

November 3rd, 1948.

Messrs. Moresby, Farr, Byers &
Moresby,
Barristers, etc.,
P. O. Box 787,
VICTORIA, B.C.

Attention of Mr. W. J. Moresby.

Dear Sirs:

Re: Japanese Claims Commission.

We are very sorry not to have replied at an earlier date to your letter of October 21st. However, the writer has been snowed under with work in connection with the hearings of corporation claims before the Japanese Claims Commission.

We were extremely sorry to hear of Professor Farr's death. The writer had known him personally for some considerable time and had the greatest respect for him as a person and for his ability. We appreciate that it will be a very great loss to his partners in your firm.

With respect to the work which Mr. Farr did on the Japanese Claims Commission we must say that the financial arrangement was somewhat indefinite. Unfortunately, the Committee which is representing the majority of the Japanese have inadequate funds and all of the solicitors who are acting have been acting on very small retainers with the understanding that if and when the Japanese recover any money from the Government, they will be paid their proper fees. Mr. Farr had actually been consulted as an economist rather than as a solicitor but he had agreed to act on the same basis. The amount of his retainer, however, was never discussed as he did not appear anxious about the matter.

As you know, the writer had three or four consultations with Mr. Farr lasting several hours con-

Messrs. Moresby, Farr, Byers
& Moresby:

November 3rd, 1948.

-2-

Re: Japanese Claims Commission

cerning these matters. However, all of the statistical work was done by our staff and he was being consulted for his opinion as to the value of the report being prepared with a view to his giving evidence before the Commission. In view of his death, it has been necessary for us to retain the services of another statistical expert.

In the circumstances we hardly know what to suggest in the way of remuneration and would greatly appreciate receiving your own suggestions.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per:

McM:MM

MORESBY, FARR, BYERS & MORESBY

BARRISTERS AND SOLICITORS
AND SUCCESSORS TO MAUNSELL & SHAW

OFFICES:
101-106 ROYAL TRUST BUILDING
248 BASTION ST., CORNER GOVERNMENT ST.

W. C. MORESBY, K.C.
J. A. BYERS, M.A.

E. S. FARR, B.A., LL.B.
W. J. MORESBY, LL.B.

TELEPHONES E-4191 AND E-4192

P.O. BOX 787,

VICTORIA. B.C.

IN REPLY PLEASE REFER TO MR. W. J. Moresby.
OUR FILE.....

October 21st 1948.

R. J. McMaster Esq.,
Barrister and Solicitor,
675 West Hastings Street,
Vancouver, B.C.

Dear Sir,

Re: Japanese Claims Commission.

Our Mr. Farr died on the 24th day of September and we have been endeavouring to get his affairs in order for the past few weeks.

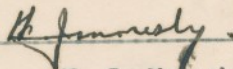
On perusing his files we find considerable material re Japanese claims. We understand that he was assisting you in the matter of these claims in some capacity, either as a Barrister and Solicitor or as an Economist.

We would appreciate hearing from you as to whether Mr. Farr is entitled to any remuneration to date and whether or not you wish us to forward the documents in our possession.

Yours truly,

MORESBY, FARR, BYERS & MORESBY.

per



W. J. Moresby.

WJM/LFS.

1742-C-

October 18th, 1948.

MEMO FOR CHATTEL VALUATIONS FILE:

See file B-144 Re: White Sewing Machine.

Regardless of type of sewing machine, Mr. Trim of Spencer's Furniture Dept. advises that the re-sale value in 1944 of an \$85.00 machine would be \$75.00.

See file B-140 Re: Wormwith Upright Piano

Estimate of J. W. Kelly - piano \$250.00.

1742-C
October 12th, 1948.

H. J. Crane, Esq.,
Land Registry Office,
Court House,
VICTORIA, B.C.

Dear Sir:

Re: Searches on Sales of Japanese
Properties - your File AH

We have for acknowledgment receipt of your letter dated October 7th addressed to G. F. McMaster. It appears that you have mistaken the writer for his brother.

Concerning the searches made, we had not attended to payment with respect thereto as there may be further searches required. However, having drawn the matter to our attention, we will now attend thereto. Before writing this letter the writer has checked over the searches and it would appear that approximately 100 were made. As agreed with you, inasmuch as these searches were limited to examination of the applications for registration where the same were available, the fee to be charged was 10¢ for each search. Accordingly, we enclose our cheque in your favour in the sum of \$10.00 which we trust will be satisfactory to you.

Thanking you for the courtesies extended to us by yourself and your staff, we are,

Yours truly,
CAMPBELL BRAZIER FISHER & McMASTER,

Per:

McM:MM
encl.

1742C

October 7th, 1948.

Mr. Bruce McCurrach,
c/o Brackman-Ker Milling Company
Limited,
New Westminster, B.C.

Dear Bruce:

I have for acknowledgment receipt of your favour
of October 5th, 1948.

While it is not as helpful as both of us hoped
it might be, we do very much appreciate the work which you
have done on this problem and it is possible that after
giving the matter consideration we will find that your
efforts will not be in vain and that we may be able to make
use of the information provided.

In any event, we will wish to call upon you to
give evidence with regard to the comparison between most
Japanese properties and most Occidental properties with
regard to their cultivation and care as it relates to
value. However, before calling upon you for that informa-
tion, the writer will plan to have a conference with you.

It doesn't appear likely that we will get around
to putting in our general evidence until late in November
or early in December so that we will get in touch with you
in the meantime.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per:

McM:MM



LAND REGISTRY OFFICE
VICTORIA

IN YOUR REPLY
PLEASE REFER TO.....AH...

1742-C
October 7th, 1948

G.F. McMaster Esq.,
308 535 West Georgia Street,
Vancouver, B.C.

Dear Sir:

Re Searches on Sales of Japanese Properties

An arrangement was made re the
above searches some time ago. The searches, I understand,
were made but I have not been informed as to the number
of searches involved, nor has payment for same been received.

May I hear from you at your early
convenience?

Yours truly,

H.J. Crane
Registrar

per *C. D.*

AH/LS

1742-C

Vancouver, B.C.

September 27th, 1948.

RECEIVED from MESSRS. CAMPBELL BRAZIER FISHER & McMASTER
two boxes containing records of the Maple Ridge Co-Operative
obtained from the Custodian's Office.

John W. L. L. L.

1742-C

*Re elements
+ Japanese claim*

Vancouver, B.C.

September 23rd, 1948.

Dr. A. O. Lemieux,
Director of Census Division,
Dominion Bureau of Statistics,
OTTAWA, Ontario.

Dear Sir:

In a study which we are undertaking with respect to the value of certain agricultural lands in the Fraser Valley area we have had occasion to refer to the tables appearing in Volume 8 of the 1941 Census of Canada purporting to show the total improved and unimproved acreages of farm lands in the various municipalities and the value and also purporting to show the total value of the improved acreage in these municipalities.

In the back of the Census we note certain forms which indicate that information with respect to the preparation of these tables was likely obtained from the owners or operators of these farms. However, we take it that the information was obtained by recorders employed by your Department and that in addition to the forms, the recorders were given instructions as to the obtaining of information in a pamphlet.

We presume that when the information was sent in to your Department that you would co-relate the information and would apply certain standard statistical formulas and weights to arrive at the figure appearing in the Census report.

In order to make use of the material in the Census report it is essential that I should satisfy myself as to the method employed in arriving at the figures reported therein and accordingly it would be very much appreciated if you could kindly at your early convenience advise me as to the method of gathering the data, the specific instructions issued to your representatives in the field and the formulas applied to place the material on a sound statistical basis and also the experience upon which those formulas are based.

We are very sorry to express urgency with regard to the

- 2 -

necessity of obtaining this information but we require it at an early date and if you are able to give it early attention, it would be greatly appreciated.

Yours truly,

CLEMENT CONSULTING SERVICES LTD.

Per:

1742-C

September 20, 1948.

Clement's Consulting Services,
Rodger's Building,
Vancouver, B. C.

Dear Sirs:-

Re: Japanese Claims- Greenhouses.

Enclosed herewith please find the following documents, which we would ask you to kindly return at your early convenience:

1. Haney Box Co. - Copy of appraisal by H. Menzies May 31, 1944, together with sketch of property as it was at the time of appraisal showing in red outline new Lot 4 after subdivision of this property as sold. You will notice in the sketch that one greenhouse is shown as collapsed and removed. This greenhouse was 18' X 200'. The claimant also alleges that the Greenhouse shown as partly collapsed was 36' x 200'.
Japanese

The ~~xxxxx~~ rented this property at the time of evacuation and the lessee acknowledged it to be in good condition. We therefore are desirous of establishing two values - one on the basis of all the buildings standing and in good condition and the other on the basis of the appraisal.

2. A - 7 Yoshihara - S. S. B. appraisal and copy of man's statement to the Commission. We would draw your attention to paragraph two on page two of the man's statement as to production. You will note that this man had all his invoices which I examined and which can be produced if necessary.

3. A - 5 Kosaka - S. S. B. Appraisal

4. B - 428 Kanzaki - S. S. B. appraisal and copy of man's statement.

5. B. 212 Nagata

Parcel # 1 - Copy of appraisal of Cyril Morgan

Parcel # 2 - Copy of S. S. B. appraisal.

You will note that these properties were on
Mayne Island.

6. A - 6 Nagai - ~~XXXXXX~~. 3 Custodian's appraisals and man's statement.

7. B - 92 Sumi - S. S. B. Appraisal - Mayne Island.

~~XXXXXXXXXX~~214XXKMMHHI

We have enclosed copies of the men's statements only for the purpose of checking them with information which you can obtain. If you feel that it would be necessary for you to refer to the fact that you have examined these statements in your reports either disregard them entirely or state in the report that you have disregarded them.

Yours truly,

CAMPBELL, BRAZIER, FISHER & McMaster

Per

RJM/M
Encl.

P. S. I had to type this myself in somewhat of a hurry - please excuse its appearance.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. _____

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

Approved

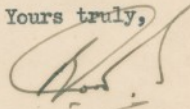
September 18th, 1948

Mr. R. J. McMaster,
Barrister & Solicitor,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

As requested, we send you herewith list
showing the file number, name and legal description,
and assessed value of the 43 properties withdrawn from
V.L.A. first offer.

Yours truly,



B. Good,
Comptroller.

BG/JS
1 encl.

PROPERTIES WITHDRAWN FROM V. L. A. OFFER

<u>File No.</u>	<u>Name</u>	<u>Legal Description</u>	<u>Assessed Land</u>	<u>Value Improvements</u>
En 132	HIRAI, S.	Lot 23, SW 20, Tp 17, Mission	\$ 360.00	\$ 500.00
6622	ITO, D.	Blk A,B,C, SE 19, Tp 17, Map 3472 Mission	1,475.00	2,250.00
5439	KITAGAWA, Y.	Lot 12 & 13, N $\frac{1}{2}$, SE $\frac{1}{4}$, Sec 29, Tp 17, Map 2849, Mission	460.00	900.00
15607	NAKAMURA, H.	Lot 13-24, SW 20, Tp 17, Mission	720.00	800.00
5575	OKAMURA, M.	Lot 1-14, Blk 1, S $\frac{1}{2}$ SW $\frac{1}{4}$ 28, Tp 17 Map 2522 Mission	940.00	400.00
En 713	SHIRAKAWA, T.	lot 3, S $\frac{1}{2}$ SE 29, Tp 17, Mission	600.00	750.00
En 713	SHIRAKAWA, T.	Lot 15, N $\frac{1}{2}$, SE 29, Tp 17, Mission) Lot 16, N $\frac{1}{2}$, SE 29, Tp 17, Mission) Lot 6 & 7 of DL 181 Sec 9 Tpl7, Matsqui	525.00 887.00	1,500.00 1,600.00
13693	TASHIRO, G.	Lot 1 & 2, SE 29, Tp 17, Mission	540.00	900.00
4962 & 5581	TSUJI, T. TSUJI, S.	Blk A NW $\frac{1}{4}$, Sec 19, Tp 17, Map 1966 Mission	624.00	300.00
5421	YANOSHITA, T.	Lot 8, SW $\frac{1}{4}$, NE $\frac{1}{4}$, Sec 20, Tp 17, Map 543, Sk 6652, Mission	605.00	700.00
5420	SHIKAZE, K.	Lot 1-12, Blk 4, SW $\frac{1}{4}$, Sec 21, Tp 17, Map 332, Village Mission	2,322.00	2,700.00
7348	FUKUDA, T.	Lot 1 of D, Lot 5, 278 & 279, Gp 1, Map 4384, Maple Ridge	400.00	1,100.00
3325	FUKUNAGA, S.	Lot 5, NW $\frac{1}{4}$, Sec 16, Tp 15, Map 1888 Maple Ridge	200.00	NIL
En 131	FURUYA, M. Co. Ltd.	Pt 4, Sec 224, Tp 9, Maple Ridge	100.00	1,000.00
2281	GO, T.	Lot 3, "C", NE $\frac{1}{4}$, Sec 13, Tp 12, Map 66, Maple Ridge	600.00	200.00
9379	INOUE, Y.	Lot 13, SW $\frac{1}{4}$, Sec 9, Tp 15, Map 1118, Maple Ridge	350.00	NIL
11970	KIKI, T.	Lot 17 of W $\frac{1}{2}$, Sec 20, Tp 12, Map 1161 Maple Ridge	520.00	400.00
4222	OKAHASHI, M.	Lot 2 of D, Sec 222, Tp 9, Maple Ridge	500.00	600.00
11297	SHIMODA, K.	S pt Lot 29 of Lot 432, Sec 2, Sk 2686, Maple Ridge	450.00	1,000.00
8714	TAKIMOTO, Y.	Pt SW Sec 16, Tp 12, Pt 404, 403, Tp 12, Maple Ridge	120.00	500.00
13554	TSUJIURA, T.	Lot 3, Pt Lot 222, Gp 1, Map 2987, Tp 9, Maple Ridge	500.00	600.00
9416 & En 1414	UMETSU, K. UMETSU, T.	NE $\frac{1}{4}$, Sec 9, Tp 15, Exc. W 15 chns Maple Ridge	1,500.00	1,300.00
4496 & XI 1268	OGATA, K. NAKAGAWA, G.	Pt N $\frac{1}{2}$, SE $\frac{1}{4}$, Sec 11, Tp 14, "B", Sk 1110 exc 7,5A, Sk 5250, Gp 1, Matsqui	674.00	2,200.00
14885 & 3941 & 5000	TATEISHI, I. Dec'd, ETO, S. OKABE, T.	Pt 16,012A, NW $\frac{1}{4}$, Sec 21, Tp 13, Sk 6391 Matsqui	496.00	600.00
8052	KIRIYAMA, K.	Lots, 1,2,3,4,5,6,7,8 & 14, W $\frac{1}{2}$, NW $\frac{1}{4}$, Sec 26, Tp 7, Map 2694, Langley	1,070.00	900.00

File No.	Name	Legal Description	Assessed Value	
			Land	Improvements
3959	KINOSHITA, K.	Lot 24 & 25, SW $\frac{1}{4}$, Sec 4, Tp 11, Map 2579, Langley	\$ 675.00	\$ 700.00
13763	KOIZUMI, Y. Dec'd	Lot 7A, D.L. 440, SE $\frac{1}{4}$, Sec 36, Tp 4, Map 1133, Delta	263.00	1,600.00
8635	SHUDO, S.	Lot 102, SE $\frac{1}{4}$, Sec 36, Tp 4, Map 1133 Delta	261.00	1,200.00
3839	FUJIKI, H.	Lot 3, SW $\frac{1}{4}$, Sec 32, Tp 2, Map 3270 Surrey	950.00	550.00
13495	KADO, S.	Lot A, Blk 1, Sec 32, Blk 5 N, Rge 2W, Map 5671, Surrey	600.00	400.00
4935	KANAI, F.	Lot 3, NW $\frac{1}{4}$, Sec 30, Tp 2, Map 1607 Surrey	425.00	2,125.00
1506	SHINTANI, N.	Blk D of Pt NW $\frac{1}{4}$, Sec 16, Blk 5 N Rge 1W, Map 5689, Surrey	450.00	100.00
3879	TANAKA, G.	Pt Sec 29, Blk 5W, Rge 2W, Sk 1136, Tp 2, Surrey	1,200.00	750.00
7527	YAMASAKI, S.	Lot 1, W $\frac{1}{2}$, NW $\frac{1}{4}$, Sec 9, Tp 8, Map 1412, Surrey	600.00	275.00
1396	HAMAMOTO, U.	Lot 5, Sec 1, Blk 3, N, Rge 7W, Map 940, Richmond	305.00	1,300.00
3308 & HIKIDA, Y. En 1401 & YOSHIDA, S. 11275 & KOSHIBA, T. 7039 & TAKAHASHI, G.		Lot 1-10, SW 344, Blk 3N, Rge 7W Map 4774, Richmond	4,477.00	2,740.00
3308 & HIKIDA, Y. En 1401 & YOSHIDA, S. 11275 & KOSHIBA, T. 7039 & TAKAHASHI, G.		Lot 4, S $\frac{1}{2}$, Sec 31, Blk 4N, Rge 6W Map 4775, Richmond	1,358.00	NIL
9062	NAKADE, S.	Lots 10 & 11, Blk 12, Sec 10, Blk 3N, Rge 7W, Map 249, Richmond	900.00	950.00
1516 & SASAKI, S. 13808 & SASAKI, T.		Lot 1,6,11,16, Sec 1 & 12, Blk 4A Rge 4W, Map 3537, Richmond	1,136.00	2,300.00
5420	SHIKAZE, K.	Lot 16 of 143A pt. Hatzic Island, Sec 36, Tp 17, Map 2677, Mission	2,500.00	1,750.00
10873	KONISHI, H.	Lot 39, 40, 41, Dist. Lot 1329, Sechelt	1,560.00	NIL
11929	TAKEDA, H.	Lot 2 pt Sec 1, Blk 4N, Rge 4W Map 4193, Richmond	502.00	660.00

1742-C

September 17th, 1948.

Attention of Mr. Bruce McCurrach

Brackman-Ker Milling Co., Ltd.,
600 Front Street,
New Westminster, B.C.

Dear Sirs:

Re: Japanese Properties.

We would very much appreciate hearing from
you with respect to this matter at your earliest con-
venience.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per:

McM:MM

1742-C
appraisals

September 7th, 1948.

Messrs. Moresby, Farr, Byers
& Moresby,
Barristers and Solicitors,
101-106 Royal Trust Building,
Victoria, B.C.

Attention: Mr. E. S. Farr.

Dear Professor Farr:

Re: Japanese Claims Commission.

Thank you for your letter of August 18th.

The writer was unable to meet you in Nanaimo as you suggested might be done. However, he hopes that he may be able to get over to Victoria on Thursday of this week and wonders if he does so, whether it would be possible to see you either in the afternoon of Thursday or Thursday evening.

As there is no time to reply by mail, if this would not be convenient, would you kindly telephone him.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per:

McM:MM

1742-C

September 7th, 1948.

Brackman-Ker Milling Co., Ltd.,
680 Front Street,
New Westminster, B.C.

Attention of Mr. Bruce McCurrach.

Dear Sirs:

Re: Japanese Claims Commission.

We would very much appreciate being advised as to the re-sale value of the following farm equipment in 1944, assuming the equipment to be in a reasonable state of repair:

Our File:

B-143	Charter Incubator 1939	\$105.00
B-197	Electric Brooder for 1200 chicks purchased in 1940	34.00
	Electric Brooder for 1200 chicks 1941	38.00
	Coal Brooder for 100 chicks 1935	25.00
	Beattie Electric Automatic Water Pump purchased in 1931	
B-226	Roto Soil Tiller (Gasoline Motor Cultivator) purchased in 1941 and two spare wheels	\$675 to \$700
B-263	Electric Brooder purchased 1940	
	Cost	40.00

If you are unable to provide us with the information requested, we would appreciate receiving

Brackman-Ker Milling
Co., Ltd.

September 7th, 1948.

-2-

your suggestions as to where we might best receive the
same.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per:

McM:MM

1742-C

September 7th, 1948.

I. B. Hewer Co. Limited,
221 Hall Building,
Vancouver, B.C.

Dear Mr. Hewer:

Re: Japanese Property Claims Commission.

We have found an additional twenty-five or twenty-six properties in Maple Ridge for which we are responsible. Accordingly, while you are still working in Maple Ridge, it would be as well if you could cover these properties. These are properties of Japanese claimants.

As we indicated to you in our conversation a few days ago, the time is running short on us and also funds are low and we are wondering if the investigation of these properties by yourself might be expedited if we obtained for you the Soldier Settlement Board reports, having in mind that it would then not be necessary for you to track back the ownership as thoroughly as you had done in other cases where you did not have these reports available. If you consider this would be time-saving, we would ask you to be good enough to let us know and we will obtain the reports for you.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per:

McM:MM
encs.

1742C

September 7th, 1948.

Clement Consulting Services,
629 Rogers Building,
Vancouver, B.C.

Dear Sirs:

Re: Japanese Property Claims Commission.
Maple Ridge Municipality.

We find that we represent an additional twenty-two claimants for which we have Soldier Settlement Board reports in Maple Ridge Municipality. We enclose herewith copies of the reports for your information.

We have just received from Lethbridge the 1939 records of Surrey Berry Growers Co-Operative Association and we are forwarding the same with this letter. Unfortunately, it appears that the 1940 records are not available.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per:

McM:MM
encls.

1742
Top claims
appraisals
1742-C

August 23, 1948.

Att'n. Mr. Bruce McCurrach

Brackman-Ker Milling Co. Ltd.,
600 Front Street,
New Westminster, B. C.

Dear Sir:-

We were discussing the problem of poultry farms the other day with Mr. Gram of the B.C. Electric. He suggested that you might be able to give us a list of poultry farms sold by persons other than Japanese, in or about 1943, so that we might be able to make some comparison on prices. If you are able to do so it would be most helpful. We are mainly interested in Maple Ridge, Surrey and Delta.

We would be pleased to receive a report on the information previously requested at your early convenience.

Thanking you very much for your co-operation in this matter.

Yours truly,

CAMPBELL, BRAZIER, FISHER & McMASTER

Per

RJM/M

[Signature]

1742-C
Appraisals

August 23rd, 1948.

Clement Consulting Services,
629 Rogers Building,
Vancouver, B.C.

Dear Sirs:

We have for acknowledgment receipt of your letter of August 18, 1948, re Japanese Claims Commission and the preparation of certain evidence with respect thereto. We confirm final arrangements and enclose herewith our cheque in the sum of \$250.00. We are endeavouring to locate the records of Maple Ridge Co-operative Association and if and when we do, we will make them available to you without delay. If you have an opportunity you might check with Pacific Co-operative, who at the time of evacuation took over the business of Maple Ridge Co-operative for a period of about one year. It is just possible that they may have the patronage records required.

We hope to receive in the next few days the records of Surrey Berry Growers' Association, and will advise you as soon as they come to hand.

With regard to Shigio Ohashi who owned the large chicken farm at Mission referred to in your recent supplementary report, you were enquiring as to the number of hens and chicks which they had prior to evacuation. We enclose herewith a copy of the statement filed on behalf of Ohashi in the proceedings and we would draw your attention to the statement on page 2:

"We had about 6000 laying hens which we sold off previous to evacuation and turned over about 50,000 chicks every spring. The business was most profitable commercially".

With respect to greenhouse operations, there are only a few which the Soldier Settlement Board appraised and purchased. The others were

Clement Consulting Services.

Aug. 23, 1948.

sold by tender by the Custodian. We hope to be able, in the matter of a few days to let you have a list of the private sale ones together with copies of the appraisals made and other information which may be useful to you.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER:

Per:

RJM:CL.

CLEMENT CONSULTING SERVICES LTD.

REGISTERED AGROLOGISTS

August 18th 1948.

Messrs. Campbell, Brazier, Fisher & McMaster,
675 West Hastings Street,
Vancouver, B.C.

Attention: Mr. R.J. McMaster

Dear Sirs:

This will confirm arrangements made in our conversation this morning.

1. We have other figures and information on the former Japanese holdings at Mission. This is being tabulated and will be forwarded to you as soon as ready.

2. Reports similar to that prepared for the Mission area will be obtained for the following:

Haney: Chicken and small fruit farms. Such evidence as may be available on greenhouse operations, costs and values.

Richmond: Market garden and small fruit farms. Such information as is applicable to market garden operations, costs and values.

Surrey: Chicken farms and small fruits.

Matsqui: Small fruits.

Our reports will cover a sample of those properties on which you are able to give us V.L.A. & S.S. B reports.

We estimate that the cost of the reports in 2 above and the one already in your hands will be \$500.00. We suggest that a first retainer of \$250.00 be submitted, and that as the project develops a proper retainer and fee can be agreed upon: in line with costs and worth. Such quotation is based on our Mission experiences and is subject to revisions.

Yours truly,

CLEMENT CONSULTING SERVICES LTD.

J. Clement
J. Clement, Manager.

JC/w

1742-C

MORESBY, FARR, BYERS & MORESBY

BARRISTERS AND SOLICITORS
AND SUCCESSORS TO MAUNSELL & SHAW

OFFICES:
101-106 ROYAL TRUST BUILDING
548 BASTION ST., CORNER GOVERNMENT ST.

W. C. MORESBY, K.C.
J. A. BYERS, M.A.

E. S. FARR, B.A., LL.B.
W. J. MORESBY, LL.B.

TELEPHONES E-2131 AND G-3331

IN REPLY PLEASE REFER TO MR. E.S.FARR.
OUR FILE

P.O. BOX 787,

VICTORIA, B.C.

18th August 1948.

Appraisals

R.J.McMaster, Esq.,
Barrister & Solicitor,
Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

Dear Mr. McMaster,

Re: Japanese Claims Commission.

With reference to your letter of the 13th instant, I shall not be in Vancouver for some time. I will be leaving on my holidays on the 21st of this month and will not be back until after Labour Day. If required, we might meet in Nanaimo on the afternoon of the 27th where I shall be for a few hours. This would save you a trip to Victoria if you have no other business to bring you.

I have tried to locate a real estate man who knows Salt Spring values between 1944 and 1946; and one who would be sympathetic to the matter in hand. At the moment I could name a number of good men, but I do not know their views on the claims of these dispossessed folk. I do know a number of people who would unhesitatingly oppose compensation. I shall reply further to this portion of your letter as soon as I have some one in mind.

Yours truly,
MORESBY FARR BYERS & MORESBY.

per. *E.S. Farr*

E. S. FARR.

ESF/NVG.

1742
August 14th, 1948.

Department of Public Printing
and Stationery,
Ottawa, Canada.

Ref. No. 64714.

Dear Sirs:

Would you kindly forward us by return ordinary mail three (3) sets of the Minutes of Proceedings and Evidence, Nos. 1 to 15 covering the Standing Committee on Public Accounts of the House of Commons, Session 1947.

As we understand your charge is ten cents per publication we enclose our cheque in the sum of \$4.77, being \$4.50 plus .27 postage, two cents covering the amount owing on your account above noted.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per:

MM

encl.

1742
August 13th, 1948.

Brackman-Ker Milling Co., Ltd.,
600 Front Street,
New Westminster, B.C.

Attention of Mr. Bruce McCurrach.

Dear Sirs:

We had a talk with Mr. McCurrach a few days ago with respect to properties situate in the Fraser Valley and formerly owned by Japanese persons.

We understand that quite a large number of Japanese when they resided in the Fraser Valley did business with your Company and that in order to establish their credit position with the Company, you made a rather careful survey of their assets and kept some record of the value of their land and its ability to produce.

At the time of our discussion you mentioned a large number of Japanese persons by name and on searching our files we ascertained that we are acting with respect to all of them. Accordingly, on List "A" enclosed herewith, you will find the names and former addresses and legal description of the properties of these people, together with the approximate amount at which the Soldier Settlement Board sold their land.

There are many other properties which we are interested in formerly owned by Japanese persons but in List "B" we have included just a few sample ones from Surrey Municipality whose properties we thought you might know and on List "C" we have included a few with properties in the Municipality of Maple Ridge.

It would be very much appreciated if you could consult your records and provide us with information which might be useful in establishing the fair market value of the properties listed between January and June of 1943. If, in addition to the material on your files you have personal information such as Mr. McCurrach mentioned to us the other day, it would be most helpful to have that as well. I refer

Brackman-Ker Milling Co., Ltd.

August 13th, 1948.

-2-

particularly to the case of Hirose and to the case of W^oshiko. If the writer recalls correctly in the latter case, Mr. McCurrach was personally present in 1937-8 when some person offered W^oshiko \$4,000.00 for 14 acres of his land.

You will notice on the list which we enclose that we have shown opposite each the approximate price paid by the Veterans Land Act for the property.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per:

McM:MM
encls.

LIST "A"

<u>FILE NO.</u>	<u>NAME AND ADDRESS</u>	<u>DESCRIPTION OF LAND</u>	<u>SALE PRICE</u>
H-62	Tokuji Hirose and Chiye Hirose, 1835 Hjorth Road	Block "C" of S $\frac{1}{2}$ of Sec. 16, Blk. 5, N.R. 1, West,	\$610.00
I-14	Tanekichi Imahashi R.R. No. 4, New West.	Lot 9 of part of N.E. $\frac{1}{4}$, Sec. 32, Twp 2,	\$3692.50
H-78	Toshiko Hoshiko 1614 Pacific Highway	Lot 2 of Lot 4, Sec. 27. Blk. 5, N.R. 2 W. -and- Blk. 5, Sec. 27, Blk. 5, N.R. 2 W.	\$54.00 \$1449.00
O-83	Nihei Otsuki, 505 Scott Road. (Strawberry Hill)	Lot 2, N.E. $\frac{1}{4}$, Sec. 24, Twp. 4,	\$5460.00
S-42	Tsuneki Sassa, 285 Peace Arch Hgy.,	N $\frac{1}{2}$ of Lot 7 of Sec. 34, Blk. 5, N.R. 2 W.	\$785.00
U-15	Suezo Urano, 130 Johnstone Rd.,	Blk. "A" of S $\frac{1}{2}$ of Sec. 16, Blk. 5, N.R. 1	1582.00

LIST "B"

(SURREY)

<u>FILE NO.</u>	<u>NAME AND ADDRESS</u>	<u>DESCRIPTION OF LAND</u>	<u>SALE PRICE</u>
S-82	Mr. K. Kunikazu, 397 Sandell Rd.	Lot 2, Blk "B", S.E. $\frac{1}{4}$, Sec. 31, Twp. 2	\$1558.00
H-20	Toyoki Hoshida, R.R. #4, New West.	Blk. 8 of W. $\frac{1}{2}$ of N.E. $\frac{1}{4}$, Sec. 32, Twp. 2 and Block 10, of W. $\frac{1}{2}$ of N.E. $\frac{1}{4}$ Sec. 32, Twp. 2	\$1332.00 \$1094.00
N-75	Jiro Nishihata, 118 Johnson Road	Blk. A of N.W. $\frac{1}{4}$ of Sec. 16, Blk. 5, N. Range 1 West	\$743.00
F-3	Yajiu Fujii, 1870 Hjorth Rd.,	Lot 2, Sec. 27, Blk. 5, N.R. 1 West.	\$595.00
I-3	Ichiro Imahashi R.R. 3, New West. (Surrey)	Block 11, Sec. 34, Blk. 5, North Range 2 West	\$1989.00

LIST "C"

(HANEY)

<u>FILE NO.</u>	<u>NAME AND ADDRESS</u>	<u>DESCRIPTION OF LAND</u>	<u>SALE PRICE</u>
T-36	Yonekichi Takeuchi, Whonnock, B.C.	Lot 34, Sec. 2, Tp. 12, D.L. 432	\$818.00
T-37	Hisa Takiguchi, 3064 - 6th Rd., Whonnock, B.C.	Lot 21 of Sec. 2, Tp. 12 -and- Lot 27 of Sec. 2, Tp. 12	\$176.00 \$486.00
R-1	Kazuta Ryoji Dewdney Trunk Rd. Maple Ridge	Lot 4 of S.W. $\frac{1}{4}$ of Sec. 22, Twp. 12	\$1380.00
K-36	Sajiyo Kato, Box 135, Whonnock	Lot 3, S.W. $\frac{1}{4}$, Sec. 6, Twp. 15	\$ 542.00
M-88	Yasutaro Morikawa, No. 3 - 5th Ave., Maple Ridge	Lot 12 of Blk. 1, D.L. 247	
Y-23	Kiyoshi Yamamoto, Powerline Rd., and 2nd Ave.,	Lots 1 and 2 of N. $\frac{1}{2}$ of D.L. 250,	98.00
G-8	Unta Gytoku 2445 Lougheed Hgy, Hammond, B.C.	Lot 3 of "D", D.L. 222, Twp. 9	1106.00
M-7	Tomotsu Matsume Haney	Lot 4 of E $\frac{1}{2}$ of S.E. $\frac{1}{4}$, Sec. 22, Twp. 12	1080.00
T-60	Tsuge Tateishi Haney	Lot B, S.W. $\frac{1}{4}$, Sec. 33, Twp. 12	290.00
Y-53	Tshnerichi Yokoyama 15th Rd., Haney, B.C.	Lot A of S $\frac{1}{2}$ of Sec. 14, Twp. 12,	741.00
O-95	Moroku Ozamoto 2692 - 22nd Ave., Haney	Lot 13 of D.L. 399, Twp 12	977.00

Lish 3 Haney.

T36)

Yonekichi Takeuchi.

Whonnock Bl.

Lot 34 Sec. 2 Twp 12 S.R. 432

Sold for \$818

T37)

Hisa Takeguchi

3064 - 6th Rd Whonnock

Lot 21 of Sec 2 Twp 12

Sold \$176

Lot 27 of Sec. 2 Twp 12

Sold \$486.

R1)

1 Kaguta Ryoji

Sewdney Court Rd. Maple Ridge.

Lot 4 of S.W. 1/4 of Sec 22 Twp 12

Sold for \$1380.

K36)

Sajigo Kato

Box 135 Whonnock.

Lot 3 S.W. 1/4 Sec. 6 Twp 15

Sold \$542

M88)

Yasutaro Morikawa

No 3 - 5th Ave Maple Ridge.

Lot 12 of Blk 1 D.L. 247

423)

Kiyoshi Yamamoto

Powerline Rd + 2nd Ave.

Lot 11 of D.L. 250

G. 8) Unta Gyotoku
2445 Longhead Highway Hammond
BC.
Lot 3 of "D" S.L. 222 Zwp 9.
Sold \$1,106

M. 7) Tomotaru Matsume
Haney
Lot 4 of E 1/2 of SE 1/4 Sec 22 Zwp 12
Sold \$1,080

T. 60) Tsuge Tateishi
Haney
Lot B SW 1/4 Sec 33 Zwp 12
Sold \$290

Y. 53) Ishnerichi Yokoyama
15th Rd Haney BC.
Lot A of S 1/2 of Sec 14 Zwp 12
Sold 741

O. 95) Maroku Ozamoto
2692 - 22nd Ave. Haney
Lot 13 of H.L. 399 Zwp 12
Sold 977

List A.

- H-62 Tokuzi Hirose & Chiyet Hirose
~~formerly of RR 202. RR 202. (same)~~
 1835 H'arth Road
 Blk "C" of S 1/2 of Sec 16 Blk 5 N.R. 1 W.
 Sale Price #610
- 114 Tanekichi Imahashi.
~~formerly~~ RR #4 N.W.
 Lot 9 of part of N.E. 1/4 Sec 32 Twp 2.
 3692.50
~~Value of fruit & nut trees.~~ { 100 ft. Pine
 10 St. Pine
 15 nut
 6 cherry.
- H-78 Toshiko Hoshiko.
~~formerly~~ 1614 Pacific Highway.
 Lot 2 of Lot 4 Sec 27 Blk 5 N.R. 2 W.
 Sold 54.00
 Blk 5 Sec 27 Blk 5 N.R. 2 W.
 Sold 1449
- O-83. Nihii Otsuki
 505 Scott Rd. (Strawberry Hill)
 Lot 2 N.E. 1/4 Sec 24 Twp 4.
 5460.00
- S-42 T-suneki Sassa
 285 Peace Arch Highway
 N 1/2 of Lot 7 of Sec 34 Blk 5 N.R. 2 W.
 #7850.00
- U-15 Suezo Urano.
 1750 Chestnut Rd.
 1/2 of S 1/2 of Sec 16 Blk 5 N.R. 1
 1582.00

Survey.

Right

- (S82) Mr. K. Kunikazu - 397 Sandell Rd.
Lot 2 Blk B S.E. 1/4 Sec 3 Twp 2
Sold for \$1558
Zoyzaki Hashida RR # 15 NW W.
(H20) Blk 8 07 W 1/2 07 NE 1/4 Sec 32 Twp 2 Sold #1332
Blk 10 " " " " " " " " Sold 1094
- (N75) Jiro Nishihata - 118 Johnson Rd 1
Blk A. 07 NW 1/4 Sec. 6 Blk 5 n R 1 W.
F3 Sold for \$743.
- (F3) Yajin Fujii - 1870 North Rd.
Lot 2 Sec. 27 Blk 5 n R 1 West.
Sold for \$595
- (I3) Ichiro Imahashi (Survey)
RR # 3 NW W. Sec. 34
Bl 11 Sec 34 Blk 5 n Range 2 W
Sold for \$1989.

Handy

F15
T36
T37
K1
K36
1788
423
9.8
M7
093
T60
453

Department of Public Printing and Stationery, Ottawa, Canada
Département des Impressions et de la Papeterie Publiques, Ottawa, Canada

D-88577

In account with
Doit
FL.

MESSRS. CAMPBELL, BRAZIER, FISHER &
MCMASTER, BARRISTERS & SOLICITORS,
ROYAL BANK BLDG., 675 W. HASTINGS ST.
VANCOUVER, B.C.,

Ottawa, AIG. 11/48. 194

Ref. No. 64714.

QUANTITY QUANTITÉ	DESCRIPTION OF PUBLICATIONS DETAIL DES PUBLICATIONS	PRICE PRIX	AMOUNT MONTANT
1	H. OF C.C. ON PUBLIC ACCOUNTS, NO. 7, 1947.		10.
	DEPARTMENT OF PUBLIC PRINTING & STATIONERY. DIVISION OF DOCUMENTS.	AIR MAIL POSTAGE.	17
			27
	SHIPPED PAID PAYÉ EXPLDÉ CLEAR FOR AMOUNT RECEIVED. Département des Impressions et de la Papeterie Publiques. DIVISION DES DOCUMENTS	BY CASH	25

NOTE—Please advise if goods are not received promptly.

Prrière de nous aviser de tout retard dans la livraison.

Opclains

August 12th, 1948.

Department of Lands and
Forests,
Parliament Building,
VICTORIA, B. C.

Dear Sirs:

Would you kindly forward us by return mail
1 copy of your Land Bulletin No. 27, New Westminster
Land Recording District, issued in 1943. If there is
any charge for this publication we shall be glad to
remit the same upon advice from you.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per:

MM

August 13, 1948.

Prof. Farr,
Messrs. Morseby & Farr,
548 Bastion St.,
Victoria, B. C.

Dear Professor Farr:-

Re: Japanese Claims Commission.

We have gathered together some factual material which looks as if it had greater possibilities for statistical analysis than that which we previously provided you with. There are several further checks which I want to do on it before discussing it with you. However, I thought it would be advisable to find out whether by any chance you will be in Vancouver within the next week or ten days; and also whether if I come over to Victoria we will find you at your office or if you will be on holiday.

We wondered also whether you could make some enquiries as to whether there is a reliable and sympathetic real estate person who would know values on Salt Spring Island between say 1944 and 1946.

Yours truly,

CAMPBELL, BRAZIER, FISHER & McMASTER

Per

RJM/M

1742

August 9th, 1948.

King's Printer,
Department of the Controller
of Stationery,
Parliament Building,
Ottawa, Ontario.

Dear Sir:

Would you kindly forward us by return airmail
1 copy of Report No. 7, being the Minutes of Proceedings
and Evidence of the Standing Committee on Public Accounts
held during the 1947 Session of the House of Commons.

We enclose .25 to cover same and would appreciate
your advising us if there is any extra charge which we will
gladly remit.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per:

MM
encl.

A I R M A I L

1742
July 27th, 1948.

Mr. Ralph Gram,
Supervisor,
Agricultural Services,
B.C.E. Rly,
618 Columbia Street,
New Westminster, B.C.

Dear Sir:

We are acting as counsel for the Japanese Canadian Co-operative Committee presenting claims to the Commission for property losses suffered by Japanese evacuees. The investigation by Commissioner Mr. Justice Bird is under way presently.

A major item among claims submitted is for farm land in the Lower Fraser Valley. It occurred to us that your department would likely have valuable information with respect to land values in the valley inasmuch as your company has, no doubt, frequently acquired land under the B.C. Railway Act, R.S.B.C., 1897, Ch. 163.

Most of the claims relate to sales of Japanese land by the Custodian in the year 1943, other sales having been made from that year onward.

I have read with interest the report on In re B.C.E.R. Co. Ltd. and Brown, 1948, 1 W.W.R., 558 and gather that the Company acquired easements over Surrey and, I assume, Richmond for a transmission line from Bonneville, U.S.A. to Vancouver, B.C. It may well be that a report and appraisal was made along the whole length of the said line. If such is the case, would it be possible for me to have access to any records you may have bearing on the question of land values.

Mr. Gram:

July 27th, 1948.

- 2 -

It may well be that you would prefer a personal interview in order that our problem may be explained more fully to you. If so, the writer would be pleased to meet your convenience.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per:

AEC:MM

July 26, 1948

Mr. I. B. Hewer
221 Hall Building
Vancouver, B. C.

Dear Sir:

Re: JAPANESE PROPERTY APPRAISALS

We enclose herewith our cheque for \$652.35
which, together with the \$400.00 paid to you the other
day, will settle your expense account to June 30.

Yours very truly,

* CAMPBELL, BRAZIER, FISHER & McMASTER

Per

/wd

Encl.

I. B. HEWER CO. LIMITED
VANCOUVER, B. C.
221 Hall Building.

July 2nd, 1948

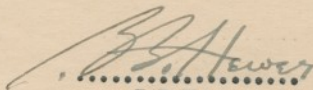
Mr. McMaster,
Campbell, Brazier, Fisher & McMaster,
675 W. Hastings St.,
Vancouver, B.C.

Dear Sir:

I am enclosing Daily Sheet and Expense Account
covering the period from June 1st to June 30th, 1948.

Yours very truly,

IBH:MP
Encs.


.....
I.B. Hewer.

652.35



EXCLUSIVE CONNECTION WITH WESTERN UNION CABLE SERVICE

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ADDRESS

Send the following message, subject to the terms on back hereof, which are hereby agreed to

Appraisal

July 16th, 1948.

R. J. McMaster, Esq.,
Departure Bay,
Vancouver Island, B.C.HEWER REQUESTS ADVANCE OF FOUR HUNDRED AND FIFTY DOLLARS TO FINANCE
HIS ASSISTANT ADVISE WHETHER THIS SHOULD BE DONE

TONY

Chge: CAMPBELL BRAZIER
1408 Royal Bank Bldg.



CANADA

DEPARTMENT OF AGRICULTURE

OTTAWA, July 5, 1948.

Tap claus

Mr. R. J. McMaster,
Campbell, Brazier, Fisher & McMaster,
Barristers and Solicitors,
Royal Bank Building,
675 West Hastings St.,
VANCOUVER, B. C.

Dear Bob:

I have your letter of July 3rd regarding land values in the Fraser Valley. I have referred your query to the Agricultural Division of the Bureau of Statistics and to Mr. J. Coke of this Division both of whom will communicate with you direct.

Yours very truly,

J. E. O'Meara
Agricultural Economist.

JEO'M/B

July 3rd, 1948.

J. E. O'Meara, Esq.,
Agricultural Economist,
Department of Agriculture,
Economics Division and Marketing
Services,
Ottawa, Ontario.

Dear Sir:

The writer is interested in ascertaining the market value of occupied farm lands, particularly in the Fraser Valley part of this Province. In referring to the Canada Year Book, 1947, at page 342 dealing with the value of agricultural lands, we notice a chart setting out the average values per acre of occupied farm lands for specified years. This chart is broken down into Provinces.

We wondered if you could direct the writer as to where he might find or be able to obtain information as to the source material from which the figures were drawn for the Province of British Columbia. We are interested not only in finding the value for the Fraser Valley district but also in ascertaining from what source the figures were taken, that is, from assessments or from actual sales.

I realize that this does not come specifically within your field of operation but if you would give us any information or advice with respect to the matter, it would be greatly appreciated.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per:

McM:MM

June 28, 1948

Mr. I. B. Hewer
221 Hall Building
Vancouver, B. C.

Dear Mr. Hewer: Re: Japanese Claims

Pursuant to your letter of June 2, we
enclose herewith our cheque for \$833.10 being balance
in full of your account to May 31.

Yours very truly,

CAMPBELL, BRAZIER, FISHER & McMASTER

Per

/wd

Encl.

CAMERON, WELDON & BREWIN
BARRISTERS & SOLICITORS

A. J. P. CAMERON, K.C. ROY WELDON
F. A. BREWIN

CABLE "RUERMAS" TORONTO
TELEPHONE ADEL 4391

STERLING TOWER
TORONTO 1, CANADA
June 23, 1948.

Messrs. Campbell, Brazier, Fisher & McMaster,
Barristers,
675 West Hastings Street,
Vancouver, B. C.

Re: Japanese Canadian Claims

Dear Sirs:

I enclose herewith cheque of the Co-operative Committee for \$1000.00 to be applied on Mr. Hewer's account.

This is \$500.00 more than you asked for, but the Committee have been very slow in letting me have the cheque.

I will be writing shortly to you about the request to Ottawa to enlarge the terms of reference so as to include claims of vessels sold by the Fishing Vessels Disposal Committee.

Yours very truly,
CAMERON, WELDON & BREWIN
per: *Ed. Brewin*

FAB:HC
Encl.

1742

June 23rd, 1948.

Moresby & Farr,
Barristers, etc.,
548 Bastion Street,
Victoria, B.C.

Attention: E. S. Farr.

Dear Mr. Farr:

Re: Japanese Claims Commission.

The writer expects to be in Victoria on Thursday and Friday and would like to have an opportunity while there to discuss this matter with you.

We have had our students busy out in the municipalities endeavouring to obtain information along the lines which we previously discussed and Mr. McMaster will bring with him some of the material which has resulted. We find it difficult to see how any pattern can be drawn from the information. However, your experience as a statistician will be valuable in letting us know whether the work is productive for this purpose or not.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per:

McM:MM

REID, ALLEN, HUNTER & CAMPBELL
BARRISTERS & SOLICITORS

THOMAS REID

JOHN B. ALLEN

JOHN W. G. HUNTER

ALAN R. CAMPBELL

38 KING STREET WEST

TELEPHONE ELGIN 3141

TORONTO 1

June 17th, 1948.

Mr. R.J. McMaster,
c/o Campbell, Brazier, Fisher and McMaster,
675 West Hastings St., VANCOUVER, B.C.

Dear Bob :

I enclose herewith a letter from Brig. Rutherford which should be self-explanatory.

The only reason I am enclosing it is that I am not sure from this letter whether he has sent identical information as is contained therein.

Yours truly,

John W. G. Hunter

JWGH:LMS

Encl.



SOLDIER SETTLEMENT AND VETERANS' LAND ACT
OFFICE OF THE DIRECTOR

June 16th, 1948.

OTTAWA

Reid, Allen, Hunter & Campbell,
Barristers & Solicitors,
38 King Street West,
Toronto 1, Ontario.

(Attention: Mr. John W. G. Hunter)

Dear Sir:

Re: Japanese Properties -
British Columbia

1. With reference to your letter of May 18th and my reply of May 20th, I am pleased to advise you that the photostatic copies of the farm appraisals on the Japanese properties are now ready for shipment to Mr. R. J. McMaster, c/o Campbell, Brazier, Fisher and McMaster, 675 West Hastings Street, Vancouver, B.C.

2. The complete set is going forward by express in one box, containing 47 envelopes numbered from 1 to 47. The contents of each envelope correspond with the page numbers on the report to the Public Accounts Committee which you received with my letter of December 4th, 1947, except for the following additions:

The photostatic copy of the appraisal report on the G. Noda Property (BC/384-P, BC/3003-A) will be found in envelope 21.

The photostatic copy of the appraisal report on the N. Sunada Property (BC/453-P) will be found in envelope 34.

The appraisal on the N. Otsuki Property (BC/456-P, BC/2410-A) includes a photostat of the attachment covering a list of buildings, and will be found in envelope 28.

3. The Department of Public Works, who made these prints, have not submitted a bill to this Administration, however, I

REID & ALLEN
RECEIVED
JUN 17 1948

A.M.
7:29/10:11/12:31/2:34/4:56 P.M.

.....2

SOLDIER SETTLEMENT AND VETERANS' LAND ACT
OFFICE OF THE DIRECTOR

- 2 -

June 18th, 1948.

OTTAWA

fully expect that there will be no change from the previous figure given of \$416.00, which amount was received from you along with your letter of May 18th.

Toronto 1, Ontario.

Yours very truly,

(Attention: Mr. John H. G. Hunter)

By: *[Signature]*

For: *[Signature]*

T. J. Rutherford,
Director.

1. With reference to your letter and my reply of May 20th, I am pleased to advise that the photostatic copies of the farm appraisals on the Japanese properties are now ready for shipment to Mr. R. J. McMaster, c/o Campbell, Brazier, Fisher and McMaster, 675 West Hastings Street, Vancouver, B.C.

2. The complete set is going forward by express in one box, containing 47 envelopes numbered from 1 to 47. The contents of each envelope correspond with the page numbers on the report to the Public Accounts Committee which you received with my letter of December 4th, 1947, except for the following additions:

The photostatic copy of the appraisal report on the G. Noda Property (BC/394-F, BC/3003-A) will be found in envelope 21.

The photostatic copy of the appraisal report on the H. Sanada Property (BC/413-F) will be found in envelope 34.

The appraisal on the H. Otsuki Property (BC/456-F, BC/2410-A) includes a photostat of the attachment covering a list of buildings, and will be found in envelope 23.

3. The Department of Public Works, who made these prints, have not submitted a bill to this Administration, however, I

I. B. HEWER CO. LIMITED

VANCOUVER, B. C.

221 Hall Building.

June 2nd, 1948

Mr. McMaster,
Campbell, Brazier Fisher & McMaster,
675 W. Hastings St.,
Vancouver, B.C.

Dear Sir:

I am enclosing daily sheets and expense accounts
covering the period from April 14th to April 30th, 1948 and
from May 1st to May 31st, 1948, totalling \$1333.10.

On May 3rd, I received \$500.00, which will make the
amount owing to me as of May 31st....\$833.10.

Yours truly,

IBH:MP
Enc.


.....
I. B. Hewer.

*1d per cheque
June 26/48*

Examining and appraisal of properties
re Japanese Claims Commission from
May 1st 1948 to May 31st 1948
I. B. Hewer and Assistant, M. M. Armstrong.

			Days	Amount
May 1	Examining properties		1	\$35.00
3	" "		1	35.00
4	" "	Covering 1st, 2nd, & 3rd Ave.,	1	35.00
5	" "	" 7th, 8th, etc.	1	35.00
6	" "		1	35.00
7	" "		1	35.00
8	Examining properties		1	35.00
10	" "		1	35.00
11	" "	Covering properties in Hastings	1	35.00
12	" "	Townsite, Grandview, and properties	1	35.00
13	" "	between Main Street and Cambie	1	35.00
14	Examining properties	Street, 1st Ave., 3rd Ave.,	1	35.00
15	" "	Columbia Street, etc.	1	35.00
16	" "		1	35.00
17	" "	Covering properties Alexander St.,	1	35.00
18	" "	Jackson Ave., Union St., Main St.,	1	35.00
19	" "	Cambridge St., etc.	1	35.00
20	Examining properties		1	35.00
21	" "		1	35.00
22	" "	Covering properties Powell St.,	1	35.00
23	" "	Cordova St., Princess St., Georgia	1	35.00
24	" "	St., Union St., etc.	1	35.00
25	" "		1	35.00
26	Municipality Richmond, New Westminster, etc.		1	35.00
27	" "	Records, assessment, etc.	1	35.00
28	" "	Inspecting, etc.	1	35.00
31	At Municipal Hall, Delta, checking records, etc....		1	35.00
Total..... 24 dys..				840.00
24 days - auto - @ \$4.00 per day.....				96.00
Toll Bridge and Ladner ferry.....				1.15
Meals.....				3.20
Mileage - 58 miles, Ladner, etc.....				7.25
TOTAL				\$ 947.60

I. B. Hewer

Examining and appraisals of property
re Japanese Claims Commission,
from April 14th to April 30th, 1948.
by I. B. Hewer and Assistant N.M. Armstrong.

		Days	Amount
April 14	Vancouver dwellings, Dunbar, etc.	1	\$35.00
15	Farms in Municipality of Surrey.....	1	35.00
16	Vancouver properties, reports, etc.....	1	35.00
17	Reports of Surrey properties, etc.....	1/2	17.50
20	At Toronto General checking records, sales, etc.....	1	35.00
21	" " " " " " " "	1	35.00
23	At City Hall, Vancouver and Toronto General.....	1	35.00
27	Vancouver City Hall, assessment records, 1943-1947.....	1	35.00
28	" " " " " " " "	1	35.00
29	At City Hall and Marpole District.....	1	35.00
30	At Marpole District, etc.....	1	35.00
Total 10 1/2 days @ \$35.00.....			\$367.50
Auto miles 116 @ 12 1/2 cents per mile \$14.50.....			14.50
Toll Bridge and lunches.....			3.50
			<u>\$385.50</u>

.....
334 Hewer

Examining and appraisal of properties re Japanese
Claims Commission, June 1st, 1948 to June 30th, 1948
I.B. Hewer and Assistant, N.M. Armstrong.

			Days	Amount
June 1	Examining properties		1	35.00
2	" "		1	35.00
3	" "	At Steveston-Richmond-	1	35.00
4	" "	Moncton St. & district,	1	35.00
5	" "	etc.	1	35.00
7	" "		1	35.00
8	" "		1	35.00
9	" "		1	35.00
10	Terra Nova ,Richmond) and District, etc.		1	35.00
11	Vancouver, Burnaby, and District, etc.		1	35.00
12	Arranging records, Delta Municipality & District, etc.		1	35.00
14	Delta Municipality - Bailey Road & District, etc.		1	35.00
15	" " - Gibson " " "		1	35.00
16	" " - Scott " " "		1	35.00
17	" " - Oliver " " "		1	35.00
18	" " - Scott & Gray Road " "		1	35.00
19	" " - Bailey, Scott, Miller Rd. "		1	35.00
21	" " on River Road, Queensborough District, etc.		1	35.00
22	" " " " " " " "		1	35.00
23	In Delta District and Royal Avenue, New Westminster District, etc.		1	35.00
24	At Pitt Meadows Municipal Hall, Mr. Thomas , Clerk...		1	35.00
25	" Maple Ridge " " Mr. Devenport-clerk.		1	35.00
26	Arranging Blue Prints, Municipality Maple Ridge arranging properties	1	35.00	
28	At Pitt Meadows and District, etc.		1	35.00
29	" " " and Maple Ride & District, etc.		1	35.00
30	At Maple Ridge, Glass houses, district, etc.		1	35.00
Total 26 days @ \$35.00 per day			26	910.00
26 days auto expense.				131.45
Toll bridge				1.50
23 meals-lunch				9.40
TOTAL				<u>\$1052.35</u>

Received Payment
July 28th 1948
I.B. Hewer

I.B. Hewer
I.B. Hewer.

Kindly Receipt & Return

U

May 28th, 1948.

Andrew Brewin, Esq.,
Barrister & Solicitor,
Sterling Tower,
Toronto, Ontario.

Dear Andrew:

Re: Japanese Claims and re
Appraisals.

Mr. Hewer was in to see me this morning, giving me a report on progress. From what he advises me, it appears that progress is satisfactory. However, the job is going to be much more expensive, I think, than we anticipated. They have already worked 32½ days and have only covered the property in the City of Vancouver and begun to work on the property in Richmond municipality.

The students are at work digging out the information from the assessment offices and the land registry offices. I think their material is going to be quite satisfactory to the appraisers. However, I am a bit skeptical as to whether any statistical conclusions can be drawn from them. When I get through with the Sub-Commission Hearings I hope to see Professor Farr and go over their material with him in this regard. If it is his opinion that statistical conclusions can not be drawn from the material, it may be that there will be a saving on that expense which can be applied on the appraisal expense.

Hewer indicated today that he would like some further funds. We advanced him \$500.00 which the Committee advanced us and it appears that on the work done to date that we should give him another \$500.00 immediately. Accordingly, we would ask you to be good enough to take this up with the Committee and have them forward funds.

Mr. Brewin:

May 28th, 1948.

- 2 -

I do not believe that the Committee has yet sent the money covering the last statement which we forwarded and we would ask you to likewise take this matter up with them.

It is possible that the writer will be East during the last week of June in which event we will have an opportunity to discuss matters. If he is not in the East then, it may be the second week in July but we presume you will be over at the Privy Council at that time.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER

Per:

McM:MM
AIRMAIL

CANADA

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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. _____

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

1742

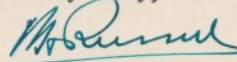
May 7, 1948.

Campbell, Brazier, Fisher & McMaster,
Barristers and Solicitors,
Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

I enclose a note of legal descriptions of lands in
6 of the cases about which you ask but am sorry that I cannot
give the other three. The files are in Toronto. If this informa-
tion is urgently needed, it could no doubt be had by telegraph.

Yours very truly,



P. H. Russell.

PHR/mw
Enc.

XI/385 - ASANO, Yoshishige

W $\frac{1}{2}$ Lot 1 Bk 11 South half of Lot 116 Group 1 Map 2223 Burnaby

1550 - HATANAKA, Thomas Masayoshi

Lot 21 Block 52 DL 196 Gp 1 NWS Plan 196

10604 - KIMURA, Yotaro

Lot 10 & 11 Bk 8 Subd'n A DL 182 Plan 355 Vancouver

XI/1009 - KUMITA, Genaaburo

S $\frac{1}{2}$ of S $\frac{1}{2}$ of Lots 23 and 24 Sk 21 DL 200A Gp 1 NWD Plan 197

5112 - MORIYAMA, Fred

Lot 6 Subd'n A Block 140 DL 264A Gp 1 NWD Plans 5712/1771.

(N.B. This parcel was sold by Messrs. Horne & Taylor with the consent of the owners and without intervention by the Custodian.)

9603 - NOBUOKA, Shitsuyo

Lot C of Subd'ns 19 & 20 Lot 57 Hastings Suburban Lands Plan 3840

1742

May 6th, 1948.

Commissioner,
The Custodian's Office,
Royal Bank Bldg.,
VANCOUVER, B.C.

Attention Mr. Russell

Dear Sir:

Pursuant to our telephone conversation this morning, we would appreciate it if you could furnish us with the legal descriptions of the property claimed to be held by the following:

1. ASANO, Yoshishige	R.C.M.P.Reg.No. 00278
2. HATANAKA, Thomas Masayoshi	R.C.M.P.Reg.No. 07070
3. HATASHITA, Isoji George	R.C.M.P.Reg.No. 06272
4. KAWANAMI, Asakichi	R.C.M.P.Reg.No. 08640
5. KIMURA, Yotaro	R.C.M.P.Reg.No. 02276
6. KUMITA, Genzaburo	R.C.M.P.Reg.No.
7. MORIYAMA, Fred	R.C.M.P.Reg.No. 00928
8. NOBUOKA, Shitsuyo	R.C.M.P.Reg.No. 02179
9. NUNODA, Soichi	R.C.M.P.Reg.No. 03756

Yours truly,

CAMPBELL, BRAZIER, FISHER & McMASTER

Per:

R/ec

REID, ALLEN, HUNTER & CAMPBELL
BARRISTERS & SOLICITORS

THOMAS REID
JOHN W. G. HUNTER

JOHN B. ALLEN
ALAN R. CAMPBELL

38 KING STREET WEST
TELEPHONE ELGIN 3141

1742
TORONTO 1

May 5th, 1948.

Airmail.

R.J. McMaster Esq.,
c/o Japanese Property Claims Commission,
Plaza Hotel, KAMLOOPS, B.C.

Dear Bob :

Pursuant to the request in your telegram,
I attended Brig. Rutherford, Director of the Veterans
Land Act when I was in Ottawa last week-end.

They have no extra copies of the photostats
but they can and are willing to supply you with a full
set of photostats of the Veterans Land Act appraisals
which can be made from their negatives at a total cost
of \$416.00.

If you wish to obtain these I should appreciate receiving a cheque payable to the Receiver-General of Canada for said sum and I shall then order them on your behalf from the Department of Veterans Affairs.

Yours sincerely,

John W. G. Hunter

JWGH:LMS

May 4th, 1948.

Messrs. Cherniack & Cherniack,
Barristers, etc.,
31-460 Main Street,
WINNIPEG, Manitoba

Dear Saul:

Thanks for your letter of the 1st instant.

We have bumped into your friend Peter Hem on a number of other occasions in each of which we have found him in a position of making easy money at someone else's expense. From what we know, we do not think that we will find him a useful witness but it might be worthwhile investigating his various activities in relation to a number of rooming houses which he acquired at the relevant period. One of the things we hope to do is to correlate the information with regard to various sales with a view to endeavouring to establish that in many cases at least persons who bid for property or purchased it were speculators with the obvious inference that they would not pay the fair market value for the property.

We heard very good reports as to your conduct of the cases in Manitoba.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per:

McM:MM

J. A. CHERNIACK, B.A., LL.B.
S. M. CHERNIACK, LL.B.

31-460 Main Street
Winnipeg,
Canada

PLEASE REFER
TO FILE NO.

May 1st, 1948.

Mr. R.J. McMaster,
Barrister, etc.,
Royal Bank Bldg.,
675 W. Hastings St.,
VANCOUVER, B.C.

Dear Sir:

I have just returned from the Fort William sessions and find your letters of the 14th and 20th ultimo, relative to the forwarding to you of the transcripts and the appraisals.

I have now received the Winnipeg transcripts and will proceed to work on them without delay. Since it will not take long, I feel it would be better to send the appraisals to you along with the transcripts and the files, but should it be very urgent, you might let me know immediately, and I will pick them out.

I have not yet received the appraisals for the claims which are on the list of the Sub-Commission. I discussed the problem with Mr. Shears and he undertook to write to his office in Vancouver and instruct them to make extra copies of all appraisals and give them to you, providing of course, that this would not give them additional work other than the insertion of an extra carbon sheet. He pointed out that they had considerable difficulty in obtaining the S.S.B. appraisals and that they have no extra copies of these, but they are making copies of all other appraisals and he thinks it would be feasible to let you have an extra copy of those, which have not yet been done.

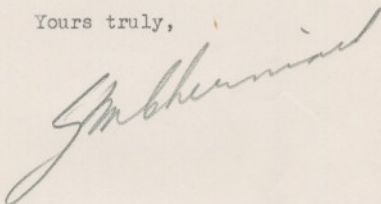
As stated above, I will commence work on the transcripts within the next couple of days and will ship them to you as soon as possible.

In the cases which I have had to date, I have found the name of Peter Hem come up on three different occasions, and when I mentioned his name to Shears, his comment was that Hem^{at Vancouver} certainly bought more properties than he could live in. Hem has been represented by H.D. Campbell, an accountant, and I found that he had:

1. bought and remodelled a rooming house formerly belonging to a Mitsuo Yagi.
2. made an offer to purchase a rooming house formerly belonging to a Fred Nishikawa.
3. made an offer to rent a rooming house formerly belonging to a Genji Hayashi, and subsequently bought his furniture.

Since this man has apparently done a lot of business with the Custodian's office, it occurred to me that if he were properly approached he might be willing to boast about the amount of money he made in buying and selling properties bought from the Custodian. You might consider the advisability of communicating with him through Campbell.

Yours truly,



SMC/P

CAMERON, WELDON & BREWIN

BARRISTERS & SOLICITORS

A. J. P. CAMERON, K.C. ROY WELDON
F. A. BREWIN

CABLE "RUERMAS" TORONTO
TELEPHONE ADEL. 4391

STERLING TOWER
TORONTO 1, CANADA

April 30, 1948.

Messrs. Campbell, Brazier, Fisher & McMaster,
Barristers,
675 West Hastings Street,
Vancouver, B.C.

Attention Mr. R. J. McMaster.

Dear Bob:

I enclose herewith cheque for \$3000.00
to be applied as follows:

Advance -	\$2,000.00
Appraising -	500.00
Students -	500.00
	\$3,000.00

Yours very truly,

D. G. Brewin
per H.B.

FAB:HC
Encl.



CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

W.D. NEIL, GENERAL MANAGER, MONTREAL

42VR DA MC 27 COLLECT NL.

FORT WILLIAM ONT APRIL 27 48

R J MCMASTER
CARE JAPANESE CLAIMS COMMN, NATIONAL HOTEL
VERNON B.C.

SHALL BE IN OTTAWA THURSDAY AND SHALL SEE BRIG RUTHERFORD
AND ENDEAVOUR TO GET SSB APPRAISALS IF POSSIBLE SHALL
LET YOU KNOW COST BEFORE ORDERING SAME

503PM.

JOHN W C HUNTER



CANADIAN NATIONAL

W. M. ARMSTRONG, GENERAL MANAGER
TORONTO

TELEGRAPHS

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NIGHT MESSAGE

NIGHT LETTER

X

PLACE X OPPOSITE
SERVICE DESIRED

CHECK

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TIME FILED

CHARGE TO
DEPT. OR
ADDRESS

Send the following message, subject to the terms on back hereof, which are hereby agreed to

NIGHT LETTER

April 21st, 1948.

Mr. R. J. McMaster,
c/o NATIONAL HOTEL,
VERNON, B.C.HAVE HAD NO RESULTS WITH VLA RE PHOTOSTATS STOP THEY ADVISE ONLY
PERSON WHO CAN REQUISITION COPIES IS COLONEL HUNTER

CAMPBELL BRAZIER FISHER & McMASTER

Chge: Campbell Brazier,
1408 Royal Bank Bldg.,

CAMERON.WELDON & BREWIN

BARRISTERS & SOLICITORS

A. J. P. CAMERON, K.C. ROY WELDON
F. A. BREWIN

CABLE "RUERMAS" TORONTO
TELEPHONE ADEL 4391

STERLING TOWER
TORONTO 1, CANADA

April 21, 1948.

Messrs. Campbell, Brazier, Fisher & McMaster,
Barristers and Solicitors,
675 West Hastings Street,
Vancouver, B.C.

Re: Japanese Property Claims
Commission Appraisals

Attention Mr. R. J. McMaster.

Dear Sirs:

I have received your two letters of April 19th. In regard to your expense account, the Committee authorized a payment to you of \$2000.00 on account of fees which should be sent this week, and I will also send on to them your further expense account.

In regard to the appraisals, as you know we have begun to receive appraisals for the 100 cases that the Commissioner expects to hear during the month of May.

Just as soon as any case is disposed of, we will send forward the appraisal, and send the other material including the evidence later as soon as it is available.

In regard to the cases not coming before the Commissioner, we have received very few appraisals directly, and they are probably in the hands of our clients. I will consider whether or not it would be advisable to try and get them in and send them on forthwith.

We have had no information as yet when the Sub-Commission is going to sit. If it sits in the month of June, we shall, of course, need the appraisals here.

Yours very truly,

CAMERON, WELDON & BREWIN

per:



1742

Valuations

April 14th, 1948.

Andrew Brewin, Esq.,
Barrister, etc.,
Sterling Tower,
TORONTO, Ontario.

Dear Andy:

Re: Japanese Property Claims
Commission - Valuations.

Enclosed herewith please find copies of
references handed to us by Mr. I. B. Hewer re N. M.
Armstrong whom he has associated with him on the
appraisals work.

Yours truly,
CAMPBELL BRAZIER FISHER & McMASTER,

Per:

McM:MM
encl.

April 3rd, 1948.

I. B. Hewer, Esq.,
Hall Building,
Vancouver, B. C.

Dear Mr. Hewer: Re: Japanese Claims Commission.

Pursuant to our discussions in this matter, we regret the delay in writing to you but as you are aware, the writer has been extremely busy. The arrangement which we have made on behalf of the Co-Operative Committee in Toronto with yourself is that you will undertake at an early date to make appraisals of all cases referred to by us with respect to Japanese claims in relation to real property, that you will associate with yourself Mr. N. Armstrong and that you will be responsible for the drawing and making of all reports. The charges are to be at the rate of \$35.00 per day for each full day that you and Mr. Armstrong are both engaged in the appraisal work and if you, yourself, are engaged without the assistance of Mr. Armstrong, \$20.00 a day. Mr. Armstrong will look to you for payment.

We will at an early date provide you with the sum of \$500.00 and the Committee shall have the right when you have expended \$500.00 on appraisals to decide not to proceed further. The \$35.00 a day, it is estimated, will cover your remuneration, Mr. Armstrong's, and expenses relating thereto. In addition to this, however, out-of-pocket travelling expenses are to be made by the Committee.

We would appreciate receiving confirmation of this arrangement at an early date.

Yours truly,
CAMPBELL BRAZIER FISHER & McMASTER,

Per:

McM:MM

CAMERON.WELDON & BREWIN
BARRISTERS & SOLICITORS

CABLE "RUERMAS" TORONTO
TELEPHONE ADEL.4391

A.J.P. CAMERON, K.C. ROY WELDON
F. A. BREWIN

STERLING TOWER
TORONTO 1, CANADA
March 25, 1948.

Mr. R. J. McMaster,
c/o Messrs. Campbell, Brazier, Fisher & McMaster,
Barristers & Solicitors,
675 West Hastings Street,
Vancouver, B.C.

Re: Japanese Claims

Dear Mr. McMaster:

Thank you for your letter of March 18th. I am glad to hear that it looks as if Mr. Hewer is going to be useful.

I will have to take up formally with the Committee, the proposal to pay him \$35.00 a day for his services, and that of assistants and necessary travelling expenses, but I think you can assume that the Committee will authorize what I recommend.

I have sent in your account for disbursements and it has been approved by the Committee and you should get a cheque in the fairly near future.

We will send a further \$200.00 to you to advance to Mr. Hewer.

Yours very truly,

FAB:HC

F.A. Brewin

JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE
VANCOUVER, B.C.

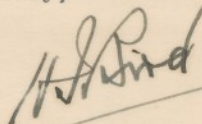
March 23rd, 1948.

R. J. McMaster, Esq.,
Barrister & Co.,
Royal Bank Building,
VANCOUVER, B. C.

My dear McMaster:

I enclose a letter, which I trust will meet
your requirements in dealing with Municipal Assessors.

Yours truly,



Commissioner.

B/H
Encs.

March 18th, 1948.

Andrew Brewin, Esq.,
Barrister & Solicitor,
Sterling Tower,
Toronto 1, Ontario.

Dear Andy:

Re: Japanese Claims.

I have for acknowledgment receipt of your letter of the 16th inst., and will take up the matter of your letter addressed to the Custodian at an early date.

I proceeded to Lethbridge from Regina and spent one day with all Counsel and another day with Huckvale and Turcotte. As their cases did not come on until later in the list and it looked as if I would not be kept very busy for the balance of the week, I decided that it would be cheaper for the Committee if I returned to my office for a few days and flew back to Lethbridge for the weekend. I therefore expect to go back to Lethbridge on Friday night and spend Saturday, Sunday and Monday there.

I had a long session with Mr. Hewer this morning. The more I talk with him, the more satisfied I am that he is the man we want. He has advised me that he would like to have associated with him a man whom he knows and who formerly was employed in a trust company. This man, according to Hewer, had considerable to do with the appraisal of City property with respect to estates and also the management and sale of city property. He did not disclose his name as he has not yet been able to get in touch with him to ascertain whether he is available but he expects to know within a week. I also ascertained from Hewer that he has had experience in City property, having acted for Metropolitan Stores and

Mr. Brewin:

March 18th, 1948.

-2-

certain other large stores with respect to their city holdings and the acquisition of property. Accordingly, it looks to me as if we may get by without the necessity of obtaining a further appraiser for city property. Hewer estimates that the cost including his own services and his assistant and necessary travelling and living expenses would be about \$35.00 a day, subject to how much travelling was required, this might be a little higher. This sounds reasonable enough to me, particularly if we can avoid the necessity of obtaining a City appraiser whom we would probably have to pay at the rate of \$10.00 an appraisal.

We discussed the problem of making the appraisals at some length and undoubtedly it would be of great assistance to Hewer if we could provide him with copies of all appraisals before he undertakes his duties. In view of the fact, however, that it now looks as if the Sub-Commissions in all Provinces except British Columbia will not start until September, it would mean that we would not have copies of all appraisals in this office until the end of the Sub-Commission hearings which will likely be the end of October. I have asked Mr. Shears to enquire as to what the cost would be to have a further set of photostatic copies of all Soldier Settlement Board appraisals with respect to which we have claims. If the cost is not too exorbitant, my suggestion is that we order these and hand them over to Mr. Hewer. With regard to appraisals other than Soldier Settlement Board appraisals, it would be necessary to ask the solicitors in each center to forward at the earliest possible date copies of the appraisals which they have. In cases where those appraisals have not been sent out from the Custodian's office, it should be possible to arrange to have the Custodian make an extra copy and send it to us. As soon as I know how much it would cost to have the photostatic copies of the Soldier Settlement Board appraisals made I will advise you. In the meantime, you might be good enough to give the matter some thought so that after consultation with the Co-Operative Committee, you might advise me with regard to this expenditure.

We discussed tentatively the proposal that in making his own appraisals, Mr. Hewer would not spend so much time on seeking to find properties of comparable value but that the information resulting from the survey

Mr. Brewin:

March 18th, 1948.

-3-

under Professor Farr in this respect would be handed over to him from time to time so that he might revise his own appraisals if such information justified the same. I will discuss this matter with Art MacLennan so that he may be informed.

In the meantime, I propose as a result of our conference in Regina to go ahead and make some arrangement with Fewer. As a result of our discussions this morning I suggest that we advance him \$200.00 on account and that he would submit monthly accounts of fees and disbursements.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per:

McM:MM

Our File #1671

March 16th, 1948

Messrs. Cameron, Weldon & Brewin,
Barristers & Solicitors,
Sterling Tower,
Vancouver, B.C.

Attention: Mr. Brewin

Dear Sirs:-

Re: Japanese Claims

We acknowledge your letter of February 25th and the writer is now endeavouring to contact Mr. Hewer. We have already had some discussion with Mr. McMaster re the proposed services of Mr. Hewer and it is our opinion at the moment of writing that his services would definitely be of value to the Commission.

It also seems to us that we will have to try some real estate valuator (possibly Mansell or someone with his qualifications) to make a test valuation on a certain number of properties before we can decide whether such services are going to be of definite value. We feel that a valuator of experience will give us a great deal of needed assistance in determining what the nature of the evidence finally should be but we cannot get a valuator to go into that matter with us until we have had some experience in actually working on the problem and unfortunately we cannot get anyone actually working on the problem until we can assure him there will be proper remuneration for his services.

Both Mr. Norris and the writer feel that court proceedings to question the Honourable Mr. Justice Bird's ruling on the deterioration of property after the evacuation would likely be of no practical value although since the writer was at Vernon in February that conclusion received a severe shaking. We came to the conclusion that court proceedings might be detrimental to the

interest of the claimants on the assumption that the Honourable Mr. Justice Bird intended to make a fair and impartial survey and recommendation. The incident which has somewhat shaken our faith in that estimate of the Commissioner's attitude was an interview at the conclusion of the Vernon hearings with the Commissioner in the presence of the Crown Counsel and the writer. The Commissioner wanted to discuss any possible methods of further streamlining the procedure in order to make sure that the claims would be heard and disposed of with some despatch. We pointed out that the procedure had been greatly simplified already and we could not see where Counsel for the claimants could do more than they were doing in that connection. We pointed out that even with two men on the job, it was a twelve or fourteen hour per day proposition and the Commissioner expressed his recognition of that fact. Then to our astonishment he said that he had been through about the first fifty claims and he had come to the conclusion that in about one-half of them at least there was really no claim at all against the Custodian, and that the matter could be further simplified by the Commissioner giving to Crown Counsel a list of the cases in which the Commissioner had come to the conclusion there was no claim and having Crown Counsel argue the question of a non-suit at the present stage. The writer expressed astonishment that such a procedure should even be considered and further astonishment that the Commissioner could have at this stage come to the conclusion, without any rebuttal evidence by the Crown Counsel, that there was no claim in any case before him. It was our understanding, at all times, the reason for the adoption by Counsel for the claimants of the simplified method of giving evidence by written statement was on the basis that such a statement would constitute a prima facie claim and that it would be up to Crown Counsel then to refute it by proper evidence in rebuttal or on cross-examination. Certainly, as far as we can see there are not many, if any, cases among the first fifty which have been undermined on cross-examination to the extent of no proper claim remaining.

We stated to the Commissioner that we could not agree to any such proposal for disposing of any of the claimants' cases at the present time

and pointed out that so far he had only heard the claimant's evidence and that we proposed at a later stage to adduce evidence of valuers and other evidence which could be obtained relating to each different claim. Then the Commissioner said that while it was just a thought in his mind to simplify the matter, he would not press for that procedure yet. We think, however, that at some stage it should be placed on the records that these statements which are being prepared and filed are accepted by the Commissioner as prima facie proof, if that has not already been done.

We note your remarks in connection with Mr. Kagetsu's claim and note that you will be crossing to England this summer. We will do all we can to have his case prepared before you leave.

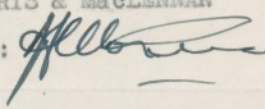
We are sending a copy of this letter to Mr. McMaster for his information.

With best personal regards from the writer,

Yours sincerely,

NORRIS & MacLENNAN

JAM/sc

Per: 

MORESBY & FARR

**BARRISTERS-AT-LAW
SOLICITORS, ETC.**

OFFICES
101-103 ROYAL TRUST BUILDING
548 BASTION ST., COR. GOVERNMENT ST.

W. C. MORESBY, K.C.

E. S. FARR, B.A., LL.B.

TELEPHONE E 2131

*Make new file
Valuations*

P. O. BOX 787

VICTORIA, B.C.

7th February, 1948.

*File
Jap claims 1742*

Messrs. Campbell, Brazier, Fisher & McMaster,
Barristers & Solicitors,
Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B.C.

Attention: Mr. R. J. McMaster.

Dear Mr. McMaster,

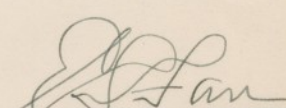
I acknowledge your letter of the 5th of February
and shall look forward to your further communications.

However, I have just received under separate
cover a copy of the Orders in Council relating to the
Japanese evacuation, etc.

Yours truly,

MORESBY & FARR

ESF:J


E. S. Farr

CAMERON.WELDON & BREWIN

BARRISTERS & SOLICITORS

CABLE "RUERMAS" TORONTO
TELEPHONE ADEL.4391

A. J. P. CAMERON, K.C. ROY WELDON
F. A. BREWIN

STERLING TOWER
TORONTO 1, CANADA

1742
February 5, 1948.

Messrs. Campbell, Brazier, Fisher & McMaster,
675 West Hastings Street,
Vancouver, B.C.

Attention Mr. R. J. McMaster.

Re: Japanese Canadian Commission

Dear Bob:

Mr. Marsh Magwood who shares office space with me was with the Canadian Army during the war and has advised me that Mr. I. B. Hewer a barrister of 3630 Cambie Avenue, Vancouver, was employed almost permanently by the Army, Air Force, Navy and the Crown in expropriation proceedings during the war, and that he is thoroughly familiar with real estate values in the Province of British Columbia.

Mr. Magwood wrote to Mr. Hewer on January 29th after I discussed the matter with him, and received information to the effect that he was not committed to the Crown to act for them in respect to any of the Japanese Canadian cases, and that he would give serious consideration to acting for us.

I put forward the suggestion that you might inquire as to Mr. Hewer's qualifications which on the face of them would seem good, and then if you see fit, consult Mr. Hewer with regard to retaining him for us. It seems to me that the fact that he had acted for the Crown in a large number of cases would give him some standing with the Commission.

Yours sincerely,

FAB:HC
cc- J.A. MacLennan.

F. A. Brewin

1742

February 27th, 1948.

Andrew Brewin, Esq.,
Barrister, etc.,
Sterling Tower,
Toronto, Ontario.

Dear Andrew:

Re: VALUATIONS - JAPANESE CLAIMS.

I saw Mr. Hewer on the 25th and from what I ascertained from our conversation, I would take it that he is an extremely competent man and may be very useful to us. We had about an hour's discussion. He is not sure whether he wants to commit himself to the deal and we would have to clarify the financial basis. However, I will see him again on March 6th when I return from Grand Forks and will give you a further report. Certainly on Fraser Valley lands he seems to know his business and appears to have had good experience in purchasing property for the Air Force and Navy during the War. With Yamaga's assistance, I believe he will be quite useful.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per:

McM:MM

February 10th, 1948.

MEMO FOR MR. McMASTER:

Mr. Brazier spoke to Mr. I. B. Hewer of the Hall Building, PA7574 who called this morning re appraisal of Japanese properties. Apparently Mr. Brewin had asked him to get in touch with you and he would like you to call him if you require his assistance.

MM

1742
Valuators

Mr. F. A. Brewin,
Barrister,
Sterling Tower Bldg,
Toronto 1. Ont.

P.O. Box 874,
Hope, B.C.,
January 24, 1948.

Dear Mr. Brewin:

Dr. G. A. Ishiwara the chairman of B.C. J.C.C.A. Greenwood, B.C. has asked me to act as an assistant valuator on the Property Damage Claim.

At first, I had no confidence in myself to undertake such responsibility, and had no idea how to arrive at "fair value" at the time of evacuation which took place five years ago. However I went to Lytton to see how hearings were going on, and talked the matter over with Mr. McMaster.

The following episode drove me to make up my mind to accept the position. A green house owner who was a member of the Maple Ridge Co-Op Exchange of which I was Managing-Director for fifteen years, filed a claim. The Custodian placed three Valuers on his property.

Mr. "A". Local Farmer Municipal Councillor whose report says "very good soil, glass houses are in good condition", yet valuation \$3,000.00 lower than Mr. "B".

Mr. "B" & "C". Nursery men. They reports "poor soil, no water convenience, hot houses are poor condition, valuation \$13,000.00

I know Mr. "A" personally for many years. He knows soil but has no idea of the cost of green house and its hookups. Mr. "B" knows about the cost of green house but does not know value of clay loam soil which is good for tomatoes and cucumbers. Yet florists prefer light soil.

If Commissioner takes up this kind of Valuator's reports to decide the case, the result will be far from "Fairness".

One of my friends sold his property by cash before evacuation. We can compare the sale price (of course it was forced sale) with S.S. B.'s survey record. Also compare with other similar sized farms which were sold by the Custodian.

With these materials and informations we may be able to strike out near fair value. Since the properties in question changed its appearance and conditions we will have to use above mentioned figures to arrive at "fair value" of the properties at the time of evacuation.

I shall gather as much informations as I can and will try to formulate a plan.

We must remember the fact that there are quite a bit of difference on the property prices between North Fraser and the South, then East and West according to its general development of the social convenience and transportation.

The writer travelled through the Valley for fifteen years in organizing berry growers into B.C. Federations of berry shippers and know some thing about local conditions of 1942.

I hope to have the pleasure of meeting you soon.

I remain,

Yours truly,

c.c. to Mr, McMaster.

Y. Yamaga

P. S. My own claim will be heard on 10th, Feb. I shall see Mr, McMaster at Kamloops then.

*Make a file
in Valuators.*

VIRTUE & RUSSELL

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A. GLADSTONE VIRTUE, M.C., K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.

23rd December, 1947

PLEASE REFER TO FILE NO. 3201

R. J. McMASTER, ESQ.,
c/o Messrs. Campbell, Brazier, Fisher
and McMaster,
Barristers and Solicitors,
675 Hastings Street West,
VANCOUVER, B.C.

Dear Mr. McMaster: RE: VALUATOR.
Bird Commission.

You will recall that we are acting as counsel
for the firm of De La Vergne and Williams of Brooks,
Alberta, who act for some six or eight claimants.

We enclose copy of letter received from
Messrs. De La Vergne and Williams making some suggestions
regarding Valuators at Mission, B.C.

We are making no comment, and simply pass
this letter along for what it is worth.

We think the two gentlemen in question
should be carefully investigated before any appoint-
ment is made.

Yours truly,

VIRTUE & RUSSELL,

Per

V/L
encl.

c o p y

LETTERHEAD OF DE LA VERGNE & WILLIAMS,
Barristers and Solicitors,
Brooks, Alberta.
December 22nd, 1947

Messrs. Virtue & Russell
Barristers, Etc.,
Lethbridge, Alberta.

Dear Sirs: RE: JAPANESE CANADIANS and
 Bird Commission.

We have been in touch with Mr. Hal Menzies
of Haney, B.C., in connection with the possibility of getting
someone around there to value the land of our clients. He
has written and suggested that possibly one Frank Taylor of
Mission, B.C. might be of help and also he has mentioned the
name of Mr. J.Gibson of Gibsons Real Estate at Langley Prairie,
B.C. We thought that perhaps we should pass these names on
to you.

Sincerely yours,

DE LA VERGNE & WILLIAMS

Per "C.R.DeLaVergne"

VIRTUE & RUSSELL

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A. GLADSTONE VIRTUE, M.C., K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.

23rd December, 1947

PLEASE REFER TO FILE NO. 3201

R. J. McMASTER, ESQ.,
c/o Messrs. Campbell, Brazier, Fisher
and McMaster,
Barristers and Solicitors,
675 Hastings Street West,
VANCOUVER, B.C.

Dear Mr. McMaster: RE: BIRD COMMISSION.

I am enclosing copy of a letter received recently from Mr. Eric G. Adams.

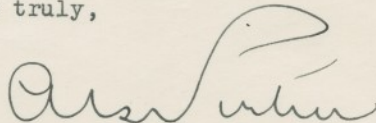
I take it that in all probability you have received a similar letter.

In my opinion a valuator of long residence and experience in the City of Vancouver and the eastern part of British Columbia would be more effective than one who has carried on his business for the most part in the City of Montreal.

I am sending an additional copy of this letter and enclosure to Mr. Brewin.

I do not know Mr. Kunio Hidaka.

Yours truly,



V/L
encls.

LETTERHEAD OF ERIC G. ADAMS,

Montreal, P.Q.
Dec. 17, 1947.

A.G.VIRTUE, K.C.,
Lethbridge, Alta.

Dear Sir:

It has recently been brought to my attention that you have been retained as counsel by Japanese in Alberta who wish to present claims before the Royal Commission now investigating these matters. I assume that there will be a good deal of expert valuation work required to support these claims in addition to all of the legal work involved. A considerable amount of economic research and statistical compilation would also seem desirable to establish the general pattern of property values and their trends up to the period when sales by the Custodian took place, and also to corroborate the individual valuations.

Consequently I am writing to suggest that Mr. Kunio Hidaka and myself together can be of service to you and your clients in this matter. We have the necessary qualifications and experience, which I shall be glad to elaborate in detail if you are interested. We believe that if this valuation and statistical work is undertaken by one or two experts who will see the whole job through, wasteful duplication of effort will be avoided. To this end, we are prepared to perform the following functions:

1. to work closely with claimants in establishing "fair market value" and in assisting them to present their evidence.
2. independently to determine "fair market value" for individual properties, in most instances by personal inspection and the use of alternative available determinants of value,
3. to compile statistical data and other facts required as corroboratory evidence,
4. to testify as an expert witness on value and extent of loss before the Commission.

Yours very truly,

"Eric G. Adams"