VIA AIR MAIL

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CURSTODIAN

ADDRESS ALL  
CORRESPONDENCE  
TO THE  
CURSTODIAN'S OFFICE  
PLEASE REFER  
FILE NO. 1201  
Legal Department

912 Royal Bank Bldg.,  
Vancouver, B. C.  
November 13th, 1943.

G. W. McPherson, Esq.,  
Executive Assistant to the  
Secretary of State of Canada,  
Victoria Bldg., 70'Connor St.,  
Ottawa, Ontario.

Dear Mr. McPherson:

Re: P/W A-722, MATSUKAMA, Hideo  
and 840 East Cordova Street.

Attached hereto you will find Transmission application  
and Conveyance in duplicate in favour of Messrs. Lim Bong and Lim  
Took, for execution by the Deputy Custodian.

These documents relate to property known as 840 East  
Cordova Street, which was advertised for sale on May 20th, 21st, and  
22nd, 1943, along with adjoining lot, 846 East Cordova Street, also  
owned by this internee, which we sold to Mr. Lim Butt for the sum  
of \$1300.00. No bids were received for 840 East Cordova Street in  
response to the advertisement. Lim Bong and Lim Took now offer to  
purchase this property for the sum of \$1200.00 cash.

Mr. Reeve states, in his report of May 29th, 1943, that the  
neighborhood is a poor one and the proximity of the Baker Forge Works,  
operated 24 hours a day, is a drawback because of the noise and smoke.  
The size of the lot is 25 ft. by 122 ft. and the buildings consist of  
a small one-storey four-room dwelling and garage or storage barn. The  
roof of the house leaks, and all the rooms inside require redecorating.  
A brick chimney is built to the ground but the upper part is crooked.  
The house is built too close to the ground to provide sufficient  
ventilation to protect the joists and sills. Attached to the house is  
a large woodshed and because of this and the storage barn, there is no  
backyard. Mr. Reeve is of the opinion that this is an old house which  
has been restored. The siding is of poor grade and the material used  
appears to be secondhand.

Mr. Reeve valued the two lots, 840 and 846 East Cordova Street,  
at \$2,400.00. However, he states that if the lots are sold separately,  
the price of 846 East Cordova Street should normally be higher than  
840 East Cordova Street because the building at the rear of the former  
is enclosed with corrugated iron. He states it may be possible to obtain

59008 [14.12] Japanese companies, properties and sales - General correspondence



VIA AIR MAIL

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FILE NO.

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

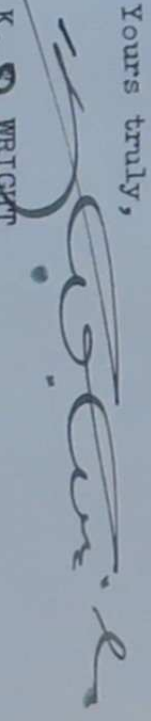
- 2 -

\$1250.00 for each lot. This offer measures up to the \$2500.00 valuation as the first parcel sold for \$1300.00.

Vesting Certificate has been filed and there are no encumbrances. We have received the sum of \$200.00 deposit and the remainder will be paid upon acceptance of this offer, which is hereby recommended.

Your kind attention, please.

Yours truly,



K. Q. WRIGHT  
COUNSEL TO THE CUSTODIAN

KTW/W  
Encls.

59008 [E412] Japanese companies, properties and sales - General correspondence



Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario.  
November 13, 1943.

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

Dear Mr. Shears:

Re: Japanese Evacuee Property  
Sale Documents

I have your letter of November 10th, with  
enclosures, and wish to return the documents herewith.  
These have been duly executed by the Deputy Custodian.

Yours very truly,

G. W. McPherson  
Executive Assistant.

FC.

59008 [H12] Japanese evacuee properties and sale - General correspondence



VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.

12th November, 1943.

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FILE NO. 873 Int.

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

Dear Mr. McPherson:

Re: Sale of Japanese Property.  
Masayoshi OYE

Further to my letter of the 6th September. As I  
advised you, the particulars with regard to the sale of the  
above property were referred to Judge Whiteside and I have  
to inform you that the Committee will approve of this sale.

You are holding the deeds in connection with this  
matter at your office awaiting this information and I will  
now be glad if you will have same signed by the Deputy  
Custodian and returned to us in due course.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

FGS/PMH

59008 [H.12] Japanese companies, properties and sales - General correspondence



59008 [H.12]

Japanese companies, properties and sales - General correspondence

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CURSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.

12th November, 1943.

ADDRESS ALL  
COMMUNICATIONS  
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FILE NO. ....

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

Dear Mr. McPherson:

I am in receipt of your letter of November 5th  
returning duly completed documents covering the sale of 7  
properties formerly owned by Japanese evacuees, together  
with documents covering sale of chattels and Shoyu Sauce at  
2135 Dundas Street.

Yours very truly,

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

PMH



Victoria Building,  
70 Connor Street,  
Ottawa, Ontario.  
November 12, 1943.

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

Dear Mr. Shears:

Re: Japanese Evacuee Property  
Sale Documents

I have your letter of November 8th, with  
enclosures, and wish to return the documents herewith.  
These have been duly executed by the Deputy Custodian.

Yours very truly,

FC.

G. W. McPherson  
Executive Assistant.

59008 [H.12] Japanese evacuee properties and sale - General correspondence



VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CURTODIAN

506 Royal Bank Building,  
Vancouver, B.C.

11th November, 1943

ADDRESS ALL  
COMMUNICATIONS  
TO THE CURTODIAN  
PLEASE REFER  
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FILE NO.

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

Dear Mr. McPherson:

The attached Transmissions and deeds were in course of  
preparation prior to the receipt of your letter in which you ask  
us to defer the preparation of further documents pending the  
Revision of the Regulations.

If these will not be acceptable by ante-dating you will  
kindly return and we will have them redrafted according to the new  
instructions which we expect to receive from you:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
✓380	2416 West 12th Ave.,	10181
✓390	2964 W. 20th Avenue	9848 and 13126
✓464	325 Willingdon Avenue, Burnaby.	8551

Yours very truly,

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

FGS/PMH  
encl.

57008 [1412] Japanese companies, properties and sales - General correspondence



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.  
10th November, 1943.

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

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyances on  
the following properties on which tenders have been received and  
recommended for acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
✓ 40	636 Cassiar Street	10733
✓ 406	East 54th Avenue	1390

I shall be glad to receive these duly executed by the  
Deputy Custodian at your early convenience.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

pmh

encl.

59008 [1412] Japanese Conveyances, properties and sales - General correspondence



Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario.  
November 10, 1945.

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

Dear Mr. Shears:

Re: Japanese Evacuee Property  
Sale Documents

I am forwarding herewith duly executed documents covering the sale of 9 parcels of land formerly owned by Japanese evacuees.

In some of these cases and in others that have been previously returned to you it has been necessary to change the name of the month when it has not been possible to have the documents completed until the following month. It would be appreciated if you would kindly request who ever is typing these to please omit the name of the month in both the deeds and the transfer documents.

Yours very truly,

FC.

G. W. McPherson  
Executive Assistant.

Japanese companies, properties and sales - General correspondence  
[1412] 59008



VIA AIR MAIL

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

ADVISE ALL  
COMMUNICATIONS  
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FILE NO. 1033

Legal Department

G. W. McPherson, Esq.,  
Executive Assistant to the  
Secretary of State of Canada,  
Victoria Bldg., 70 Connor St.,  
Ottawa, Ontario.

912 Royal Bank Bldg.,  
Vancouver, B. C.  
November 9th, 1943.

Dear Mr. McPherson:

Re: P/W A-288, NISHI, Yoshio.

We wish to acknowledge receipt of your communication  
of 2nd instant, enclosing documents in connection with sale  
of above named's property which have been duly executed by the  
Deputy Custodian.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/W

59008 [11.12] Japanese companies, properties and sales - General correspondence



VIA AIR MAIL

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

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TO

FILE NO. 1049-  
Legal Department

912 Royal Bank Bldg.,  
Vancouver, B. C.  
November 9th, 1943.

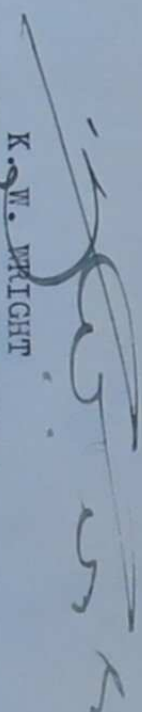
G. W. McPherson, Esq.,  
Executive Assistant to the  
Secretary of State,  
Victoria Bldg., 7 O'Connor St.,  
Ottawa, Ontario.

Dear Mr. McPherson:

Re: P/W A-304, SAKAI, Yasuo.

We wish to acknowledge and thank you for your  
communication of the 2nd instant, enclosing documents in  
connection with sale of above named's property, which have  
been duly executed by the Deputy Custodian.

Yours truly,

  
K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/W

59008 [H.12] Japanese companies, properties and sales - General correspondence



VIA AIR MAIL

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

ATTENDING ALL  
COMMUNICATIONS  
TO THE OFFICE  
OF THE CUSTODIAN  
PLEASE REFER  
TO  
FILE NO. 991  
Legal Department

912 Royal Bank Bldg.,  
Vancouver, B. C.  
November 9th, 1943.

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

Dear Mr. McPherson:

Re: P/W A-247, KITAMORA, Takahagi.

We wish to acknowledge and thank you for your  
communication of the 2nd instant, enclosing documents in  
connection with sale of above named's property which have  
been duly executed by the Deputy Custodian.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/W

57008 [1412] Japanese companies' properties and sales - General correspondence



Victoria Building,  
70 Connor Street,  
Ottawa, Ontario.  
November 8, 1943.

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

Dear Mr. Shears:

Re: Revised Regulations

I anticipate that the Revised Regulations will be passed tomorrow and the description of the Custodian in all legal documents is specifically provided for in the revision. This will mean, therefore, that all future documents forwarded to this office will have to follow the exact wording given in the revision, since when they become effective the Consolidated Regulations will automatically be superseded.

As soon as the Revised Regulations are passed I will write you but in the meantime I would suggest that no further documents be drawn for the signature of the Custodian so there will be no overlapping documents held here for signature describing the Custodian under the old Regulations.

Yours very truly,

GMMCP/FC.

G. W. McPherson  
Executive Assistant.

59008 [1412] Japanese Consulate, properties and sales - General correspondence



VIA AIR MAIL

ADDRESS ALL  
COMMUNICATIONS  
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FILE NO.

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
8th November, 1943.

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

Dear Mr. McPherson:

I am enclosing herein Transmissions and Conveyances in  
connection with properties listed in our Catalogue on which  
tenders have been received and recommended for acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
137	2120 Manitoba Street	12637 and Int. 648
351	2326 West 6th Avenue	14565 and 12461

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

Yours very truly,

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

PMH

encl.

59008 [RE12] *bylaws, covenants, properties and sales - General correspondence*



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ATTENTION: 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.  
6th November, 1943.

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

*Arikado, Yataro*

Dear Mr. McPherson:

Re: Sale of Japanese Property.

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

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

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

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

FGS/PMH

BYCUB [4.12] Japanese companies, properties and sales - General correspondence



COPY/PM

CANADA

DEPARTMENT OF THE SECRETARY OF STATE  
Office of the Custodian

506 Royal Bank Building,  
Vancouver, B.C.  
6th November, 1943.

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

*Miyasaka, Shigeichi*

Dear Mr. McPherson:

Re: Sale of Japanese Property

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

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

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

Yours very truly,

(Signed) F. G. Shears.

F. G. Shears,  
Director.

FGS/PMH

59008 [4.12] Japanese Captives, properties and sales - General correspondence



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.  
6th November, 1943.

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

Dear Mr. McPherson:

I thank you for your two letters of November 2nd  
in which you returned documents duly executed covering  
three evacuee properties and also seventeen properties.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

FCS/PMH

59008 [4.12] Japanese Captives, properties and sales - General correspondence



Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario.  
November 5, 1943.

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

Dear Mr. Shears:

Re: Evacuee Property Sale Documents

I enclose herewith duly completed documents  
covering the sale of 7 properties formerly owned by  
Japanese evacuees. Also enclosed are documents covering  
sale of chattels & Shoyu Sauce at 2135 Dundas Street.  
Yours very truly,

FC.

G. W. McPherson  
Executive Assistant

59008 [1412] Japanese evacuees, properties and sales - General correspondence



VIA AIR MAIL

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CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
5th November, 1943.

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

Dear Mr. McPherson:

I am enclosing herein Transmission and conveyances  
in connection with properties listed in our catalogue and  
on which tenders have been received and recommended for  
acceptance:

<u>Cat. No.</u>	<u>Address.</u>	<u>File.</u>
✓ 156	2528 Napier Street	11340
✓ 224	3377 Price Street	8311
✓ 328	1607 West 4th Avenue	3365
✓ 332	1952 West 4th Avenue	10446 and 11301

I shall be pleased to receive these duly completed  
at your early convenience.

Yours very truly,

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

PMH

encl.

59008 [1412] Japanese companies, properties and sales - General correspondence



VIA AIR MAIL

ATTENTION ALL  
COMMUNICATIONS  
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OF THE CUSTODIAN  
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TO  
FILE NO.

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Ottawa, Ontario.  
3rd November, 1943.

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

Dear Mr. McPherson:

I am enclosing Transmissions and Conveyance on properties  
listed in our catalogue on which tenders have been received and  
recommended for acceptance as follows:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
✓171	732 East Pender Street	1658
✓275	2503 Triumph Street	9217
✓397	941 East 41st Avenue	5187

I shall be pleased to receive these duly completed at  
your early convenience.

Yours very truly,

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

PMH  
encl.

59008 [RE12] Japanese conveyances, properties and sales - General correspondence



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

November 3, 1943.

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

Dear Mr. Shears:

Re: Tadayoshi Sakamoto

I have your letter of October 26th, with enclosures, and it appears from these enclosures that the questions raised in my letter of October 19th have been carefully considered by Mr. Wright and Mr. Sheppard. I am, therefore, returning the documents duly executed.

Yours very truly,

GM/MCP/FC.

(G. W. McPherson)  
Executive Assistant.

59008 [41.12] Japanese companies, properties and sales - General correspondence



Victoria Building,  
70 Connor Street,  
Ottawa, Ontario.  
November 2, 1943.

K. W. Wright, Esq.,  
Counsel to the Custodian,  
512 Royal Bank Building,  
Vancouver, B. C.

Dear Mr. Wright:

Re: P/W A-247, KITAMURA, Tokanki

I have your letter of October 14th enclosing documents in connection with the above party's property. These have been duly executed by the Deputy Custodian and are returned herewith.

Yours very truly,

G. W. McPherson  
Executive Assistant

FO

59608 [412] Japanese companies, properties and sales - General correspondence



Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario.  
November 2, 1943.

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

Dear Mr. Wright:

Re: P/W A-288, NISHI, Yoshio

I have your letter of October 4th enclosing documents in connection with the above party's property. These have been duly executed by the Deputy Custodian and are returned herewith.

Yours very truly,

FC.

G. W. McPherson  
Executive Assistant.

59008 [H.12] Japanese Captives, properties and sales - General correspondence



Victoria Building,  
70 Connor Street,  
Ottawa, Ontario.  
November 2, 1943.

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

Dear Mr. Wright:

Re: P/W a-304, SAKAI, Yasuo

I have your letter of October 5th enclosing documents in connection with the above party's property. These have been duly executed by Dr. Coleman and are returned herewith.

Yours very truly,

FC.  
(G. W. McPherson)  
Executive Assistant.

59008 [A12] Japanese Captives, properties and sales - General correspondence



Victoria Building,  
70 Gannon Street,  
Ottawa, Ontario.  
November 2, 1943.

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

Dear Mr. Shears:

Re: Evacuee Property Sale Documents

I am returning herewith duly executed documents covering 3 evacuee property sales.

Yours very truly,

(G. W. McPherson)  
Executive Assistant.

FC.

59008 [1412] please copy to properties and sales - General correspondence



1  
Victoria Building,  
70 Connor Street,  
Ottawa, Ontario.  
November 2, 1943.

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

Dear Mr. Shears:

Re: Evacuee Property

I have your letter of October 23rd which satisfactorily explains the reason why bids are so frequently the same as the valuations. Since this arrangement appears to have been approved by Judge Smith's committee, the Custodian, of course, does not object to same.

Yours very truly,

GWMOP/FC.

(G. W. McPherson)  
Executive Assistant.

59008 EHL2] Japanese Captives' Properties and Sales - General Correspondence



Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario.  
November 2, 1943.

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

Dear Mr. Shears:

Re: Sale of Japanese Evacuee Property

I am forwarding herewith completed documents  
covering the sale of 17 properties formerly owned by  
Japanese evacuees.

Yours very truly,

FC.

(G. W. McPherson)  
Executive Assistant.

59008 [A12] Japanese evacuee properties and sale - General correspondence



Victoria Building,  
70 Connor Street,  
Ottawa, Ontario.

November 2, 1943.

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

Dear Mr. Shears:

Re: Evacuee Property Sale Documents

Your letter of October 28th has been received and Mr. McPherson has requested me to answer it.

We regret very much the delay in returning the documents to you but when the first ones arrived Dr. Coleman and Mr. McPherson were out of the city and upon their return Mr. McPherson was placed in charge of special work for the Custodian, with the result that even though we have worked every night for the last three weeks, we have not been able to attend to our regular correspondence.

However, the majority of these documents will go forward to you in tonight's mail and you should receive them Saturday morning.

I hope the delay has not inconvenienced you too greatly.

Yours very truly,

FC.

(G. W. McPherson)  
Executive Assistant.

59008 [1412] Japanese companies, properties and sales - General correspondence





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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
1st November, 1943.

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

*Shimotakahara, Torayasu*

Dear Mr. McPherson:

Re: Catalogue No. 114  
558-560 Granville St.

In addition to the information supplied on the Real Property memorandum attached to the enclosed Transmission and Deed of Land, I am sending copy of my letter to the Advisory Committee. Their reply is that they were pleased to approve the sale of this property to the Singer Sewing Machine Company for the sum of \$96,000.00.

This is the Pagoda property on Granville Street. The approval obtained from Mr. Shimotakahara was on the understanding that he would receive the proceeds of the sale. I suppose Mr. Shimotakahara is one of the most substantial of Japanese from a financial point of view and to make our policy of small monthly payments fit into this case is scarcely reasonable and we can assume that he will not become a charge upon public funds.

While I have not absolutely assured Pemberton that we will pay over all the funds, I have indicated to them that it seems desirable to consummate the sale and that favourable consideration would most likely be given in regard to the disposal of the moneys received from this sale.

In view of the size of this transaction Mr. Wright asked Mr. Sheppard to consult with Mr. Downs, the Solicitor for the Singer Sewing Machine Company, and prepare the necessary documents. These have been approved by Mr. Downs and also by Mr. Wright. They are enclosed herein for the signature of the Deputy Custodian and Mr. Downs expresses the

59008 [14.12] Japanese companies, properties and sales - General correspondence



59008 [RA12] Japanese companies' properties and sales - General correspondence

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CURTIDIAN

ADDRESS ALL  
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TO  
FILE NO.

2.

22nd October, 1943

G. W. McPherson, Esq.

hope that they will be returned promptly as they are anxious for  
the deal to be completed.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

The above property is our catalogue under Group 731  
and has been valued by Mr. Shears at \$75,000.00.

The only tender received was from Bessie Bess and Bessie 14  
of \$12,500.00.

FGS/PMH

encl.

The Production Realty Corporation Ltd. were the agents for Mr.  
Shears and also acted on our behalf. Production Realty Corporation  
offer to a client for the purchase of this property for \$75,000.00.  
With our permission they have been in touch with Mr. Shears and  
the following is a copy of a telegram recently sent to him, together with  
a copy of his reply:

71, BRIMCOMBARD  
705 ST CATHERINE STREET  
MONTREAL

OCTOBER 8 1943

WE HAVE RECEIVED A REMITTANCE ON ACCOUNT OF PURCHASE OF FIVE  
FIFTY EIGHT CHATELAIN STREET LOT THIRTY BLOCK THIRTY THREE  
DISTRICT LOT FIVE FIFTY ONE HERE AT PRICE OF NINETEEN SIX  
THOUSAND DOLLARS AND ALL CASH TO THE PRODUCTION REALTY CORP.  
LAST LISTING WAS FOR MORE HERE STOP KINDLY WIRE AGENT  
DIRECT TO A TRAVEL BY CUSTOMER STOP DEAL TO BE CARED AT  
ONCE STOP BEST WISHES F & B

PRODUCTION REALTY CORP.

PRODUCTION REALTY CORP  
Montreal Quebec

OCTOBER 9 1943

MR SHEARS HOME ST VANCOUVER B C

ACKNOWLEDGE RECEIVED AND FOR THE DIRECT WITH CORDIAL  
APPROVAL.

F. G. Shears



C  
O  
P  
Y

10831/1

12th October, 1943

The Advisory Committee on  
Japanese Properties in Greater Vancouver,  
1012 Royal Bank Building,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 114  
558-560 Granville St.  
Torayru Shimotakahara

The above property is listed in our Catalogue under Group "A"  
and has been valued by Mr. Reeve for the sum of \$95,000.00.

The only tender received was from Messrs Moore and Moore in  
the amount of \$12,600.00.

The Pemberton Realty Corporation Ltd. were the Agents for Mr.  
Shimotakahara and also acted on our behalf. Pembertons have secured an  
offer from a client for the purchase of this property for \$96,000.00.  
With our permission they have been in touch with Mr. Shimotakahara and  
the following is a copy of a telegram recently sent to him, together with  
a copy of his reply:

"T. SHIMOTAKAHARA  
966 ST CATHERINES STREET  
MONTREAL

OCTOBER 8 1943

WE HAVE RECEIVED A DEPOSIT ON ACCOUNT OF PURCHASE OF FIVE  
FIFTY EIGHT GRANVILLE STREET LOT THIRTY BLOCK THIRTY THREE  
DISTRICT LOT FIVE FORTY ONE HERE AT PRICE OF NINETY SIX  
THOUSAND DOLLARS GROSS ALL CASH TO THEMORTGAGE AS PER OUR  
LAST LISTING WHEN YOU WERE HERE STOP KINDLY WIRE ACCEPTANCE  
SUBJECT TO APPROVAL BY CUSTODIAN STOP DEAL TO BE CLOSED AT  
ONCE STOP BEST WISHES P R BURR  
PEMBERTON REALTY CORP."

PEMBERTON REALTY CORP Montreal QUEBEC

OCTOBER 9 1943

PR BURR HOWE ST VANCOUVER B C

ACCEPTED PROVIDING YOU CAN PAY ME DIRECT WITH CUSTODIANS  
APPROVAL.

T. SHIMOTAKAHARA"

3/11/43  
*[Signature]*

59008 [RA12] Japanese companies' properties and sales - General correspondence



There is a mortgage on this property of approximately \$49,000.00 which will be assumed by the purchaser, the balance to be paid in cash.

We will be glad of your recommendation in this connection.

Yours truly,

F.G. Shears,  
Director.

FGS/PMH

59008 [1412] Japanese companies, properties and sales - General correspondence



REAL PROPERTY MEMORANDUM

November 1st, 1943.

FILE NO: 10831

NAME: Torayyu SHIMOTAKAHARA

CATALOGUE NO: 114

RE: 558-560 Granville Street, Vancouver, B. C.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 30, Block 33, D.L. 541, Group 1, New Westminster District, Plan 210.

Encumbrances: Mortgaged to the London Life Insurance Company. Balance owing, \$50,815.51, assumed by the purchaser. Party Wall Agreement 3778D. Party Wall Agreement 17191H.

Taxes: Paid.

Vested: No. 35042

VALUATION BY APPRAISER: \$95,000.00

AMOUNT OF BID: \$96,000.00

APPROVED BY ADVISORY COMMITTEE: October 13th, 1943.

AMOUNT RECEIVED BY CUSTODIAN: \$1,000.00 in hands of Pemberton Realty Corp., Agents. Balance required under contract now in hands of Solicitor for the purchaser- to be handed to the Custodian on closing.

NAME OF PURCHASER: Singer Sewing Machine Company.

KWW/W

K. W. WRIGHT

59008 [14.12] Japanese company's properties and sales - General correspondence



LOCKE, LANE, GUILD & SHEPPARD.  
BARRISTERS & SOLICITORS,  
703 Rogers Building,  
Vancouver, B. C.

October 29th, 1943.

Office of the Custodian,  
922 Royal Bank Bldg.,  
Vancouver, B. C.

Attention: Mr. Wright.

Dear Sir:

Re: Torayyu SHIMOTAKAHARA and  
558 Granville Street - Your File  
No. 10831/1 Evacuee.

We enclose herewith Vesting Order and Deed of Land which are in appropriate form to be executed. We have submitted a copy of these documents to Mr. Downs, Solicitor for Singer Sewing Machine Company and he has approved the form. Mr. Downs requests that the Deed be not subject to outstanding leases but he is providing us with a letter to the effect that the purchase is subject to outstanding leases and we see no objection to the Deed being given in this manner.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD,

FAS/EB  
Encls.

Per: "FS"

59008 [RE12] Japanese companies, properties and sales - General correspondence



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
1st November, 1943.

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

Dear Mr. McPherson:

I am enclosing herein Transmissions and Conveyance on  
properties listed in our catalogue on which tenders have been  
received and recommended for acceptance as follows:-

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
101	3422 Eton Street.	10878 & Int.1285
318	1533 West 3rd Avenue	11584

I shall be glad to receive these duly completed at  
your early convenience.

Yours very truly,

*F.G. Shears*

F. G. Shears,  
Director.

PMH

encl.

59008 [4.12] Japanese companies, properties and sites - General correspondence



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

October 29, 1943.

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

Dear Mr. Shears:

Re: Sale of Japanese Property

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

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

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

Yours very truly,

GWMcP/EC

(G. W. McPherson)  
Executive Assistant.

BY608 [14.12] Japanese companies, properties and sales - General correspondence



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

October 29, 1943.

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

Dear Mr. Shears:

Re: Sale of Japanese Property

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

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

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

Yours very truly,

GWM:CP/FC.

(G. W. McPherson)  
Executive Assistant.

59008 [412] Japanese companies, properties and sales - General correspondence



VIA AIR MAIL

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.

28th October, 1943.

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

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

Dear Mr. McPherson:

We have not had any signed deeds returned from Ottawa  
for a considerable time.

As you know, under our present policy we have on hand  
the full amount of the purchase price and we are receiving quite  
a few complaints in regard to the delay in completing the deals.

We sent documents to you as far back as September 30th  
and on a number of occasions since. I am wondering if there is  
any particular reason why the documents are not being completed  
and I will be glad if you will let me know.

Yours very truly,

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

FGS/PMH

59008 [1412] Japanese companies, properties and sales - General correspondence



VIA AIR MAIL

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

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,  
Vancouver, B.C.  
28th October, 1943.

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

Dear Mr. McPherson:

I am enclosing herein Transmissions and Conveyance  
on properties listed in our catalogues on which tenders have  
been received and recommended for acceptance:

<u>Cat. No.</u>	<u>Address</u>	<u>File No.</u>
142	2275 McGill Street	9347
372	786 West 8th Avenue	1438/12971

I shall be glad to received these duly completed at  
your early convenience.

Yours very truly,

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

PMH

encl.

59008 [412] Japanese Conveyance, properties and sales - General correspondence



59008 [412] Japanese Captains, properties and sales - General correspondents

<b>CONFIDENTIAL</b>		<b>DEPARTMENT OF NATIONAL WAR SERVICES</b>		Record No.
		Canada		PAN. TEL. 17832/43
<b>DIRECTORATE OF CENSORSHIP</b>				
Cablegram Radiogram Telegram L	Date of Message	Copy Date and Typist	RECEIVED PASSED	
	OCT. 27, 1943	OCT. 30, 1943 ICE		
FROM:	TO:			
PERMBERTON REALTY	T SHIMOTAHARA 966 ST CATHERINE ST WEST MONTREAL Q CANE TC			
LIST: NONE	LIST: NONE			
Preamble	Previous Records CAN. TEL. 16307/43			
VRB61 26 DL XCA VX VANCOUVER BC 27 427P				
MESSAGE				
1 BCSC 1 CIE3T 1 EA 4 RCNP 1 CTG 2 FILES 10 EIM OCT. 29	DEAL PROCEEDING SATISFACTORILY BALANCE MONEY COMING FROM NEWYORKCITY CUSTODIAN SAYS FEELS SURE YOUR WISHES CAN BE COMPLIED WITH STOP DO YOU WISH TO SELL MODISSE BURR			
<div>OFFICE OF THE CUSTODIAN RECEIVED NOV 3 1943 PASS TO..... TRANSFER TO..... ANS'D BY..... FILE</div>				
<b>FORM C-12</b> K.P. 80923				
<b>CONFIDENTIAL</b>				
SPECIAL NOTICE - The attached information was taken from private communications, and its extremely confidential character must be preserved. The information must be confined to those officials whose knowledge of it is necessary to prosecution of the war. In no case should it be widely distributed, or copies made, or the information used in legal proceedings or in any other public way without express consent of the Director of Censorship. O. M. BIGGAR, Director.				



VIA AIR MAIL

ADDRESS ALL  
CORRESPONDENCE  
TO THE  
CUSTOMER'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 October, 1943.

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

Dear Mr. McPherson:

I am enclosing herein Transmission and conveyance  
on a property in Group "A" of our catalogue on which a tender  
has been received and recommended for acceptance:

Cat. No.	Address	File No.
149	1023 McLean Drive Dr.	3644

I shall be glad to receive this duly completed at  
your early convenience.

Yours very truly,

*F. G. Shears*

F. G. Shears,  
Director.

PMH

59008 [H12] Japanese Captives, properties and sales - General correspondence



VIA AIR MAIL

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

ADDRESS ALL  
CORRESPONDENCE  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO  
9213, 11529,  
3767 & 9720  
Evacuee Section

912 Royal Bank Bldg.,  
Vancouver, B. C.  
October 27th, 1943.

G. W. McPherson, Esq.,  
Executive Assistant,  
Victoria Bldg., 701 Connor St.,  
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Teichi Amano, Ukon Higuchi,  
Nobuyuki Sakamoto & Noburo Amano.  
2135-2141 Dundas Street.

We are enclosing herewith Bill of Sale in connection  
with certain chattels and equipment owned by the above named and  
located at 2135 Dundas Street, formerly known as Amano Brothers -  
Shoyu Manufacturers. The Grantees herein are Messrs. John Walter  
Wong, Peter Frank Lowe and William Stanley Comer, purchasers of  
the real property.

The chattels, as listed in the Bill of Sale, have been  
appraised by Messrs. Thompson & Binnington and according to their  
report dated July 29th, 1943, have a value of \$1233.00. This sale,  
approved by the Advisory Board on August 12th, 1943, was made in  
consideration of the sum of \$3,075.00, arrived at as follows:

Chattels.....\$1300.00  
Soya Sauce.....\$1775.00  
Total.....\$3075.00

The total amount of the purchase price has been received  
and we would be obliged if you would return the enclosed documents  
duly executed.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/W  
Encls.

Japanese companies' properties and sales - General correspondence  
59008 [E.H.12]



VIA AIR MAIL

ATTENDING ALL  
COMMUNICATIONS  
TO THE  
CLERK OF THE  
OFFICE  
PLEASE REFER  
TO  
FILE NO. 11110

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CLERK

506 Royal Bank Building,  
Vancouver, B.C.  
26th October, 1943.

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

Dear Mr. McPherson:

Re: Tadayoshi SAKAMOTO.

Upon receipt of your letter of the 19th I asked Mr. Wright to give me a memorandum on this case as it was one in regard to which we had already had some previous discussion. I attach his memorandum and think that it will help clarify the matter in your mind.

I notice that Mr. Wright states that after considerable discussion with Mr. Sheppard, Mr. Sheppard agreed we should revert to the suggestions contained in Mr. Wright's memorandum of August 24th.

Mr. Wright had given this question quite a bit of thought and had gone over the matter with me before sending his memorandum of September 23rd to Mrs. McArthur and Mr. Ian Macpherson. While Mr. Wright does not say so, he told me at that time that Mr. Sheppard not only agreed with him but that he expressed himself as being somewhat at a loss to know just why he had drawn the documents in the way in which he had and frankly admitted the method outlined by Mr. Wright fully covered the situation. This is borne out in Mr. Sheppard's letter of September 22nd quoted in Mr. Wright's memorandum.

I suppose you might rightly say "then why not carry out the arrangements agreed upon and why send documents to Ottawa not in accord with the conclusions reached?" Mr. Wright felt that having gone as far as he had ~~that~~ by getting the documents signed by Mr. & Mrs. Con <sup>as far as</sup> in this case it might be as well to forward the documents to you and put the deal through by this method, as he felt that although it was not the best method of handling the matter the Custodian is fully protected in this case in the document prepared by Mr. Sheppard and also in view of the fact that the documents had been signed before Mr. Sheppard had revised his opinion.

59008 [412] Japanese Captives Properties and Sales - General Correspondence



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

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

2.

G.W. McPherson, Esq.

With regard to the impression you have that in view of the mortgage, the Canada Permanent Mortgage Corporation would be the registered owner, this is not correct. Perhaps you have been misled by statements which have been made here that a mortgage is a conveyance, but while this is so the title is not actually registered in the name of the Mortgagee as the Mortgagor becomes owner again upon payment of the mortgage in full.

You refer to the possibility of the purchaser falling down on his payments but even assuming this possibility in our opinion we do not feel that there is any reason why the mortgagee should be asked to relieve the Japanese from his personal covenant. Had the sale been made by the Japanese himself he could not expect to have been relieved and while we are selling on his behalf, the protection which we obtain is that the Custodian is excluded from any personal liability and this is taken care of in the transmission and we would think that would be sufficient.

In regard to our sending only one copy of the agreement drawn by Mr. Shepard between the Custodian and the purchasers, there is also a copy on our file and the one sent to you was for your perusal and Mr. Wright suggests that it is not necessary for it to be signed by the Custodian.

You will doubtless reconsider this particular case in the light of Mr. Wright's memorandum and decide whether you are prepared to complete the documents you now have. Any further comments you may have will of course be appreciated.

Yours very truly,

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

FGS/PMH

encl.

Japanese properties and sales - General correspondence  
BY008 [412]



File #1110

MEMORANDUM

October 25th, 1943.

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

Re: Tadayoshi SAKAMOTO.

In order to answer Mr. Macpherson's letter of the 19th instant, we think it is best at the commencement to refer to my memo to Mrs. McArthur and Mr. Ian Macpherson dated September 23rd as follows:

"

MEMORANDUM

September 23rd, 1943.

TO: MRS. A. MCARTHUR and MR. IAN MACPHERSON  
FROM: MR. K. W. WRIGHT

I sent you a memo on August 24th, 1943, as follows:

"It is expected that as sales of evacuee properties proceed, many parcels will be sold subject to existing mortgages. It is therefore desirable in all of these cases to insert a clause in the conveyance as follows:

The said Grantee covenants and agrees with the Grantor to assume the existing Mortgage in favor of covering the property herein and to pay, as the same becomes due, the principal monies and interest and all other sums unpaid under and secured by said Mortgage and to indemnify and save harmless the Grantor from and against any and all claims whatsoever with respect to the same and from all costs, charges and expenses to which the Grantor may be put by reason of any default in payment by the Grantee.

On page 3 of the conveyance there is a covenant by the Grantor that he has done no act to encumber the lands. To this should be added the words 'Save as aforesaid.'

On page 1 the consideration should specify the amount of cash paid and the assumption of an existing mortgage amounting to \$.....

All such documents should be executed by the Grantee prior to submission to Ottawa."

Early in September a deal arose relative to sale of a property on which there was a mortgage of \$8,000.00 in favor of the Canada Permanent Mortgage Corporation (Tadayoshi Sakamoto, File #1110) and in order that we might have a precedent to follow in keeping with any Provincial requirements, Mr. Sheppard was asked to prepare the Deed. Clauses as above suggested were omitted and Mr. Sheppard was of opinion that we should have a separate agreement from the purchaser. This is now being obtained in that particular case.

When Mr. Sheppard was in last week, I pointed out that such an agreement could not be registered and that it entailed considerable work and also caused some doubt in the purchaser's mind for the reason that they would not fully understand it's terms. After considerable discussion, Mr. Sheppard agreed that we should revert to the suggestions contained in my memo of August 24th, and I would be glad if you would have all future documents follow this form."

KWW/W

K. W. WRIGHT"

You will doubtless recall conversations wherein I voiced some objection to the proposal to have purchasers sign formal offers which would include covenants to save us harmless etc. We pointed out to you that such a document was not registrable and suggested other reasons.

You were kept fully informed of interviews had with Mr. Sheppard and the conclusions reached as embodied in his letter of September 22nd as

59008 [412] Japanese Corporations, properties and sales - General correspondence



follows:

"We have discussed with you the proposed sale of Japanese lands pursuant to the advertisement which your office has recently published. We agree with you that in the usual case there is no need of an Agreement for Sale for the reason that the terms of sale are contained in the advertisement and tender by the purchaser. It would therefore be sufficient to complete the transaction by a conveyance alone. In such conveyance we agree with you that all covenants by the Custodian as Grantor should be excluded. In some instances the land might be subject to a mortgage and you would be amply protected if you insert an additional covenant that the Grantee undertakes to assume that mortgage in the form contained in your memorandum of August 24th, 1943."

This is the only case where such material will be used. The documents went forward as discussions with Mr. Shepard took place during the time we were securing the Con signature. He was confused when this document was presented and as we have a covenant in this agreement, considered that it would be unwise to present another deed for signature by Con as this would tend to confuse him even more. There is no need for the Custodian to sign the agreement as the covenants are all on the part of the purchaser.

Attached you will find a copy of the Certificate of Encumbrance from the Registry Office, showing the title in the name of Tadayoshi SAKAMOTO with the mortgage duly recorded. This will clear up the point raised by Mr. McPherson in the second paragraph of his letter.

Before Mr. McPherson's letter of the 19th instant reached me, I had occasion to write him relative to the Tasaburo Chaki-Natsu Sawayama case and in a letter dated October 22nd referred to the fact that a mortgage is, in law, a conditional conveyance. This principle is not confined to British Columbia but here, as elsewhere, the Registry record shows ownership remaining with the mortgagor.

In all cases where sales are made and the purchaser assumes the mortgage, it is desirable for the Secretary of State to execute the conveyances. We have protected the Custodian by inserting in the transmission a clause such as you will find at the end of the Tadayoshi Sakamoto transmission as follows:

----but excluding any personal liability under any charge or encumbrance, including in such exclusion the mortgage in favor of Canada Permanent Mortgage Corporation registered as No. 27495H.

While on this subject, I would also like to refer to the attached printed form of Deed we are now using, which excludes all the usual covenants on the part of the Custodian. I do not suppose that this form is in general use in the Department at Ottawa, but recommend that its adoption be given consideration. The form was submitted to Mr. Shepard and approved by him. We believe that it affords the Custodian the utmost protection.

We realize that our program of liquidation entails the transfer of properties the value of which will run into very high figures before our stewardship is completed and it has been our aim to leave no ground for attack.

We return Mr. McPherson's letter to you of the 19th instant, together with file #11110.

KWW/W

K. W. WRIGHT

59008 [412] Japanese Corporations, Properties and Sales - General Correspondence



FILED  
TADAYOSHI SAKAMOTO

COPY

No. ....

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

VANCOUVER, B. C.

I HEREBY CERTIFY that the following is the state of the title to  
-----minutes 3 P.M. 31st day of August 1942.

City of Vancouver,  
Lots 1, and 2,  
(Except South 61 feet),  
Block 58,  
District Lot 196,  
Group 1, New Westminster District,  
Plan 196.

viz:

REGISTERED OWNER: Tadayoshi SAKAMOTO  
306 Jackson Ave.  
Vested in Custodian Filing 34514.

Volume 945, Folio 45248 L. Indef.

REGISTERED CHARGES: 48357 F. 19/6/11. 10.54. City of Vancouver. Area  
Agreement. 27495 H. 2/7/24. 3 P.M. Canada Permanent Mortgage  
Corporation.  
Mortgage for \$10,000. Due 1/7/29. Int. 8%.  
47723 H. 11/2/27. 10. Canada Permanent Mortgage  
Corporation.  
Agreement extending due date of Mortgage 27495 H. to  
1/2/32.

APPLICATIONS FOR REGISTRATION None

RECEIVING ORDER OR AUTHORIZED ASSIGNMENT UNDER THE "BANKRUPTCY ACT": None

ASSIGNMENT FOR BENEFIT OF CREDITORS: None

JUDGMENTS: None

MECHANICS' LIENS None

Custodian's Office.

W. C. Brown  
Registrar.  
C.M.M.

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