

No.

Kagetsu, Eibichi 55165
II

Registrar.
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No.

Kageton, Eibiechi 55165
II

December 3, 1943.

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. Herman D.

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C. Brown

Registrar.

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55165
II

12787

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12787/2

December 3, 1943.

Messrs. Horne, Taylor & Co. Ltd.,
817 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 148
5286 McKenzie Street
47 & 48/20/2027

Sale of property catalogued as No. 148 has been completed
by assignment of the Right to Purchase to the purchaser, Mr. Herman D.
Bischoff, 1591 S.W. Marine Drive, Vancouver.

We enclose commission cheque representing 5% of the
sale price payable to your order and amounting to \$215.00.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA
Enc.

NORTHWEST MORTGAGE COMPANY LIMITED

MORTGAGES AND INSURANCE

LOAN AGENTS FOR INVESTORS SYNDICATE

(ASSETS OVER \$175,000,000.00)

413 Pacific Building

744 West Hastings Street

VANCOUVER, B.C.

November 27th, 1943.

Custodian of Enemy Property,
675 West Hastings Street,
Vancouver, B. C.

Attention: Mr. Douet
Your file #12787

Re: Investors Syndicate C. D. #17457
E. Kagetsu
5286 McKenzie Street

EVACUATION SECTION	
Rec'd	NOV 29 1943
File No.	
Ans.	
Referred	<i>out</i>

out to Russell

Dear Sirs:

Confirming our conversation of yesterday's date, the above property is in the name of Investors Syndicate subject to an Agreement for Sale to Eikichi Kagetsu.

We understand that the property is rented, and that the rents have been collected by Mr. C. M. Stewart who was forwarding to us the mortgage payments until the property was sold. We further understand that the property has been sold and that the purchaser has assumed the balance owing under the Agreement for Sale to Investors Syndicate.

The Agreement for Sale to Investors Syndicate is payable \$41.50 per month including interest at 6% and we have not yet received payment of \$41.50 due October 1st, \$41.50 due November 1st and another payment of \$41.50 will be due December 1st.

If you have made arrangements with the purchaser to bring our account up-to-date within the next few days, it will be quite satisfactory, but otherwise unless we receive payment of \$124.50 on or before December 1st, we believe it will be advisable for us to apply for a receiver in order that the rent from the property may be applied on the Agreement for Sale.

We will be glad to cooperate with you and will appreciate your advising us what can be done in this connection.

Yours very truly,

NORTHWEST MORTGAGE COMPANY, LIMITED.
H. V. Jackson
Manager.

HVJ:CBO

12787/2

November 25, 1943.

Mrs. C. P. Ritchie,
5286 McKenzie Street,
Vancouver, B. C.

Dear Madam:

Re: Eikichi KAGETSU -
5286 McKenzie Street

With reference to our 'phone conversation of a few days back, we have heard from Mr. Carl M. Stewart, the lawyer who is handling Mr. Kegetsu's affairs, and he advises us that according to his records, including payments up to the end of October 1943, \$67.50 has been paid on account of the blower. As we understand that the arrangement made with Mr. Kagetsu was that you should pay him back at the rate of \$5.00 per month for twenty-four months, viz. \$120.00 in all, there is still \$52.50 owing on the blower, and we shall be glad to know if you agree this amount and what arrangements you are prepared to make to pay back the balance as according to Mr. Stewart there have been several months when you have paid rent but have not paid anything on account of the blower.

As this house has now been sold and the matter of the payments of the blower only concerns yourself and Mr. Kegetsu, these payments do not concern the new purchaser, and payments for the blower should be made either to Mr. Stewart or to this office.

As we are anxious to clear up the matter of the payments on the blower as early as possible, we shall appreciate a prompt reply to this letter, and enclose a stamped and addressed envelope to facilitate your reply.

Yours truly,

P. Douet,
Administration Department.

PD:BS
encls.

TELEPHONE HIGHLAND 145

BRANCHES:
YOKOHAMA, OSAKA, JAPAN

CABLE ADDRESS:
"KAGETSU VANCOUVER"

KAGETSU & COMPANY LIMITED

IMPORTERS AND EXPORTERS
TIMBER EXPORT A SPECIALTY

335 PRINCESS AVENUE,
VANCOUVER, B. C.

EVACUATION SECTION

Rec'd NOV 27 1943

File No. 12387

Ans.

Referred

Doubt

out to you

November 23 Ad 1943
Minto Mine B.C.

Office Of Custodian
506 Royal Bank Building
Vancouver B.C.

I Reciept Your Letter November 19 th.
I donot know much reason of 5286 Mckenzin Street House
Of attachment
Mrs Kagetsu Or My Daughter know more than Me
They Live Toronto Ont.now Therfor
I send Your Letter Air Mail To Day
And Ask Them Answer hurry to direct You

Yours Truly

E. Kagetsu

Carl M. Stewart

LAW OFFICE

1114 VANCOUVER BLOCK
736 GRANVILLE STREET
VANCOUVER, B.C.

Nov. 22, 1943.

Mr. P. Douet,
Administration Dept.,
Office of Custodian,
506 Royal Bank Bld'g.,
City.

Dear Sir:

Re: Your File 12787-2
E. Kagetsu, 5286 McKenzie St. *on your Desk.*

EVACUATION SECTION	
NOV 23 1943	
Rec'd	_____
File No.	_____
Ans.	_____
Referred	<i>Douet</i>

This will acknowledge your letter of Oct. 22nd.

I know nothing of the Automatic Coal Stoker, and suggest that you write direct to Mr. Kagetsu at Minto. *P.D. checking*

The blower, in question, cost \$125.00, and I believe was installed in March, 1942.

As mentioned to you previously, Mr. Wright (Point Grey Homes) was collecting the rent, and the matter was only taken out of his hands when he closed up his Real Estate Office.

The last statement I received, under date of Feb. 6, 1943, there was a cheque enclosed for \$22.50, which appears on my statement under date of Feb. 16th. In this statement, Mr. Wright shows that the enclosed cheque for \$22.50 pays the rent due to Feb. 15, 1943, leaving a credit of \$2.50, so at the end of his regime, you have rent paid to Feb. 15, 1943, and \$2.50 on account of the next month's rent. At this time, Mr. Wright states that a total of \$50.00 has been paid on account of the blower.

Following this, I received certain payments direct from Mr. Ritchie, the tenant. The first one was Feb. 16th for \$22.50, which brought the rent paid up to the end of Feb., and the above mentioned \$2.50 applied to the blower for the last half of February. This now shows the rent paid to the end of February, and \$52.50 on the blower.

*see Question 3711
bein arranged
above*

Following this, I have received for the eight months, representing March to October, inclusive, eight cheques - three (3) \$50.00, four (4) \$45.00 and one (1) \$40.00, so that I have only received three (3) \$5.00 payments on the blower. This added to Mr. Wright's \$52.50 would make \$67.50 paid.

It would appear, in view of the copy of Mr. Kagetsu's letter of February 16, 1942, addressed to Mr. Wright, that Mr. Ritchie would still have to pay the difference between the \$125.00, which was the cost of the blower, and the \$67.50 apparently paid.

Yours truly,


CARL M. STEWART.

CMS/D.

*Mr. Austin is taking this up with
the tenant & will let us know what
is arranged*

*125
67.50
57.50*

12787/2

November 22, 1943.

Mr. Carl M. Stewart,
736 Granville Street,
Vancouver, B. C.

Dear Sir:

Re: Eikichi KAGETSU -
5286 McKenzie Street

In connection with the sale of the above property, we are informed by the tenant, Mrs. Ritchie, that when they took possession Mr. Kagetsu agreed that they could install an automatic coal stoker at their own expense, which they did, the understanding being that after Mr. Kagetsu returned he would have the opportunity of purchasing the coal stoker at a price to be agreed, or the Ritchies could remove the stoker and leave the furnace in its original state. Have you anything on file relating to this agreement?

So far as the air circulator or blower is concerned, this is now quite clear, as we got in touch with Mr. P. E. Wright whose name you kindly gave us and we have a letter dated February 16th, 1942, from Mr. Kagetsu to Mr. Wright, a copy of which we attach for your files.

The writer understood you to say on the telephone that the Ritchies had completed payment for the blower, but from the information you have provided us with we cannot trace that there have been twenty-four payments of \$5.00 each. Would you be good enough to check this up and advise us exactly what payments have been made and the balance due, if any.

Thanking you,

Yours truly,

P. Douet,
Administration Department.

PD:BS
encls.

12787/2

November 19, 1943.

URGENT

Mr. Eikichi Kagetsu,
Japanese Registration No. 00014,
Minto City, B. C.

Dear Sir:

Re: 5286 McKenzie Street

With reference to the above property which as you are aware has been sold, a question has arisen regarding the ownership of the automatic stoker attached to the furnace and the electrically worked blower or air circulator.

According to information we have been able to procure, our understanding is that you paid \$120.00 or \$125.00 for the blower on the understanding that Mr. Richie, the tenant, repaid the cost of this in twenty-four monthly installments of \$5.00 each. This, we understand, was in a letter to you from Mr. Richie dated February 16th, 1942. Kindly confirm that this was the understanding. In any event, we understand that the air ducts attached to the house were your property--please also confirm this.

With regard to the automatic stoker, was this your property or was it installed by the tenant, and what were the arrangements made by you in connection with this stoker, i.e. if installed by the tenant was it agreed that when his tenancy expired he had the right to remove same?

As it is of some importance to the purchaser that these points are cleared up at the earliest possible moment, may we ask you to kindly reply by return certain--a stamped and addressed envelope is enclosed to facilitate this.

Yours truly,

P. Douet,
Administration Department.

PD:BS
encls.

12787/2

November 13, 1943.

Mr. Herman D. Bischoff,
1591 S.W. Marine Drive,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 148
5286 McKenzie Street
47 & 48/29/2027

Title to Lot 47 (Except the easterly 49.4 feet) and Lot 47, Block 29, D. L. 2027, District of New Westminster, has now been received in your name and is ready for delivery to you. Assignment of the relevant insurance policies are also ready for delivery and you should cause these to be registered with the insurers.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Adjustments as of August 18th as shown by the enclosed sheet have been calculated and a balance of \$99.57 is charged to you.

Will you please be good enough to call at this office at your early convenience to conclude this matter after which title will be delivered.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA
Enc. 2

12787/2

November 13, 1943.

Mr. C. P. Ritchie,
5286 McKenzie Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 148
5286 McKenzie Street
17 & 18/29/2027

Please be informed that 5286 McKenzie Street has been sold to Mr. Herman D. Bischoff, 1591 S.W. Marine Drive, Vancouver. You may expect to receive word on behalf of this purchaser as to rentals and other incidents connected with this property.

Yours truly,

PHR:MA

cc Mr. Herman D. Bischoff

P. H. Russell,
Administration Department.

12787

November 5th, 1943

R.H. Rayner, Esq.,
724 Granville Street,
Vancouver, B.C.

2500 Rejected

Dear Sir:

Re: Catalogue No. 396,
2867 West 37th Avenue

Your letter of the 2nd instant enclosing offer to purchase 2867 West 37th Avenue for the sum of \$2500.00 has been received and considered.

We are not able to accept this tender. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$4200.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F.G. Shears,
Director.

FCS/AN

Carl M. Stewart
LAW OFFICE

Rec'd	OCT 13 1943
File No.	12787/1
Ans.	Phil
Referred	Shears

1114 VANCOUVER BLOCK
736 GRANVILLE STREET
VANCOUVER, B.C.

Oct. 12/43.

Mr. F. G. Shears,
Director,
Japanese Evacuation Section,
Vancouver,
B. C.

Dear Sir:

Re: Your File No. 12787-1
Yorkshire Savings & Loan Ass'n.

Following my letter to you, I received a communication, dated September 9, 1943, from yourself, to the effect that you had no objection to the Yorkshire Savings & Loan Ass'n. paying over to me the proceeds of a matured policy that Mr. Kagetsu held with them.

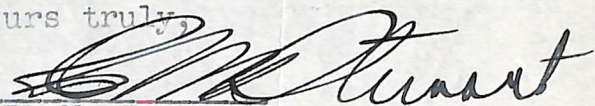
Mr. Kagetsu has requested them to do this, and they now require official consent from yourself. Will you, therefore, be good enough to write the Yorkshire people, consenting to payment of this money to myself.

I was advised some time ago by Mr. Douet that Mr. Kagetsu's house on McKenzie Street had been sold. In view of the fact that I am collecting rents from this house, and paying out monthly payments to a mortgage company, I would appreciate official confirmation of the above.

If someone else has purchased the house, I should not be collecting the rents, nor should I be paying the mortgage payments, as the new purchaser would, naturally, assume this.

I would also appreciate any information you may have for me in regard to the disposition, if any, of the assets of the Deep Bay Logging Company, which were advertised for sale sometime back.

Yours truly,


CARL M. STEWART

CMS/D.

CERTIFICATE OF



ENCUMBRANCE

LAND REGISTRY OFFICE

VANCOUVER, , B.C.

File 12787 minutes 11.30 A.M. 21st day of June , 19 43.

I HEREBY CERTIFY that the following is the state of the title to

City of Vancouver,
Lot 47, (Except the Easterly 49.4 feet), and
Lot 48,
Block 29,
District Lot 2027,
Group 1, New Westminster District,
Plan 2283.

bat 148

viz.:

Registered Owner: Investors Syndicate

Volume 753, Folio 97033 K. Indef.

Registered Charges: 4588 M. 17/4/37. 11.29. Eikichi Kagetsu. Right to Purchase for \$4650. Int 6%.

Filing 36442, The Custodian. Vesting Order filed.

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

To: -Custodian's Office

W.C. Brown

Registrar.

NORTHWEST MORTGAGE COMPANY LIMITED

MORTGAGES AND INSURANCE

LOAN AGENTS FOR INVESTORS SYNDICATE

(ASSETS OVER \$175,000,000.00)

413 Pacific Building

744 West Hastings Street

VANCOUVER, B.C.

September 25th, 1943.

Lo file 12787/1

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

EVACUATION SECTION	
Rec'd	SEP 27 1943
File No.	12787/1
Ans.	<i>WMS</i>
Referred	Russell

out to Wright

Re: Investors Syndicate C. D. #17457
5286 McKenzie Street
Eikichi Kagetsu

Attention: Mr. Russell
Re: Your file #12787-1

Dear Sirs:

In accordance with your request, we wrote to the Investors Syndicate and they have advised us that the balance of the above numbered contract for deed (not for pre-payment) as at August 18th, 1943, was \$2,222.45.

Trusting this is the information you require, we remain,

Yours very truly,

NORTHWEST MORTGAGE COMPANY, LIMITED,

Per:

C. B. Owen

CBO

Wright

Carl M. Stewart
LAW OFFICE

EVACUATION SECTION	
Rec'd	SEP 21 1943
File No.	12787/1
Ans.	
Referred	Douet

out to McAlister

1114 VANCOUVER BLOCK
736 GRANVILLE STREET
VANCOUVER, B.C.

Sept. 20/43.

Mr. T. Douet,
Custodian's Office,
675 W. Hastings,
Vancouver,
B. C.

Dear Sir:

E. Kagetsu
Re: E. Kagetsu

Following our telephone conversation, please find enclosed statement of further receipts and disbursements in connection with Mr. Kagetsu's house on 37th Avenue, and the house on McKenzie Street, that you have, now, advised me as having sold.

In regard to the McKenzie Street house, there are payments of \$41.50 monthly, being made on a mortgage to the North West Mortgage Company. I presume your new purchaser will assume and pay these.

Yours truly,


CARL M. STEWART.

CMS/D.
ENCL.

18/9/43.

see bottom of each page

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name **Kagetsu Eikichi**

Monte City B.C.

File No. **12787**

Reg. No. *000 141*

Company **Monarch**

Agency **Vancouver**

Policy No. **101278**

Premium - \$ **43,50**

Payable: Annually, Semi-annually or monthly

Month **November** Day **17**

REMARKS:

Letter sent 1/19/43

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name **Kagetsu Eikichi**

File No. **12787**

Minto City B.C.

Reg. No. *00014*

Company **Monarch**

Agency **Vancouver**

Policy No. **101279**

Premium - \$ **41.85**

Payable: Annually, Semi-annually or monthly

Month **November**

Day **11**

REMARKS:

Letter sent 18/9/43

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name **Kagetsu Eikichi**

File No. **12787**

Minto City B.C.

Reg. No. *00014*

Company **Monarch**

Agency **Vancouver**

Policy No. **101280**

Premium - \$ **41.30**

Payable: Annually, Semi-annually or monthly

Month **October**

Day **22**

REMARKS:

letter sent 18/9/43

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name **Kagetsu Eikichi**

File No. **12787**

Reg. No. *00014*

Company **Monarch**

Agency **Vancouver**

Policy No. **101282**

Premium - \$ **39.95**

Payable: Annually, Semi-annually or monthly

Month **November**

Day **7**

REMARKS:

letter sent 18/9/42

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name 101283

File No. 12787

Winnipeg City
BC

Reg. No. 00014

Company Monarch

Agency Vancouver

Policy No. 101283

Premium - \$ 42.70

Payable: Annually, Semi-annually or monthly

Month November

Day 17

REMARKS:

Letter sent 1/8/12

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name **Kagetsu Eikichi**

File No. **12787**

Reg. No. *00014*

*Wink City
BC*

Company **Monarch**

Agency **Vancouver**

Policy No. **101284**

Premium - \$ **37.05**

Payable: Annually, Semi-annually or monthly

Month **November**

Day **17**

REMARKS:

Letter sent 8/1/41

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name **Kagetsu Eikichi**

File No. **12787**

Reg. No. *00014*

Monte City
B.C.
Company **Monarch**

Agency **Vancouver**

Policy No. **101368**

Premium - **\$39.70**

Payable: Annually, Semi-annually or monthly

Month **November**

Day **24**

REMARKS:

Letter sent 1/8/91

(Information supplied by Ins. Co.)

LIFE INSURANCE

Kazetsu Eikichi
Name 101369

File No. 12787

Vancouver City
Reg. No. 00014
B.C.

Company Monarch

Agency Vancouver

Policy No. 101369

Premium - \$ 36.20

Payable: Annually, Semi-annually or monthly

Month November

Day 24

REMARKS:

Letter sent 12/19/43

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name **Kagetsu Eikichi**

File No. **212787**

into City Bo

Reg. No.

00014

Company **Monarch**

Agency **Vancouver**

Policy No. **101550**

Premium - \$ **256.15**

Payable: Annually, Semi-annually or monthly

Month **December**

Day **10**

REMARKS:

letter sent 18/7/43

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name **Kagetsu Eikichi**

File No. **12787**

Reg. No.

Company **Monarch Life**

Agency **Vancouver**

Policy No. **30017**

Premium - \$

Payable: Annually, Semi-annually or monthly

Month

Day

REMARKS:

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name **MR. EIKICHI KAGETSU**

File No. **12787** //

Bridge River B.C.

Reg. No. *00014.*

Company **Sun Life Insurance Co,**

Agency **Vancouver**

Policy No. **834561**

Premium - \$ **FREE**

Payable: Annually, Semi-annually or monthly

Month

Day

REMARKS: **No further premiums payable**

27

Letter sent 9/19

IN CP
Photograph - Haney Mill

Taken September 9th, 1943.



HOWARD SMITH
GENOA BOND

84

Our file 295-164

3rd September, 1943.

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

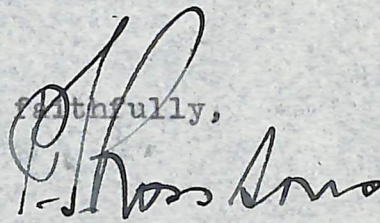
Attention: Mr. F. G. Shears, Director

Dear Sirs:

Re: Eikichi Kagetsu and Block 195, Cowichan
District

We attach hereto two copies of our report on the
sale of Block 195, Cowichan District dated the 25th August,
1943.

Yours faithfully,

A handwritten signature in dark ink, appearing to read "P. Ross". The signature is written in a cursive, flowing style with a large initial "P" and a long, sweeping underline.

Enclosure.

Carl M. Stewart
LAW OFFICE

1114 VANCOUVER BLOCK
736 GRANVILLE STREET
VANCOUVER, B.C.

Sept. 1, 1943.

Mr. F. G. Shears,
Director, Japanese Evacuation Centre,
506 Royal Bank Bld'g.,
Vancouver, B. C.

Dear Sir:

Re: Eikichi Kagetsu

EVACUATION SECTION	
Rec'd.	SEP 2 1943
File No.	12787/1
Ans.	
Referred	Shears
out to you	

One of Mr. Kagetsu's Insurance Policies matured. This is an endowment or savings certificate with the Yorkshire Savings & Loan Association. It has a mature value of \$2,970.05, and Mr. Kagetsu has requested that I collect this money and deposit it in his account. I appreciate the fact that this can not be done without your approval.

Kagetsu has been under rather heavy expenses, and now has four of his children in the East, three attending school, and his account is rapidly dwindling, so he will require additional money to carry on.

As you will recollect, when Mr. McPherson was here, he suggested that Kagetsu receive periodical payments from the 195 sale proceeds, and was willing to let me have a cheque for \$5,000.00, to start with. Instead of this, it would be preferential if you will consent to the Yorkshire money being paid over to me, or, Kagetsu. If, and when this money is used, we then can deal with the question of using some of the money on hand from 195.

I would appreciate your giving this matter your early consideration.

Yours truly,


CARL M. STEWART

CMS/D.

MEMORANDUM

To: File 12787

27th August 1943

From: Specified Articles Department

Re: KAGETSU, Eikichi - Reg: 00014

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
CAR	1937 Dodge Sedan. No: C 117 ✓ License No: (42) 64691	\$ 650.00

Sold to: Campbell Motors Ltd.

Date: 12th Sept. 1942

Selling Price: \$ 580.00

CAR	1942 Pontiac Sedan No: C 118 ✓ License No: (42) 65445	\$ 1025.00
-----	---	------------

Sold to: R. C. M. P.

Date: 31st August 1942

Selling Price: \$ 1025.00

Oct 16/47

Proceeds of C117 were credited to
Kagetsu & Co Ltd as Mch 13/45, net \$52.77.

Proceeds of C118 were credited to
Deep Bay Logging Co Ltd as Mch 23/44, net \$998.02

[Signature]

MEMORANDUM

To: File 12787

From: Specified Articles Department

ARTICLE

DESCRIPTION

APPRAISED VALUE

CAR

1937 Dodge Sedan
No: C 119 ✓
License No: (42) 64690

\$ 650.00

Sold to: Cyril . Pitt

Date: 1st December 1942

Selling Price: \$ 553.00

TRUCK

VT 11
License No: (42) CE 716

Controlled by P. S. Ross

DB

Memo

Oct 16/47

✓
Proceeds of B119 were credited to
Eikichi Kagetou Net 522.20

Oct 21/47. Proceeds of Motor Truck credited
to Deep Bay Logging Co Ltd on P.S. Ross's
statement to Truck 31/1946. - 450.00.
See also letter 20-10-47. information

P. S. ROSS & SONS

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER

ROYAL BANK BUILDING

VANCOUVER, B. C.

Our file 295-164

25th August, 1943.

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

EVACUATION SECTION	
AUG 26 1943	
Rec'd	_____
File No.	_____
Ans.	_____
Referred	SHEARS

Attention: Mr. F. G. Shears

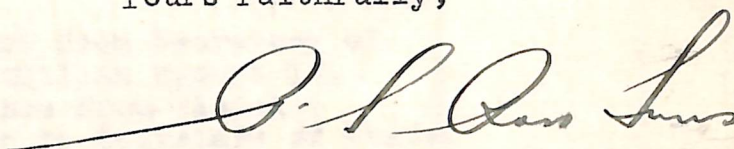
Dear Sir:

Re: E. Kagetsu and Block 195, Cowichan District

Further to our letter of August 18th, we attach hereto two copies of the account of Locke, Lane Guild & Sheppard covering their legal services in connection with the sale of the above Company to H. R. McMillan Export Company Limited.

Their account amounts to \$331.40 and you will note we have approved same for payment.

Yours faithfully,



Enclosures.

IN ACCOUNT WITH
GUILD
LOCKE, LANE, [REDACTED] & SHEPPARD
BARRISTERS AND SOLICITORS
703 ROGERS BUILDING
VANCOUVER, B. C.

DISBURSEMENTS

IN RE: H. R. MacMillan Export Co. Ltd. -
Block 195, Cowichan Lake District -
and re Kagetsu

1943

- May 31 Conference with Mr. Wray going over report and file and obtaining instructions as to form of Agreement. Evening - preparing draft Agreement. Attending to phone Mr. Davey of Crease Davey & Co., at Victoria, asking him to search the property herein, and paid.
- June 1 Attending on phone when Mr. Davey called with particulars. Communication with Mr. Wray re search for particulars. Communication with Mr. Hossie re form of Agreement.
- 2 Drawing Agreement from Secretary of State to H.R. MacMillan Export Co. Drawing Conveyance from Tisdall, registered owner to Secretary of State. Drawing Conveyance from Secretary of State to MacMillan Export Co. Letter to Mr. Wray enclosing copy for his perusal. Letter to Mr. Hossie of Davis & Co. enclosing Deed and Agreement for his perusal. Paid Crease Davey & Co. for their searching at Land Registry Office, phone messages, etc.
- 5 Drawing Vesting Order herein covering Block 195 and revising same. Letter with same to Mr. Wright. Having been advised by you that Purchaser to assume all taxes for 1943, etc., letter to Mr. Hossie advising this change should be made in draft Agreement forwarded to him.
- 7 Communication with Mr. Wright re Vesting Order and form drafted by us. Letter to Custodian setting out reason for drafting form as we have done.
- 9 Preparing copy of P.C. No. 469 as same requested by Mr. Hossie.

1.15

6.71

Forward -

7.86

1943

Forward -

7.86

- June 9 Letter to Davis & Company enclosing copy.
- 12 Communication with Mr. Hossie as to Vesting Order.
- 21 Communication with Mr. Hossie re Vesting Order.
Making copy of Order for Mr. Hossie, 3 folios.
Letter to him enclosing.
Long distance communication to Mr. R.W. Whittome, Duncan, B.C., re their Agreement with Kagetsu asking him to forward Conveyance to Custodian when he advises he cannot issue to other than Kagetsu without proper authority, and paid.
- 24 Communication with Mr. Hossie twice re titles etc.
Communication with Mr. Wray.
- 25 Communication with Mr. Whittome at Duncan asking him to forward Conveyance to Custodian as soon as possible and paid.
Communication with Mr. Hossie twice re Agreement with reference particularly to Clause 6 re continuous operations.
Communication with Mr. Wray twice.
Re-engrossing Agreement, 4 pages, with changes and making copies.
Letter to Mr. Hossie enclosing same for execution.
Further communication with Mr. Wray re transfer to be completed by Secretary of State.
Letter to P.S.Ross & Sons enclosing form of transfer.
- 28 Letter to Mr. Wray enclosing copy of Agreement herein which we have sent to Mr. Hossie for completion by Company.
- 29 Letter to P.S.Ross & Sons enclosing Agreement in triplicate for execution.
- July 7 Conference with Mr. Hossie when enquiry made as to delay.
Conference with Mr. Wray.
Communication with Mr. Hossie.
- 10 Communication with Mr. Wray re P.C. No. 1457 and attending at his office for copy of same.
Long distance call to Whittome at Duncan discussing with him issuance of Conveyance, and paid.

1.45

1.05

1.00

Forward -

11.36

Office of the Custodian,

-3-

1943

Forward -

11.36

- July 10 Letter to Whittome & Co. enclosing copy of P.C. 1457 which gives them authority to issue Conveyance to Kagetsu or Custodian.
Letter to P.S.Ross & Sons.
- 17 Conference with Mr. Wray.
- 20 Communication with Custodian re tax statement and statement of Forest Protection dues.
Communication with Mr. Marshall of Davis & Co.
Letter to Davis & Co. enclosing copy of tax statement and statement of Forest Protection dues.
- 21 Communication with Mr. Marshall.
Communication with Mr. Wray.
Further communication with Mr. Marshall and conference with him when he left cheque for purchase monies of \$83,700.00.
Further communication with Mr. Wray as to Conveyance.
- 23 Communication with Mr. Hossie when he advised that Inspector of Legal Offices will not accept Conveyance from Tisdall to Kagetsu, must be from Tisdall to Custodian.
Long distance call to Mr. Whittome at Duncan advising as to this, and paid.
Preparing Conveyance from Tisdall to Kagetsu.
Letter to Whittome enclosing Conveyance and copy of Order-in-Council.
Further communication with Mr. Hossie's office.
Communication with Mr. Wray.
Paid long distance call from Mr. Whittome.
- 26 Attending on long distance call from Mr. Davey on behalf of Whittome & Co. of Duncan, B.C. re issuing new transfer.
Communication with Mr. Wray reporting re new transfer.
- 28 Letter to P.S.Ross & Sons advising that interest must be paid up to date monies are received by Whittome in exchange for Conveyance.
- 31 Communication with Mr. Marshall.
Further communication with Mr. Marshall.
Reporting to Mr. Wray by telephone.
- Aug. 4 Communication with Mr. Wray.
Communication with Mr. Hossie.

1.50

1.04

Forward -

13.90

Office of the Custodian,

-4-

1943

Forward -

13.90

- Aug. 4 Further communication with Mr. Wray.
- 10 Long distance telephone call from Mr. Whittome regarding Release of monies.
- 11 Perusing letter received from Davis & Company acknowledging that they have received title.
Interview with Mr. Whittome.
Letter to P. S. Ross & Son enclosing cheque for \$85,700.00 in favour of the Custodian.
Attending to deliver.
- 25 Paid registration fees to Land Registry Office re Vesting Order and re Conveyance.
- Paid account of J. H. Whittome & Co. Limited.

60.00

7.50

81.40

TO OUR FEE to cover services...\$ 250.00

Disbursements 81.40

TOTAL\$ 331.40

E. & O. E.,

LOCKE LANE GUILD & SHEPPARD

per

25/8/43

Approved for Payment
P. S. Ross

C
O
P
Y

CUSTODIAN OF ENEMY PROPERTY

KAGETSU

5286 McKenzie St. Van.

Sept 30/42 Stewart reports is rented.

Tax notices 1942 Land 730 Bldg 3500 for tax purpose 2480.

? reduction 1943 730 3450 2455

Purchased from Investors Syndicate by Agreement dated April 1/37
for \$4,650.00

Custodian assigned to Bischoff Oct 5/43.

Tender by Geo E. Davidson	\$3,600
" " Fox & Hollenberg July 16/43	4,000
" " Bischoff July 19/43	4,100
" " " Aug.10/43	4,300

Reeve says value \$4,250 - July 19/43

Insurance \$4,500.00

Approved by Committee Aug 18/43

P. S. ROSS & SONS
 CHARTERED ACCOUNTANTS
 MONTREAL TORONTO WINNIPEG
 CALGARY VANCOUVER

CABLE ADDRESS PHILROSS
EVACUATION SECTION
 Rec'd **AUG 19 1943**
 File No. 2787
 Ans. _____
 Referred Shears
 ROYAL BANK BUILDING

VANCOUVER, B. C.

Our file 295-164

August 18th, 1943

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

Attention: F. G. Shears,
Director

Dear Sirs:

Re: E. Kagetsu and Block 195, Cowichan
District

In our letter to you of 11th August, 1943 we requested the payment of the sum of \$16,816.33 to cover the balance of principal and interest under the purchase agreement of 11th May, 1937.

In addition we now attach hereto accounts, in duplicate, approved for payment as follows:

Eustace Smith: Services re examining
 property, reporting thereon and con-
 sultations re tender received, etc. \$297.00

J. J. Gibbons Ltd: re advertising
 for tenders 155.29
 \$452.29

We presume you will, in due course, pay these accounts out of the proceeds of the sale of this timber in your hands.

Yours faithfully,



Enclosures:

84
Our file 295-164

August 18th, 1943

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

Attention: P. G. Shears,
Director

Dear Sirs:

Re: E. Kagetsu and Block 195, Cowichan
District

In our letter to you of 11th August, 1943 we requested the payment of the sum of \$16,816.33 to cover the balance of principal and interest under the purchase agreement of 11th May, 1937.

In addition we now attach hereto accounts, in duplicate, approved for payment as follows:

<u>Eustace Smith:</u> Services re examining property, reporting thereon and consultations re tender received, etc.	\$297.00
--	----------

<u>J. J. Gibbons Ltd:</u> re advertising for tenders	<u>155.29</u>
--	---------------

	<u>\$452.29</u>
--	-----------------

We presume you will, in due course, pay these accounts out of the proceeds of the sale of this timber in your hands.

Yours faithfully,

Enclosures:

COPY

COPY

J. J. SIMONS LIMITED

EUSTACE SMITH

30th April, 1943

Frederick Field & Co. Ltd.,
Vancouver, B. C.

July 27th, 1943

Messrs. P. S. Ross and Sons,
Royal Bank Building,
Vancouver, B. C.

Publication	Space	Issues	Total Space	Rate	Amount
-------------	-------	--------	----------------	------	--------

TIMBER AREA:

<u>IN ACCOUNT WITH EUSTACE SMITH "IN TRUST"</u>			30		\$30.20
Vancouver Province	14 in.	April 8	14 in.	2.38	33.32
Vancouver Sun	14 in.	April 8	14 in.	2.38	33.32
TO	Personal services in connection with the sale of				17.64
	Block 195, Cowichan Lake District, Vancouver				14.76
Island:	14 in.	April 8	14 in.	2.38	13.72
"	Cruise, estimate and report supplied				150.00
"	Three day trip showing the property at				75.00
	\$25.00 per day				75.00
"	Expenses - fares, hotel and transportation				22.00
	to the ground				22.00
"	Attending consultations with Frederick				50.00
	Field and Co., re the value and report				50.00
	on offer made				50.00

\$297.00

COPY

J. J. GIBBONS LIMITED

30th April, 1943.

Frederick Field & Co. Ltd.,
Vancouver, B. C.

<u>Publication</u>	<u>Space</u>	<u>Issues</u>	<u>Total Space</u>	<u>Rate</u>	<u>Amount</u>
<u>TIMBER AREA:</u>					
Vancouver Province	14 in.	April 7	14 in.	2.80	\$39.20
Vancouver Sun	14 in.	April 8	14 in.	2.38	33.32
Vancouver News- Herald	14 in.	April 9	14 in.	1.26	17.64
Victoria Colonist	14 in.	April 9	14 in.	1.05	14.70
Victoria Times	14 in.	April 8	14 in.	.98	13.72
Nanaimo Free Press	14 in.	April 9	14 in.	.49	6.86
Cowichan Leader	14 in.	April 15	14 in.	.525	7.35
B.C. Lumberman	1/4 p.	April issue	1/4 p.	quo- ted	22.50
					<u>\$155.29</u>

G. W. McPherson, Esq.

11th August, 1943.

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

Attention Mr. F. G. Shears
Acting Director

Dear Sirs:

Re Block 195, Cowichan Lake District
E. Kagetsu

We now enclose cheques of the H. R. MacMillan Export Company Limited in the amount of \$93,000.00. We are advised by Messrs. Locke, Lane, Guild & Sheppard that the property has been registered in the name of the H. R. MacMillan Export Company as Certificate of Indefeasible Title No. 137338-I.

At our request you issued a cheque today in favour of J. H. Whittome & Co. Ltd. in the amount of \$16,816.33. This cheque has been handed to Mr. Whittome and is made up as follows:

Re Agreement for Sale, Tisdall and Kagetsu

Principal owing	\$16,000.00
Interest 11th October, 1942 to	
11th August, 1943	801.53
Interest on overdue interest	<u>14.80</u>
	<u>\$16,816.33</u>

There will be certain accounts to be paid in connection with this matter and we will gather these together and forward them to you in the course of the next few days.

Yours faithfully,

P. Ross Brown

Enclosures

C
O
P
Y

HORNE, TAYLOR & CO., LTD.
Insurance and General Agents

817 West Pender St.

Vancouver, B.C.

August 10th, 1943.

Department of Secretary of State,
Office of Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Your Catalogue 148
5286 McKenzie Street, Vancouver, B.C.
Lot 47, except E 49.4' of 48, Block
29, D. L. 2027.
Your File No: 12787

We hereby submit amended tender on behalf of Mr. Herman
Bischoff of 1591 S. W. Marine Drive, Vancouver, British Columbia,
in the amount of \$4,300.00 on the following terms.

Cash \$2,000.00
Purchaser to assume existing agreement
for the balance amounting to approximately
\$2,300.00

This offer is made in accordance with your letter of July
31st. We would appreciate hearing from you whether same will be
considered.

Yours faithfully,

HORNE, TAYLOR & CO., LTD.

per "H. Austin."

JSP:mb
encl.

C O P Y

12787

July 31st, 1943.

Mr Geo. E. Davidson,
2996 West 37th Ave.,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 148

Your letter enclosing cheque for \$360.00 and offer to purchase 5286 McKenzie Street for the sum of \$3,600.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$4,250.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F.G. Shears
Director.

FGS/GH

Enc.

12787 /

July 31st, 1943

Mr. Geo. E. Davidson,
2996 West 37th Ave.,
Vancouver, B. C.

*3600-
Rejected*

Dear Sir:

Re: Catalogue No. 148.

Your letter enclosing cheque for \$360.00 and offer to purchase 5286 McKenzie Street for the sum of \$3,600.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$4,250.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F. G. Shears
Director.

FGS/GH

Enc.

27

12787

July 31st, 1943

Messrs. Horne, Taylor
& Co. Ltd.,
817 West Pender St.,
Vancouver, B. C.

*4100. -
rejected*

Dear Sirs:

Re: Catalogue No. 148.

Your letter of the 19th instant written on behalf of Mr. Herman Bischoff enclosing cheque for \$410.00 and offer to purchase 5286 McKenzie Street for the sum of \$4,100.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$4,250.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F. G. Shears
Director.

FGS/GH

Enc.

28

12787 /

REGISTERED

July 31st, 1943

The Home Investments,
547 Howe Street,
Vancouver, B. C.

*4000-
rejected*

Dear Sirs:

Re: Catalogue No. 148.

Your letter of the 16th instant written on behalf of Mr. M. Fox and Mr. P. Hollenberg enclosing cheque for \$400.00, and offer to purchase 5286 McKenzie Street for the sum of \$4,000.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$4,250.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F. G. Shears
Director.

FGS/GH

Enc.

CUSTODIAN OF ENEMY PROPERTY

Tender submitted by
Geo E Davidson

R. E. 2996 W 37th Ave City

Catalogue Circled address
no 148. 5286. McKenzie St.
Box 47 Ex E 49. 48 48.

Block 29.

D. S. 2027

Tender being \$3,600.⁰⁰

James Duff

Geo E Davidson

EUSTACE SMITH
MANAGING DIRECTOR
~~FREDERICK FIELD~~
~~SECRETARY~~
~~DOUGLAS GOSWAM~~
~~DIRECTOR~~

PHONE: PACIFIC 3026

EUSTACE SMITH, ~~LIMITED~~
TIMBER ESTIMATING
AND
TOPOGRAPHICAL LOGGING MAPS
TIMBER BROKERS

1114 STANDARD BANK BUILDING
VANCOUVER, B. C.

*Blk 195
Kogitane*

JULY 27th. 1943

Messrs.
P. S. Ross & Sons,
Royal Bank Building,
Vancouver, B. C.

IN ACCOUNT WITH EUSTACE SMITH "IN TRUST"

TO Personal services in connection with the sale of
Block 195, Cowichan Lake district, Vancouver Island:-

" Cruise, Estimate and Report supplied	150.00
" Three day trip showing the property at \$25.00 per day ..	75.00
" Expenses - Fares, Hotel and transportation to the ground,	22.00
" Attending consultations with Frderick Field & Company, re the value and report on offer made	<u>50.00</u>

\$297.00

16/8/43

Approved for payment

P. S. Ross Sons.

C
O
P
Y

HORNE, TAYLOR & CO., LTD.
Insurance and General Agents

817 West Pender St.

Vancouver, B.C.

July 19th, 1943.

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

Dear Sirs:

Re: Catalogue No. 148 - 5286 McKenzie Street,
Vancouver, B.C. Lot 47 except E 49.4' and
48, Block 29, D.L. 2027, Vancouver, B.C.
Your File No. 12787.

We herewith submit a tender for the purchase of the above property on behalf of HERMAN BISCHOFF of 1591 S. W. Marine Drive, Vancouver, B.C. in the amount of FOUR THOUSAND, ONE HUNDRED DOLLARS (\$4,100.00) cash.

We enclose herewith certified cheque for ten per cent of the amount offered viz: Four hundred and ten dollars (\$410.00).

For and on behalf of HERMAN BISCHOFF.

HORNE, TAYLOR & CO., LTD.

per "H. Austin" -

HA;mb
Encl.

HORNE, TAYLOR & CO., LTD.

INSURANCE AND GENERAL AGENTS

MORTGAGES
REAL ESTATE
RENTS COLLECTED

INSURANCE
FIRE, PLATE GLASS
AUTOMOBILE, ACCIDENT

817 WEST PENDER ST.

VANCOUVER, B.C.

July 19th, 1943.

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

Dear Sirs:

Re: Catalogue No. 148 - 5286 McKenzie Street,
Vancouver, B. C. Lot 47 except E 49.4' and
48, Block 29, D.L. 2027, Vancouver, B. C.
Your File No. 12787.


We herewith submit a tender for the purchase of
the above property on behalf of HERMAN BISCHOFF of 1591 S. W.
Marine Drive, Vancouver, B. C. in the amount of FOUR THOUSAND,
ONE HUNDRED DOLLARS (\$4,100.00) cash.

We enclose herewith certified cheque for ten per
cent of the amount offered viz: Four hundred and ten dollars
(\$410.00).

For and on behalf of HERMAN BISCHOFF.

HORNE, TAYLOR & CO., LTD.

per



HA;mb
Encl.

COPY

JOHNSTON, REEVE AND WATSON

Estate Agents

Valuations, Arbitrations, Insurance, Real Estate, Mortgages

Bank of Nova Scotia Building
602 West Hastings Street,
Vancouver, B.C.

19th July, 1943.

Custodian's Office,
Vancouver, B.C.

No. 12787

Dear Sir:

Catalogue No. 148
Lot 47 ex.E49.4 ft. and Lot 48 Block 29 D.L. 2027
5286 Mackenzie Street

We have inspected this property and beg to report as follows:-

Location Good class residential neighbourhood in the Kerrisdale District.
Land 50' x 125'. In garden with wire fences and iron gates, lawns
fish pond and a few shrubs
Building 1½ storey frame house 24'6" x 40' plus 2' x 13'6" concrete
foundation. Stucco walls. Duroid roof. 1st floor, large hall with open
staircase, iron balustrade and mahogany treads and risers. 4 rooms and
wash room, 2nd floor, 2 rooms and tiled bathroom. Basement, concrete
floor, hot air furnace with air condition unit, laundry room and tubs.
Garage space not plastered and a small room with fir floor.
FINISH Mahogany trim in hall and living room. Oak floors in hall, living
and dining rooms, Fireplace. Tiled sink.

Furnace Coal stoker in use is claimed by the tenant as his own property
and removable.

Condition The exterior is not attractively designed. The house is about 18
years old and the stucco is cracked and patched, the trim needs paint
and the mahogany front door needs refinishing. The windows are not
properly flashed and rain seeps in at several of these. Basin in wash
room cracked. Kitchen and one bedroom need decorating.

Rent \$50. per month. Tenant claims to have a lease.

City

Assessment \$4,180 (Land \$730 Building \$3,450)

Taxes \$132.96

Appraisal We are of the opinion that the market value of this property
is \$4250.

Yours faithfully,

JOHNSON, REEVE & WATSON

per "D.W. Reeve"

Our file 295-164

17th July, 1943.

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

Dear Sirs:

Re: Block 195 Cowichan and Eikichi Kagetsu

We would acknowledge your letter of the 16th July enclosing a deed from G. A. Tisdale to the above person. This has been forwarded to Messrs. Locke, Lane, Guild and Sheppard.

We cannot reconcile the amount of interest shown in the statement of J. H. Whittome Company to the information we have concerning the position of this agreement, and we have written them to clarify this. Subject to this there is no reason why this sale cannot be completed early next week.

Yours faithfully,

A handwritten signature in dark ink, appearing to read "J. H. Whittome". The signature is fluid and cursive, with a long horizontal line extending from the left side of the name.

REAL ESTATE

INSURANCE

CUSTODIAN OF ENEMY PROPERTY

BUILDING LOANS

HOME
INVESTMENTS

547 Howe Street

Phone MARine 2174

VANCOUVER, B. C.

July 16th, 1943.

Custodian of Japanese Property,
506 Royal Bank Building,
VANCOUVER, B. C.

Gentlemen:

Tender for 5286 McKenzie Street
Custodian File No. 12787
Catalogue No. 148

Enclosed is our cheque for \$400.00, being ten per-
cent of the full price of \$4000.00, offered for the dwelling
at 5286 McKenzie Street, Vancouver, B. C. Our buyers, Mr. M
Fox and Mr. P. Hollenberg, are quite willing to pay the bal-
ance of \$3600.00 in cash if this offer is accepted.

We have notified Horne Taylor & Company, the buyers
names, in order to receive one half of the commission.

Thanking you, we remain,

Yours very truly,

HOME INVESTMENTS

Geo. C. Waver

GW/JR

COPY

CUSTODIAN OF ENEMY PROPERTY

HOME
INVESTMENTS

Vancouver, B.C.

July 16th, 1943

Custodian of Japanese Property,
506 Royal Bank Building,
VANCOUVER, B. C.

Gentlemen:

Tender for 5286 McKenzie Street
Custodian File No. 12787
Catalogue No. 148

Enclosed is our cheque for \$400.00, being ten per-
cent of the full price of \$4000.00, offered for the dwelling
at 5286 McKenzie Street, Vancouver, B.C. Our buyers, Mr. M.
Fox and Mr. P. Hollenberg, are quite willing to pay the balance
of \$3600.00 in cash if this offer is accepted.

We have notified Horne Taylor & Company, the buyers
names, in order to received one half of the commission.

Thanking you, we remain,

Yours very truly,

HOME INVESTMENTS

"Geo. E. Weber"

GW/JR

P. S. ROSS & SONS

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER

ROYAL BANK BUILDING

VANCOUVER, B. C.

Our file 295-164

14th July, 1943.

File No 12787Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.Attention: Mr. F. G. Shears,
Director

Dear Sirs:

Re: E. Kagetsu and Block 195 Cowichan

We would thank you for your letter of the 13th July and acknowledge receipt of the enclosures stated therein.

Mr. Sheppard of Locke, Lane, Guild and Sheppard was experiencing some difficulty in obtaining title from the original vendor, G. A. Tisdale, but we understand from him these difficulties have been all reconciled. Therefore, there is nothing to prevent the completion of this sale forthwith.

We understand the H. R. McMillan Export Company Limited is proceeding with its plans to log this property.

Yours faithfully,



EVAUATION
JUL 13 1943

File No.

File No.

12787/1

NATURE OF ENCUMBRANCE Agreement for Sale
(registered) or (unregistered)

Name of Owner of Property Eikichi KAGETSU Reg. No. 00014

Address 2867 W. 37th Avenue, Vancouver, B.C.

Occupation Lumberman Age 59

Registered Owner of Property Investors Syndicate C.T.No. 97033K

Property:

Property Address 5286 McKenzie Street Mun. Vancouver, B.C.

Legal Description Lot 47, (Ex. Easterly 49.4 feet) and Lot 48, Block 29,

D.L. 2027, Group 1, N.W.D., Plan 2283 L.R.O. 4588 "M"

Nature of interest Owner under agreement for sale

Particulars of Encumbrance:

Date 1st April, 1937

Parties to document:

Name Investors Syndicate "Vendor"

Address 622 - 510 W. Hastings Street, Vancouver, B.C.

Name Eikichi Kagetsu "Purchaser"

Address 2867 W. 37th Avenue, Vancouver, B.C.

Principal Amount \$4650.00

Terms of Payment SEE REVERSE SIDE

Rate of Interest 6%

Arrears, if any: Principal \$41.50 Interest nil

Balance owing as at this date \$2,332.72, subject to confirmation by Investors Syndicate

Standing of Taxes: Arrears None Current 1943 - \$138.07

Insurance:

(1) Agent Northwest Mortgage Co., Ltd. Company of London, England, Southern Insurance Company, Limited

Policy No. 30789 Amt. 3,500.00 Prem \$19.25 Exp. Date January 26, 1946

(2) Agent Northwest Mortgage Co., Ltd. Company of London, England, Southern Insurance Company, Limited

Policy No. 30840 Amt 1,000.00 Prem \$5.50 Exp. Date April 1st, 1946

Nature, particulars and whereabouts of unregistered documents, if any:

Dated at Vancouver this twelfth day of July A.D. 1943

CERTIFIED CORRECT:

NORTHWEST MORTGAGE COMPANY LTD.

(Signature)

The sum of Five hundred dollars (\$500.00) on the execution of this agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance, namely the sum of Four thousand one hundred and fifty dollars (\$150.00), together with interest thereon at the rate of six per cent (6%) per annum, calculated half yearly, not in advance, and as well after as before maturity, shall be payable by monthly payments of Forty-one 50/100 Dollars (\$41.50) each on the 1st day of May, 1937, and upon the 1st day of each succeeding month until the said purchase price and interest shall have been fully paid and satisfied. The said interest shall be payable as well after as before maturity and shall be adjusted quarterly upon the 1st day of July, October, January and April of each year and the said monthly payments shall be applied, first, in payment of interest due on the date of the accounting, and second, to the payment of any moneys expended by the Vendor in respect of the said premises, if any, together with interest thereon from the respective dates of such expenditures, at the said rate, and third, upon the purchase price.

Registered
June 21/43
36442

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

CERTIFICATE OF VESTING

I, the undersigned, being duly authorized by the Custodian, hereby certify that the
interest of Eikichi KAGETSU

Police Registration No. 00014 in the property described hereafter is vested in
the Custodian.

Description of Property

City of Vancouver

Lot 47 Except the Easterly 49.4 feet and Lot 48, Block 29, District Lot 2027,
Group 1, District of New Westminster. Amended Plan 2283

*Together with the interest of any other person of the Japanese race in the property above
described.*

Dated June 7th, 1943

(F. G. SHEARS)
Authorized Deputy of the Secretary
of State and/or Custodian

Authorized Deputy of the Custodian.

5286 McKenzie

CONFIRMATION OF OWNERSHIP

Name of Registrant: Eikichi KAGETSU

Former Address:

Legal Description of Land: City of Vancouver

Lot 47, except the Easterly 49.4 feet and Lot 48, Block 29, D.L. 2027, Group 1, District of New Westminster, Amended in plan 2283.

Title in name of: Investors Syndicate

Encumbrances: All Rights to Purchase 4588M to Eikichi KAGETSU, dated the 1st day of April, 1937 - Investors Syndicate 622-510 Hastings Street West, and Eikichi KAGETSU, Importer and Exporter of 2867 West 37th Avenue - for \$4650.00 - Cash \$500.00 monthly payment of \$41.50 each first day of May 1937 and upon the 1st day of each succeeding month until the said Purchase Price and Interest shall have been fully paid and satisfied - Interest at 6% to be adjusted $\frac{1}{4}$ yearly upon the 1st day of July, October, January and April of each year and the said monthly payments shall be applied first in payment of Interest, and second, upon any monies extended by the Vendor in respect of the said premises, if any, together with Interest thereon from the respective dates of such expenditures at the said rate, and third, upon the Purchase Price.

Confirmed by Land Registry Search: May 4th, 1943. No Judgments

C. of T. 97033-K Dated October 16th, 1933.

In possession of: Land Registry Office

June 5th, 1943.

File No. 12787/1

Police Registration No. 00014

Required - Vesting Certificate covering the above described property.

Approved: _____

Registered as No. _____

Established 1898

J. H. Whittome & Co., Limited

Real Estate, Financial and Insurance Agents
Bonds and Stocks

VICTORIA BRANCH
1012 BROAD STREET

Whittome Building.

Duncan, B. C.

July 13th, 1943

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

Dear Sirs:

EVACUATION SECTION	
Rec'd	JUL 15 1943
File No.	12787
Ans.	
Referred	<i>But Shans</i>

Re: Block 195 - Cowichan Lake Dist. Eikichi Kagetsu *out to Doull*

At the request of Messrs. Locke, Lane, Guild and Shepherd, Solicitors of Vancouver, we are enclosing herewith executed Conveyance for the above mentioned property.

This is forwarded to you on the understanding that application to register the same will be made forthwith and as soon as registration has been completed we will receive from you the balance due by the purchaser.

A statement of account of the principal and interest owing is enclosed herewith. If the foregoing is not in accordance with your understanding, the document is to be returned to us.

Yours faithfully,

J. H. WHITTOME & CO. LIMITED.



RWW/ELG.
Encl.

Manager.

12787/1

13th July, 1943.

Messrs. P.S. Ross & Sons,
411 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: E. Kasetsu and Block 195, Cowichan

The Agreement of sale dated 28th June between the Secretary of State and the H.R. MacMillan Export Company Ltd. has been returned duly signed by the Secretary of State and we enclose herein triplicate copies of same, also copy of the Resolution of the Directors of H.R. MacMillan Export Company Ltd. in connection with this matter signed by the Secretary of the Company.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

encl.

IMPORTANT

Please forward this notice immediately to your Agent or Mortgage Company, if they are to pay the taxes.

1943

Cash Register impression of City Treasurer's signature constitutes official receipt.

DETAILS OF GENERAL LEVY		
Rate on \$	General Purposes	Taxes Levied
19.732 Mills		\$ 4,170,227.41
15.219 " Interest and Instal-		
ments		3,216,282.81
17.129 " Schools		3,619,975.68
52.080 " Gross		\$11,006,485.90

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER

All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."

All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

CITY OF VANCOUVER TAX STATEMENT, 1943

City Hall 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1943	
Land	\$111,204,915
Improvements	100,133,140
Total Value for Taxation	\$211,338,055
Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.	

Notice Mailed

PAID

JUL-643868.2782 5

L (1) 1278 132.96

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/C'S IN ARREARS					LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/C'S. 1943	CURRENT GENERAL TAXES 1943	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY	Nett amount if paid on or before JULY 3rd, 1943
IMPROVEMENTS	LAND		CONSOLIDATED		NOT CONSOLIDATED								
			CAPITAL SUM	INSTALLMENTS DUE	1940 & PRIOR	1941	1942						
3450	730	2455						10 21	127 86Δ	138 07★		5 11	✓ 132 96★Δ
PAYMENT ON A/C APPLIED													

REBATE ON CURRENT GENERAL TAXES:

- 4% if paid on or before 3rd July, 1943.
- 3% if paid on or before 3rd August, 1943.
- 2% if paid on or before 3rd September, 1943.
- 1% if paid on or before 4th October, 1943.

POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.

SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.

Consolidated Arrears carry interest at 5% per annum.
Other Arrears carry interest at 6% per annum.
If a deposit has been made in payment or part payment of these Taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,
City Treasurer and Collector of Taxes.

Eikichi Kagetsu 00014
Pw Custodian

K6091/2 476x649'4" 29/202
ROLL No. 5286 McKenzi
Description of Property
NOTE.—Is your property correctly described?

READ CAREFULLY!

If a deposit has been made in payment or part payment of these taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

PAYMENT BY INSTALMENTS:

CURRENT TAXES may be paid in instalments of not less than \$1.00, and such payments must be applied first to Local Improvements, Special Assessments and Miscellaneous Accounts (if any), on which no rebate is allowed.

REBATE: After payment of the Local Improvements, Special Assessments and Miscellaneous Accounts, Rebate will be allowed on the amount of General Taxes only as follows:

Up to 3rd July, 1943	4 per cent.
Up to 3rd August, 1943	3 per cent.
Up to 3rd September, 1943	2 per cent.
Up to 4th October, 1943	1 per cent.

ARREARS OF TAXES, other than Consolidated Arrears, can also be paid in amounts of not less than \$1.00, with interest thereon at 6% per annum from date of delinquency to date of payment, and such payment will be applied to the taxes longest in arrears. Taxes are levied for the calendar year, and become delinquent on 31st December in year of levy. Property becomes liable for Tax Sale when any arrears have been delinquent for a period of two full years.

Arrears of Taxes must be paid in full before payment of Current Taxes can be accepted, except in the case of Consolidated Arrears.

CONSOLIDATION OF ARREARS:

Under the "Vancouver Tax Consolidation Act, 1936 (Second Session)" all taxes remaining unpaid on 31st December, 1936, together with interest to that date (except such taxes as remained unpaid on properties which were included in the 1936 Tax Sale) have been consolidated, and the time for payment thereof extended over a period of 10 years in equal annual instalments.

Payment is required before 4th October, 1943, of the following:—

- A. Interest on the outstanding balance of the Capital Sum at 5% per annum.
- B. Seventh Instalment of the Original Capital Sum (if not already paid).
- C. The Full amount of the 1943 taxes.

Failure to make payment in full, as above, before the passing of the By-Law authorizing the Annual Tax Sale (about the 3rd of October in each year) will render the property liable to Tax Sale in that year.

Under the said Act all payments made after 31st December, 1936, will be applied under the Consolidation Scheme. The full amount of Consolidated Arrears with interest can, however, be paid up at any time.

Communications in reference to change of address should be sent to the City Assessment Commissioner, City Hall.

FOR FURTHER INFORMATION, call at Tax Office, City Hall, 453 West 12th Avenue, or phone FAIRMONT 2711.

P. S. ROSS & SONS

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER

ROYAL BANK BUILDING

VANCOUVER, B. C.

Our file 295-164

8th July, 1943.

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

EVACUATION SECTION	
Rec'd	JUL 9 1943
File No.	12787
Ans.	Shears
Referred	Shears-out

Dear Sirs:

Re: Eikichi Kagetsu and Block 195 Cowichan District

We would acknowledge receiving from you, in duplicate, deed
of the above property in favour of the H. R. McMillan Export Company
Limited duly signed by the Minister.

We would also acknowledge receiving 1943 tax assessment
notice of the above property.

Yours faithfully,



12787

7th July, 1943.

Messrs. F.S. Ross & Sons,
411 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: Eikichi KAGETSU

In your letter of the 19th June addressed to Mr. G.W. McPherson you referred to the matter of \$23,000.00 being owed by Kagetsu to the Yokohama Specie Bank at Seattle.

I am not sure if Mr. McPherson has advised you that he wrote to the Alien Custodian's Office at Washington and received a reply from them which reads as follows:

"Your letter of June 22, 1943, addressed to Mr. Markham, has been received. In this letter you enquire whether the books of the Yokohama Specie Bank, Ltd., Seattle Branch, disclose an amount owing to that branch from one Eikichi Kagetsu. It appears that the Canadian Custodian has sold certain property of Mr. Kagetsu and that the payment therefor is due within the next few days. The Canadian Custodian, you have stated, has in mind the possibility of applying the amount to be paid to Mr. Kagetsu, as above described against the indebtedness from Mr. Kagetsu to Yokohama of Seattle, the effect of this transaction to be determined in due course by negotiation between the Canadian Custodian and the American Custodian.

In response to your request I would inform you that a letter from the American Custodian's Office, Seattle, dated March 23, 1943, states that one E. Kagetsu, 235 Princess Avenue, Victoria, British Columbia, is indebted to Yokohama Specie Bank, Ltd., Seattle Branch, in the sum of \$22,000. with interest at 5% from November 6, 1941."

Yours truly,

F. G. Shears,
Director.

FGS/PMH

P. S. ROSS & SONS

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER

ROYAL BANK BUILDING

VANCOUVER, B. C.

For the file
Our file 295-164

3rd July, 1943.

Office of the Custodian,
912 Royal Bank Building,
Vancouver, B. C.Attention: Mr. K. W. Wright

Dear Sirs:

Rec'd	JUL 3 1943
File No.	12787
Ans.	3/7/43
Referred	MR SHEARS

Re: E. Kagetsu and Block 195 Cowichan Lake

We attach hereto in triplicate the agreement between the Secretary of State of Canada and H. R. MacMillan Export Company Limited covering the sale of the above piece of timber. We also attach hereto a certified copy of a resolution of the Board of Directors of the purchasing company.

We have reviewed the enclosed and the same are considered to be in order, and we assume after your perusal you will forward the agreements to Ottawa for signature.

Yours faithfully,



Enclosure.

SAMUEL A. MOORE

OFFICIAL ADMINISTRATOR

OUR REF. No.

COURT-HOUSE
VANCOUVER, B.C.

June 28th, 1943.

EVACUATION SECTION	
Rec'd	JUN. 29 1943
File No.	
Ans.	
Referred	<i>Lin May</i>

MR. IAN MCPHERSON,
Title Examiner,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Sir,-

re,- Eikie Kagetsu.
Your file No. 13524.

I have yours of the 22nd instant re the foreshore lot adjoining Lot 26, Newcastle District. As I explained to you on the phone, as far as I know there was no lease ever given to Kagetsu for this foreshore. About 1933 the E. & N. Railway Company gave Kagetsu permission to use about 10 acres adjoining some leases held by the Deep Bay Logging Company. This permission was given to Kagetsu to carry out an experiment in oyster culture. This experiment turned out to be a financial failure and later the permit to use the foreshore was cancelled and Kagetsu released any interest he might have had in the foreshore. At the time the permit was granted the idea was that if it was a success a Company would be incorporated and then the E. & N. Railway would give the Company a lease. I think that the permit to use the foreshore was granted in my name in the interim as I was acting at that time as solicitor for Mr. Kagetsu. Under the arrangement Mr. Kagetsu paid the E. & N. Railway Company an annual fee for the use of this portion of the foreshore and paid the taxes. As far as I know the only person associated with Kagetsu in this experiment was a Japanese fisherman, an employee of Kagetsu. In any event the permit to use the foreshore was cancelled.

Yours very truly,

Samuel A. Moore
Official Administrator.

SAM:VA

Office of
ALIEN PROPERTY CUSTODIAN
Washington

June 26, 1943.

G. W. McPherson, Esq.,
Office of the Custodian of Enemy Property,
Victoria Building,
7 O'Connor Street,
Ottawa, Canada.

Dear Mr. McPherson:

Your letter of June 22, 1943, addressed to Mr. Markham, has been received. In this letter you inquire whether the books of the Yokohama Specie Bank, Ltd., Seattle Branch, disclose an amount owing to that branch from one Eikichi Kagetsu. It appears that the Canadian Custodian has sold certain property of Mr. Kagetsu and that the payment therefor is due within the next few days. The Canadian Custodian, you have stated, has in mind the possibility of applying the amount to be paid to Mr. Kagetsu, as above described against the indebtedness from Mr. Kagetsu to Yokohama of Seattle, the effect of this transaction to be determined in due course by negotiation between the Canadian Custodian and the American Custodian.

In response to your request I would inform you that a letter from the American Custodian's office, Seattle, dated March 23, 1943, states that one E. Kagetsu, 335 Princess Avenue, Victoria, British Columbia, is indebted to Yokohama Specie Bank, Ltd., Seattle Branch, in the sum of \$22,000. with interest at 5% from November 6, 1941.

Very truly yours,

(Signed) Morrison G. Tucker

Assistant to the Custodian.

P. S. ROSS & SONS

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER

ROYAL BANK BUILDING

VANCOUVER, B. C.

Our file 295-164

26th June, 1943.

Office of the Custodian,
912 Royal Bank Building,
Vancouver, B. C.

Attention: Mr. K. W. Wright

Dear Sirs:

Re: E. Kagetsu and Block 195, Cowichan

We attach hereto in duplicate a deed of the above property to H. R. McMillan Export Company Limited. If the same is in order will you be kind enough to forward both copies to Mr. McPherson by airmail for execution.

In addition to the enclosed deed an agreement is being drawn between the H. R. McMillan Export Company Limited and the Secretary of State, wherein the purchaser is required to operate and the matter of the adjustment of taxes, etc. is covered.

Yours faithfully,



Enclosure.

ESQUIMALT AND NANAIMO RAILWAY CO.

LAND DEPARTMENT

Cheques must be made payable to the Esquimalt & Nanaimo
RAILWAY COMPANY, Land Department, with
required exchange added.

C. W. MCBAIN
LAND AGENT
VANCOUVER, B. C.

L. C. LYTTON
ASST. LAND AGENT
VICTORIA, B. C.

P. O. Box 459

VICTORIA, B. C.

June 23rd, 1943.
1984.

PLEASE REFER TO FILE NO.

Your file #12787/1

D. A. Cramer, Esq.,
506 Royal Bank Building,
Hastings & Granville Streets,
Vancouver, B. C.

Dear Sir:-

Re: Eikichi Kagetsu.

In response to your letter of June 22nd, I
am forwarding to you herewith, under registered cover,
the following conveyances:

#239-F	covering	Block 256	Newcastle	Dist.
#351-F	"	"	276	"
#372-F	"	"	274	"

On turning up these conveyance today I found that
the Grant Bros. transferred their contract covering
Block 256 to Kagetsu in July 1930 and conveyance was
issued direct to him in Sept. 1933. This information
was not noted in our timber record book to which we
referred on receipt of your letter of June 18th, hence
my statement that the block was conveyed to the Grant
Bros. However, no harm has resulted.

I shall be obliged if you will kindly return these
documents as quickly as possible as they form part of
our official records.

Yours truly,

L. C. Lytton
Asst. Land Agent.

Encl:
Register.

EVACUATION SECTION	
Rec'd	JUN 26 1943
File No.	
Ans.	
Referred	Cramer

ESQUIMALT AND NANAIMO RAILWAY CO.

LAND DEPARTMENT

Cheques must be made payable to the Esquimalt & Nanaimo Railway Company, Land Department, with required exchange added.

C. W. MCBAIN
LAND AGENT
VANCOUVER, B. C.

L. C. LYTTON
ASST. LAND AGENT
VICTORIA, B. C.

P. O. Box 459

VICTORIA, B. C.

June 21st, 1943.
1984.

PLEASE REFER TO FILE NO.

Your file #12787/1

D. A. Cramer, Esq.,
506 Royal Bank Building,
Hastings & Granville Streets,
Vancouver, B. C.

Dear Sir:-

Re: Eikichi Kagetsu.

Replying to your letter of June 18th.

All three blocks mentioned in your letter have been paid for in full and conveyances issued.

Block 256, Newcastle District, was sold by our Company some years ago to the Grant Bros. Logging Company, Ltd., and conveyance issued in their name Sept. 18th, 1933. I do not know whether they ever registered their title in the Land Registry Office or not. Evidently Kagetsu purchased this block from them.

Blocks 276 and 274, Newcastle District, were both conveyed by our Company to Eikichi Kagetsu in 1937.

We have on file an executed copy of the three conveyances. Mr. Kagetsu probably has the originals in his possession.

There would of course be quite a little work entailed in preparing certified copies of these three conveyances, and some expense for plans, but if you must have them and are prepared to pay someone to do the work I can arrange to have the copies furnished without delay.

Yours truly,

L. C. Lytton
Asst. Land Agent.

EVACUATION SECTION	
Rec'd	JUN 22 1943
File No.	
Ans.	
Referred	<i>Cramer</i>

sent to Mr. Cramer

June 9/143.

LIST OF CONTENTS OF SAFE DEPOSIT BOX OF EIKICHI KAGETSU

Dominion of Canada Bonds - 3 @ \$50. - due March 1/54 - Nos. K8-H013841 & 2, H250572
" " " - 6 @ \$100. - " " " - " K8-A271406-A089637-36,
" " " " - 2 @ \$50. - " June 15/51 - " K4-H444519-20, K4-A517687-8-90
A089661 & 62 & 63.

Policies of Manufacturers Life Insurance Co. Nos 617219-\$1000 and 692456-\$5000
" " Monarch " " " " P80810-\$2000 " P101550-\$7500 also
30017 and 344 retirement annuity and two
envelopes of receipts.

" " " " " " P101278-79-80, & 101282-83-84, & 101368-69
One Japanese Bond - No. 021554 @ \$1000 yen, and City of Vancouver Bond No. 332 - \$100
War Savings Certificates - 17 @ \$5.00 Nos A9495156-57, A2840288, A6492115-16, A1882739,
TA613658-59-61-62-63-64-65-66-69, TA319081,
TA800686

Policy of Montreal Life Insurance Co. - No. 75 - Certificate from Yorkshire Savings & Loan
Association. P200 for \$3000. One Passbook of Yorkshire Savings & Loan Association.

Policies of Metropolitan Life Insurance Co. Nos 23850M3, 82170065-66, 8153594, 81296618,
81201272-71-70-69-68-67-66-65-64-63.

Will signed by Tayo Kagetsu.
" " " Eikichi Kagetsu.

Five blank letterheads of Kagetsu Co. Ltd. signed by Tayo Kagetsu. (w/c)
" " " 2 " & Co. " " Eikichi Kagetsu.

Certificates of Titles 16689N Part of Lot 88 Newcastle district-Plan 1871- lying to the East
of the Westerly Boundry of Lot 48 of said district, Southerly to the
South Boundry of said Lott 88 Comax Assessment District.

✓ 70823L - Lots 8 and 9, Blk.1-D. L. 772-Group 1-Municipality of West
Vancouver, B. C.

✓ 3806L Parcel A (Reference Plan 2096) of Lot 10-Blk.1-D. L. 772-
Group 1, Municipality of West Vancouver, B. C.

78876K Lot 15-Blk.40-D. L. 611- Municipality of North Vancouver, B. C.

506 Royal Bank Building,
Vancouver, B.C.

12787

8th June, 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:

Re: Eikichi KAGETSU.

Your letter of the 1st instant was received in which you requested the preparation of a specific Vesting Order.

This has been delayed somewhat as Mr. Wright had to contact Mr. Sheppard in regard to particulars of title. Mr. Sheppard struck out, from the draft prepared by Mr. Wright, a clause which referred to the request of the Timber Controller and some conversation and correspondence which ensued between them.

A copy of Mr. Sheppard's letter is enclosed from which you will note that he is not in favour of making any reference to the request of the Timber Controller in the Vesting Order.

You will also note his reference to your suggestion that in reciting Mr. Kagetsu's title Mr. Wright should be careful to state that Mr. Kagetsu claimed to be the owner rather than that we confirm the title.

The Vesting Order, as prepared by Mr. Wright, is now enclosed and he has retained the reference to the Timber Controller.

With the information now supplied you will doubtless be in a position either to sign the Order as prepared or make such changes as you may deem desirable.

Yours very truly,

F. G. Shears,
Acting Director.

FGS/PMH
encl.

Davidson

LOCKE, LANE, GUILD & SHEPPARD

Barristers & Solicitors

C. H. LOCKE, K. C.
W. S. LANE C. K. GUILD, K. C. (MAN.)
F. A. SHEPPARD, K. C. (SASK.) K. L. YULE
J. R. YOUNG S. C. LANE
C. C. LOCKE

703 Rogers Building

Vancouver, B. C.

June 7th, 1943.

Rec'd	JUN 7 1943
File No.	
Ans.	
Referred	

Office of the Custodian,
Legal Department,
Royal Bank Bldg.,
Vancouver, B.C.

Attention Mr. Wright.

Dear Sir:-

Re - Kagetsu and Custodian
Yor File No. 12787.

We have submitted to you draft of the Vesting Order covering Block 195, Cowichan Lake District, and have departed from the specific instructions in two instances:-

1. We have deleted the reference to any request of the Timber Controller for the reason that under P.C. 2483 the discretion is assigned to the Custodian to make the vesting order, by the use of the words in Regulation 12(2) "the Custodian may." The Order-in-Council therefore impliedly contemplates the discretion of the Custodian being exercised in favour of the particular order contemplated and such Order-in-Council purporting to divest property in others will be strictly construed. We were, therefore, of the opinion that it would not strengthen the case to insert a request by the Timber Controller in that it might leave open to argument that the Custodian is not exercising his own discretion but is acting on the request of others, and to that extent abdicating his own discretion. In addition that Regulation permits the order to be made for the purpose of protecting the interest of the owner, or any other person. From strict construction the other person must have an interest, that is, a legal or equitable interest in the property and we do not think the Timber Controller has such an interest, again assuming that the Court will give the word "interest" a strict construction. If any reference to the Timber Controller be left out it could always be shown that the request of the Timber Controller was one of the facts that was considered by the Custodian. On the whole we are inclined to the opinion that reference should not

Office of the Custodian.

be made to any request of the Timber Controller.

2. It was suggested that we state merely that Kagetsu claims to be the owner but you will bear in mind that Regulation 12 (2) permits the vesting of property "belonging to any person of the Japanese race ." It does not permit the vesting of property which is merely claimed by a member of the Japanese race , and therefore we have in drafting the order followed the precise words of this Regulation . We appreciate that Mitsui may claim to be the beneficial owner but assuming that , the Mitsui interest would be claiming that the property interest was vested in Kagetsu and because it was so vested in him he became trustee for them because of the additional fact that he acquired it under circumstances which made him a trustee. It, therefore appears that the claim by the Mitsui interest that Kagetsu is trustee must be based on the claim that he has the property otherwise there could be no trust, and from the Custodian's point of view unless he takes the position that this land does belong to Kagetsu the right to make the Vesting Order would not arise under Regulation 12(2).

For these reasons the Order was drafted in the form submitted to you.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD,

Per :-

FAS/EB

12787
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
June 4th, 1943.

Messrs. Locke, Lane, Guild & Sheppard,
Barristers & Solicitors,
470 Granville Street,
Vancouver, B. C.

Attention: Mr. F.A. Sheppard.

Gentlemen: Re: Eikichi Kagetsu.

The writer has just been handed a letter from Mr. G. W. McPherson dated 1st instant as follows:

"I have your letter of May 26th and have discussed the question of completing the sale papers with the Deputy Custodian. He feels that a specific Vesting Order under Order-in-Council P.C. 2483 should be issued as was done in the case of the Royston Lumber Company Ltd. When I discussed this matter with you in Vancouver I thought I had sufficient information in Ottawa to prepare this Order but on reviewing the file here I find I have not.

Would you please have Mr. Wright prepare an Order from the information available to him in your office; the Order to be along the lines of the one used for the Royston Lumber Company Ltd. In his recitals he should put in a statement describing the timber limits and the name of the registered owner who is, I believe, Mr. Whitmore. He should also recite Kagetsu's title but be careful to state that Kagetsu claims to be the owner since we would not like to confirm the title if Mitsuis are the owners although we have no evidence of this, nor will we raise the point. The recitals should also refer to the letter from the Timber Controller and the desirability of disposing of the timber limits in the interest of Canada's war effort so that it could be operated.

The document will be signed by the Secretary of State acting in his capacity as Custodian.

You might have the above document prepared and forwarded to Ottawa as soon as possible.

24

"You should also take up with Mr. Sheppard the completing of the transfer of the timber limits. The purchaser, of course, should not be allowed on the property until title has transferred in order to avoid liability from fire, damage, etc."

Herewith you will find a draft of Vesting Order pursuant to P.C. 2483. It will be noted that Mr. McPherson asked us to recite Kagetsu's title and the name of the registered owner. There is no information as to the title on the file, but Mr. Wray of Messrs. P. S. Ross & Sons advised a few moments ago that you have completed the search and have all these particulars.

We want to get the Vesting Order away to Mr. McPherson in the morning and I would like to call upon you as early as possible and settle the draft.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Encl.

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. J-84

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

June 1, 1943.

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

Dear Mr. Shears:

Re: Eikichi Kagetsu

I have your letter of May 28th and have discussed the question of completing the sale papers with the Deputy Custodian. He feels that a specific Vesting Order under Order-in-Council P.C. 2483 should be issued as was done in the case of the Royston Lumber Company Ltd. When I discussed this matter with you in Vancouver I thought I had sufficient information in Ottawa to prepare this Order but on reviewing the file here I find I have not.

Would you please have Mr. Wright prepare an Order from the information available to him in your office; the Order to be along the lines of the one used for the Royston Lumber Company Ltd. In his recitals he should put in a statement describing the timber limits and the name of the registered owner who is, I believe, Mr. Whitmore. He should also recite Kagetsu's title but be careful to state that Kagetsu claims to be the owner since we would not like to confirm the title if Mitsuis are the owners although we have no evidence of this, nor will we raise the point. The recitals should also refer to the letter from the Timber Controller and the desirability of disposing of the timber limits in the interest of Canada's war effort so that it could be operated.

The document will be signed by the Secretary of State acting in his capacity as Custodian.

You might have the above document prepared and forwarded to Ottawa as soon as possible.

You should also take up with Mr. Sheppard the completing of the transfer of the timber limits. The purchaser, of course,

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 -

should not be allowed on the property until title has transferred in order to avoid liability from fire, damage, etc.

Yours very truly,



(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

12787

Your File # 295 - 164

1st June, 1943.

Messrs. P.S. Ross & Sons,
All Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: Eikichi KAGETSU.

Your Report of the 21st May on tenders on Block 195 has been received and considered.

We note your remarks in regard to the cruise made by Mr. Eustace Smith and its comparison with the estimate of Mr. F.F. Sheehan made a number of years ago. The letter you have now obtained from Mr. Sheehan clarifies this matter and supports Mr. Eustace Smith's valuation.

While no offer appears to be satisfactory to Mr. Kagetsu the tender submitted by H.R. MacMillan Export Company Limited is in advance of the best offer secured by Mr. Kagetsu's own Solicitor, Mr. Carl M. Stewart, and is considerably more than the value as established by Mr. Eustace Smith's cruise.

In view of the relative size of this deal the MacMillan offer has been referred to Ottawa and I have now received the Custodian's approval.

In view of your recommendation that the offer of H.R. MacMillan Export Company Limited be accepted for the sum of \$93,000.00 cash and their undertaking to pay all transfer taxes and dues, this letter will confirm our approval to accept the offer and arrange for the completion of the deal.

In view of the fact that this limit was offered for sale at the request of the Timber Controller in order that it might be put into operation, we suggest that you contact H.R. MacMillan so that this condition was properly understood and we think that the assurance that they have given in their letter of May 28th, copy of which you have sent to us, is satisfactory.

Yours truly,

F. G. Shears,
Acting Director.

FGS/PMH

P. S. ROSS & SONS

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER

12787/1

ROYAL BANK BUILDING

VANCOUVER, B. C.

Our file 295-164

31st May, 1943.

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

Attention: Mr. F. G. Shears,
Acting Director.

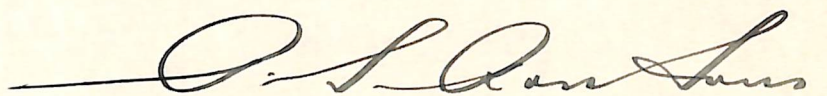
Dear Sirs:

Re: E. Kagetsu and Block 195,
Cowichan

As suggested, we contacted H. R. MacMillan Export Company, Limited and requested they should elaborate upon the warranty in their tender to operate the above piece of timber in the event they should be the successful purchaser,

We now attach hereto a copy of their letter and, in our opinion under present labor conditions, this is reasonable warranty of operation.

Yours faithfully,



Enclosure. SEE MAY 28, 1943.

O
P
Y
H. R. MacMillan Export Company, Limited
Vancouver, Canada.

May 28, 1943.

P. S. Ross and Sons,
Agent of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Re: Block 195, Cowichan

Gentlemen:

In our tender submitted on May 12, 1943, we stated that "we will endeavour to immediately commence continuous operations on the tract".

By this, we mean that once the purchase of the tract is completed, we will make every effort to start a logging operation in the shortest possible time.

We do not anticipate trouble in getting together the necessary labour for this operation, but we would like to point out that we consider this is the only factor that might cause any delay in the development of the tract.

Yours very truly,

H. R. MacMILLAN EXPORT COMPANY LTD.
TIMBER DEPARTMENT

"Keith Shaw."

KS/Mr
SEE MAY 31/43.



CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

CD 1X

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

WA BU 6

OTTAWA ONT MAY 29TH 1943 1246PM

322

F G SHEARS
OFFICE OF THE CUSTODIAN
506 ROYAL BANK BLDG VANCOUVER BC

CUSTODIAN APPROVES ROSS RECOMMENDATION RE KAGETSU

G W MCPHERSON
EXECUTIVE ASSISTANT

951A

*File
12787*

*Slaw,
+ include in
approval*

12787

506 Royal Bank Building,
Vancouver, B.C.

28th May, 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:

Mr. Carl Stewart has just advised me Mr. Kagetsu was not willing to agree to the sale of Block 195 and had left the matter of injunction in his hands.

Mr. Stewart stated that he had decided not to take any action in this regard and therefore we would be free to take whatever action we desired.

You mentioned that a deal of this size should be confirmed at Ottawa and I have just wired you as follows:

"STEWART ADVISES THAT WHILE KAGETSU WILL NOT AGREE TO SALE IT IS NOT THEIR INTENTION TO TAKE ANY ACTION AND LEAVE US FREE TO PROCEED STOP UNLESS OTHERWISE ADVISED INTEND TO CONFIRM ROSS RECOMMENDATION TO ACCEPT TENDER RECEIVED STOP PLEASE WIRE YOUR OK"

You will doubtless give this matter your immediate attention so that we may be in a position to inform McMillan with regard to the acceptance of his offer of \$93,000.00.

Yours very truly,

F. G. Shears,
Acting Director.

FGS/PMH

84

Our file 295-164

Vancouver, B. C.

May 22nd, 1943.

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

Dear Sir:

Re: E. Kagetsu and Block 195,
Cowichan District

We attach hereto two copies of our report on
the tenders received for the above property.

Yours faithfully,

G. S. Ross & Sons

Enclosure:

P. S. ROSS & SONS

DEVELOPERS AND CONTRACTORS

100-1000

100-1000

100-1000

100-1000

100-1000 VANCOUVER

EIKICHI KAGETSU AND BLOCK 195, COWICHAN DISTRICT

REPORT ON TENDERS

AS AT 21st MAY, 1943

P. S. ROSS & SONS
CHARTERED ACCOUNTANTS

MONTREAL

TORONTO

WINNIPEG

CALGARY

VANCOUVER

MONTREAL, 360 ST. JAMES STREET
TORONTO, ROYAL BANK BUILDING
WINNIPEG, 607 ELECTRIC CHAMBERS
CALGARY, LANCASTER BUILDING
VANCOUVER, ROYAL BANK BUILDING

ESTABLISHED 1858

CABLE ADDRESS PHILROSS

P. S. Ross & Sons
CHARTERED ACCOUNTANTS, TRUSTEES & LIQUIDATORS

BRIG. GEN. JAMES G. ROSS,
C.M.G., C.A., F.C.A. (CAN.)
A. F. C. ROSS,
C.A., F.C.A. (CAN) F.S.A.A. (ENG.)
JOHN W. ROSS
LL.D., C.A., F.C.A. (CAN.)
GORDON W. SCOTT, C.A.
S. R. CAMPBELL, C.A.
JOHN A. GRANT, C.A.
S. B. PECKHAM, C.A.
GUY E. HOULT, C.A.
W. L. GATEHOUSE, C.A.
W. G. JEPHCOTT, C.A.
H. S. HAWTHORNE, C.A.
F. E. H. GATES, C.A.
G. M. HAWTHORN, C.A.
IAN A. ROSS, C.A.
JOHN A. ROSS, C.A.

ROYAL BANK BUILDING

VANCOUVER, B.C.

21st May, 1943.

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

Attention: Mr. F. G. Shears,
Acting Director

Dear Sirs:

Re: E. Kagetsu and Block 195, Cowichan District,
your file No. 12787

Under date of the 23rd March, 1943 you instructed us to advertise the above timber area for sale by tender.

Mr. Carl M. Stewart, barrister and solicitor, who represents the above person was advised of your instructions and requested a few days time to submit certain offers in his hands to Mr. Kagetsu. We understand the two offers in hand were as follows:

1. Cash \$100,000.00 less commission of \$7,500.00.

2. \$110,000.00. \$40,000.00 cash, balance on terms to be arranged. Commission of 10% to be paid out of the proceeds.

Mr. Stewart was evidently not able to obtain Mr. Kagetsu's acceptance of these offers and we then advertised this block of timber for sale and a tender has been received.

Attached hereto are the following exhibits:

Exhibit 1. Copy of the advertisement.

Exhibit 2. Showing publications in which the advertisement appeared and respective dates.

Exhibit 3. Copy of valuation report by Mr. Eustace Smith dated 5th April, 1943, to which is

Office of the Custodian,
Vancouver, B. C.

21st May, 1943.

attached a statement from Mr. P. F. Sheehan covering a cruise of this timber area made by him approximately twenty years ago.

Exhibit 4. Copy of the only tender received.

You will note the advertisement calling for tenders allowed a full month for any intended purchaser to make an examination of the property and we are satisfied that the number of publications in which this appeared gave ample publicity thereto.

We understood that Mr. Kagetsu had always considered this timber area contained around 45,000,000 feet of merchantable timber based on the cruise made by Mr. P. F. Sheehan several years ago.

We were advised by Mr. Eustace Smith who had made more recent examinations of this property that in his opinion there was not in excess of 31,000,000 feet of merchantable timber in this area. In view of this we contacted Mr. Sheehan and requested that he should confer with Mr. Smith before Mr. Smith submitted to us his valuation report. You will note that Mr. Smith is of the opinion that a fair sale valuation of this timber area is \$80,050.00 cash.

As you are aware, we telephoned Mr. Stewart today and were advised that he has no better offers and is not satisfied he can obtain better offers than those formerly in his hands. These were not acceptable to Mr. Kagetsu.

To our knowledge the following liabilities are against this property:

1. Balance due Gerald Arthur Tisdale, care of J. H. Whittome	
& Company, Duncan, B. C. - Principal	\$ 16,000.00
- Interest to 31st May, 1943	1,091.50

\$ 17,091.50

2. 1943 Provincial taxes \$815.92.

Office of the Custodian,
Vancouver, B. C.

21st May, 1943.

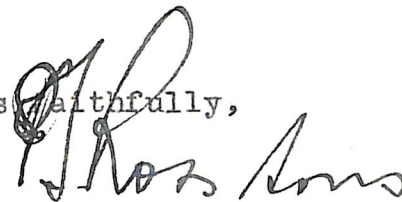
3. Forest protection dues, Forest Branch, Provincial Department of Lands, for the year ended 31st March 1944 - \$58.74.
4. J. J. Gibbons Limited re advertisements for tenders \$155.29.
5. Eustace Smith fee re valuation report - account not received.

It would appear from the tender received that items 2 and 3 will be paid by the tenderer. Therefore, to the best of our information the offer of \$93,000.00 is ample to pay all the liabilities against this property.

In our opinion, the offers Mr. Stewart advised us were in his hands before we advertised for tenders, are not as attractive as the tender received by us. We would also point out that these parties had an equal opportunity with the tenderer to make their tenders.

In view of the foregoing we would recommend that the tender of \$93,000.00 be accepted, and we would appreciate receiving your instructions herein.

Yours faithfully,



NOTICE OF CALLS FOR TENDERS

FOR TIMBER AREA

Tenders will be received by the undersigned at their office up to noon (daylight saving time) Wednesday the twelfth day of May, 1943 to purchase Block 195, Cowichan Lake District, containing approximately 979 acres of timber upon the following terms and conditions.

1. This timber is offered for sale on the understanding that the purchaser will undertake to immediately commence continuous operations.
2. A certified cheque to the order of the "Custodian" for ten percent (10%) of the offered price must be enclosed therewith; subject to the condition that should the tenderer not fulfill the terms of his offer and the conditions of the notice calling for tenders, his tender will be cancelled and the amount deposited by him forfeited to the Custodian as liquidated damages; cheques in respect to unaccepted tenders will be returned in due course.
3. The timber is offered for sale without any warranty by the vendor as to quantity or condition of same, and while the general idea thereof may be obtained from data in the office of the undersigned, the sale thereof shall be made in each case subject to shortages and overages, the shortages to be at the charge of and the overages for the benefit of the successful tenderer.
4. Neither the highest or any tender will be necessarily accepted.
5. The purchaser and/or purchasers shall bear all transfer taxes and dues, if any, payable to the Crown.
6. The envelopes enclosing offers should be marked "Tender re Block 195 Cowichan" and addressed as follows:

P. S. Ross and Sons,
Agents of the Custodian,
Royal Bank Building,
Vancouver, B.C.

The data on Block 195 on which tenders are being called may be inspected during office hours of any day up to noon on the eleventh day of May, 1943 and arrangements can be made with the undersigned to inspect the timber.

P. S. Ross and Sons,
Chartered Accountants,
675 West Hastings Street,
Vancouver, B. C.
Agents of the Custodian in this behalf.

E. Kagetsu

Block 195 Cowichan District

List of publications and dates published of advertisement
calling for tenders

Vancouver Daily Province	7th April, 1943.
Vancouver Sun	8th April, 1943.
Vancouver News Herald	9th April, 1943.
Victoria Times	8th April, 1943.
Victoria Colonist	9th April, 1943.
Nanaimo Free Press	9th April, 1943.
Cowichan Leader (Duncan, B. C.)	13th April, 1943.
British Columbia Lumberman (monthly magazine)	April issue

EUSTACE SMITH

1114 Standard Bank Building
Vancouver, B.C.

April 5th, 1943.

Messrs. P. S. Ross & Sons,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

I am writing this in order to give you further information on the Crown Grant Block 195, Cowichan District, which you are proposing to advertise for sale by Tender.

This Block was cruised and valued by me for the E. & N. Railway Company at the time they made the original sale of the property, and since that time we made a further check, which bore out our original cruise, with only a slight increase in footage.

Our first estimate was as follows:

FIR,	18,411 M.
CEDAR,	4,043 "
HEMLOCK,	4,765 "
BALSAM,	2,253 "
PINE,	413 "
CYPRESS,	36 "
TOTAL	29,921 M. FEET

The check cruise made in 1940 indicated the following:

FIR,	18,346 M.
CEDAR,	3,488 "
HEMLOCK,	6,625 "
BALSAM,	1,993 "
PINE,	508 "
CYPRESS,	36 "
TOTAL	30,996 M. FEET

Apparently, there was a cruise made for Mr. Kagetsu by Mr. P. F. Sheehan, which amounted to a considerably larger estimate than ours. I have discussed this disparity with Mr. Sheehan and am enclosing herewith a letter from him, which he considers explains the difference.

To give an idea of value, I would suggest the following:

That a price of \$3.00 per M. for the FIR, CEDAR AND PINE, and \$1.50 per M. for the HEMLOCK and BALSAM would be a fair price. This would indicate a total value of:

Exhibit 3. (continued)

FIR, CEDAR AND PINE	22,376,000 FEET @ \$3.00 per M.	\$ 67,128.00
HEMLOCK AND BALSAM	8,618,000 FEET @ 1.50 per M.	<u>12,922.00</u>
TOTAL	<u>30,994,000 FEET</u>	<u>\$ 80,050.00</u>

The above value would be for cash, or it's equivalent.

If the timber is sold on a stumpage basis, or on logging terms, the price should be 20% higher.

This is just for your information, and may be of some value when considering the Bids you will undoubtedly receive.

Yours very truly,

"Eustace Smith"

VANCOUVER, B. C.

APRIL 5th, 1943.

RE. BLOCK 195 - COWICHAN LAKE,
VANCOUVER ISLAND, B. C.

TO WHOM IT MAY CONCERN:

With respect to the Report I made on this Block some 20-odd years ago, I may say that this Report was made with the view of logging and milling the timber right there on the ground.

Anyone versed in the Milling and Logging industry here on this Western Coast, knows that there can always be a much larger recovery made on any tract of timber by this method, than from a straight Logging operation, for the reason that you are not handling anything but what you are getting returns from, aside from the over-run you get on the Scale - while in a straight Logging Operation you are hauling out at least 25% of waste from which you get nothing which adds to your costs, or deducts that much from your returns.

With respect to the smaller timber, of which there is a very large percentage on this tract, and which it would be impossible for the Logger to handle from a straight Logging Operation and ever hope to get his money back, and I do not know of any of them that are in the business except to make money.

This particular tract is, by no means, an easy logging chance, owing to the fact that the ground is very badly broken in many places, and the cost of building roads to haul logs on will be very heavy in comparison to that required for hauling lumber - so that I would not recommend it to any Logger today, unless he was able to acquire it on the following timber values - viz:

FIR,	\$ 3.00 per 1,000 feet
CEDAR AND PINE,	2.50 per 1,000 feet
HEMLOCK AND BALSAM,	1.50 per 1,000 feet

on the returns as made by the Eustace Smith Limited report, as I am satisfied he gave it all it will produce for such an operation.

"P. F. Sheehan"

H. R. MacMILLAN EXPORT COMPANY, LIMITED
LUMBER AND SHIPPING
VANCOUVER, CANADA

12th May, 1943.

P. S. Ross and Sons,
Agents of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Tender re Block 195, Cowichan.

Gentlemen:

We hereby submit an offer of \$93,000.00 cash for Block 195, Cowichan Lake District.

We will undertake to pay all transfer taxes and dues, if any, payable to the Crown, and will endeavour to immediately commence continuous operations on the tract.

You will find enclosed our cheque for \$9,300.00, being 10% of the offered price.

Yours very truly,

H. R. MacMILLAN EXPORT COMPANY LTD.
TIMBER DEPARTMENT

"Keith Shaw"

Recd
9/9/43
Gunn

Eikichi Kagetsu

Final Report on Sale of Block 195, Cowichan District
as at 25th August, 1943

P. S. ROSS & SONS
CHARTERED ACCOUNTANTS

MONTREAL

TORONTO

WINNIPEG

CALGARY

VANCOUVER

MONTREAL, 360 ST. JAMES STREET
TORONTO, ROYAL BANK BUILDING
WINNIPEG, 607 ELECTRIC CHAMBERS
CALGARY, LANCASTER BUILDING
VANCOUVER, ROYAL BANK BUILDING

ESTABLISHED 1858

CABLE ADDRESS PHILROSS

P. S. Ross & Sons
CHARTERED ACCOUNTANTS, TRUSTEES & LIQUIDATORS

BRIG. GEN. JAMES G. ROSS, C.M.O., C.A., F.C.A. (CAN.)
A. F. C. ROSS, C.A., F.C.A. (CAN.) F.S.A.A. (ENG.)
JOHN W. ROSS, LL.D., C.A., F.C.A. (CAN.)
GORDON W. SCOTT, C.A.
S. R. CAMPBELL, C.A.
JOHN A. GRANT, C.A.
S. B. PECKHAM, C.A.
GUY E. HOULT, C.A.
W. L. GATEHOUSE, C.A.
W. G. JEPHCOTT, C.A.
H. S. HAWTHORNE, C.A.
F. E. H. GATES, C.A.
G. M. HAWTHORN, C.A.
IAN A. ROSS, C.A.
JOHN A. ROSS, C.A.

ROYAL BANK BUILDING

VANCOUVER, B.C.

25th August, 1943.

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

Attention: Mr. F. G. Shears, Director

Dear Sirs:

Re: E. Kagetsu, Block 195, Cowichan District
your file No. 12787

On the 21st May, 1943 we reported to you on the tender received for the above timber area and recommended the acceptance of same. Under date of the 15th June, 1943 we received your authority to accept this tender.

On the 11th August, 1943 we turned over to you cheques in the sum of \$93,000.00 being the full purchase price by the H. R. McMillan Export Co. Ltd. In addition the purchaser agreed to pay all the 1943 Provincial Land Taxes amounting to \$815.92 and the Forest Protection Dues for the year ended 31st March, 1944 amounting to \$58.74.

The sum of \$16,000.00 together with interest to the 11th August, 1943 of \$816.33 was paid by you to J. H. Whittome and Co. Ltd. on the 11th August, 1943. This represented the balance due to Gerald Arthur Tisdall under the agreement with Eikichi Kagetsu to purchase this timber dated 11th May, 1937.

In addition to the foregoing the following accounts incurred in the sale of this property were forwarded to you in our letter of the 18th August, 1943 duly approved by us for payment.

Office of the Custodian,
Vancouver, B. C.

25th August, 1943.

Eustace Smith: Services re examination
of property, reporting thereon and
consultations and recommendations re
offer

\$ 297.00

J. J. Gibbons Ltd.: Advertising for
tenders

\$ 155.29

In addition, on the 25th August, 1943 we approved and forwarded the account
of Messrs. Locke, Lane, Guild and Sheppard in the amount of \$331.40.

Included in this report are copies of the following documents:

1. Agreement between The Secretary of State of Canada and
H. R. McMillan Export Co. Ltd. dated 28th June, 1943.
2. Resolution of Directors of H. R. McMillan Export Co.
Ltd. covering this agreement.

We are informed by H. R. McMillan Export Co. Ltd. that the de-
velopment of this timber area has already been commenced by them and the
extent of same would indicate logging operations will start as soon as is
reasonable.

In a letter from Mr. G. W. McPherson dated 22nd June, 1943 with
reference to the sum of approximately \$23,000.00 due by E. Kagetsu to the
Yokohama Specie Bank of Seattle, he requests proceeds of this sale be with-
held until the principal amount and interest on this "Enemy Debt" have
been determined. Mr. McPherson is writing the American Custodian to as-
certain this. We presume you will withhold making any distributions to,
or on behalf of, Mr. Kagetsu until this matter is determined.

We consider the foregoing should terminate our services in the
sale of this timber area and we would appreciate receiving your concurrence
in due course.

Yours faithfully,


Chartered Accountants.

THIS AGREEMENT made this 28th day of June, A. D. 1943.

BETWEEN:

THE SECRETARY OF STATE OF CANADA, acting
in his capacity as Custodian,

Hereinafter called the Custodian
OF THE FIRST PART.

AND:

H. R. MacMILLAN EXPORT COMPANY LIMITED,
a company duly incorporated under the
laws of the Dominion of Canada, and having
its Head Office at 837 Hastings Street
West, in the City of Vancouver, in the
Province of British Columbia,

Hereinafter called the Company
OF THE SECOND PART.

WHEREAS the Custodian under and by virtue of Order-in-Council No. P. C. 1665 of 1942 and Amendments thereto including P. C. 2483 of 1942 and No. 469 of 1943 and of the applicable provisions of the Consolidated Regulations Respecting Trading with the Enemy (1939) has been vested with all the right, title and interest formerly held by Eikichi Kagetsu a person of the Japanese race in the property hereinafter described;

AND WHEREAS the Custodian has agreed to sell to the Company and the Company has agreed to purchase the property hereinafter described subject to the terms and conditions hereinafter contained;

WITNESSETH that in consideration of the premises and of the mutual stipulations the parties hereto do mutually agree as follows:
1. The Custodian agrees to sell to the Company and the Company agrees to purchase from the Custodian the lands and hereditaments hereinafter mentioned, that is to say:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in Vancouver Island District, in the Province of British Columbia, more particularly known and described as Block One Hundred and Ninety-five (195) Cowichan Lake District, TOGETHER with all the privileges and appurtenances thereto belonging at or for the price of Ninety-three (\$93,000.00) Thousand Dollars payable against the conveyance of the said lands in the form hereinafter provided for.

2. The Company covenants with the Custodian to pay and cause to be paid to the Custodian the said purchase price at the time and in the manner above mentioned.

3. On payment of the said purchase monies the Custodian hereby agrees to convey and assure, or cause to be conveyed and assured to the Company by a good and sufficient deed in fee simple the said parcel of land above described with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, subject nevertheless to the reservations, limitations, provisoes and conditions expressed in the original grant from the Crown, and the reservation of minerals to the Esquimalt and Nanaimo Railway Company, but such conveyance shall contain no covenants on the part of the Custodian.

4. The Company shall have the right to possession upon completion of the purchase in the manner hereinbefore provided and not previously.

5. In the event of the Custodian being unable to produce a good title to the said land at or before the time for completion of the purchase the Company shall have the option (to be declared in writing addressed to the Custodian, Royal Bank Building, 675 West Hastings Street, Vancouver, B. C.) of rescinding this Agreement but prior to the completion of the purchase the Custodian shall not be liable other than for the return of the purchase monies actually received by him after

such rescission by the Company. Upon completion of the purchase the liability of the Custodian under any warranty shall cease.

6. The Company shall immediately upon the completion of the purchase install and maintain upon the said land sufficient machinery and equipment and provide the services of an adequate number of men to permit the carrying on of logging operations and the production of timber in an amount permitted by good logging practice, and thereafter the Company shall carry on such logging operations continuously and shall with all reasonable despatch effect delivery and sale of the timber produced or the lumber derived therefrom; provided that the Company shall be excused from carrying on such logging operations during such time as such logging operations shall be prevented by any cause beyond the control of the Company, viz., Acts of God or of the King's Enemies, strikes, walk-outs, sit-down, slow-down, lock-out, stoppage of labor, restriction of output by labor, weather conditions, fire, accidents not directly due to the negligence of the Company, breakdown or repair of machinery or equipment, delays due to maintenance, shortage of labor, equipment, parts, materials or supplies, the operation or effect of any law, rule, order or regulation issued by or under the authority of the Government of the Dominion of Canada or of the Province of British Columbia or of any department or official board or body deriving authority from either of the said governments under the terms of or in consequence of which the said operations may be suspended or shut down, the failure of markets or the existence of market conditions under which, in the opinion of the Company based on reasonable grounds, does not warrant the continuation of the operations.

7. The Parties mutually agree to all things reasonably necessary to permit the completion of the purchase within a reasonable time.

8. The Purchaser shall assume all taxes for the year 1943 and Forest

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

Secretary of State of Canada
and/or Custodian

Secretary

ON MOTION duly proposed and seconded IT WAS
RESOLVED THAT the Company enter into an agreement
bearing date the 28th day of June, 1943, between the
Secretary of State of Canada, acting in his capacity
as Custodian, and the Company covering the purchase
of Block 195, Cowichan Lake District, at a price of
Ninety-three Thousand (\$93,000.00) Dollars cash, and
the seal of the Company be affixed thereto in the
presence of Mr. W. J. VanDusen, Vice-President and
Director, and Mr. H. H. Wallace, Secretary, of the
Company.

- - - - -

CERTIFIED A TRUE COPY of a Resolution of
Directors of H. R. MacMILLAN EXPORT COMPANY LIMITED
passed at a Meeting of Directors duly convened and
held at Vancouver, B. C., on Monday, the 28th of
June, 1943.

"H. H. Wallace"

Secretary

Dated: June 28th 1943,
Vancouver - B.C.

136 & 12787 (Evacuee)
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
May 14th, 1943.

Messrs. P. S. Ross & Sons,
411 Royal Bank Bldg.,
Vancouver, B. C.

Gentlemen: Re: Kagetsu & Company Limited.
 Block 195, Cowichan District.

Following our interview yesterday when tenders were opened, I telephoned Mr. Shears in Winnipeg and he suggested that the matter stand until his return to the office on Monday.

Mr. Shears assured me that he advised Mr. Stewart if offers received were not accepted, we would so advise and negotiate with him as well as with others who bid.

The above confirmed by wire received this morning as follows:

"Re offer on 195 suggest wait my return Monday morning stop understood Stewart had offer ninety two thousand five hundred which was not acceptable to Kagetsu stop I advised Stewart we would advertise in hope of better offers and if offers received not acceptable we would reject and advise him and then be prepared negotiate with tenderers or his party."

Signed: Frank G. Shears.

Yours truly,

KWW/W

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

84

Vancouver, B. C.

Our file 295-164

27th March, 1943.

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

Attention: Mr. F. G. Shears,
Acting Director

Dear Sirs:

Re: Eikichi Kagetsu and Block 195,
Cowichan District

Pursuant to our interview in the above matter yesterday morning we attach hereto a copy of our letter to Mr. Carl M. Stewart, the solicitor of Mr. Kagetsu.

Mr. Stewart advised us verbally that the two offers he has in hand are as follows:

1. \$100,000.00 cash less commission of \$7,500.00.
2. \$110,000.00. \$40,000.00 cash, balance on terms to be arranged. A commission of \$10,000.00 to be paid out of the proceeds. Mr. Stewart stated that the person making this offer is substantial financially.

Unless we hear from Mr. Stewart before the deadline on Tuesday, and subject to your instructions, we will proceed to advertise for tenders.

Yours faithfully,



Enclosure.

0
P
Y

Our file 295-164

27th March, 1943.

Carl M. Stewart, Esq.,
Barrister and Solicitor,
736 Granville Street,
Vancouver, B. C.

Dear Sir:

Re: Block 195 and Eikichi Kagetsu

Referring to our letter of March 25th and our subsequent telephone conversation, we would advise you that the Custodian's office has agreed to our withholding advertising the above piece of timber for sale by tender. You requested until Monday, so as to have a reasonable time to contact Mr. Kagetsu to obtain acceptance or refusal of certain offers in your hands.

This is to advise you that unless we are informed that an offer is being accepted by 10 a.m. next Tuesday the advertisement calling for tenders on this piece of timber will be forwarded to the newspapers for publication.

Yours faithfully,

C
O
P
Y

VANCOUVER SUN, MARCH 8, 1943.

5-8-3-43

NOTICE OF CALLS FOR TENDERS FOR TIMBER AREA

Tenders will be received by the undersigned at their office up to noon (daylight saving time) Wednesday, the twelfth day of May, 1943, to purchase Block 195, Cowichan Lake District, containing approximately 979 acres of timber upon the following terms and conditions:

1. This timber is offered for sale on the understanding that the purchaser will undertake to immediately commence continuous operations.
2. A certified cheque to the order of the "Custodian" for ten percent (10%) of the offered price must be enclosed therewith; subject to the condition that should the tenderer not fulfill the terms of his offer and the conditions of the notice calling for tenders, his tender will be cancelled and the amount deposited by him forfeited to the Custodian as liquidated damages; cheques in respect to unaccepted tenders will be returned in due course.
3. The timber is offered for sale without any warranty by the vendor as to quantity or condition of same, and while the general idea thereof may be obtained from data in the office of the undersigned, the sale thereof shall be made in each case subject to shortages and overages, the shortages to be at the charge of and the overages for the benefit of the successful tenderer.
4. Neither the highest or any tender will be necessarily accepted.
5. The purchaser and /or purchasers shall bear all transfer taxes and dues, if any, payable to the Crown.
6. The envelopes enclosing offers should be marked "Tender re Block 195 Cowichan" and addressed as follows:

P. S. ROSS AND SONS,
Agents of the Custodian,
Royal Bank Building, Vancouver, B.C.

The data on Block 195 on which tenders are being called may be inspected during office hours of any day up to noon on the eleventh day of May, 1943, and arrangements can be made with the undersigned to inspect the timber.

P. S. ROSS AND SONS,
Chartered Accountants,
675 West Hastings St.,
Vancouver, B.C.

Agents of the Custodian,
in this behalf.

12787

6th March, 1943.

Financial Survey Limited,
319-320 Scollard Building,
1207 Douglas Street,
Victoria, B.C.

Dear Sirs:

Re: Eikichi KAGETSU
Block 195

We are in receipt of your letter of the 26th February in regard to the above block of timber.

The Timber Controller has recently drawn our attention to the desirability of operations being started on this limit.

Mr. Carl M. Stewart of 736 Granville Street Vancouver, has been carrying on some negotiations on behalf of the owner of this property and we are advising him of the contents of your letter.

We understand that while a cruise shows thirty one million, there is also another estimate of over forty million.

Mr. Stewart has been made aware of the wishes of the Timber Controller and we expect that negotiations will be proceeded with as soon as possible so as to make this tract available.

At the present time you may wish to contact Mr. Stewart direct.

Yours truly,

F. G. Shears,
Acting Director.

FGS/PMH

Financial Survey Limited

General Financial Agents

OFFICE TELEPHONE
BEACON 1012

RESIDENCE TELEPHONE
EMPIRE 8073

G. R. LOVATT, MANAGING DIRECTOR

PROPERTIES



INSURANCE

319-20 SCOLLARD BUILDING, 1207 DOUGLAS STREET

Victoria, B. C.
CANADA

RESIDENT AGENT

LUMBERMEN'S INSURANCE CO.
BANKERS & TRADERS INS. CO.

DISTRICT SUPERVISOR

EMPIRE LIFE INSURANCE CO.

Rec'd	FEB 28 1943
File No.	
Ans.	
Referred	

Feb. 26th. 1943.

Enemy Alien Custodian,
Royal Bank Bldg.,
Vancouver, B. C.

KAGETSU

EVACUATION SECTION	
Rec'd	FEB 27 1943
File No.	12787
Ans.	
Referred	Shears

out -> Shears

Dear Sir:-

From information received, we believe the Timber Controller is anxious to have certain timber properties placed on the market as soon as possible.

We have a Client who is interested in Block 195, Cowichan District, Vancouver, Island *of N. Land of Victoria*.

This has an H. M. McMillan, "Eustace Smith" cruise, showing thirty one million.

From the information we have received, it appears there is a definite though avoidable hold-up to the sale of this timber, as the price asked was beyond the estimate of the cruise.

This Client is definitely interested, and will be willing to pay about three dollars per thousand.

If it is possible for us, without wasting valuable time, we would be pleased to hear from you regarding this timber.

Thanking you,

Yours truly,

G. R. Lovatt

Managing Director.

per M. M. Seely

GRL:MM

Polices
enclosed

CONFIDENTIAL

MEM. BOM



ROY J. HYNDMAN LIMITED

TELEPHONE MARINE 4574
789 W PENDER AT HOWE

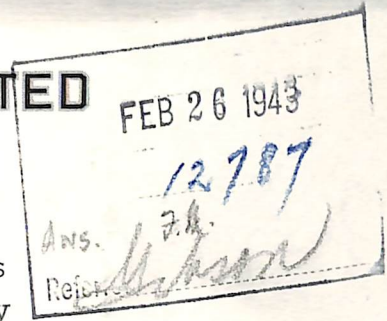
VANCOUVER, CANADA

INSURANCE



BROKERS

February
Twenty-fifth,
1943.



Your Ref. Form Letter No. 102

The Department of the Secretary of State,
Office of the Custodian -
Japanese Evacuation Section,
675 West Hastings Street,
VANCOUVER, B. C.

Dear Sirs: Re: Insurance on Japanese-owner property in
the protected area of British Columbia.

With reference to your form letter of February
15th, we now enclose original policies covering the pro-
perty of the Deep Bay Logging Company, Limited (E. Kagetsu)
as follows:

Aetna	No.	25118	Camp Buildings	\$3,000.00
I.N.A.	No.	49764	" "	3,000.00
I.N.A.	No. IT	60326	Bridges	\$1,887.50
Aetna	No. IMF	109055	"	1,887.50
I.N.A.	No. IT	60328	Felled & Bucked	6,250.00
Aetna	No. IMF	109057	Timber	6,250.00

We also enclose endorsements naming "The Secretary of State
of Canada in his capacity as Custodian" as the insured.
The Permits Clause under each of the enclosed policies
permits the property "to shut down or cease operations
without limit of time and without notice to the company but
without extending the term of this policy"

. . . .

Page Two.

February
Twenty-fifth,
1943.

The Department of the Secretary of State

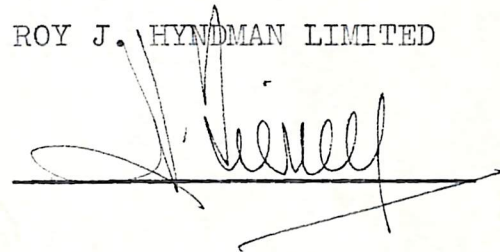
We have noted your instructions with regard to expiry notices, holding covered, claims, etc.

Premiums under the above numbered policies have been paid in full.

Trusting you will find the enclosures in order, we remain

Yours very truly,

ROY J. HYNDMAN LIMITED

A handwritten signature in dark ink, appearing to read 'Roy J. Hyndman', is written over a horizontal line. The signature is stylized with a large initial 'R' and a long, sweeping underline.

HT:W
Encl.

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.

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

February 24, 1943.

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

Dear Mr. Shears:

Re: Eikichi Kagetsu

I have your letter of February 22nd, with
enclosure.

For the moment at least the Custodian will
take no action to force a sale but Mr. Stewart should
be encouraged to do so.

I am hopeful that when the policy of liquid-
ation is definitely determined we will be able to do
something with this timber.

Yours truly,


(G. W. McPherson)

Executive Assistant.

GWMcP/FC.

12787

506 Royal Bank Building,
Vancouver, B.C.

22nd February, 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,

Re: Elkichi KAGETSU

I am enclosing copy of a letter received from the Assistant Timber Controller dated 19th February.

You are acquainted with this particular logging property as it is the one which was being purchased by Kagetsu from G. A. Tisdall c/o. J. H. Whittome & Co., Ltd. of Duncan, presumably on behalf of the Mitsui interests. I believe there was some law suit in connection with this property but it was adjusted before bringing the timber deal to a conclusion.

My understanding is that Block 195 is owned by Kagetsu, subject to a balance due under an agreement of sale.

Carl Stewart advised this office on December 19th that he had received two good offers for the timber on Block 195, both of which Kagetsu had rejected. There have been some other enquiries for this property. Recently Mr. Hinton wrote on behalf of some person asking if the property was for sale.

The Timber Controller mentions 30 million feet, but there is some indication on our file that the amount may be considerably more.

I have acknowledged Mr. Roseberry's letter and upon receiving your reply will further this matter in the manner which you may suggest.

This being Kagetsu's own property and separate from Deep Bay and Ocean Timber, P.E. Ross & Sons are not at present on control of

(over)

MEMORANDUM RE OCEAN TIMBER AND KAGETSU.

Mr. Whittome from Duncan called to see me concerning the property which he sold to Kagetsu through his Real Estate company and in which his mother has a half interest. He states emphatically that Kagetsu purchased Block 195 from the real estate agency and that he always understood that Kagetsu was putting on a squeeze play against Mitsui in the hope of selling the property to Mitsui in the near future. Kagetsu has not paid the interest this month and he is going to write him a letter demanding same.

GALBRAITH & SULLY-LTD.

MACHINERY

BROKERS

TELEPHONE
FAIRMONT 6671



405 WEST 1ST AVENUE

VANCOUVER, B.C.	
EVACUATION SECTION	
Rec'd	EEB 16 1943
File No.	12787
Ans.	
February 15, 1943. <i>Cramer</i>	

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Gentlemen: Att'n Mr. D. A. Cramer
File No. 12787

Replying to your letters of
February 13 in regard to Eikichi Kagetsu,
we enclose copy of the Conditional Sale
Agreement filed in April, 1941, under File
No. 32549 in the Land Registry Office, Van-
couver, and as you will see this covers a
sale by us to the Lynnmour Sawmills Limited.

The account was paid in full as
per schedule.

Very truly yours,

WKES:hrr
Enc CSA

GALBRAITH & SULLY LIMITED

W. K. E. Sully
W. K. E. Sully.
Manager.

*Discharge filed
Feb. 26/1943 No P5941*

Approved

and apply the proceeds of such sale first in payment of all costs and expenses of sale and then in payment of the account of the purchase price still remaining unpaid and in case of any deficiency the Buyer shall upon notice immediately pay the amount of purchase price then still remaining unpaid.

9. Payment in full of the hereinbefore mentioned purchase price is a condition precedent to the sale and transfer to the Buyer of the above described goods.

10. Wherever the singular or the masculine are used in this document, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto, where the context or the parties so require.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this.....

day of....., A.D. 194.....

SIGNED, SEALED AND DELIVERED
In the presence of

LYNNMOUR SAWMILLS
LIMITED

[Signature]
Director



*R. Mustard
Manufacturer
3172 Georgia St.
Vancouver B.C.*

CONDITIONAL BILL OF SALE

"CONDITIONAL SALES ACT"

These Presents Witness:

That Galbreith & Selley Limited
of Vancouver, British Columbia, hereinafter called the Seller, has delivered
to Lynnour Sawmills Ltd.
residing at Seymour Creek in North Vancouver, British Columbia
hereinafter called the Buyer, the goods hereinafter described, under a contract of conditional sale, the terms and conditions
of which contract of conditional sale are as follows, to wit:

1. Said goods are now and shall remain the absolute property of the Seller until after the full and complete payment of the purchase price therefor, which purchase price is the sum of \$ 541.63
2. That the Buyer has this day paid to the Seller, on account of said purchase price, the sum of \$ 180.00, the receipt of which is hereby acknowledged.
3. That the balance of said purchase price, to wit: \$ 361.63, is evidenced by the following described promissory notes, to wit:

NUMBER	MAKER	DATE	DUE	AMOUNT
1	Lynnour Sawmills	April 18/41	June 18/41	90.00
2	"	"	July 18/41	90.00
3	"	"	Aug. 18/41	90.00
4	"	"	Sept 18/41	91.63

4. That on full payment of said promissory notes, principal and interest, according to their terms, the title of said goods shall vest in the Buyer subject to the conditions herein contained.
5. The said goods and every part thereof at all times while out of the possession of the Seller shall be at the risk of the Buyer, and all loss of or damage to said goods or any part thereof shall be borne by the Buyer, and no such loss or damage shall operate to extinguish or diminish any liability upon said notes or any of them, and the Buyer further agrees to keep the said goods insured in a sufficient amount in favor of the Seller to cover his interest at all times before the vesting of said title in the Buyer by the making of said payments as aforesaid.
6. The Buyer shall at all times while the said goods are in possession of the Buyer have the right to use the same for all uses and purposes for which said goods are designed.
7. Said goods are described as follows, to wit:

as per list attached

and shall at all times during the currency of this agreement be kept on the property hereinafter described:

Lots one (1) to twenty one (21), Block 3, D. L. 193, New Westminster District, Plan #1332

8. In case default shall be made in the payment of the said promissory notes or any of them or any renewal or renewals thereof, either on account of principal or interest, as and when the same shall become due and payable according to their terms and conditions, or should the Buyer at any time fail to do, observe, or perform any of the terms, covenants or conditions herein contained, or should the Seller feel unsafe with respect to said goods or the unpaid balance of purchase price, then upon giving notice to the Buyer in that behalf, the whole of the balance of purchase price remaining unpaid shall, notwithstanding the giving or accepting of the aforesaid promissory notes, immediately become due and payable and in default of immediate payment the Seller shall be empowered to take possession of the said goods with or without process of law, as the Seller may elect, and this contract shall thereupon be and become forfeited and determined at the election of the Seller and all sums theretofore paid by the Buyer shall be retained by the Seller as rent for the use of the said goods, but provided, however, that any such default on the part of the Buyer shall not operate to extinguish or diminish any liability upon the said notes or any of them. Provided further that the Seller may upon taking possession of the aforesaid goods elect to resell the said goods and apply the proceeds of such sale first in payment of all costs and expenses of seizure and sale, and the balance on account of the purchase price still remaining unpaid and in case of any deficiency the Buyer shall upon notice immediately pay the amount of purchase price then still remaining unpaid.

9. Payment in full of the hereinbefore mentioned purchase price is a condition precedent to the sale and transfer to the Buyer of the above described goods.

10. Wherever the singular or the masculine are used in this document, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto, where the context or the parties so require.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this..... day of....., A.D. 194.....

SIGNED, SEALED AND DELIVERED
In the presence of

LYNNOUR SAWMILLS
LIMITED

[Signature]
Director



[Signature]
R. M. Mustard
Manufactures
3172 Georgia St.
Vancouver B.C.

Date 194.....

AND

CONDITIONAL BILL OF SALE

The Clarke & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C. Form No. 30



To welding one bearing cap supplied

~~1.31~~ Wicks.

Invoice
13002

1 only Lath Trimmer Arbor, double end, 48" Sav Centers,
1 1/2" eye, 5" collar, RH and LH Nuts, 2 1/8" Shaft
turned to 1 7/8 at Journals, 1/2 x 8c C. I. Pulley
used 20.00
3 " new Castings for 2 3/16" Flat Boxes, no Babbitt
33# @ 7¢ 2.48

Invoice
13003

Shrink Band on Set Collar supplied to finish 5 7/8" O.D.
as instructed. Labour: 1 1/2 hr. @ 1.75 2.62
1 hr. @ 1.25 .62
1 hr. @ .50 .25
Material: Plate & Oxygen

~~5.77~~ Wicks
~~7.65~~ Wicks.

Invoice
13004

Making Lift Bar and Lever as instructed

Invoice
13077

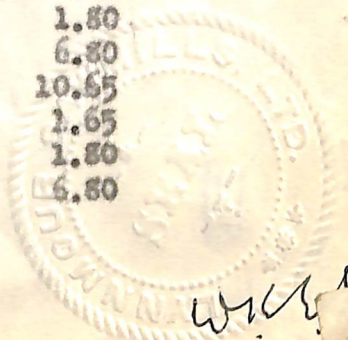
1 pc. 2 3/16" new Shafting 20'0" 255.8# @ 7.40 per C# 18.93
1 " " " " 20'0" 255.8# @ 7.40 " " 18.93
1 " " " " 14'0" 179.06# @ 8.40 " " 15.04
2 only 2 3/16" S. F. Couplings, new @ 11.25 22.50
7 " 2 3/16" Flat Boxes, new @ 2.80 19.60
2 " 2 3/16" Set Collars, new @ .80 1.60
1 pc. 2 7/16" Shafting 14'0", new 222.18# @ 8.40 per C# 18.66
2 only Set Collars 2 7/16", used @ .70 1.40
1 " 19 x 12f x 2 3/16" S. S. Pulley, used 12.90
1 " 24 x 8 x 2 3/16" " " " 13.20
1 " 18 x 8 x 2 7/16" " " " 9.30
1 " 30 x 11c x 2 7/16" C. I. " " 19.12
1 " 32 x 8 x 2 7/16" " " " 17.52
Keyseating Shafts, supplying Keys and fitting Couplings
and Pulleys 31.67

Invoice
13078

Conveyor Drive:
1 Shaft 2 7/16" x 36", used 48# @ .05 2.40
1 only Casteloy Bevel Gear 53T, 1 1/2"P, 2 7/16"BKS 28.08
1 " 14T #78 Sprocket 2 7/16"BKS, used 4.00
1 " 2 7/16" S. S. Collar, used .70
2 " 2 7/16" Flat Boxes, new 6.80
1 " Shaft 1 15/16" x 5', 1 cut, new 50# @ 8.30 per C# 4.15
1 " Casteloy Bevel Pinion 13T, 1 1/2"P, 1 15/16"BKS 4.64
1 " S. S. Pulley 24 x 8 x 1 15/16", used 13.20
3 " 1 15/16" Flat Boxes, new @ 2.30 6.90
1 " 1 15/16" S. S. Collar, used .60
1 " 2 3/16" Shaft 32" long, 1 cut, used 35# @ .05 plus
.40 2.15
1 " #78 Sprocket 16T, 2 3/16"BKS, used 5.25
2 " 2 3/16" S. S. Collars, used @ .80 1.60
2 " 2 3/16" Dolly Boxes, used @ .95 1.90
2 " 1 15/16" Flat Boxes, new @ 2.30 4.60
2 " 1 15/16" S. S. Collars, new @ .70 1.40
1 " S. S. Pulley 28 x 6c x 1 15/16", used 11.61
1 " " " 16 x 6c x 1 15/16" " 8.35
3 " 1 7/16" S. S. Collars, 1 new, 2 used 1.40
Assembling as per sketch 9.12

Invoice
13079

1 only C. I. Pulley 16 x 9f x 2 7/16", used 11.10
1 " Shaft 2 7/16" x 24", used, 1 cut, 32# @ .05 plus
.50 2.10
2 " 2 7/16" S. S. Collar, new @ .90 1.80
2 " 2 7/16" Flat Boxes, new @ 3.40 6.80
1 " C. I. Pulley 16 x 9f x 2 7/16", used 11.10
1 " Shaft 2 7/16" x 24", used, 1 cut 32# @ .05 plus .50 2.10
2 " 2 7/16" S. S. Collars, new @ .90 1.80
2 " 2 7/16" Flat Boxes, new @ 3.40 6.80
1 " C. I. Pulley 16 x 9f x 2 7/16", used 11.10
1 " Shaft 2 7/16" x 24", used, 1 cut 32# @ .05 plus .50 2.10
2 " 2 7/16" S. S. Collars, new @ .90 1.80
2 " 2 7/16" Flat Boxes, new @ 3.40 6.80
1 " Modart Pulley 15 x 10f x 2 1/2"BKS, used 10.65
1 " Shaft 2 1/2" x 24" turned to 2 7/16", 33# @ .05, used 2.65
2 " 2 7/16" S. S. Collars, new @ .90 1.80
2 " 2 7/16" Flat Boxes, new @ 3.40 6.80



1 only Cast Steel Pulley 22 x 11f x 2 15/16" BKS on 30" of 2 15/16"
3079 (cont'd.) Shaft turned to 2 3/16" at both ends, used
3 " 2 3/16" Flat Boxes, used @ 2.00
Assembling as per instructions

21.45
6.00
20.68

Invoice
13082

Welding Planer parts supplied as instructed.
Repairs to Lift Bar supplied

~~7.75~~ w.r.s.

Invoice
13114

Making 2 Cones as per instructions

~~1.00~~ w.r.s.

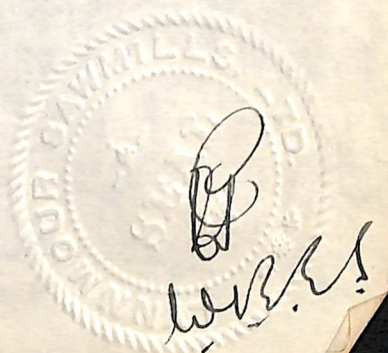
Invoice
13153

Making 14 Bolter Feed Roll Discs as per instructions.
Making Mandrel for Discs
Drilling Collar and manufacturing Wrench

23.70

~~455.11~~

\$541.63 w.r.s.



G. W. MCPHERSONS ESQ

21st January, 1943

2-84

Estimated between 30,000,000 and 45,000,000 feet.

By view of the recently determined
of the Custodian's office that the
are not to be permitted to unnecessarily
production of timber or lumber, we had
bring the matter of this block of timber
attention.

Vancouver, B.C.

21st January, 1943

P. G. Shears Esq.,
Acting Director,
Office of the Custodian,
912 Royal Bank Building,
Vancouver, B.C.

Yours faithfully,

Dear Sir:

We would acknowledge your letter of
even date wherein you refer to an enquiry of
Mr. H. G. Hinton of Victoria about a tract of
timber at Cowichan Lake, containing about forty-
five million (45,000,000') feet.

It is possible Mr. Hinton's client
is referring to Blk. 195, Cowichan District, sit-
uated adjacent to the Canadian National Railway
approximately at Mile 70. This tract is owned by
E. Kagetsu, subject to certain payments due on the
purchase of same. Mr. Carl Stewart, who has the
Power of Attorney of Mr. Kagetsu, has been attempt-
ing to make a sale of this property at a price acc-
eptable to Kagetsu. We are not in control of
Kagetsu's personal affairs, but we have certain
information as to the offers Mr. Stewart has re-
ceived. For your own information, as we consider
the data we have is more or less confidential, we
understand Stewart has offers of \$30,000.00 cash
and \$110,000.00 on terms, but that Mr. Kagetsu con-
siders the price should be \$125,000.00, and is not
willing to accept any of the offers received.

While Mr. Kagetsu has a cruise which
shows the timber content to be approximately forty-
five million feet (45,000,000.') we understand there
is a more reliable cruise which shows the area to

F. G. Shears Esq.,
Vancouver, B.C

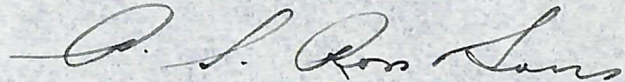
21st January, 1943

contained between 30,000,000 and 35,000,000 feet.

In view of the recently determined policy of the Custodian's office that the Japanese Evacuees are not to be permitted to unreasonably impede the production of timber or lumber, we had intended to bring the matter of this block of timber to your attention.

It is possible the timber controller may request the Custodian to proceed with the disposal of this timber tract, as we understand certain parties are definitely interested in acquiring same towards an immediate log production.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "D. S. Ross". The signature is written in dark ink and is positioned below the typed name "D. S. Ross".

"COPY"

12938 & 12787

January 22, 1943

Mr. Eikichi KAGETSU,
Reg. No. 00014,
Minto Mine, B. C.

Dear Sir:

Re: Hompa Buddhist Temple

In connection with the affairs of the Hompa Buddhist Temple, of which you are President, and in which they claim ownership of Lots 1 and 2, Block 59, D. L. 181 & 196, we have received a copy of the Deed from Thomas Skinner to the Temple, but it does not appear to have been registered. Will you kindly advise us if you wish this document registered.

The Temple also claims ownership of the property known as Lot 22, Block 53, D. L. 196, and handed to us an Agreement between Richard Stirling and Kannoshuke Kaminishi. Would you be kind enough to inform us if the Temple is in possession of a Deed from K. Kaminishi to the Hompa Buddhist Temple.

There is also a piece of property on which there is a schoolhouse, which we understand is in the name of Riye Nakamura which was used by the Temple. Would you kindly advise us what interest, if any, the Temple has in this property.

The Church also declared to us that they owed you \$5,000.00. Would you please give us particulars of this debt?

Yours truly,

GDM/GH

G. D. Wilsom
Administration Department

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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 12787

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

January 12, 1943.

Mr. Eikichi KAGETSU,
Reg. No. 00014,
Minto City, B. C.

*Met 13/45
Proceeds to
Mr. Kagetsu's bank*

Dear Sir:

Our No. C117

Re: Motor Vehicles

Your Dodge sedan

which was surrendered to the Authorities, has been

sold for \$ 580.00

Charges against your car were as follows:

Liens \$

Administrative Expenses \$ 27.23

The Balance thereafter remaining of \$ 552.77

has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA

JH

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 12787

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

Libson

January 12, 1943.
(sent March 10/43)

Mr. Eikichi KAGETSU,
Reg. No. 00014,
Minto City,

Proceedings of E. Kagetsu

Dear Sir:

Our No. C 119

Re: Motor Vehicles

Your Dodge Sedan

which was surrendered to the Authorities, has been
sold for \$ 553.00

Charges against your car were as follows:

Liens	\$
Administrative Expenses	\$ <u>30.80</u>

The Balance thereafter remaining of \$ 522.20
has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA
JH

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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 12787

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

January 12, 1943.

Mr. Eikichi KAGETSU,
Reg. No. 00014,
Minto City, B. C.

Dear Sir:

Our No. C 118

Re: Motor Vehicles

Your Pontiac Sedan

which was surrendered to the Authorities, has been
sold for \$1,025.00

Charges against your car were as follows:

Liens	\$
Administrative Expenses	\$ <u>26.98</u>

The Balance thereafter remaining of \$ 998.02
has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA
JH

*mech 23/44
Proceeds to
a/c of
Deep Bay Logging Co Ltd*

*appraised by Gross Mar 1 - 10 25
sold to R.C.M.P. 20 July 43*

6564 712787

December 29, 1942.

Mr. Elkichi KAGETSU,
Registration #00014,
MINTO CITY, B.C.

Dear Sir:

We have your letter of the 16th instant, regarding Oyster beds at Fanny Bay, B.C., which you say are operated by both Mr. Maikawa and yourself.

We have recently received a letter from Sadao Maikawa, Registration #01336, who says he has no personal interest in Oyster beds at Fanny Bay, but that you hold a lease to certain Oyster beds there, which is as you say. He also says that Maikawa Limited handled the output.

In telephone conversation with Mr. Carl M. Stewart, your Solicitor, he states that he is going up to Minto City to see you and will discuss this with other matters with you. After doing so, please write us more fully about this matter, as we are not able to do anything with the present conflicting information.

Awaiting your prompt reply.

Yours truly,

G.D. Milson
Administration Department.

~~END:BL~~

12787.

December 28, 1942.

Mr. Carl M. Stewart,
1114 Vancouver Block,
736 Granville Street,
Vancouver, B. C.

Dear Sir:

Re: Eikichi KAGETSU - Reg. #00014

We acknowledge your letter of the 17th instant with enclosures of rental statements on five properties for which we thank you.

Re McKenzie St. House, no. 5286. It is noted that the tenant to this property, Mr. C. P. Ritchie, is in arrears for October and November amounting to \$100.00. This should be checked at once so that it will be brought up to date.

We also note the very heavy repairs in connection with this property which should not have been incurred without first submitting to this office for our approval. The agent is permitted to incur only minor repairs without first obtaining the approval of the Custodian's office. Please note this and advise the Point Grey Homes in this regard.

Yours truly,

G. D. Milsom,
Administration Department.

BN/P.


File #12787

December 22nd, 1942.

MEMORANDUM

TO: MR. G. W. McPHERSON

FROM: MR. K. W. WRIGHT

Re: Eikichi KAGETSU

Mr. Carl M. Stewart asked that you consider his letter of December 19th, attached, before you leave for the East. He disagrees with my letter of the 2nd instant which reads as follows:

"Your communication of the 5th ult. has been transferred from the Evacuee Section to this Department for attention. It is regretted that your letter addressed to Mr. McPherson personally was inadvertently placed with other papers awaiting his return from the East.

Enclosed you will find copy of P.C. 1665 and the Amendment P.C. 2483 and from these you will note the vesting provisions under which the Custodian is charged with the responsibility of administering properties of Evacuees. The Power of Attorney which you hold is therefore no longer effective. For your further guidance, we are enclosing a copy of Consolidated Regulations Respecting Trading With The Enemy (1939).

It is our intention to insert a notice in all local papers in the course of a few days calling upon all persons who hold or manage any property for or on behalf of an Enemy or Evacuee to furnish the Custodian with all particulars in relation thereto. Will you, therefore, be kind enough to send the required details of assets and liabilities herein in order that these may be recorded here.

We see no reason at the moment why an arrangement may not be arrived at to have you co-operate with us in the management of this estate and act as the Custodian's agent for collection of income etc. It will, however, be necessary for you to transfer all assets in hand to this office, and future disbursements including your fees for services rendered will be made by this Department.

Your early attention will be very much appreciated."

The same objection may be taken in a number of cases and I would appreciate your ruling in this one for future guidance.

The J.P. form does not list the assets but contains the following statement:

"I have today executed a general power of Attorney to Carl McLelland Stewart, Solicitor, 736 Granville Street, Vancouver,

British Columbia, giving him full authority and power to deal with my property both real and personal, and have instructed him to supply the office of the Custodian with any or all information requested from time to time.

Dated this 22nd day of May, A.D., 1942. Signed: E. Kagetsu."

You wrote to Mr. Stewart on May 22nd, 1942, as follows:

"I have your letters of April 23rd and May 20th and wish to confirm the telephone conversation I had with you yesterday.

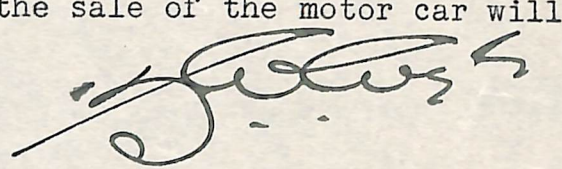
As I understand it, Mr. Kagetsu desires to appoint you his Attorney to act in his absence. The Custodian will not object to this arrangement at this time but reserves the right of reviewing the situation at any time in the future if he sees fit.

Since Mr. Kagetsu is evacuated from this area, all his interests, other than those specifically excepted by Order-In-Council, vest in the Custodian and the Custodian will require you to account to this office for your administration. Due to the fact that Mr. Kagetsu is interested in three Companies and one of these Companies, the Ocean Timber Co. Ltd., is held under control, I consider it desirable to place the other two Companies under supervision and I am issuing two orders appointing P.S. Ross & Sons supervisors of Kagetsu and Co. Ltd. and the Deep Bay Logging Co. Ltd.

I have no doubt the affairs of Mr. Kagetsu can be handled satisfactorily in his absence by co-operation between yourself and P.S. Ross & Sons insofar as these Companies are concerned.

As regards his personal assets, I Understand you will let me have a complete list of same."

In fairness to Mr. Stewart it must be said that he has furnished all information with regard to the estate including statement of receipts and disbursements but the point at issue is whether or not we will permit him to collect future revenues and make the disbursements. If we acknowledge the Power of Attorney, the proceeds from the sale of the motor car will go to him.



December 22nd, 1942.

MEMORANDUM

TO: MR. G. W. McPHERSON

FROM: MR. K. W. WRIGHT

Re: Eikichi KAGETSU

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Dated this 22nd day of May, A.D., 1942. Signed: E. Kagetsu."

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KAGETSU & CO., LTD.
LOG & TIMBER

PHONE HIGHLAND 0145

EVACUATION SECTION	
Rec'd	DEC 23 1942
File No.	
Ans.	
Referred	<i>Peers</i>

-335- PRINCESS-AVE.,

VANCOUVER, B. C.

Minto City, B. C.
Dec. 18, 1942.

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

Dear Sir:

Re: File No. 6564. *12787*

The Oyster beds at Fanny Bay are operated by both Mr. Maikawa and myself. I, however, hold the Lease on these beds - the property being leased from the E & N Railway Company.

Yours truly,

E. Kagetsu
Eikichi Kagetsu,
Japanese Reg. No. 00014.

Carl M. Stewart
LAW OFFICE

accluy

EVACUATION SECTION	
Rec'd	DEC 18 1942
File No.	
Ans.	
Referred	Accounting

1114 VANCOUVER BLOCK
736 GRANVILLE STREET
VANCOUVER, B.C.

Dec. 17, 1942.

Mr. G. D. Milson,
Custodian's Office,
Japanese Evacuation Section,
909 Royal Bank Bld'g.,
City.

Dear Sir:

RE: E. Kagetsu.

Enclosed please find Report Forms, made up as best I could to the end of November, 1942, which shows I had to borrow from Mr. Kagetsu the sum of \$184.77 to pay what has been paid.

Herewith also is the information as requested:

NORTH VANCOUVER PROPERTY: Your letter of December 10th, regarding inquiries as to collections - out of the \$550.00 collected, \$250.00 was turned over to Mr. Kagetsu last February, long before evacuation, so we are only concerned with \$300.00, which has gone into the pool along with the other collections. We own no buildings on this property, so there is no insurance. The arrangement on this property with the Sawmill Company calls for \$25.00 a month and taxes on improvements, and herewith a short summary:

Rents to Nov. 30/42	\$ 750.00
Taxes on improvements 1940-41-42	408.58
Water Rates June to Dec/42	7.20
- Total -	\$ 1,165.78
Paid - per Form	550.00
- <u>Arrears</u> -	\$ <u>615.78</u>

+

12/24

Mr. G. D. Milson:

These differ slightly from previous figures, owing to the water rates being paid in the meantime. Taxes on this property unpaid are as follows:

1940, 1941 and 1942 - 3 years @ \$1,070.16 \$3,210.48

MCKENZIE STREET HOUSE: This house is rented to one C. P. Ritchie, at \$50.00 per month. For years the rentals were handled by a Real Estate Firm, the Point Grey Investment Company. They were paid \$2.50 per month for their trouble of collecting the rents and taking care of repairs, etc. I have since received another payment, which cuts down the arrears, and will appear in the December statement. This property is subject to a Mortgage to the Northwest Mortgage Company, on which payments are made monthly of \$41.50. The balance of the mortgage, at October 1, 1942, was \$2,588.83, and payments are up to date. The taxes on this property are \$139.37 a year and were owing on the 30th November of this year, but since has been paid by myself, and this payment will show on the December statement. Insurance carried on this property consists of \$3,500.00, expiring January 26, 1943, with a premium of \$24.50, plus a \$1,000.00 policy, expiring April 1, 1943, with a premium of \$7.00, both in the Southern Insurance Company. Both these policies are handled by the Mortgage Company, and they have, already, renewed the one expiring in January.

2867 - W. 37th AVENUE: Taxes here are \$126.26 per year, and paid to December 31, 1942. Water Rates, \$16.40 per year, paid to December 31, 1942. Insurance is carried with the Merchants Fire Insurance Co., Agents, Hobson Christie & Co. Ltd. - Buildings, \$5,000.00, furniture, \$2,000.00, a total of \$7,000.00, premium on this being \$37.00, expiring May 3rd, 1945.

MARINE DRIVE, WEST. VANCOUVER: Taxes, \$88.45, and Water Rates, \$16.20, both paid for 1942. Insurance with North West Fire Insurance Co. - Policy #205243 - Agents, McGregor, Johnston & Thomas, Ltd - Buildings, \$1,500.00, furniture, \$500.00, total, \$2,000.00, premium \$28.00, expiring May 1, 1944.

Yours truly,


CARL M. STEWART.

CMS/D.
ENCL.

+

12/24

Douet
Box 623, Revelstoke, B. C.

Dec. 3, 1942. *✓*

Mr. P. Douet,
Administration Dept.,
Dept of the Secretary of State
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 7 1942

Dear Sir:

Re. Your file No 6564.

In reply to your letter of 2nd. inst. I wish to inform you that I personally had no interest in this oyster beds at Fanny Bay, B. C.

Our store, Maikawa Limited distributed those oysters. Mr Kagetsu of the Deep Bay Logging Co., holds the lease for those Oyster Beds. Mr Nakamura was the caretaker and shipper at Fanny Bay. When our evacuation orders came in effect, I believe, Mr Kagetsu asked Mr. Swan at Fanny Bay to look after the few remaining oysters.

Hoping this will be satisfactory to you, I remain,

Yours truly,

Sadao Maikawa
Reg. # 01336.

6564

December 2, 1942.

Mr. S. Maikawa,
P. O. Box 623,
Revelstoke, B. C.

Dear Sir:

We have had some correspondence with the Vancouver Shell Fish Company Ltd. regarding some oyster beds at Fanny Bay, which we understand are owned by you or that you have some interest in same. Will you please give us more particulars regarding this matter and let us know what connection Mr. Nakamura had, or whether Mr. Kagetsu, of the Deep Bay Logging Company, has any interest in these oyster beds. Mr. Swan of Fanny Bay states that he has no connection with these beds, and we would like you to give us as much information as you can.

A stamped and addressed envelope is enclosed.

Yours truly,


P. Doherty,
Administration Department.

PD:BT

Enclosure.

Carl M. Stewart

LAW OFFICE

1114 VANCOUVER BLOCK
736 GRANVILLE STREET
VANCOUVER, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 3 1942

Dec. 2, 1942.

Mr. G. D. Milson,
Administration Dept.,
Office of the Custodian,
506 Royal Bank Bld'g.,
City.

Dear Sir:

Re: Your File #12787.

This will acknowledge receipt of your letter of November 26th, in regard to three of Mr. Kagetsu's properties.

I am obtaining the information requested, and will let you have it as soon as possible. As far as the rentals are concerned, you are welcome to a statement any time you want it. The only point involved is the management of the properties. For instance, one house, through payments of taxes, repairs and mortgage, is over \$300.00 in the red. These payments are taken care of by revenue from other properties. If a statement of the different properties - without a remittance - to your office is of any use to you, I would be glad to let you have it on request.

As pointed out in my letter to Mr. McPherson, the receipts from the properties will not take care of charges, and must be augmented by personal contributions from Mr. Kagetsu.

Yours truly,


CARL M. STEWART.

CMS.D.

CARL M. STEWART

Law Office

C
O
P
Y

1114 Vancouver Block
736 Granville Street
Vancouver, B. C.

Dec. 2, 1942.

Tax Department,
North Vancouver,
B. C.

Gentlemen:

RE: E. Kagetsu and
RE: Lots 1-5, 6-13, 18-21,
Block 3, District Lot 193

The above property is owned by the above
naturalized Japanese, at present evacuated, from
whom I hold a Power of Attorney.

Will you be good enough to give me a
statement, up to date, in regard to the taxes on
this property.

Thanking you, I remain,

Yours truly,

(Signed),

CMS/D.

CARL M. STEWART.

Rec. No. 0119

PROVINCE OF BRITISH COLUMBIA.
"MOTOR-VEHICLE ACT."

Licence No. 64-690
Year. 1942

NOTICE OF TRANSFER OF MOTOR-VEHICLE.

To the Commissioner of Provincial Police, Victoria, B.C.:

Notice is hereby given that the motor-vehicle (Name Dodge, style Sedan),
the particulars whereof are set forth in Motor-vehicle Licence No. 64-690, B.C., which is attached hereto, has this day
G.W. McPherson Authorized Deputy of the Custodian, as the vested owner of
been transferred by the undersigned the interest of Rikichi Kagetsu in the said motor vehicle
under the provisions of Order-in-Council P.C. 1665 as amended.
(Christian name in full.) (Surname.)
to the undersigned Cyril T. Pitt
(Christian name in full.) (Surname.)

and that the garage or place where the said motor-vehicle will hereafter be kept is at _____

and that the said motor-vehicle will be used for the purposes of _____

dated this 1st day of December, 19 42 at Vancouver, B. C., B.C.

Signature of transferor _____

Place of residence of transferor 506 Royal Bank Bldg., Vancouver, B. C.
(Number.) (Street.) (City or town.)

Signature of transferee _____

Place of residence of transferee _____
(Number.) (Street.) (City or town.)

THE PRESCRIBED FEE OF SEVENTY-FIVE CENTS IS ATTACHED HERETO.

MEMORANDUM

File No: 12787

November 23rd, 1942

To: FILE

From: Mr. Dusenberry

Re: KAGETSU, Eikichi
Mr. Alexander's memo of Nov.
5, 1942 with recommendations

REVIEW OF FILE 12787:

It is suggested: (1) That all property held by Deed or under Agreement for sale by Kagetsu remain on this file comprising:

4 properties reported by Stewart in his letter of September 30th, 1942, and such other properties as are indicated on the file that may belong to him personally. Note -- Block 195 - Cowichan Lake Dist. and part of Lot 47 and 48/29/2027 for instance.

(2) That a new file be opened in name of Deep Bay Logging Company and all references to properties and operations of this Company be lifted from file 12787 and placed on the new file - and tied in with Internee file 135.

P. S. Ross & Sons appointed supervisors
(see our letter of May 22nd, 1942).

(3) That a new file be opened in name of Ocean Timber Company and all references to properties or operations of this Company be lifted from file 12787 and placed in the new file - and tied in with Internee file 112.

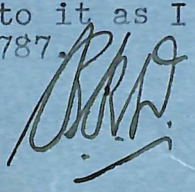
(4) That a new file be opened in name of Kagetsu & Company Ltd. and all references to properties and operations of this Company be lifted from file 12787 and placed on the new file - and tied in with Internee file 136.

P. S. Ross & Sons appointed supervisors
(see our letter of May 22nd, 1942).

NOTE: Our letter of October 31st, 1942, per Milsom - Rental forms forwarded to Carl M. Stewart but no returns yet received.

Inside front leaf of folder of file 12787 should be placed the names and file numbers of all Companies in which KAGETSU is interested. If desired to open above files as indicated, I could attend to it as I am now more or less familiar with contents of file 12787.

BRD:IF



OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 18 1942
IN REPLY, PLEASE REFER TO **HMH:MM**

Pemberton & Son Ltd.

REAL ESTATE, LOANS, INSURANCE

PEMBERTON BUILDING, 625 FORT STREET

VICTORIA, B. C.

ALL CORRESPONDENCE TO
BE ADDRESSED TO THE FIRM

November 17th, 1942.

R. H. Alexander, Esq.,
Custodian of Japanese Property.
Royal Bank Building,
Vancouver, B.C.

*Saw Mr Gray
E. Kaye*

Dear Sir:

We understand there is a possibility that the
timber on Block 195 Cowichan District is for sale.

We would appreciate it very much if you would
let us know the very lowest price and terms that would be
accepted for same if it is definitely on the market, also
how much timber the Japs have already taken off the
property.

We understand the cruise to be somewhere in the
vicinity of 50,000,000 feet.

Kindly inform us also if the price includes the
usual sales commission or not.

Very truly yours,

PEMBERTON & SON LTD.

PER

W. H. Hall

*P.S. We would like to know
also if any roads have
been constructed into the
Block.*

136

VANCOUVER SHELL FISH COMPANY, LTD.

WHOLESALE FISH DEALERS AND PRODUCERS OF
FRESH AND SMOKED FISH

Phone:
HIGHLAND 0275

Cable Address:
"VANSHELL"

OFFICE OF THE CUSTODIAN
JANUARY SECTION

RECEIVED
NOV 19 1942

CRABS
CRABMEAT
LOBSTERS
OYSTERS



SHRIMPS
SHRIMPMEAT
SCALLOPS
CLAMS

Purveyors
To
HIS MAJESTY'S
SHIPS

FOOT CAMPBELL AVENUE

VANCOUVER, B. C., 16th. November, 1942

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

Dear Sir,

Some time ago, we enclosed you a letter from Mr.
Swan regarding Oyster Beds.

So far we have not heard from you, not have return-
ed the letter.

Kindly let us have this and let us know what you
have found out.

Thanking you, we remain,

Yours very truly,

Vancouver Shell Fish Co., Ltd.

Per *[Signature]*

WE SPECIALIZE IN
EASTERN CANADIAN AND AMERICAN FRESH FISH, WHITE FISH, TUNA FISH, TURTLES, ETC.

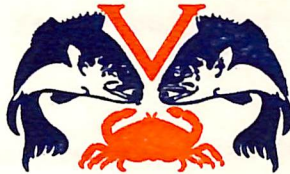
VANCOUVER SHELL FISH COMPANY, LTD.

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Purveyors
To
HIS MAJESTY'S
SHIPS

FOOT CAMPBELL AVENUE

VANCOUVER, B. C., 28th. October, 1942

Mr. Ian McPherson,
Custodian Enemy Property,
Royal Bank Building,
Vancouver, B.C.

Dear Sir,

We are enclosing a letter which explains itself.
We have written to Mr. Maikawa whom we supposed to
be the owner of the Oyster beds, and he refers us to Mr. Swan
whose letter we enclose herewith.

1366
We would also ask if you have any more information
regarding the affairs of D. Mori, who operated as the Powell
Fish Market, 622, Powell Street,

Thanking you, we beg to remain,

Yours very truly,

Vancouver Shell Fish Co., Ltd.

Per *[Signature]*

WE SPECIALIZE IN
EASTERN CANADIAN AND AMERICAN FRESH FISH, WHITE FISH, TUNA FISH, TURTLES, ETC.

Fanny Bay, B.C., Oct., 26th., 1942.

Vancouver Shell Fish Company Limited,
Foot Campbell Ave.,
Vancouver, B.C.

6564

Dear Sirs:

I have your letter of 19th. inst. re. Mr. S. Maikawa
and his oysters.

We have no connection whatever with this oyster
business, if there is enough of it left to justify
calling it such.

Following the Japanese evacuation order we were
approached, first by a Japanese, Nakamura, who wanted
us to take it over on a percentage basis, then by Mr.
Kagetsu, of the Deep Bay Logging Co. who quoted terms
and conditions and claimed the out-fit belonged to him,
Now comes Mr. Maikawa, who seems to think the layout
belongs to him.

We have never been able to arrive at who was to be
dealt with in the matter, and would refer you to the
Custodian, Enemy Alien Property, Royal Bank Building
Vancouver. Ask for Mr. Ian MacPherson, or his assistant
Mr. D. A. Cramer, Title Examiners for information as to
where to start from.

Yours,

W. M. Swan
Enclosure.

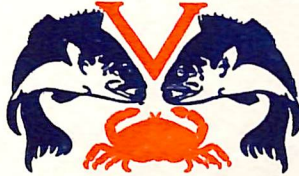
VANCOUVER SHELL FISH COMPANY, LTD.

WHOLESALE FISH DEALERS AND PRODUCERS OF
FRESH AND SMOKED FISH

Phone:
HIGHLAND 0275

Cable Address:
"VANSHELL"

CRABS
CRABMEAT
LOBSTERS
OYSTERS



SHRIMPS
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CLAMS

Purveyors
To
HIS MAJESTY'S
SHIPS

FOOT CAMPBELL AVENUE

VANCOUVER, B. C., October 19 1942 194

Mr. Swan
Fanny Bay.
Dear Sir,

We had a letter from Mr. S Maikawa re his oysters and he suggested to write you and make arrangements with you re same. Please let us know if you are working the beds and if or when you can ship. We would pay you 1.75 per gal F O B Fanny Bay. Would suggest that you ship in 8-10 gal. lots so that freight charges should be kept down.

Very truly yours,

Vancouver Shell Fish Co.,

Per. *A. McLean*

WE SPECIALIZE IN
EASTERN CANADIAN AND AMERICAN FRESH FISH, WHITE FISH, TUNA FISH, TURTLES, ETC.

12787.
& 112.

1409 Royal Bank Building,
Vancouver, B.C.
October 2nd, 1942.

Carl M. Stewart, Esq.,
1205-7 Vancouver Block,
VANCOUVER, B.C.

Re: Kagetsu and Ocean Timber Co. Ltd.

Dear Sir:

I have your letter of September 28th, which was referred to by you in my office at the meeting held on Tuesday last. I find from the envelope of this letter that it was post marked 5 p.m., September 28th and it was not received by this office until the second delivery on September 29th. I regret the fact that I did not have the letter before me at the time of the meeting, as this letter would have cleared up a number of points raised by me at that meeting.

As I understand the situation now, the solicitors concerned are preparing the necessary papers to complete title and, acting on behalf of the Custodian, I have approved of the payment of \$9,000.00 to Mr. Kagetsu, releasing Block 195 and the house property from the control of this office. This will necessitate the removal of a Vesting Certificate filed on the property, and this will be attended to as soon as the documents are completed.

It appears from the evidence now before me that, while Mr. Kagetsu may have purchased the property on behalf of the Mitsui interests, he has himself paid all but a balance of approximately \$16,000.00 insofar as Block 195 is concerned and, if the matter were proceeded with, would no doubt have a claim against Mitsui for the total funds disbursed by him. In view of the fact that this settlement, as now being put through, was negotiated by the representatives of Mitsui in Seattle, the Custodian is prepared to complete the arrangement originally made and the necessary papers are being prepared and will be submitted to you for your client to sign as soon as possible.

Your co-operation in this matter is greatly appreciated and I have no doubt that the entire business can be wound up within the next ten days.

I understand from our discussions that you were seeing Mr. Tufts, who filed the appearances for the defendants in a court action. I understand that he did this on your request and that you will let me have his account as soon as possible.

Yours very truly,

G.W. McPHERSON.
Authorized Deputy of the Secretary
of State and/or the Custodian.

GWMcP:HW.

CARL M. STEWART

C
O
P
Y

Vancouver Block,
736 Granville St.,
Vancouver, B. C.

September 30th, 1942.

Mr. R. P. Alexander, Manager,
Japanese Evacuation Section,
506 Royal Bank Building,
City.

Dear Sir: Re: Kagetsu, E.

This will acknowledge receipt of your letter of September 29th, and as requested therein, herewith please find particulars of Mr. Kagetsu's property, which was set out in my letter to Mr. McPherson on May 20th last.

LAND: Kagetsu owns Lots 1-5, 6-13, 18-21, Block 3, District Lot 193, on the water-front at North Vancouver. This property is held under lease to the Lynnmour Sawmills, Ltd., at \$25.00 per month, plus vacant land, and the lessee has erected a sawmill, which is assessed at \$1750.00. In addition to the rental, the lessee is supposed to pay the taxes on these improvements, which amount to, approximately, \$100.00 a year. The total assessed value of the property is, approximately, \$16,625.00, including the \$1750.00, and the total taxes are, approximately, \$964.00, including the \$100.00 payable by the lessee.

This account was in bad shape when it was turned over to me, and I am at present, collecting \$50.00 per month from the tenant.

HOUSES:

2867 W. 37th Avenue: This is an eight-room house, and has been the home of Mr. Kagetsu for many years. He has arranged with his next-door neighbor to take over the house, and look after the lot, garden and furniture while he is away. The rental is \$30.00 per month, and the tenant is Mr. D. Milligan, the rent being paid to myself.

5286 McKenzie Street: This house is rented to Mr. C. P. Ritchie, who is paying \$45.00 per month, plus \$5.00 on account of a blower being installed. This property has been handled by, for many years, Point Grey Homes, 3645 West Broadway, a Real Estate Firm. Latterly, they have been collecting the rent of \$50.00, and turning it over to me, after deducting their collectable charges of \$2.50 - I in turn, paying \$41.50 per month to the North West Mortgage Company, Limited, who hold a mortgage on the property, which is amortised at this rate. Repairs, etc., have to come out of this rental, and last month, these amounted to \$57.00, in addition to an outstanding account of \$125.00, the cost of installing the blower.

5825 Marine Drive,
Fisherman's Cove,
North Shore.

This a 4-room cottage, and is thirteen miles out of the City. It is located on some three acres of rocky ground. Kagetsu has developed quite a garden here, and requested me to get somebody to occupy this place or occupy it myself. I agreed, and have occupied it throughout the summer, agreeing to pay him \$180.00 per year, which is the equivalent of \$15.00 per month. This arrangement continues for four years, myself having the first option to purchase the property, in the event of him selling. I will probably carry on there, but my family's bus fares amount to about \$45.00, which, when added to the \$15.00, makes rental pretty high. Legal description of this property is - Lots 8, 9 and 10A, Block 1, District Lot 772.

If there is any further information you require, I would appreciate hearing from you.

Yours truly,

"Carl M. Stewart"

CMS/D

136.
501 Royal Bank Building,
Vancouver, B.C.
August 17th, 1942.

E. Penn, Esq.,
Lynn timer Sawmills Limited,
LYNNMOUR P.O., B.C.

Dear Sir:

I have your letter of August 17th with enclosure and wish to confirm the telephone conversation I had with you a few minutes ago.

While the Custodian is the vested owner of all of the interests of Mr. Kagetsu in the protected area, Mr. Carl Stewart, Barrister, is co-operating with the Custodian in administering same.

It will, therefore, be in order for you to make all payments of rent to Mr. Stewart, who is accounting to this office, and this will cover all arrears of rent and all future rent until you are advised differently in writing.

Your co-operation will be greatly appreciated.

Yours truly,

G.W. McPHERSON.
Authorized Deputy of the Secretary
of State and/ or Custodian.

GWMcP:HW.

Lynnmour Sawmills Ltd.

LYNNMOUR P. O., B. C.

DOUGLAS FIR
HEMLOCK
CEDAR

FIR LATH
CEDAR LATH
WATER OR RAIL
SHIPMENTS

August 17th 1942

Custodian of Enemy Property,
Vancouver B.C.

Dear Sir:-

ALL QUOTATIONS ARE FOR IMMEDIATE ACCEPTANCE AND ALL AGREEMENTS ARE CONTINGENT UPON FIRES, STRIKES,
OR OTHER CAUSES UNAVOIDABLE OR BEYOND OUR CONTROL.

We are enclosing herewith for your perusal letter we have received from Carl M Stewart in regard to rental of property in the name of Kagetsu, on which our mill is located.

We understand that Kagetsu has been evacuated, and this being the case, this property automatically becomes the charge of the Custodian of Enemy Property, in which case we cannot pay Kagetsu or his Power of Attorney any rentals, unless we have your authority.

The amount owing according to our records is \$350.00 however we will have Mr Stewart send us statement of how the amount of \$725.00 is made up.

In the meantime will you kindly advise us our position in this matter, and give us the necessary authority to make payments to anyone other than yourself.

Yours very truly,
LYNNMOUR SAWMILLS LTD.



Manager

EP/Mc

Letter Aug 14/42 Enclosed.

Carl M. Stewart

LAW OFFICE

1205-7 VANCOUVER BLOCK
736 GRANVILLE STREET
VANCOUVER, B. C.

August 14, 1942.

Messrs. Lynnmour Sawmill, Ltd.,
Lynnmour P. O.,
B. C.

Gentlemen:

Re: Kagetsu:

I wrote your lawyer, Mr. Cosgrove, on July 20th last, to the effect that the Custodian and myself had gone over your situation, and that something definite would have to be arranged at once.


We are relying on the money coming from you to take care of certain obligations, and I am being pressed almost daily by the Custodian.

Your account, at present, is in the neighborhood of \$725.00, and it takes \$35.00 per month between rent and taxes to carry.

I was willing to be reasonable, but unless some definite arrangement is made, satisfactory to the Custodian and myself, to take care of current payments, and reduce the arrears, action has to be taken.

I promised the Custodian a definite arrangement would be made this week, or else I would put the Bailiff in, and I have contacted your lawyer five or six times, and he claims to be unable to get together with you. I told him this morning I was writing you direct this final notice, and unless this matter is arranged by Tuesday next, action will be taken without further notice.

Yours truly,


CARL M. STEWART.

CMS/D.

Enclosure

March 26, 1942

MEMORANDUM

Re: Kagetsu

Following is a copy of a telegram from Mr. Kagetsu's personal file which was found by one of P.S. Ross & Sons investigators -

"Congratulations for your honored appointment stop
wish you have a pleasant voyage.

Kyoeikai

Lu.

GWMcP/FC.

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment

Seizure No.

118

FOR USE WHEN APPLICABLE

Detachment File No.
Sub-Division File No.
Division File No. **E269-G-13-3**
Headquarters File No.

Detachment
Sub-Division
Division **(E)**
Date **March 12 1942**

RE:- **Eikichi KAGETSU 335 Princess Ave Vancouver B C**
NAME OF FILE

On **March 12 1942**, I **Goodfellow K E**
MEMBER'S NAME

Came into possession of the following goods by:-

SURRENDERED UNDER O.I.C. P.C. 1486

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
LICENSE NO.	(42) 65445	TIRE NUMBERS 5
MAKE & MODEL	Pontiac Sedan 42	
SERIAL NO.	2221900899	
ENGINE NO.	41205	
SPEEDOMETER READING	1788	
CONDITION	Good	
EXTRA EQUIPMENT	Heater	
DESCRIPTION & CONDITION VERIFIED	Appears in Good Shape	
Signature of Owner <i>E. Kagetsu</i> 00014 Japanese Registration No.		
Handed over to representative of Custodian whose signature in receipt thereof appears hereunder <i>[Signature]</i>		
DATE:	March 12/42.	
		SIGNATURE OF MEMBER SUBMITTING REPORT <i>[Signature]</i>

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment
Seizure No. **119**
FOR USE WHEN APPLICABLE

Detachment File No.
Sub-Division File No.
Division File No. **B 269-G-13-3**
Headquarters File No.

Detachment
Sub-Division
Division **"E"**
Date **March 12**

19 42

RE:- **Eikichi KAGETSU** **335 Princess St. Vancouver, B.C.**
On **March 12th** **19 42, I** **H.F. Price RCMP**

Came into possession of the following goods by:-

SURRENDER UNDER O.C. P.C. 1486

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
Wash		
LICENSE NO. (42) 64690 MAKE & MODEL 37 Dodge sedan SERIAL NO. 9473813 ENGINE NO. P4236778 SPEEDOMETER READING 69122 CONDITION		TIRE NUMBERS 5
EXTRA EQUIPMENT	appears good Heater	
DESCRIPTION & CONDITION VERIFIED	<p><i>E. Kagetsu</i> #00014</p> <p>Signature of Owner Japanese Registration No.</p>	
<p>Handed over to representative of Custodian whose signature in receipt thereof appears hereunder</p> <p><i>B. F. Price</i></p>		
DATE:	March 12/42	
<p><i>H.F. Price</i></p> <p>SIGNATURE OF MEMBER SUBMITTING REPORT</p>		

M.P. Separator.

APPRAISAL RECORD

118

ESS car in new condition

Paint	\$	✓	Make	
Tires	\$	✓		
Body & Fenders	\$	✓	Pontiac	
Glass	\$	✓		
Top	\$	✓	Body Style	
Nickelling	\$	✓	Leam	
Radiator	\$	✓		
Running Boards	\$	✓		
Mats & Kick Pads	\$	✓	Year	
Upholstery	\$	✓	42.	
Hardware	\$	✓		
Motor Expense	\$	✓	License	
Transmission	\$	✓	65445	
Rear Axle	\$	✓		
Universal Joints	\$	✓	Serial	
Clutch	\$	✓	2-2219 ✓	
Steering	\$	✓	00899	
Brakes	\$	✓		
Tighten Up	\$	✓	Mileage	
Muffler	\$	✓	1788	
Sundries	\$	3.00	Remarks	
Wash & Clean Motor	\$	2.50	like	
Clean Interior	\$	2.00	new	
Oil & Grease, Change	\$	4.50		
Oil & Check Over				
Total	\$	3.00		

Mod. interested in

Selling price \$

Salesman

Less Repairs \$

Date Apr 16 1941

Appraised By Allowance

\$1025.00

For immediate acceptance only.

12787

ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT

Detachment
Seizure No. 117
FOR USE WHEN APPLICABLE

Detachment File No.
Sub-Division File No.
Division File No. **E 269-G-13-3**
Headquarters File No.

Detachment
Sub-Division
Division **"E"**
Date **March 12th**

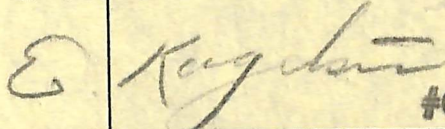
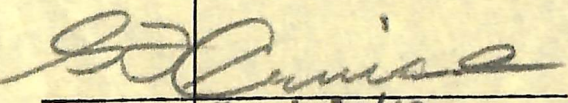

19 **42**

RE:- **Eikichi KAGEISU 335 Princess St. Vancouver, B.C.**
NAME OF FILE
On **March 12th** 19 **42**, I **H.F. Price RCMP**
MEMBER'S NAME

Came into possession of the following goods by:-

SURRENDER UNDER O.C. P.C. 1486

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
LICENSE NO. (42) 64691 MAKE & MODEL 37 Dodge sedan SERIAL NO. 9411283 ENGINE NO. D5143313 SPEEDOMETER READING 66039 CONDITION		TIRE NUMBERS 5 appears good
EXTRA EQUIPMENT		heater fog lamp
DESCRIPTION & CONDITION VERIFIED	 #00014 Signature of Owner Japanese Registration No.	
Handed over to representative of Custodian whose signature in receipt thereof appears hereunder	 March 12/42	
DATE:		 SIGNATURE OF MEMBER SUBMITTING REPORT