

NAME

*Japanese Companies & Properties,
Sales Manual for correspondence.*

NO.

59008

vol 18

Formerly in Japanese title - J-7, J-78, J-134, J-170, J-174, J-146

59008 vol 18

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO

FILE NO.

506 Royal Bank Building,
Vancouver, B.C.

29th August, 1945.

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

Dear Mr. McPherson:

For your information I enclose a copy of a letter I recently wrote to the Honourable Mr. Justice Sidney Smith. In reply he states that he agrees with the suggestion in the last paragraph of my letter.

I have this morning had a meeting with Alderman Jones and we reviewed quite a number of matters and came to some satisfactory conclusions which will enable us to proceed. Alderman Jones intends to see Mr. Justice Smith and decide upon some method of ratifying the approvals which he has given me.

I think that the arrangements agreed upon will be quite satisfactory and will enable us to deal with matters from time to time without any undue delay.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

FUD/PMH

23rd August, 1945.

The Honourable Mr. Justice Sidney Smith,
Chairman,
The Advisory Committee on
Japanese Properties in Greater Vancouver,
Court House,
Vancouver, B. C.

Dear Mr. Justice Smith:

Re: Greater Vancouver Advisory Committee

For your information very little enquiry has been received in regard to Japanese properties since the closing of the Committee's office at the end of June.

Only one offer has been received which was in line with the Committee's Proposed Minimum.

In one or two cases I believe that in view of the condition of the property some review of the C.P.M. might be desirable.

There is one matter in regard to the leasing of a property and another in regard to chattels which have been in abeyance for some while and should be dealt with.

If it would be convenient for yourself and Committee to meet for a short while next week so that I could be advised in regard to your wishes as to future procedure it would be appreciated. As mentioned in my letter of July 19th, if you so desire I would be pleased to arrange to be present.

I understand that Alderman Jones will be in town next week but that he will be away the following week.

Without calling a meeting at the present time you perhaps might be agreeable to my contacting Alderman Jones on any problem and receiving his advice and he in turn would be in a position to confirm any decision at a subsequent meeting of your Committee.

Yours very truly,

"F.G. Shears"

F.G. Shears,
Director.

FGS/PMH

Victoria Building,
70 Connor Street,
Ottawa, Ontario.

July 5th, 1945.

H. S. Durkee, Esq.,
Executive Assistant,
o/o The Custodian's Office,
Royal Bank Building,
Vancouver, B.C.

Dear Mr. Durkee:

I have your letter of June 29th,
enclosing the Report in triplicate, and wish to thank
you for same.

I just had an opportunity of reading
your report over and wish to compliment you on the
excellent work you have done in preparing same, and to
thank you on behalf of the Custodian for the assistance,
guidance and advice that you have been able to give to
the Custodian's Vancouver office, with respect to that
office's dealings with the Advisory Committee on Japanese
Properties, under the Chairmanship of the Honourable Mr.
Justice Sidney Smith.

In closing I would like to extend my
personal best wishes to yourself, and my personal thanks
for your many kindnesses to me on the innumerable occasions
that I came to Vancouver and troubled you with matters that
I was anxious to put before your Committee. Copies of your
report are being handed to the Deputy Custodian, who I know
will transfer them to the Custodian at the first opportunity,
and they will become a part of the official records of this
office for future reference.

Yours very truly,

GWMGP/MEM

G. W. McPherson,
Executive Assistant.

ADVISORY COMMITTEE ON JAPANESE PROPERTIES
IN

GREATER VANCOUVER

Committee:

THE HONORABLE MR. JUSTICE SIDNEY SMITH
CHAIRMAN

ALDERMAN CHARLES JONES

KISHIZO KIMURA

A. E. MCMASTER, EXECUTIVE ASSISTANT

TELEPHONE PACIFIC 4652

1012 ROYAL BANK BUILDING
VANCOUVER, B.C.


June 29th, 1945

Mr. G. W. McPherson,
Executive Assistant to the
Secretary of State,
Victoria Bldg.,
701 Connor Street,
Ottawa, Ont.

Dear Mr. McPherson:

The enclosed report of
the activities of this Committee from March, 1943,
to June, 1945, has been prepared and is submitted
herewith in triplicate at the request of the
chairman, Mr. Justice Sidney Smith.

Yours truly,


H. S. Durkee
Executive Assistant

Enc. 3
MS

REPORT OF
THE ADVISORY COMMITTEE ON JAPANESE PROPERTIES
IN
GREATER VANCOUVER
JUNE 1945

VANCOUVER, B. C.
June
1945

REPORT OF
ADVISORY COMMITTEE ON JAPANESE PROPERTIES
in
GREATER VANCOUVER

1. ORIGIN AND PURPOSE OF THE COMMITTEE

Acting in his capacity as Custodian of Enemy Property, the Honorable Norman A. McLarty, K.C., Secretary of State, appointed the above Committee in March, 1943, for the purpose of advising him, through his Vancouver Organization, on matters relating to the disposal and/or effective use of Japanese Evacuee real estate and chattels, especially as to the following "Terms of Reference":-

"(a) liquidation by means of sales and the prices which should be realized therefrom;

"(b) sales, the methods to be adopted in appraisals, the manner of offering for sale, and the terms of any contract of sale;

"(c) the leasing of properties of which it may not be thought advisable to recommend immediate sale, and the terms of any contract of lease;

"d) the review of and, if thought advisable, the arbitration of claims now made or which may hereafter be made in relation to leases entered into between persons of the Japanese race and lessees from them;

"(e) the disposal of any chattels which may not have been removed from the protected area".

2. PERSONNEL OF COMMITTEE

The Honorable Mr. Justice Sidney Smith, Chairman,
City Alderman Charles Jones,

Mr. Kishizo Kimura,

with

Mr. A. E. McMaster as Executive Assistant.

Mr. McMaster, previously, as Executive Assistant, had been associated with the chairman and Mr. Kimura on the "Japanese Fishing Vessels Disposal Committee" where the latter had proved to be a source of willing information and help in the various dealings between the organization and the boat owners. Now here, his general knowledge of Greater Vancouver Japanese-owned-properties would be of comparable value as a member of this committee.

Acquiring of the services of Alderman Jones was indeed

opportune and beneficial to the pursuit of the business in hand, many meritorious years of experience with city property valuations and sales standing to his credit.

3. INITIAL ACTION

The Committee convened in regular session for the first time, March 23rd (1943). Mr. G. W. McPherson, Executive Assistant, Ottawa, and Mr. F. G. Shears, Acting Director, Vancouver, attended the meeting for the Custodian at the request of the chairman. The above "Terms of Reference" and correlative items of policy were reviewed and at a subsequent meeting, (24th), it was resolved

"THAT the Advisory Committee approved in principle of a general policy of liquidation of real estate and chattels, and

"THAT a letter to this effect be directed to the Custodian".

It was then decided that regular weekly meetings of The Committee should be held on Wednesday mornings at ten o'clock. Place of assembly: Mr. Justice Sidney Smith's chambers.

The first of these meetings took place on April 7th, at which was recommended that

- (1) through advertising and catalogue, the public should be informed of the Government's policy to liquidate the real estate in question and invite tenders for the purchase of the properties;
- (2) in order that the owners be protected on sound, current market values, a fully qualified appraiser should be employed for that purpose;
- (3) under the principle of inviting tenders, it would be impracticable to give preference to present lessees, generally, deserving exceptions being left to the discretion of the Custodian;
- (4) principle of utilizing the facilities and services of Real Estate Agents in the proposed general sales plan should be followed;
- (5) while desirable that the owners deposit their certificates of title with the Custodian, liquidation of properties should not necessarily be contingent upon such disposition;
- (6) chattels, according to class, condition or location, should be sold by auction or tender as the case might be, but those of a religious or sentimental value to the owners should be excepted from sale.

4. EARLY PROGRESS AND DEVELOPMENT

During the month of April a complete list of properties was

obtained and listed, "card" records made up and urban maps secured and marked.

Mr. D. W. Reeve, authorized city property appraiser, was engaged for the purpose of supplying impartial valuations.

A comprehensive property-catalogue was being ashioned for general and public use preparatory to sales-advertising.

A Japanese organization, known as the "Amalgamated Property Owners' Association", was instituted at Kaslo, B. C., to oppose in the courts if necessary the Government's proposal to dispose of Nipponese property on the coast - Messrs. Norris & McLennan, Vancouver, B. C., solicitors.

Having accepted a position with the Department of Munitions and Supply at Ottawa, Mr. McMaster made a request to be relieved of his duties as Executive Assistant at the early convenience of the Committee. (Mr. H. S. Durkee was appointed to succeed Mr. McMaster as of date, May 12th).

The Japanese property owners brought pressure upon Mr. Kimura to resign from the Committee with the result that, early in June, he made a trip to his people in the interior of British Columbia, and never returned.

5. CATALOGUE NO. 1

This carefully prepared booklet, including a copy of the advertisement calling for tenders to appear in the larger dailies of British Columbia June 19th, was distributed to real estate agencies from the same date.

One important feature was interpolated before printing: "Tender must be for purchase for cash".

Four hundred and sixty-four (464) evacuee parcels, having the 1943 assessment valuation of \$1,176,543.00, were listed in the catalogue. However, tenders on only the first 167 properties, designated as "Group A", were invited; time limit thirty days. One hundred and seventy-nine (179) offers were received and dealt with after opening of tenders.

Individual offers on "Group A" properties to the end of September, 1943, augmented the actual sales to the number of eighty-

two (82). The total assessed valuation thereon was \$214,085.00, the appraised valuation \$166,125.00, and the sales value \$185,147.00. Thus the receipts equalled 86.5% of the assessed valuation, or 111.5% of the appraised valuation.

On the date that the tenders were to be opened, July 19th, a telegram was received from Mr. Kimura from the Japanese community at Christina Lake, (Cascade, B. C.), reading: "Owing to sickness cannot perform as minister of your committee stop consequently I hereby tender my resignation which kindly accept and relieve me of my responsibility stop letter following". The Honorable Secretary of State was duly notified and appended thereto was the following comment, "that while the committee regrets the necessity of Mr.

Kimura resigning from its midst and the loss of his help and advice it feels that unless another Japanese be appointed in his stead it can carry out its duties very well with its present personnel". The appointment remained void.

6. CATALOGUE NO. 2

In order to make some necessary corrections in Catalogue No. 1, bringing it up to date, and for the purpose of arousing fresh interest in the movement of evacuee properties a new catalogue (No. 2) was prepared, distributed and advertised on September 1st (1943) soliciting offers on the remaining unsold parcels of Group "A" together with properties of Group "B" and "C". During the succeeding thirty days 174 sealed tenders were received. Meanwhile the services of three additional registered valuers were secured to facilitate the surveying of all unappraised properties thereby preventing any delay from that source.

7. CHATTELS

At this time, along with the above work, it was arranged that the firm of Thompson & Binnington, Auctioneers and Appraisers, be engaged to advertise and sell by auction at appropriate intervals the lighter chattels left behind by Evacuees which were being collected and segregated by the Custodian's department at 314 Powell Street. The first auction was held on September 15th, net receipts averaging approximately 80% of the gross and that percentage remaining constant throughout subsequent sales. Bulky and weighty chattels such

as fixtures and machinery were regularly appraised, advertised and sold by tender, the percentage of the sales-receipts over the appraised valuations being consistently high.

8. CONCLUSION OF 1943 BUSINESS

December marked the sixth month of sales of evacuee properties and during that interval approximately thirty-eight percent (38%) of the number of listed holdings were liquidated.

Directed to apply to the sundry Real Estate Agencies defined in catalogue, prospective investors frequently had their attention called to the more desirable or readily marketable parcels, and further, inasmuch as the Committee often proposed and held to a sales-price more equitable than that recommended by the appraiser, it was inevitable that the returns during that most active period should show very favorable results:

396 offers received on 177 properties sold between July 19th and December 28th, 1943. (120 of these 177 were disposed of at "above the Appraised Valuation".)

Assessed Valuation:	\$458,450.00
Appraised Valuation:	\$403,690.00
Sales Valuation:	\$442,087.00
Sales Value -	109.5% of Appraisement
Sales Value -	96.4% of Assessment
Appraisement -	88.1% of Assessment

9. CATALOGUE NO. 3, June, 1944

An uptodate revised issue containing all unsold properties was printed and distributed under date of June 1st. Names of Real Estate agencies were omitted from the booklet thus leaving the prospective purchaser a choice of negotiating through any licensed realtor or directly through the Custodian's local office.

For furthering attention to and interest in these remaining properties a conspicuous (red) "For Sale" sign was put up on each lot and building.

The first five months of 1944 saw the liquidation of a proportionately larger number of dwellings, stores, and rooming-houses located in or near the former Japanese commercial area. Due to the

cessation of Japanese business activity, the taxes borne by this district now appeared to be very high. (Ten percent per annum is the maximum reduction in assessment allowed by the City of Vancouver). All such conditions had to be taken into consideration by the Committee in establishing minimum sales prices. Nevertheless, at the end of May, ten and a half months after opening the first tenders, the figures and percentages still showed relatively high returns:

592 bids received on 265 properties sold between July 19th, 1943, and May 30th, 1944.

Assessed Valuation:	\$684,643.00
Appraised Valuation:	\$566,800.00
Sales Valuation:	\$623,855.00
Sales Value:	- 110.1% of Appraisement
Sales Value:	- 91.1% of Assessment
Appraisement:	- 82.8% of Assessment

Upon release of Catalogue No. 3, the Vancouver real estate vendors renewed their plea for specific "minimum sales prices" (termed "upset prices") on all remaining unsold parcels, claiming that the movement would be considerably expedited thereby. The Committee in session with Director Shears of the local office of the Custodian decided to yield to the proposal and thereafter "Committee's Proposed Minimum" Sales Prices ("C.P.M's") were supplied the Director by the Committee as promptly as possible after appraisal of property.

Percentage on "Sales over Assessment" valuations decreased from May to December (inclusive) as follows:

July (1943) to May (1944) -	91.2%
" " " June	90.7%
" " " July	88.9%
" " " August	88.5%
" " " September	88.0%
" " " October	87.5%
" " " November	87.6%
" " " December	87.3%

10. PROGRESS IN 1945

From the beginning (July, 1943) to the end of 1944, 870 offers had been received on 385 properties thus far disposed of:

Assessed Valuation:	\$983,243.00
Appraised Valuation:	\$784,095.00
Sales Valuation:	\$858,700.00
Sales Value - 109.5% of Appraised Valuation	
Sales Value - 87.3% of Assessed Valuation	
Appraisement - 79.7% of Assessment	
Number of unsold properties - 109	
Assessed value of unsold properties -	\$337,600.00

Early in January the Honorable Norman A. McLarty, K. C., Secretary of State, visited the coast and on the eighth entertained the members of the Advisory Committees, along with Director Shears and Counsel K. W. Wright of the local office, at lunch in the Hotel Vancouver. Mr. McLarty expressed his satisfaction with the work of the Committees, and the members in turn voiced their appreciation of his complimentary remarks.

In February, Ottawa requested the opinion of the Committee as to whether church and school properties should be liquidated. They were listed as follows:

Fairview Buddhist Church - Assessed for	\$ 9,360.00	
Kitsilano Buddhist Mission -	3,400.00	
(Hampa Buddhist Temples - (2 lots and small hall	11,825.00 <u>2,100.00</u>	\$ 26,685.00
Selkirk Street School	2,400.00	
Kitsilano Japanese Language Assoc. School	5,800.00	
Fairview Nippon Go-Gakka School	4,140.00	
(Vancouver Nippon Kyoritsu Go-Gakka Maintenance Assoc. 2 Schools Leased to Dept. of National Defence	<u>28,800.00</u>	<u>41,140.00</u> \$ 67,825.00

After careful consideration it was opined that the religious institutions should not be sold for the time being and neither should the two schools leased to the Department of National Defence. However the other schools could be appraised and advertised for sale by tender in the regular manner.

11. SYNOPSIS, June 19th, 1945

Sales: between July 19th, 1943, and June 19th, 1945,
426 properties (967 bids thereon);

Assessed Valuation: \$ 1,116,498.00
Appraised Valuation: \$ 876,300.00
Sales Valuation: \$ 963,190.00
Sales Value - 86.3% of Assessment
Sales Value - 109.9% of Appraisalment
Appraisalment - 78.5% of Assessment

Unsold Parcels on Committee's List:

No.	Description	Assessed Value
5	Schools (see Page 9 for details)	\$ 41,140.00
5	Religious Edifices (and lots) "	26,685.00
2	Business Blocks (Leased)	20,920.00
1	Store	4,220.60
3	Stores with Apartments or Rooms above	32,090.00
5	Apartment and Rooming Houses	13,205.00
16	Houses and Lots (5, Litigation)	25,525.00
1	Tennis Court (Title not clear)	1,620.00
30	Unimproved (vacant) Lots	7,565.00
<u>1</u>	<u>Sawmill (Leased)</u>	<u>12,850.00</u>
69		\$ 185,820.00

In addition to the 495 sold and unsold parcels referred to, the Committee's Evacuee Records included a considerable number of properties which, after dur investigation or for apparent cause, had to be transferred to the "Enemy Property" Department or else deleted for reasons such as: Repatriated, interned, owner residing outside of protected area (not vested), sold by owner, reverted to city, quit-claimed or foreclosed.

12. AUCTION SALES OF CHATELAINS

Since September, 1943, 75 auction sales of household goods

and other than bulky or fixed belongings where tenders were preferable to auctions, have been held, with Gross receipts of: \$ 92,293.70

Expenses, including commission: 18,694.56

(Net receipts: 73,599.14

(79.7% of the gross returns

13. CONCLUSION

Due to the closing of the executive office at this time, this report has been prepared and is being respectfully submitted by

"H. S. Durkee"

Executive Assistant

ADVISORY COMMITTEE ON JAPANESE PROPERTIES
IN GREATER VANCOUVER

Vancouver, B. C.

June 30th, 1945

PRIVATE & CONFIDENTIAL

Victoria Building,
70 Connor Street,
Ottawa, Ontario.

January 23, 1945.

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

Dear Mr. Shears:

Re: Rural Advisory Committee & Miss Sullivan

I have your letter of January 20th and wish to thank you for clarifying this matter. I agree with you that we have now reached a point where it might be possible to dispense with Miss Sullivan's services but I suggest you leave this matter in my hands for the time being since I think it involves a major question of the substantial reduction of the staff in your office.

I am having Miss Carroll prepare some figures on the number of properties left under your administration according to the catalogues together with a picture of the staff problem, and I intend to discuss the entire situation with the Custodian as soon as possible. I think that in the not too distant future I will make a trip to the Coast to review the entire situation with you. I note from your letter reporting on the Minister's trip that he did not go into office matters while there. Miss Carroll would appreciate it if you would arrange to forward an up-to-date statement of the present staff and their duties.

There is another matter which I have intended to write you about and it might just as well be included in this letter. You might advise me if you have any more spare typewriters, and if so, let me have the particulars of same. You might also let me know if you have a portable typewriter that is not being used and, if so, you might ship it to me since I can find considerable use for same.

I will advise you as soon as possible of any decisions that may be arrived at concerning Miss Sullivan and the staff generally and my plans.

Yours very truly,

G. W. McPherson
Executive Assistant

GWMCP/FC.

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

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

506 Royal Bank Building,
Vancouver, B.C.

PRIVATE & CONFIDENTIAL

20th January, 1945.

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

Dear Mr. McPherson:

Re: Rural Advisory Committee - Miss Sullivan.

I am in receipt of your letter of the 16th instant in regard to the amount paid to Miss Sullivan as salary in December.

The story behind this is that owing to the sudden illness of her brother, Miss Sullivan asked on December 22nd for permission to take the holiday period to which she was entitled for 1944-45 in order that she might go to Winnipeg to see her brother. The information she had received by wire was to the effect that his illness was serious. She also asked that she might receive her pay to the end of December in advance. Thus she was paid in December \$43.69 in addition to her December pay rate. This has now been adjusted in the payment which was made to her on the 15th January.

At the time Miss Sullivan left she indicated that she might possibly not come back. This would have been perfectly satisfactory to me. She however returned after finding the condition of her brother improved.

The question of the employment of Miss Sullivan is a matter in regard to which I am not very happy. There are about 100 properties still unsold, all of which have been appraised and the Committee have in each case approved of an acceptable minimum price. While sales are being steadily made the number each week is not very many.

The Committee have now decided only to meet twice a month unless something special needs to be considered. Miss Sullivan's attendance is not very regular and it is impossible to say that she can be fully employed. During the time she was away, as referred to above, one of the girls from Mr. Wright's Department did all that Mr. Durkee required in the matter of about an hour.

I feel that we could quite easily supply Mr. Durkee with what typographical help he might require from time to time. However, I would like to mention that I would definitely not be in favour of Miss Sullivan

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.

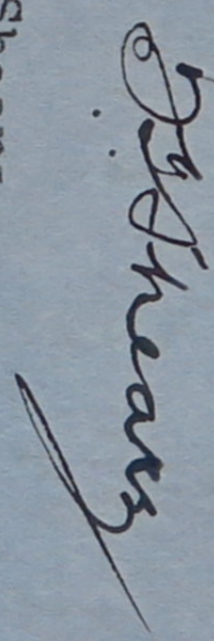
2.

G.W. McPherson, Esq.

returning to this office under any consideration.

When the matter of the expenses of the Committee was last reviewed it was thought dsireable to let the matter rest and this way still be considered to be in order. In view of the fact, however, that you have made the present enquiry you might wish to consider whether any change should be suggested and how the approach should be made to Mr. Justice Smith's Committee.

Yours very truly,


F. G. Shears,
Director.

FGS/PMH

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE

PLEASE REFER
TO

FILE NO.

506 Royal Bank Building,
Vancouver, B.C.

June 20th, 1944

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

Dear Mr. McPherson:

Alderman Jones called at our office last week, and had been asked by Justice Smith to give a report on Mr. Durkee's office. I had quite a chat with Alderman Jones, and gave him the information he asked for, including the cost of operations of their office and also the procedure adopted by Judge Whiteside's Committee. Subsequently, Alderman Jones asked me to meet the Judge and himself at the Court House.

Prior to the meeting, Alderman Jones told me that he had reported to the Judge, but the Judge was still desirous of maintaining the office entirely separate from ourselves, and apparently he did not feel costs were unnecessarily excessive. No reference was made to this matter by the Judge at the meeting, and we will therefore continue as before, but I feel the Judge is more informed than he was previously.

Arising out of the conversation I advised Justice Smith that as far as this office was concerned, the only grounds on which we could recommend a sale would be on the basis of independent valuations supplied to us by our recognized appraisers.

The Judge was quite agreeable that we obtain additional valuations wherever we thought it necessary, and said they would carefully consider any recommendations we made. If they did not advise acceptance of offers submitted to them they would support their advice with reasons which they would consider adequate. While the Committee is still strongly inclined to keeping close relationship between the sale price and the assessment, I feel the meeting was very worthwhile, and the Judge was very affable.

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

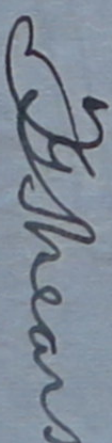
FILE NO.

Page.....2
G.W. McPherson, Esq.,
June 20th, 1944

It is not my intention to attend their meetings regularly, but the Judge asked Alderman Jones to arrange for my presence at the meetings, whenever he thought it would be desirable.

The third issue of our catalogue covering greater Vancouver properties has just been printed, and I am sending under separate cover a copy of same together with the placard which we are placing on all unsold properties. It is our intention to place advertisements in the local papers calling the attention of the public to these unsold properties.

Yours very truly,



F.G. Shears,
Director

FGS:lm

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

June 14, 1944.

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

Dear Mr. Shears:

I am enclosing a copy of the Committee's report
signed by Mr. Durkee and a copy of the Custodian's reply.

I thought you might like to have this on your
confidential file.

Yours very truly,

GMMcP/FC.

G. W. McPherson
Executive Assistant

HSD/MS
Attach.

ADVISORY COMMITTEE ON JAPANESE PROPERTIES
IN

GREATER VANCOUVER

Chairman

THE HONOURABLE MR. JUSTICE SIDNEY SMITH
CHIEF JUSTICE

ALDERMAN CHARLES JONES

KIMIZO KIMURA

TELEPHONE PACIFIC AREA

1012 ROYAL BANK BUILDING
VANCOUVER, B.C.

A. S. McCLARTY, EXECUTIVE ASSISTANT

Ottawa, June 7, 1944

The Honourable Norman A. McLarty, E.C.,

Secretary of State,
Ottawa, Canada.

Dear Sir:

I have your letter of the 1st ultimo
submitting a brief review of the Advisory
Committee's activities in connection with Japanese
properties.

a further review of the Committee's activities in connection with
Japanese properties. I wish to thank you for forwarding this
to me.

For your convenience I attach copy of the correspondence
which has hitherto passed between this office and your Department.

The fact that this Committee is kind
enough to act in this capacity is extremely helpful to retire
to the Custodian and gives one the feeling that we
will not be going very far in any of the sales
which are being made.

I would appreciate it if you would extend
to the Honourable Mr. Justice Smith and to Alderman
Charles Jones my thanks for the time and trouble
which they are taking in an endeavour to make the
administration of the Japanese properties a success in the future;
in Greater Vancouver.

I would appreciate also receiving your consideration
of all properties being sold. In connection with the sale price of
same or reports as suggested by the Committee from time to time to
There has been in close co-operation with the Custodian.

As the Committee's function is advisory one, it
does not consider it necessary to report on properties sold
and the prices obtained therefor.

The Committee would like to say that it is in complete
approval of the manner in which these properties are being liquidated,
H. S. Purkee, Esq., and procedure.

Executive Assistant,

Advisory Committee on Japanese Properties

in Greater Vancouver,
1012 Royal Bank Building.

Vancouver, B.C.

H. S. Purkee

Executive Assistant

HSD/MS
Attach.

ADVISORY COMMITTEE ON JAPANESE PROPERTIES

IN

GREATER VANCOUVER

Committee:

THE HONORABLE MR. JUSTICE SIDNEY SMITH
CHAIRMAN

ALDERMAN CHARLES JONES

KISHIZO KIMURA

A. E. MCMASTER, EXECUTIVE ASSISTANT

TELEPHONE PACIFIC 4652

1012 ROYAL BANK BUILDING
VANCOUVER, B.C.

31st May, 1944:

The Honourable Norman A. McLarty, K.C.,
Secretary of State,
Ottawa, Canada.

Dear Sir:

Re Sale of Japanese Properties
in Vancouver, B. C.

At the request of the Committee I now beg to submit herewith a further brief review of the Committee's activities in connection with Japanese properties.

For your convenience I attach copy of the correspondence which has hitherto passed between this office and your Department.

Since our last letter Mr. Kimura felt it necessary to retire from the Committee on account of the wishes of the Japanese property owners. He accordingly did so. The Committee felt that unless he could be replaced by another Japanese it would seem to be unnecessary to have a third member appointed. The Department agreed with this view and therefore the Committee has been functioning with two members only, with the assistance of Mr. Durkee as its Executive Assistant and a stenographer.

The Committee meets once a week regularly and at other times in cases of necessity. Its function is to consider the sale price of all properties being sold by the Custodian and of either approving of same or else sending them back to the Custodian for further consideration. There has been no difficulty in this regard and the work has proceeded in close co-operation with the Custodian throughout.

As the Committee's function is merely an advisory one, it does not consider it necessary to report on the various properties sold and the prices obtained therefor.

The Committee would like to say that it is in complete approval of the manner in which these properties are being liquidated, both as to principle and procedure.

Respectfully submitted,

Yours faithfully,

H. S. Durkee
H. S. Durkee
Executive Assistant

HSD/MS
Attach.

COPY

May 12th, 1943

The Honourable Norman A. McLarty, K.C.,
Secretary of State,
West Block,
Ottawa, Ontario.

Dear Sir:

On instructions from the Chairman, the Honourable Mr. Justice Sidney Smith, we beg to submit the following brief review of the current work of the Committee.

Consideration has been given to the various problems concerned with the liquidation of Japanese properties as submitted by the office of the Custodian, and advice given to him of the Committee's opinion on procedure.

A qualified valuator has been appointed to advise both offices on current market values, and data has been assembled relating to individual properties, so that any submissions by the Custodian's office may be promptly dealt with.

Mr. McMaster, the Executive Assistant has been asked to take a position in Ottawa with the Department of Munitions and Supply, and Mr. H. S. Durkee of Vancouver appointed in his stead.

Respectfully submitted,

Yours faithfully,

A. E. McMaster
Executive Assistant

AEM/ms

C
O
P
Y

April 5th, 1943.

The Honourable N. A. McLarty, K.C.,
Secretary of State,
West Block,
Ottawa, Ontario.

Dear Sir:

I am instructed by our Chairman, The Honourable Mr. Justice Sidney Smith, to advise you that this Committee has had its initial meetings and has inspected some of the properties concerned.

An office has been opened in the Royal Bank Building, near that of the Custodian so that duplication of files and records may be avoided.

Mr. A. E. McMaster has been appointed Executive Assistant to the Committee and is presently engaged in assembling necessary data. It is thought that as we are in daily contact with the Custodian office here, no regular report need be directed to your office, but I am instructed to write to you from time to time advising of the progress being made by the Committee.

We trust this plan will be satisfactory to you.

Respectfully submitted,

Yours faithfully,

A. E. McMaster
Executive Assistant

AEM/MS

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

25th May, 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:

I attended the meeting of the Advisory Board on Tuesday as arranged. Mr. Justice Smith was quite cordial in his greeting and wanted me to arrange to see Mr. Justice Gordon Sloan on some Custodian matters in which he said Judge Sloan was personally interested.

The meeting, however, soon became surcharged with antagonism. Mr. Durkee handed the Judge some form of Agenda and after looking at it the Judge said "I do not see any reference to the report which is to be sent to Ottawa, I presume, however, that you have it". Mr. Durkee replied that he had not had time to prepare it. There then followed some pretty terse remarks from the Judge. Mr. Durkee said he did not understand that it was required for that particular meeting. The Judge said he thought he had made it perfectly plain that the report should be ready and stated that one of the reasons why he had asked me to be present was in view of the fact that he expected the report to be dealt with. Mr. Durkee mentioned you and inferred that you had remarked that the Honourable Mr. McLarty was busy and that there was no particular hurry for the report to which the Judge replied that he was not at all interested in that angle, that he had requested the report to be ready for that meeting.

The Judge then said they would have a special meeting on Friday and deal with the matter then. At this point Alderman Jones stated that it would not be possible for him to be present on Friday and the Judge requested Mr. Durkee to prepare a draft in duplicate and let himself and Alderman Jones have one before the end of the week, if he was not able to do this himself and needed any help he was sure that if Mr. Durkee contacted me I would give him any help he might require or make available stenographic help.

You can imagine that the atmosphere of the meeting was somewhat uncomfortable. The rest of the meeting was taken up with a few routine matters and offers that had to be dealt with. One case referred to a property on which we had from time to time received offers of \$1,300.00, \$1,450.00 and \$1,200.00 as against a valuation of \$2,000.00. The Judge asked what I thought might be done in such cases and I suggested that we

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO

FILE NO.

2.

G.W. McPherson, Esq.

might submit the actual offers to the Appraiser and ask him to express his opinion as to whether he thought the offers should be considered in the light of his own valuation. The Judge thought that this was an excellent idea and said that if the Appraiser revised his ideas there would be no need to again submit it to the Committee. I mentioned that they might prefer to have another independent appraisal but the Judge thought that the other idea at the moment at least was preferable.

On account of the time which was consumed in the first "passage of arms" the time arrived for the Judge to go into Court and he just apologised and adjourned the meeting so that nothing further was discussed in regard to speeding up the matter of sales. The Judge, however, did right at the start of the meeting state that he was looking to us to make any suggestions that we thought were desirable and that they would certainly give them consideration and recommend them unless there was any particular reason why they would advise against same.

Mr. Durkee was boiling made when we left the meeting and said that he had never been spoken to in his life like that and he would not stand for it and he did not have to be working for them. He said the Judge had been pretty snappy at the last meeting, doubtless because you were present and he thought that the Judge had taken a somewhat like attitude at that meeting because I was there.

Mr. Durkee stated to me that he would see that the Judge got his report at the end of the week but that there would not be very much in it. However, he may calm off and we will see what transpires at the next meeting. I rather fancy that I will again attend and will let you know the results.

Yours very truly,

F.G. Shears

F. G. Shears,
Director.

FGS/PMH

17th May, 1944.

MEMORANDUM to Mr. SHEARS.

Re: Advisory Committee of Japanese Properties
in Greater Vancouver.

I attended a meeting of the above Committee at 9.30 this morning in Mr. Justice Smith's Chambers, the meeting lasting until 12.45 p.m.

My letters of May 10th, copies of which you have, addressed to the Chairman were considered as was the general work of your office in the liquidation of properties and the following points agreed upon:

1. The Committee will make a formal report to the Secretary of State on their work during the past year, this report will be forwarded direct to Ottawa.
2. The Committee agrees with the suggestion that an upset value should be placed on the properties and this value should be made known to the Real Estate Agents. The Committee stated that these values should in the first instance be the value placed by the appraiser which will be assumed to be a correct valuation unless Mr. Durkee challenges it, in which case Mr. Durkee, the Appraiser and yourself will get together and agree if possible on a valuation. This will apply to all properties and as soon as you have agreed on a number of valuations these will be listed and submitted to the Committee for approval. If you cannot agree on the valuations then the Committee will expect you to express your views in writing addressed to the Committee as to what the Custodian feels

should be done in the matter and the Committee will then consider your views, the Appraiser's views and the information supplied by Mr. Durkee and a valuation will be set by the Committee. These valuations as finally approved by the Committee will then be made known to you and you will be at liberty to advise the Real Estate Agents.

You and Mr. Durkee may decide in some cases that it is desirable, before submitting the matter before the Committee, to have the property appraised by another appraiser who will not of course be aware of the original value placed by the first appraiser whose valuation is under question.

3. The Committee agree that it is desirable to have further publicity to promote interest in the sale of the properties and they heartily approved of the suggestion in my letter that cards be prepared and posted on buildings that are for sale, the cards to be in such form as you may decide without reference to the Committee. I suggest that the cards should be as brief as possible stating only that the property is for sale and that for information apply to the Custodian's office.

With further reference to publicity the Committee felt that it would be useful for me to have an interview with the press referring briefly to the work of the Committee and the policy of the liquidation. I will endeavour to do this before I leave or make other arrangements with you.

4. The Committee stated that while they did not wish to become too closely associated with the Custodian's office in their desire to remain independent they did feel that

your views should be frankly expressed in writing and in any matters which you considered advisable you should attend their meetings from time to time. The Chairman specifically requested that you should endeavour to be present at the next meeting to be held on Tuesday, May 23rd the time to be obtained from Mr. Durkee.

4. Mr. Justice Smith told me to impress upon you that if at any time you felt that matters which you were discussing with Mr. Durkee were being delayed in any way, or if there were any other matters of general policy on which you would like his advice he would be pleased to see you at any time upon your arranging an appointment.

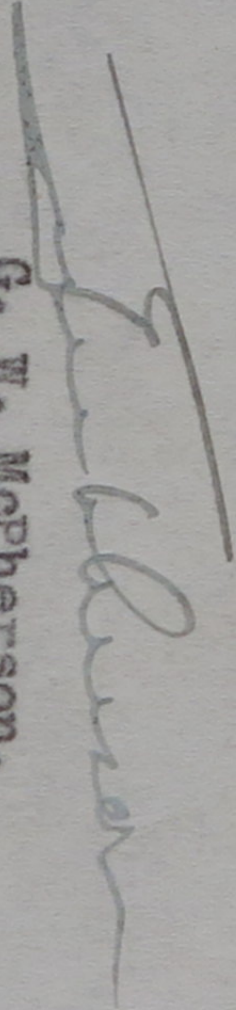
5. The Chairman suggested that it should not be necessary for Mr. Durkee to review the Custodian's files although they might be available to him if he wished to see them, but rather than have him spend his time doing this when bids are received you should have the facts summarized in writing and handed to Mr. Durkee for the consideration of the Committee. The summary to contain your views as to what should be done. I assured the Judge that you would have this organization do this additional work.

6. With regard to the Fuji Ski Cabin on Grouse Mountain. I am attaching Mr. Douet's memorandum to you and I discussed this with the Committee. I outlined the situation and pointed out that Mr. Durkee stated that the Committee recommended that both offers should be rejected. Both the Chairman and Aldermen Jones were quite emphatic that Mr. Quakenbush, the tenant, should be advised that his offer is

acceptable and Alderman Jones specifically stated that this was in line with the City's own policy of giving the tenant the chance to buy if he was willing to meet any other price offered. The Committee took into consideration in this regard the fact that Mr. Quakenbush is not only the tenant but he has kept the property in repair and protected same. I suggest therefore that you simply advise Lieut. McKay that his offer is not acceptable and return his cheque.

I felt that as a result of our meeting this morning there will be greater co-operation between this office and Mr. Durkee who I explained to the Committee had been very useful and whose advice was greatly appreciated by yourself.

For the moment at least I suggest that we should not worry about the expense of Mr. Durkee's office - this matter might be reviewed next fall when I am again visiting Vancouver.


G. W. McPherson,
Executive Assistant.

GWMCP/PMH

1st March, 1944

The Advisory Committee on
Japanese Properties in Greater Vancouver,
1012 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

In a matter of a couple of weeks we expect to have printed a catalogue of properties outside of Greater Vancouver which will be offered for sale by tender.

In connection with this matter I had a meeting with a number of Real Estate Agents in my office today. In the course of conversation unanimous expression was given to the hope that we would be able to supply them with a firm selling price on the balance of the properties in the Greater Vancouver Catalogue. They claim that if they know a definite price which would be acceptable to the Custodian they would be in a position to create an interest in the remaining properties.

Some mention was also made of the desirability of allowing sales to be made with an adequate down payment and limited terms.

I understand that in view of present rental regulations unless notice can be given to a tenant before the end of this month it may be a year before a purchaser would be able to secure actual possession and this factor would make sales more difficult.

I thought I would pass on to you the opinion of these men and as sales have fallen off considerably it would be appreciated if you would give consideration to the suggestions made and advise me if the Committee would be in favour of some changes being made along the lines suggested.

Yours truly,

F.G. Shears,
Director.

FGS/PMH

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

November 30, 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 November 26th and have discussed this matter with the Deputy Custodian who has instructed me to advise you that you should follow the suggestions of the Committee which are, apparently, being conveyed through Mr. Durkee.

I have pointed out to the Deputy Custodian that Mr. Reeve was used by the Committee to value property and that his valuations, up to the present time, have been accepted and that the use of Mr. Durkee's valuations is a departure from this procedure. However, the Deputy Custodian has decided that the advice of the Committee should be accepted in this matter.

Yours very truly,

GWMcP/FC.

G. W. McPherson
Executive Assistant.

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

506 Royal Bank Building,
Vancouver, B.C.

FILE NO. _____

26th November, 1943.

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

Dear Mr. McPherson:

Re: Greater Vancouver Advisory Committee
Valuations.

For your information when we submit original tenders or subsequent offers to the Committee for their consideration it is now becoming a frequent thing for us to receive from Mr. Durkee instructions, the following of which are examples:

<u>Cat.No.</u>	<u>Valuation</u>	<u>Offer</u>	Proposed
			<u>Minimum Price</u>
	\$1,200.00	\$1,250.00	\$1,750.00
	1,300.00	1,150.00	1,800.00
	1,200.00	800.00	1,250.00
	9,000.00	10,000.00	12,000.00

You will notice that a considerable advance is being made in some cases over the valuation. It is true that this is usually in cases where the assessed value is considerably higher than the valuation but it seems to be the general opinion that assessments, especially in some cases, are entirely out of line.

Of course advancing the proposed minimum price makes the possibility of claims less likely if eventually the property is sold at a higher price above the valuation. The tendency, however, is to slow down liquidation and I think it does also detract from the reliability which can be placed upon the judgment of the independent valuator.

I believe that the suggested minimum prices are those set by Mr. Durkee and as far as I know he only arrives at this price by considering the district in which the property is located and from a view of the exterior of the building. Our valuers of course are making a thorough inspection of the buildings and in view of their experience it was my assumption that their valuations could be accepted as a basis for

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

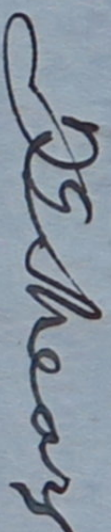
ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

2.

G.W. McPherson, Esq.
a fair selling price.

However, as mentioned above, I am passing this information on
to you so that you may be acquainted with this matter.

Yours very truly,



F.G. Shears,
Director.

FGS/PMH

J-71A

Victoria Building,
70 Connor Street,
Ottawa, Ontario.

July 27, 1943.

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

Dear Mr. Shears:

Re: Kishizo Kimura

I have your letter of July 22nd which has been discussed with the Deputy Custodian. The Custodian does not intend to appoint any other Japanese representative to the Committee.

Yours very truly,

GWMcP/FC.

(G. W. McPherson)
Executive Assistant.

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO

FILE NO. _____

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

22nd July, 1943.

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

Dear Mr. McPherson:

For your information the following letter has been received from the Advisory Committee on Japanese Properties in Greater Vancouver:

"Mr. Justice Sidney Smith yesterday received a telegram from committeeman Kishizo Kimura, containing his resignation; original copy of which is attached hereto.

I beg to quote from the minutes of this morning's meeting:

"The Executive Assistant was instructed to hand the original wire to Director Shears for his information, and in order that he might notify the head, the Honourable Secretary of State in Ottawa.

While the Committee regrets the necessity of Mr. Kimura resigning from its midst, and the loss of his help and advice, it feels that unless another Japanese be appointed in his stead, it can carry out its duties very well with its present personnel."

A copy of the wire received from Mr. Kimura reads as follows:

"Owing to sickness cannot perform my duty as minister of your Committee Stop Consequently I herewith tender

VIA AIR MAIL

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO

FILE NO.

- 2 -

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

G. W. McPherson, Esq.

my resignation which kindly accept and relieve me
of my responsibility Stop letter following.

Kishizo Kimura"

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

9-714

ADVISORY COMMITTEE ON JAPANESE PROPERTIES
IN
GREATER VANCOUVER

[Signature]
FOR MORE AND OTHER
VANCOUVER B.C.

Ottawa, April 12, 1943.

Dear Sir,-

The Secretary of State has asked me to acknowledge the receipt of your letter of the 5th April.

The Secretary of State will be pleased, of course, to hear of the progress of the work of the Committee from time to time.

Yours sincerely,

E. H. Coleman
Under Secretary of State.

A. E. McMaster, Esq.,
Executive Assistant,
Advisory Committee on Japanese Properties
in Greater Vancouver,
1012 Royal Bank Building,
Vancouver, B.C.

ADVISORY COMMITTEE ON JAPANESE PROPERTIES

IN

GREATER VANCOUVER

Committee:

THE HONORABLE MR. JUSTICE SIDNEY SMITH
CHAIRMAN

ALDERMAN CHARLES JONES

KISHIZO KIMURA

A. E. MCMASTER, EXECUTIVE ASSISTANT

TELEPHONE PACIFIC 4652

1012 ROYAL BANK BUILDING
VANCOUVER, B.C.

April 5th, 1943.

The Honourable N. A. McLarty, K. C.,
Secretary of State,
West Block,
Ottawa, Ontario.

Dear Sir:

I am instructed by our Chairman, The Honourable Mr. Justice Sidney Smith, to advise you that this Committee has had its initial meetings and has inspected some of the properties concerned.

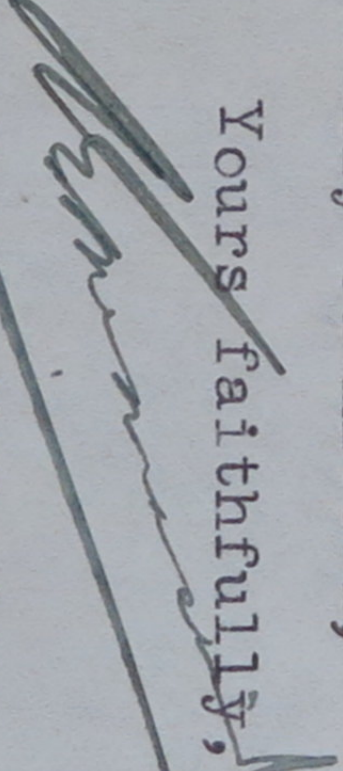
An office has been opened in the Royal Bank Building, near that of the Custodian so that duplication of files and records may be avoided.

Mr. A. E. McMaster has been appointed Executive Assistant to the Committee and is presently engaged in assembling necessary data. It is thought that as we are in daily contact with the Custodian office here, no regular report need be directed to your office, but I am instructed to write to you from time to time advising of the progress being made by the Committee.

We trust this plan will be satisfactory to you.

Respectfully submitted,

Yours faithfully,



A. E. McMaster
Executive Assistant

AEM/ms

March 30, 1943.

MEMORANDUM FOR DR. COLEMAN

Re: Japanese Property

In accordance with your instructions I proceeded to Vancouver, leaving Ottawa on March 10th and arriving in Vancouver on Sunday morning, March 14th. I immediately proceeded with the organizational work relating to the setting up of the two advisory committees and also reviewed the work of the Vancouver organization generally. As a result of a telephone conversation with you on March 24th I left Vancouver that night and arrived in Ottawa on the morning of March 28th. I wish to report briefly the results of my trip.

1. Advisory Committee on Japanese Property in Greater Vancouver

The Honorable Mr. Justice Smith is chairman of the above committee and since he was engaged in an important court case I was unable to see him until Friday, March 19th. At that meeting he advised me that Mr. Kimura had agreed to act on the committee as a representative of the Japanese evacuees. Alderman Jones, the third member of the committee, could not attend. Mr. F. G. Shears, the Acting Director of the Vancouver Office, attended with me.

A preliminary discussion took place and the chairman indicated that he desired the committee to be absolutely independent from the Custodian's organization and that he would, therefore, require an executive assistant who, in turn, would require a secretary and office space. He proposed Mr. A. E. McMaster who had worked with him on the Japanese Fishing Vessels Disposal Committee and agreed that one of the secretaries in the Custodian's office might be assigned to him. Arrangements were therefore made and Mr. McMaster is now occupying a room on the tenth floor of the Royal Bank Building and Miss M. Sullivan has been transferred from the Fishing Vessels Department of the Custodian's office, which is just being closed, and she will act as his secretary.

The Chairman called the first meeting of the committee for Monday, March 22nd at 11 A.M. Alderman Jones, unfortunately, was unable to attend but Mr. Kimura was present, as was Mr. McMaster. Further preliminary discussions took place and it was agreed that the first formal meeting of the committee should be held on Tuesday morning, March 23rd. The committee met at that time and a general discussion took place as to whether or not a policy of liquidation was advisable under the market conditions existing in Vancouver. It was agreed that the Custodian's representative in Vancouver would make a formal request for advice and that the first question to be asked would be the question of whether or not, in view of all the circumstances, the committee would advise that a policy of liquidation be proceeded with.

I might say that before putting this formal question to the committee, and in view of the fact that a negative answer might be considerably embarrassing to the Custodian, the question was discussed and Mr. Kimura stated that, in his opinion, a liquidation of property as a general policy was in the best interests of the evacuees. Alderman Jones thought that it was in the best interests of all concerned.

I suggested that since the Chairman had never visited the Powell Street area, a short tour be arranged for Wednesday afternoon to give him some idea of the problem the Custodian was faced with in the administration of the properties and also the difficulties of marketing such properties, including the chattels stored on same. The tour was made on Wednesday afternoon and I feel that the Chairman was greatly impressed with what he saw. He expressed the definite view that in his opinion the only solution in many cases was to demolish the buildings and sell the land. I have no doubt as to what the answer to the first question now before the committee will be.

Subsequent to the tour the Chairman stated that he felt the committee's work was now well under way and that Mr. Shears could handle the liaison work of the Custodian's office to the entire satisfaction of the committee. I asked the Chairman whether or not he would approve of my returning to Ottawa and he replied in the affirmative.

Insofar as the work of this committee is concerned, I feel that it will be a very active committee and will take a real interest in the problems facing the Custodian's Vancouver office. I also feel that Mr. McMaster, who is entirely familiar with the Chairman's method of doing things, will be of considerable assistance and he has undertaken to supervise a great deal of the preliminary work in the preparation of a real estate catalogue and the gathering of information as to the best methods of sale. Mr. Shears will be reporting from time to time on the work of the committee but I do not anticipate that any sales policy can, or will be, put into effect for at least two weeks.

2. Advisory Committee on Japanese Rural Properties

I have reported rather fully to you on the work of this committee and the two organizational meetings which I attended, the first being held on March 15th and the second on March 18th. Copies of the minutes of these meetings were forwarded to you and indicate the trend of the discussions which resulted in my negotiating with Mr. Barnett, the local representative of the Soldier Settlement of Canada; the basis of the negotiations being the suggestion that the Soldier Settlement of Canada should purchase outright 100% of all rural evacuee property in the Protected Area, including fishing villages as well as farm lands.

The committee have already advised that in their opinion such a sale is desirable and, if it can be negotiated, it appears that their work will have finished when they advise on the best methods to be used to agree upon a price. It was not thought desirable, in view of developments, to set up any secretariat for this committee and the secretarial work of the committee is being handled direct by Mr. Shears.

In view of the urgency of determining the future disposition of the farm lands, with particular reference to the Fraser Valley, the planting season now having arrived, I thought it desirable that I should return to Ottawa to discuss the matter with the Director of the Soldier Settlement of Canada direct and it was for this reason that I telephoned you on Wednesday, March 24th, and requested your permission to return since the organizational work of the two committees had been completed.

I had a meeting with the Director, Mr. Murchison, yesterday and he indicated that he heartily supports the proposed transaction and as a first step will have to set up his regional committee in New Westminster. He is anxious to obtain Mr. McClellan as a member of the regional committee and has requested that you agree to Mr. McClellan resigning from your advisory committee to take this new position. He has further suggested a substitute member for your committee, the Mayor of New Westminster, Mr. Mott. I pointed out to Mr. Murchison that Mr. McClellan was an ardent supporter for the Soldier Settlement of Canada and had a very good effect on the committee's deliberations concerning the proposed sale and that he should keep this fact in mind when suggesting an alternative member. He advised me that Mr. Mott was, in his opinion, satisfactory and I would, therefore, recommend that Mr. McClellan be permitted to resign and Mr. Mott be appointed in his stead. The committee has been adjourned at the call of the Chairman and Mr. Shears has been instructed not to hold a further meeting until advised of the result of the negotiations now proceeding with Mr. Murchison.

3. Vancouver Organization

I reviewed the work of the entire office with Mr. Shears and again impressed upon him the desirability of curtailing the staff. Since the first of the New Year the total employed has been reduced by eighteen and it is felt that with the work of some departments, for example, the Fishing Vessels Department, having terminated, it will be possible by transferring the staff, to carry on the liquidation of the property without increasing the staff.

I found that Mr. Shears has complete control of the situation and everyone I spoke to, both outside and inside the organization, expressed complete satisfaction with his management. I, personally, am greatly impressed with his ability, energy and integrity and feel that in view of his being financially independent, he would greatly

appreciate his position of Director being confirmed if you could see your way clear to do this.

There has been considerable sickness in the organization and Mr. Richardson, who has been in charge of the Farm Department collapsed in the office while I was there and I ordered him to take at least two weeks sick leave. He is a very conscientious worker but unfortunately is a shell shock victim of the last war and of a highly nervous disposition. I hope that he will be able to return to his position but have arranged matters so that, if this is impossible, the work of his department will continue under his assistant, Mr. Anderson.

Insofar as the co-operative organizations in the Valley, which the Custodian is controlling through Mr. Ure, who is living at Mission where the co-operatives are situated, are concerned, the situation is greatly improved and I believe it will be possible to liquidate the Japanese interests in an orderly manner within the next few months. This, of course, does not include a liquidation of their capital investment in plant and equipment which, under the circumstances, will be hard to dispose of but which can be protected without a full time control.

Mr. McKay, formerly employed by the Soldier Settlement of Canada, and concerning whose activities there has been some correspondence is, in my opinion, doing a first class job and it is because he is doing a first class job that he is criticized by a certain element in the Fraser Valley. In my discussions with Mr. Barnett and Mr. Murchison I suggested that the Custodian desired to continue to employ Mr. McKay up to the time that a sale might be made to the Soldier Settlement but that if it appears that negotiations will result in a sale, he will not under the directions of Mr. Barnett and Mr. Shears in order that the purchasers' equity in the farms may be protected. I trust this arrangement will meet with your approval, it having already been agreed to by Mr. Murchison and Mr. Barnett.

Insofar as the Enemy Section of the office is concerned, Mr. Wright is, in my opinion, carrying on in a satisfactory manner and the work being handled by F. S. Ross & Sons is being liquidated as quickly as possible and except in one or two cases should be completed some time this summer.

GMM:OP/PO.

(G. W. McPherson)
Executive Assistant.

24th March, 1943.

MEMO - MR. SHEARS

Re: Judge Smith's Committee

I think you will find that this is a very aggressive Committee and since they are anxious to do something now, you should press for decisions as rapidly as possible and get everything down in writing.

We should be careful to see that the Committee remains in its position as an advisory body and that Mr. McMaster does not run away into detail that is primarily this office's concern. Once you get the principal question decided as to whether or not liquidation is the correct policy, then I think you should proceed as rapidly as possible with the chattels, keeping in mind that chattels must not be sold by auction or otherwise in places of a religious nature.

GWMcP:LF

AGENDA - INITIAL MEETING

ADVISORY COMMITTEE ON JAPANESE PROPERTIES IN GREATER VANCOUVER

11 A.M. MARCH 23rd, 1943

PLACE - The Chambers of Honourable Mr. Justice Sidney Smith

TIME - 11 A.M.

PRESENT -

The Hon. Mr. Justice Smith - Chairman

Mr. Charles Jones

Mr. Kishizo Kimura

Mr. A.E. McMaster

Mr. G.W. McPherson

Mr. F.G. Shears

- Executive Assistant

1. - TERMS OF REFERENCE

2. - EXPLANATORY REMARKS BY MR. G.W. MCPHERSON

3. - CONSIDERATION OF INITIAL PROBLEMS

4. - POLICIES IN PROCEDURE

(a) Inspection of Typical Properties

(b) Preparation of Catalogues

(c) Valuations - Method of Determining

(d) Sales - Consideration of Methods

✓(e) Liaison with Custodian's Office (through Mr. F.G. Shears)

5. - COMMITTEE'S OFFICE

(a) 1012 Royal Bank Building

(b) Designation

(c) Telephone

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

Ottawa, March 22, 1943.

Dear Mr. McPherson, - re Advisory Committee on Greater
Vancouver Properties

Thank you for your letter of the 20th March.

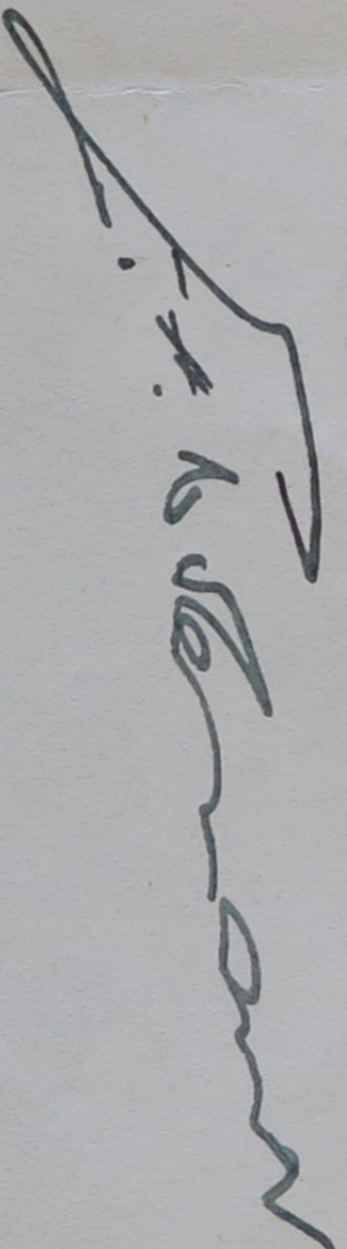
I submitted it to the Secretary of State who approves of Mr. McMaster as Secretary of the Committee.

I have talked to Mr. Murcheson on the telephone.

I find that while he personally is disposed to favour Barnett's latest recommendation of making a block offer, he is a little embarrassed because his Minister, the Honourable Mr. Crerar, is in the hospital, having had a serious operation on the 11th March. He doubts whether the Acting Minister, Mr. MacKinnon, will, as he puts it, "give him the green light". He is to see Mr. MacKinnon late this afternoon and hopes, in any event, to see Mr. Crerar at the hospital in the course of the next day or two. He has promised to telephone me when he has had a talk with Mr. MacKinnon.

Yours sincerely,

G. W. McPherson, Esq.,
Office of the Custodian,
912 Royal Bank Building,
Vancouver, B.C.



912 Royal Bank Building,
Vancouver, B.C.,
March 21st, 1943.

Honourable Mr. Justice Smith,
Chairman, Advisory Committee on Greater
Vancouver Properties,
Law Courts,
Vancouver, B.C.

Dear Mr. Justice Smith:

The Custodian is anxious to put into effect as soon as possible the policy of liquidating vacancies owned property situated in Greater Vancouver. There are several major questions of policy upon which the Custodian would appreciate the advice of the Committee in order that the work may be proceeded with and on behalf of the Custodian I have set out herein these major questions as the Custodian sees them. I have not indicated the views of the Custodian or the information available in the Custodian's Office, which you will, no doubt, desire to have placed before you in order that these questions may be considered. Mr. F.G. Shears, the Acting Director, will upon your request make available to you all the information and his views and opinions can be accepted as the views of the Custodian, in these matters. The questions upon which the Custodian would appreciate your advice are as follows:

- (1) Whether or not, taking into consideration all of the facts, it is desirable to proceed with a general policy of liquidation of real estate.
- (2) Assuming that the Committee's advice on the first question is in the affirmative, the Custodian would appreciate the advice of the Committee as to the best method of sale, the terms and conditions.
- (3) The Custodian would appreciate the advice of the Committee as to the best method of valuing the properties to be disposed of.
- (4) The Custodian would appreciate the advice of the Committee as to whether or not it is desirable in the public interest to liquidate, for the present at least, properties belonging to religious institutions.
- (5) Taking into consideration the difficulty of properly protecting chattels, the rapid deterioration of same and that in the opinion of the British Columbia Security Commission it is neither desirable nor essential that chattels be shipped to evacuees, the Custodian would appreciate the advice of the Committee as to whether or not chattels should be disposed of and if so, the methods to be adopted.

The Custodian desires it to be brought to the attention of the Committee that it is not intended to dispose of articles of a religious nature or of a purely sentimental value.

Mr. F.G. Shears will explain the position of the Custodian in these matters at the request of the Committee.

Yours very respectfully,

GFM/DG

G.W. McPherson,
Executive Assistant.

912 Royal Bank Building,
Vancouver, B. C.
March 21st, 1943.

Honourable Mr. Justice Smith,
Chairman, Advisory Committee on Greater
Vancouver Properties,
Law Courts,
Vancouver, B. C.

Dear Mr. Justice Smith:

In view of the fact that your Committee is holding its first meeting on Monday at 11 a.m. I thought that you might like to have a resume of the Custodian's position insofar as Japanese properties are concerned.

I have, therefore, set out in this letter a brief statement relating to same and I have also indicated in a very sketchy way my understanding as to the relative position of your Advisory Committee and the Custodian's Organization. Attached to this letter are copies of the following Orders in Council:

(1) P.C. 3959
P.C. 5353

These two Orders in Council constitute the Consolidated Regulations Respecting Trading with the Enemy (1939). There have only been one or two minor amendments which are not important for our purposes. For your information I have attached to these Consolidated Regulations a circular letter referring to Order in Council P.C. 9797.

These Consolidated Regulations, while dealing primarily with enemy property, were subsequently by Orders in Council which are hereinafter referred to, apply mutatis mutandis to the administration of Japanese evacuee property under the jurisdiction of the Custodian. You will note that under these Regulations the Custodian is vested with the legal title to all enemy property. The question of whether or not a person is or is not an enemy does not depend upon his nationality but primarily the question of whether or not he is under the control of the enemy such as residing in enemy territory. It is, therefore, not correct to say that Japanese subjects residing in Canada who have been evacuated from the protected areas but who have not been interned are enemies but it is correct to say that a British subject residing in enemy territory is an enemy.

(2) P.C. 1665, dated March 4th, 1942 as amended by P.C. 2383,
dated March 27th, 1942

It was under these Orders in Council that the British Columbia Security Commission was established and Section 12 deals with the placing of evacuee property under the protective custody of the Custodian.

(3) P.C. 469, dated January 19th, 1943

As a result of work done with relation to evacuee problems during 1942 and in order that certain points arising out of the interpretation of

Orders in Council affecting these problems might be clarified, this Order in Council was passed. You will note that among other things, it deals with the unfinished business of the Committee which handled the Japanese Fishing Vessels and of which you were Chairman.

During the past year the Custodian's right to liquidate property, in view of the wording of Orders in Council P.C. 1665 and P.C. 2483, was questioned Order in Council 469 was passed.

The above referred to Orders in Council constitute all of the law relating to the Custodian's position insofar as evacuee property is concerned, at least up to the present time.

As a result of the experience of this Office in handling administration problems during the past year, the Custodian came to the conclusion that Japanese evacuee property, including chattels, should be liquidated as rapidly as possible, provided such liquidation could be carried out in an orderly manner and with a minimum of economic loss, taking into consideration all the circumstances.

A special committee of the Cabinet considered this matter at the request of the Custodian and the Custodian was directed to adopt a policy of liquidation. In order that this policy may be given effect and subjected to as little criticism as possible, the Custodian decided to appoint two Advisory Committees to give independent advice on the carrying out of the policy. I believe that the Secretary of State, the Honourable Mr. McLarty, forwarded to you a copy of the Terms of Reference.

You will note that the Committee is set up for the purpose of advising the Custodian in respect to the disposal of properties in Greater Vancouver but the Terms of Reference indicate that there is a discretionary power to advise that the property should not be liquidated at this time. The Custodian realizes that it may not be the most favourable market in which to liquidate property but his experience over the past year indicates, in his opinion, that the condition of many of the properties, the rapid deterioration of same and the relatively small returns received for rent may justify a liquidation in order to prevent further economic loss to the Japanese evacuee owner.

It is apparent that under the various Orders in Council affecting the Custodian's work, the Custodian has rather wide powers and his Vancouver Organization has, during the past year, administered the affairs of evacuees generally and has a fairly complete record of each individual's assets set up along the lines of a trust account. The Custodian did not feel that it was necessary to pass a special Order in Council setting up the Advisory Committees and the Committees are, therefore, more in the nature of personal advisors to the Custodian on questions of policy relating to the disposition of properties which will be referred to the Committees from time to time. It is of course appreciated that your Committee will, no doubt, desire to obtain independent information relating to particular problems and you will, therefore, require a secretariate to handle this work. At your suggestion, I have discussed this matter with Mr. A. E. McMaster and if it meets with the approval of your Committee, the Custodian is prepared to make office space and a secretary available to him and pay his expenses and remuneration insofar as the work of the Committee is concerned.

For your information, as a matter of general policy the Custodian in dealing with enemy assets and their liquidation has always advertised same and called for tenders. The only time this policy has not been followed is where Government Departments desired to purchase assets in the interest of Canada's war effort, either directly or indirectly. This policy has avoided criticism from the public and will also enable the Custodian to justify to some degree the results of the liquidation.

In the case of the Japanese evacuees, however, the Custodian feels that it is highly desirable to have the advice of an independent Committee on matters relating to the method of liquidation, thus avoiding criticism from the public generally and by the inclusion of Japanese representatives on the Committees in some measure alleviate the fears of the evacuees. For the information of your Committee I would point out that even with respect to enemy property the Custodian's seizure of property is not in the nature of a confiscation of same but rather a trusteeship and particularly is this the case as regards evacuees.

I would point out that the Custodian's Organization has collected information as to the debits and credits of individual evacuees and during the past year, with their consent, have liquidated considerable property, paid their creditors and remitted sums from time to time to them. The Custodian intends to continue this policy and will, as the liquidation of property proceeds, remit funds to the evacuee owner in co-operation with the British Columbia Security Commission. At the present time as a result of discussions with the Commission, the Custodian is remitting, where funds are available, up to \$100.00 per month and increases these remittances where further funds are definitely required. The Custodian is anxious that the representative of the Japanese evacuees on your Committee should understand that it is the Custodian's duty to take protective custody of evacuee property and that he in no sense is confiscating same.

It is anticipated that if it meets with your Committee's approval the Custodian will ask for the advice of the Committee on problems arising from time to time. I assume that as the work of the Committee develops you will advise the Custodian's Organization as to the form in which you wish the questions presented to you and I can assure you that Mr. F. G. Shears, the Acting Director of the local office, will co-operate one hundred percent in the work of the Committee.

The Secretary of State directed me to proceed to Vancouver to give such assistance as I could to both your Committee and His Honour Judge Whiteside's Committee which deals with Rural Property. While I am anxious to return East as soon as possible, I am quite prepared to remain in Vancouver for such period as you consider necessary if I can be of any real assistance to you.

I feel, however, that you will find Mr. F. G. Shears, who has been with the local Custodian's Office since its organization and is entirely familiar with the detail and problems involved, will be of more assistance to you than myself.

Yours very respectfully,

G. W. McPherson
Executive Assistant.

912 Royal Bank Building,
Vancouver, B.C.,
20th March, 1943.

Dr. E.H. Coleman, K.C.,
Under Secretary of State,
West Block,
Ottawa, Ontario.

Dear Dr. Coleman:

Re: Advisory Committee on Greater
Vancouver Properties.

Owing to the fact that Mr. Justice Smith has been engaged in a very important trial during the past week, it has been impossible to arrange for a preliminary meeting of this Committee but I have had a private discussion with the Chairman and also with Mr. Kimura. Mr. Kimura has agreed to act on the Committee, and he and Mr. Yamaga are in consultation daily and both agreed that the policy of the Custodian is in the best interest of the evacuees.

I had a preliminary discussion with Mr. Justice Smith yesterday and the first meeting of his Committee will be held on Monday. It became apparent early in our discussion that he felt that the City problem is a complicated and complex problem insofar as the disposition of the properties are concerned and he felt that if the Committee was to act as an independent and advisory board, it should have it's own secretary. He pointed out that he had numerous duties to perform and he would appreciate the Custodian making available to his Committee a secretary, and he recommended Mr. McMaster who formerly worked with him on the Fishing Vessels Disposal Committee. Mr. McMaster is well known to me and I feel that he will be entirely satisfactory and anticipating that you would approve of the request of the Chairman, I have agreed to retain Mr. McMaster on the same terms that he acted on the Fishing Vessels Disposal Committee.

Mr. McMaster will, of course, keep complete records of all work of the Committee and this will enable the Custodian at any future date to justify the policy by referring to the records of the Committee which it will be possible to show are entirely independent.

/2 -- Dr. Coleman

I believe that Mr. Justice Smith's Committee will be quite aggressive and that it will not be necessary for me to remain in Vancouver to assist that Committee for any length of time. If a decision can be made as to the disposition of the farm lands to the Soldier Settlement of Canada and such decision is known early next week, I expect to return to Ottawa, leaving here Friday or Saturday.

Yours very truly,

GWM/DG

To advise the Custodian in respect to the disposal or effective use of properties in Greater Vancouver vested in him on behalf of persons of the Japanese race evacuated from Greater Vancouver under the various Orders-in-Council relating to the evacuation and in particular, without limiting the generality of the foregoing, in relation to:

(a) liquidation by means of sales of particular properties and the prices which should be realized therefrom;

(b) sales, the methods to be adopted in appraisals, the manner of offering for sale, and the terms of any contract of sale;

(c) the leasing of properties of which it may not be thought advisable to recommend immediate sale and the terms of any contract of lease;

(d) the review of and, if thought advisable, the arbitration of claims now made or which may hereafter be made in relation to leases entered into between persons of the Japanese race and lessees from them;

(e) the disposition of any chattels which may not have been removed from the protected area.

SUGGESTED AGENDA FOR THE INITIAL MEETING OF

THE ADVISORY COMMITTEE OF JAPANESE PROPERTY IN GREATER VANCOUVER

MARCH 22, 1943.

1. EXPLANATORY REMARKS BY MR. G.W. McPHERSON.
2. TERMS OF REFERENCE.
3. OBJECTIVES OF CUSTODIAN AS TO DISPOSITION OF PROPERTIES.
4. OBJECTIVE OF COMMITTEE AND RELATION WITH CUSTODIAN.
5. GENERAL CURRENT POSITION AS TO PROPERTIES CONCERNED.
 - (a) Inventory and maps.
 - (b) Valuations.
 - (c) Status of Sales and/or Leases.
 - (d) Agents.
6. POLICY IN PROCEDURE OF COMMITTEE.
 - (a) Liaison with Custodian.
 - (b) Cataloging and valuation.
 - (c) Reports of Committee.
 - (d) Name of Committee
 - (e) Letterhead
 - (f) Publicity - Joint Press Release.
 - (g) Office - staff - facilities.
7. LETTER FROM MR. G.W. McPHERSON IN BEHALF OF DEPARTMENT OF STATE
 - (a) Directive to Committee
 - (b) Procedure re expenses and remuneration.

PRESS RELEASE

The Secretary of State as Custodian of Japanese evacuee property has appointed two Advisory Committees for the purpose of advising him on matters relating to the disposition and effective use of such properties.

The Honourable Mr. Justice Sidney Smith has accepted the position as Chairman of the Advisory Committee on Japanese properties in Greater Vancouver and the members of his Committee are:

Alderman Charles Jones, Vancouver.
Kishizo Kimura, Christina Lake.

Mr. A.E. McMaster will act as Executive Assistant to the Committee.

Mr. Kimura has agreed to represent the Japanese evacuee interests in the work of the Committee.

His Honour Judge Whiteside of New Westminster has accepted the position as Chairman of the Advisory Committee on Rural Japanese Properties and the members of his Committee are:

D. McKenzie, New Westminster
J.J. McLellan, Fort Langley
Hal Menzies, Haney
Yasutaro Yamaga, Tashme.

Mr. Yamaga, the former manager of the Maple Ridge Co-operative Produce Exchange, will represent the Japanese evacuees on such Committee.

The Custodian during the past year has, in accordance with Orders in Council appointing him for that purpose, endeavoured to take protective custody of all Japanese evacuee assets located in the protected areas of British Columbia. It appears to the Custodian that in view of conditions and circumstances at present existing it is probable that the interests of Japanese evacuees in the protected area will be adversely affected and he has come to the conclusion that in order to properly protect such interests it is advisable to carry out an orderly liquidation of evacuee property.

In so far as the public is concerned, the Custodian's Organization will continue to administer the affairs of the Japanese evacuees and to deal with the public and the evacuees directly in all matters relating to the proposed liquidation.

The manner and method whereby the property will be liquidated will be decided in due course and made known to the public and the evacuees through the press.

Mr. F.G. Shears, the Acting Director of the Custodian's Vancouver Office, advises that G.W. McPherson, the Executive Assistant to the Secretary of State, has been in Vancouver during the past week assisting in the organizational work of the Advisory Committee and he is quoted as having stated:

"The Custodian is anxious that the public and the evacuees understand that the properties will not be sacrificed but that the liquidation will be carried out in an orderly manner and that the proceeds of the liquidation will be credited in the Custodian's Office to the account of the individual evacuee owner and will be made available to him in co-operation with the British Columbia Security Commission in such amounts as he may require. The whole purpose of the Custodian's taking over the property of evacuees is in order that it may be properly protected and there is no intention that the property or the proceeds of the liquidation of same have been, or will be, confiscated and this applies regardless of the nationality of the evacuee owner."

Ottawa, March 8, 1943.

Dear Mr. Justice Smith,-

When Mr. Coleman telephoned you some days ago you were kind enough to agree to serve as Chairman of an Advisory Committee in relation to the disposal of property in Greater Vancouver of persons of the Japanese race evacuated from British Columbia.

I am enclosing for your information the suggested terms of reference to the Committee.

Mr. G. W. McPherson of the Custodian's staff expects to be in Vancouver toward the latter part of this week and I have instructed him to call upon you to discuss the work of the Committee.

I understand you have already been in communication with Alderman Jones and therefore I am not communicating directly with him.

We have asked the Department of Labour to communicate with Mr. Kimura who, it is proposed, will be the third member of your Committee.

I may say that I am greatly obliged to you for your kindness in undertaking this duty and I earnestly hope you may not find it too great a burden in addition to your judicial duties.

Yours sincerely,

The Honourable Mr. Justice Sydney A. Smith,
Supreme Court of British Columbia,
Vancouver, B.C.

N. A. McLAURY
Secretary of State.

To advise the Custodian in respect to the disposal or effective use of properties in Greater Vancouver vested in him on behalf of persons of the Japanese race evacuated from Greater Vancouver under the various Orders in Council relating to the evacuation and in particular, without limiting the generality of the foregoing, in relation to:

(a) liquidation by means of sales of particular properties and the prices which should be realized therefrom;

(b) sales, the methods to be adopted in appraisals, the manner of offering for sale, and the terms of any contract of sale;

(c) the leasing of properties of which it may not be thought advisable to recommend immediate sale and the terms of any contract of lease;

(d) the review of and, if thought advisable, the arbitration of claims now made or which may hereafter be made in relation to leases entered into between persons of the Japanese race and lessees from them;

(e) the disposition of any chattels which may not have been removed from the protected area.

Ottawa, Feb. 9th, 1943.

Memo. to the Minister:

Mr. Senior of Honorable Mr. Mackenzie's office
'phoned this morning to advise that the following have
been secured to act on the Advisory Committee in connection
with Japanese property:

✓ 1 - Mr. Justice Sydney Smith

✓ 2 - Alderman Charles Jones for the City of Vancouver.
Alderman Jones was recommended by the Mayor of
Vancouver, subject to approval by the City
Council to-day.

P.D.