

SESSION 1947  
HOUSE OF COMMONS

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STANDING COMMITTEE  
ON  
PUBLIC ACCOUNTS

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MINUTES OF PROCEEDINGS AND EVIDENCE  
No. 15

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THURSDAY, JUNE 26, 1947

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WITNESSES:

Mr. Gordon Murchison, Director, Soldier Settlement and Veterans' Land Act;

Mr. K. W. Wright, Counsel to the Custodian of Enemy Property.

OTTAWA  
EDMOND CLOUTIER, C.M.G., B.A., L.Ph.,  
PRINTER TO THE KING'S MOST EXCELLENT MAJESTY  
CONTROLLER OF STATIONERY

1947



## MINUTES OF PROCEEDINGS AND EVIDENCE

THURSDAY, June 26, 1947.

The Standing Committee on Public Accounts met at 11 o'clock a.m., the Chairman, Mr. L. P. Picard, presiding.

*Members present:* Messrs. Burton, Côté (*Verdun*), Fleming, Fraser, Gladstone, Golding, Hamel, Homuth, Isnor, Jackman, Jaenicke, Kirk, Macdonnell, Picard, Probe, Warren, Winkler..

*In attendance:* Mr. Gordon Murchison, Director, Soldier Settlement and Veterans' Land Act; Mr. K. W. Wright, Counsel to the Custodian of Enemy Property.

The Chairman presented the Fourth Report of the Steering Committee, viz.:

Your Steering Committee met to-day and recommends:

1. That to-day's meeting be devoted to (a) questioning of Mr. Murchison respecting the resale of lands formerly owned by persons of the Japanese race, and (b) further questioning of Dr. Coleman and Mr. Mathieu respecting the administration of the Custodian.

2. That the Auditor General, Mr. Watson Sellar, be called for the next meeting and, following his evidence, Messrs. Murchison and William Cleave be heard during the coming week concerning the operations of the Veterans' Land Act in the Township of Sarnia, in the County of Lambton, Ontario.

On motion of Mr. Homuth:

*Resolved*,—That the Fourth Report of the Steering Committee be concurred in.

The Chairman reported that the following documents, promised by the Deputy Custodian at the last meeting, had been received:

copies of correspondence exchanged between the Deputy Custodian and the Deputy Minister of Reconstruction respecting royalties paid on Bren guns;

inventory of books of the Deutscher Bund Kanada held in storage by the agents of the Custodian, The Western Trust Company, Winnipeg, and

statement of royalties received by the Custodian for the account of I. G. Farbenindustries.

Mr. Murchison was recalled.

On motion of Mr. Fleming:

*Ordered*,—That the schedule showing details respecting the resale of lands formerly owned by persons of the Japanese race, submitted by Mr. Murchison and filed on June 17, be printed as *Appendix "A"* to this day's minutes of proceedings and evidence.

Questioning of Mr. Murchison was resumed.



Mr. Wright was recalled and questioned.

Mr. Murchison filed a supplementary statement to the schedule respecting the resale of Japanese lands, which, on motion of Mr. Fleming, is printed as *Appendix "B"* to this day's minutes of proceedings and evidence.

It was agreed that Dr. Coleman and Mr. Mathieu be called for the next meeting, and that Mr. Sellar be heard at the meeting next following the conclusion of their evidence.

Mr. Murchison retired.

At 1 o'clock p.m. the Committee adjourned until Friday, June 27, at 11 o'clock a.m.

A. L. BURGESS,  
*Clerk of the Committee.*

## MINUTES OF EVIDENCE

HOUSE OF COMMONS,

June 26, 1947.

The Standing Committee on Public Accounts met this day at 11.30 a.m. The Chairman, Mr. L. Philippe Picard, presided.

The CHAIRMAN: Gentlemen, we have a quorum, may I call the meeting to order.

We have before us three returns that have been filed by Mr. Wright, one concerning the Bren gun, in answer to a question by Mr. Stewart; one in connection with I G Farbenindustry, also in answer to a question by Mr. Stewart; and one concerning the list of books seized which were in the hands of the Deutscherbund-Kanada.

Mr. HOMUTH: You do pretty well on that "Deutscherbund".

The CHAIRMAN: Yes? Thank you. The only statement that remains to be filed concerns the details of payments of auditors and that will be ready to-morrow, it is quite lengthy.

Before this meeting opened there was a meeting of the steering committee. (See minutes of proceedings.)

Now gentlemen, we have with us Mr. Murchison.

Mr. FLEMING: Are you going to deal with the report of the steering committee, or the recommendation of the steering committee?

The CHAIRMAN: Does the report of the steering committee meet with the approval of the committee?

Mr. HOMUTH: I so move.

The CHAIRMAN: Moved by Mr. Homuth that the report of the steering committee meeting this morning be approved.

Carried.

### Gordon B. Murchison, Director of The Soldiers' Settlement Board and Veterans' Land Act, called:

The CHAIRMAN: Are there any questions, of Mr. Murchison?

Mr. FLEMING: Before I put any questions, there is one matter that I would like to mention first, on a question of privilege. I have the minutes of the evidence taken at the meeting on Tuesday last, at which I was not present. With my friend, the vice-chairman of this committee, I was sojourning in Halifax. I notice there was some discussion at the opening of the meeting about the printing of a lengthy table which Mr. Murchison has submitted to the committee. I find that Mr. Murchison undertook to say, speaking of the table, "Mr. Fleming has that schedule for study and probably that is one reason why it has not been incorporated in your printed proceedings".

I want to make two comments, Mr. Chairman, on Mr. Murchison's statement. First of all there is nothing in that suggestion which he made. The fact of the matter is that the decision not to print the table was taken at the last meeting of the committee and the report of Mr. Murchison was sitting in front of you on the table when the decision was made. I borrowed the report from the



secretary of the committee to prepare myself on it in order to save time at the next meeting. The second observation is this. I do not think that it is any part of the function of a witness appearing before a committee to make a statement of that kind which has to do with the way that the committee conducts its business. It is purely a matter for the committee's own decision and it is not a matter which requires a statement on the part of any witness. The committee is quite capable of looking after its own business without gratuitous suggestions of that kind.

Mr. ISNOR: It might be a matter of human rights.

Mr. FLEMING: What was that?

Mr. ISNOR: Nothing, let it go.

The CHAIRMAN: If I may say so, I do not think there was any discourteous intention. Mr. Murchison did not know how our business had been done and he just saw that it had not been printed. He was not in a position to know the motives.

The WITNESS: May I just make one observation? The only reason I made the statement which I did was because I had been asked by the secretary for another copy of the statement, because the one which I had previously filed had not been printed.

Mr. FLEMING: I just make this observation. At the close of our second last meeting this matter was discussed, and I urged then that the table be printed as an appendix to the proceedings. The committee thought at that time it was not yet desirable that the table be printed but the matter could be raised later. The fact that the table was in my possession had nothing whatever to do with it not being printed, because it was not in my possession when the committee reached the decision.

The CHAIRMAN: You are perfectly right.

Mr. FLEMING: As you indicated in the steering committee meeting, we want to complete our work on the sale of the Japanese property and I will try to make my questions of Mr. Murchison as brief as possible. I will renew my motion that the table be printed. You may prefer to leave that until after the examination in complete but I think it should go in. I do not think it is possible to properly follow the proceedings unless it is printed.

The CHAIRMAN: I think that is correct.

The matter of printing the table was postponed at the last meeting until the questioning was all done and the intention was that it could then be printed. It is now moved by Mr. Fleming that the schedule produced by Mr. Murchison be printed in the proceedings.

Carried.

*By Mr. Fleming:*

Q. I may say the schedule does extend some additional information which is already tabled on the record and which was submitted by Dr. Coleman at an earlier date. It takes up that table from the point where he completed his information and then it gives the purchase price and the sale price by the V.L.A. It is additional information and this table is set up in precisely the same manner as is Dr. Coleman's table.

Have you got a copy of this before you Mr. Murchison?—A. I have one here now, the secretary has just given it to me.

Q. I will go over this as quickly as I can, Mr. Chairman. The first item I would like to ask you about it J. L. 143, that is on page 1. It is the sale to the Westminster Priory Ltd. for \$5,500. I think that is one you told us about at a previous meeting where you indicated that was a sale to a purchaser other than a veteran and the aggregate cost to the Soldiers' Settlement Board I think was \$1,425, and the sale price was \$5,500.—A. I think that is correct.

Q. The next one, if you will turn to page 8, it is partly on page 8 and partly on page 16, but it is the sale to William Minty.

The CHAIRMAN: What is the number of that sale?

*By Mr. Fleming:*

Q. J. L. 151 on page 8 and J. L. 147 on page 16. The note opposite these parcels is "These lots sold by public tender to William Minty for \$3,050" and, if my figures are correct, the aggregate purchase price of the four parcels that were purchased by the Soldiers' Settlement Board was \$433. Is that correct Mr. Murchison? I do not claim to be a finished mathematician.—A. I think I gave the particulars of that sale in my previous evidence.

Q. Would you mind giving it again now and we will have it in line with this table? On page 8, under J. L. 151 you have an item of \$46, an item of \$94, and an item of \$198. On page 16 under J. L. 147 you have an item of \$95.—A. Yes.

Q. Now does that represent the total number of parcels sold to William Minty by public tender for \$3,050?—A. That is my understanding.

Q. Well is there anything to be added to that?—A. I have nothing to add to that. The total cost of the lots is listed on page 8; \$94, \$198, and \$46; and on page 16, \$96. I think that would account for the purchase price, the price paid to the custodian for those lots.

Q. That would total, according to my figuring, \$434, do you agree?—A. Yes.

Q. And then on page 27 there is an item there, J. L. 693, the amount paid by the Veterans' Land Act was \$1,689, sold by the Veterans' Land Act for \$2,340, and the note there is "Purchase price \$2,500, sale of granary for \$160". That means, I take it, there was a net of \$2,340 for the land, is that correct?—A. Yes.

Q. Have you anything to add to that?—A. No.

Q. Did the figure of \$1,689, the purchase price when you bought it, include the granary?—A. I could not say that without looking at the file.

Q. Then the figure \$1,689 that you bought might compare either with the figure of \$2,340, or the figure of \$2,500 as the sale price when sold by you?—A. Yes.

Q. To whom was that sold? Was it sold to a veteran on a non-veteran?—A. Without checking the actual details on the file I am convinced it was a sale to a non-veteran, otherwise the sale price would have been the cost price to the director.

Q. Well are you drawing that conclusion by way of inference or are you making that as a statement of fact, that it was sold to a non-veteran?—A. By way of inference, because I cannot make it as a statement of fact without looking at the file. I cannot carry the details of 700 parcels of land in my head.

Q. You are making it by way of inference, then can I put it this way, Mr. Murchison? If it was a sale to a non-veteran you have made a profit on it of \$700 or \$900 in round figures, perhaps \$800 in round figures. If it was a sale to a veteran, which you do not think it was, because it was sold at a profit, that would then be out of line with the policy you followed all the way through with sales to veterans?—A. That is right.

Q. And you do not think it came within that latter class?—A. No.

Q. And then the next item is on page 30, J. L. 397. You bought it for \$41 and sold it for \$100 to Kennedy Community Hall Association?—A. Yes.

Q. I am offering you full opportunity to make any comment on any of these Mr. Murchison, because, you will recall your previous statement to the committee that there were only three properties, and you were very emphatic on this, that sold at a price by you, or by your department, in advance of that paid. You stated there were only three instances and you objected to a reference in one of the journals to the use of the word "examples". Now I give you an opportunity to comment on any of these if you wish to do so. Is there anything



you wish to say on that one, J.L. 397?—No, I have nothing to comment in connection with that.

Q. That was sold at a profit, at an advance of about 250 per cent on the price at which you bought it?—A. It was bought for \$41 and sold for \$100.

Q. Yes, which is an advance of about 250 per cent. The next one is on page 31, J.L. 438 and it appears that you bought that for \$3,682 and sold it for \$4,000 and there is a note opposite that line to the effect that the purchase price was \$4,000. What is the meaning of that note?—A. That means we had to increase our price to the custodian to that figure to get title.

Q. Now was that not included among the 741 parcels? How did that come to be dealt with specially?—A. That happened to be a parcel, I imagine, where the encumbrances against the title were such that it required an increase over the original figure, to the figure you have quoted, in order to get title.

Q. We have not heard of this before. We have not heard about any advance in the purchase price paid by your department on any of these parcels included among the total of the 741 farms. This is the first time we have heard there was any change made subsequently in the terms of purchase of any of those parcels.—A. Yes.

Q. Were there others or is this the only one?—A. No, there were cases where it was necessary for us to make modest increases in order to secure title.

Q. Why was that necessary, in order to secure title?—A. It was because we could not get title otherwise because the encumbrances against the land were such that the custodian could not deliver title for the purchase price first offered. We deemed, in those cases, it was good business on our part to agree to a modest increase in price up to an amount that would produce title.

Q. Do you mean to say you went back and increased prices to the custodian?—A. That is right.

Q. Because we have heard nothing about that from Mr. Shears in his evidence?—A. There were very few cases but there were some where it was a matter of either dropping the sale or increasing the purchase price to secure title.

I wish you would be more explicit as to why the sale price would be varied, because I understood the custodian had the equivalent of a statutory title, in the order in council passed under the War Measures Act. Would you just tell the committee how those increased prices became necessary in order to dispose of encumbrances for purposes of completing sale to veterans?—A. I do not know whether I can make it perfectly clear. I think I could perhaps best describe it this way. The total purchase price offered the custodian for the 769 parcels was allocated in accordance with our appraised value. As I said to this committee before, the total appraised value was approximately \$17,000 in excess of the offer the custodian accepted for the 769 parcels. In the course of taking titles to individual parcels I have no doubt the custodian allocated specific amounts to each parcel on account of each Japanese. Now in doing that they found in a few cases the allocation to the purchase price was not sufficient to clear the title on that individual parcel and accordingly we increased our purchase price by a few hundred dollars in order to obtain title.

Q. Mr. Murchison, I take it the custodian was conveying to you subject to encumbrances, and, in the case of some parcels, certain questions were raised about encumbrances and there were some adjustments necessary?—A. That is right.

*By Mr. Jaenicke:*

Q. Is that answer correct? Was the conveyance subject to encumbrances?—A. No, it was not subject to encumbrances.

Q. That was the question.—A. It was transferred to us in fee simple but in order to acquire title in some cases our purchase price had to be increased by small amounts in order to enable the custodian to deliver title.

The CHAIRMAN: We have Mr. Wright, counsel for the custodian, who is here, and he might clear that up.

Mr. WRIGHT: The custodian took title subject to any mortgages, taxes, and subject to other encumbrances and at the close of the deal, just before it was closed, I recall that we submitted a list of those properties where the offer was not sufficient to take care of the adjustments necessary to obtain title. I cannot furnish you with the details but they were not numerous.

Mr. FLEMING: That is the case where the purchase price did not cover the encumbrances?

Mr. WRIGHT: Yes, that was the only case, and that information can be supplied to you.

Mr. FLEMING: Thank you then Mr. Wright. We may take it in all cases, and they were not numerous, where the purchase price offered by the Veterans' Land Act was not adequate to cover the encumbrances, the Veterans' Land Act subsequently increased the purchase price on the particular parcel by an amount sufficient to cover the encumbrances?

Mr. WRIGHT: Not in all cases. They refused in more than one case.

Mr. FLEMING: Who refused?

Mr. WRIGHT: The director of the Veterans' Land Act refused, in a number of cases, to pay the required amount so the offer with respect to that particular parcel was withdrawn, and those would be included in the properties we afterwards sold by public tender.

Mr. FLEMING: It all comes down to this, eventually, of the total number of parcels sold by the custodian to the Veterans' Land Act, in no case was the purchase price increased except in the odd case where the encumbrances exceeded the amount of the purchase price.

Mr. WRIGHT: Where the director of the Veterans' Land Act desired to obtain title.

Mr. FLEMING: Were there any cases included in the 741, I am not speaking of the 769 but in the eventual 741, where the director of the Veterans' Land Act did not choose to pay the additional amount required because of the encumbrances?

Mr. WRIGHT: Not in those they actually acquired.

Mr. FLEMING: We may take it in all those cases the director of the Veterans' Land Act did increase his price to cover the encumbrances?

Mr. WRIGHT: In the case of all those he eventually secured title to, yes. Otherwise we would not have conveyed.

Mr. BURTON: Would Mr. Wright be able to tell us how many parcels would be involved in those increases?

Mr. WRIGHT: I can obtain that information from Vancouver but I have not got it today.

Mr. FLEMING: Can you find out the amount of the increases? I take it there would not be very many.

Mr. WRIGHT: I believe we could go through the records and obtain that information.

Mr. BURTON: Mr. Murchison would be able to tell us this. Were the veterans to whom those lands were sold charged with the increase paid to the custodian?

The WITNESS: Yes.



Mr. BURTON: With the result that "A" bought a piece of land from the custodian that had been free of encumbrances for \$100?

The WITNESS: That is right.

Mr. BURTON: And "B", buying adjoining property that was worth approximately the same amount, owing to the fact that there had been encumbrances on it, was forced to pay \$150.

The WITNESS: That is possible.

Mr. ISNOR: But, on the other hand, the Veterans' Land Act may have purchased it for \$75 but the encumbrances might have brought it up to \$100.

Mr. JAENICKE: Are you asking this in connection with the 741 parcels?

Mr. FLEMING: Yes.

Mr. JAENICKE: Does not the list show how much the increases were?

Mr. FLEMING: No, the list shows first of all the J. L. number, and then the name of the owner, the appraisal by the Soldiers' Settlement Board valuers, then the sale price.

Mr. JAENICKE: Upon which the price is based.

Mr. FLEMING: That is the price paid by the Soldiers' Settlement Board to the custodian. Then column 5 is the V.L.A. file number, and the sixth column is the price sold for by the V.L.A., the seventh column is headed "Remarks", and there are remarks opposite some cases.

Mr. JAENICKE: It has not got a column showing the expenditures made by the V.L.A. on some parcels for the building of houses and things like that.

Mr. FLEMING: There would be an opportunity to put that in the remarks column if it was necessary.

Mr. ISNOR: What is the total number of cases included in that report?

Mr. FLEMING: I have not counted them all. I take it they are the 741 which correspond with the total purchases made. I am going by Mr. Shears' statement which was printed in the record by reason of a motion by Mr. Cruickshank.

*By Mr. Fleming:*

Q. Just before leaving that, Mr. Murchison, in those cases where you raised the price, you were prepared to raise the price paid to the custodian in order to get title to the property?—A. Yes.

Q. And this is one case where you were prepared to raise the price from \$3,682 to \$4,000 in order to obtain that parcel?—A. That is right.

Q. Now you mentioned that the purchase price was \$4,000 in the remarks column. I take it that was sold to a veteran.—A. No, that remark means it was the purchase price paid to the custodian. What page is that on?

Q. Page 31, item J.L. 438. It is the last item that has a remark on it on the page.—A. Yes.

Q. Do I infer from that it was sold to a veteran for \$4,000?—A. Yes, it is listed in the appropriate column as sold to a veteran for \$4,000.

Q. Mr. Wright, I take it Mr. Chairman, will give particulars of those amounts and the increases. This is the first we have heard of it.

Now on page 34 there is an item I would like to ask you about. It is J.L. 462 at the bottom of the page. The Veterans' Land Act paid \$1,611 and sold what we are told was part only to the Secretary of State for \$1. What is the explanation?—A. I am sorry, I would have to look at the individual file to explain that to you.

Q. I would be obliged if you would do that as it is the first we have heard of a sale back to the custodian. This is a piece of property which was sold back to the Secretary of State for \$1.

The CHAIRMAN: I understand Mr. Wright has particulars on that.

Mr. FLEMING: I would stop now and ask Mr. Wright if he would explain?

Mr. WRIGHT: I have not the details, but relying on my memory, we sold a parcel out in Mission, to the director. It was a corner lot and on the corner property was a building which belonged to an association.

Mr. FLEMING: What kind of an association?

Mr. WRIGHT: One of the Japanese associations. We arranged with the director to have sufficient land returned to the Secretary of State in order that we might have land for the building and not be required to move it. We found that the orders in council which were passed did not cover association properties and we could not convey.

Mr. FLEMING: In other words the order in council touched only the property of individuals?

Mr. WRIGHT: That is correct.

Mr. FLEMING: And this was a matter of a formal transaction, with the \$1 consideration being purely a formal recital.

Mr. WRIGHT: In order to have enough land to avoid moving the building this transaction was put through.

Mr. FLEMING: Was that conveyed to the Secretary of State as the custodian of enemy property? I was wondering how the Secretary of State enters into it.

Mr. WRIGHT: In all conveyances the Secretary of State, acting in his capacity as custodian, conveys. We usually put in the transfer "The Secretary of State acting a custodian pursuant to the revised regulations".

Mr. FLEMING: Very well, we can take it this conveyance was obtained from the Veterans' Land Act by the custodian in order to rectify a sale where he had stepped beyond his powers in selling property that was not vested in him.

Mr. WRIGHT: Yes, in so far as the building referred to is concerned.

*By Mr. Fleming:*

Q. The next item I wish to ask about is on page 35, J.L. 463. Mr. Murchison, your department paid \$678 and we are told it was sold by you for \$231.85 and in the remarks column it says "Purchase price \$800, one part sold (BC/2406-B), one part remaining subdivision—see appendix 3".—A. Yes.

Q. Will you explain the purchase price? I will repeat that there is a reference to an appendix. Are we to understand the \$800 was for a group of parcels and this item represents a particular parcel covered by the number J.L. 463?—A. I am sorry to take up your time but I would like to see the reference to the appendix referred to in the remarks column.

Q. I have looked at appendix 3 and I do not see parcel J.L. 463 included in it, Mr. Murchison.—A. Neither do I. I have an explanatory note on another appendix. In the case of 463 the custodian's sale price was \$678 and the actual purchase price paid was \$800. The explanatory note is that the custodian was unable to deliver title and the offer was cancelled. It was subsequently bought in December 1944 at \$800.

Q. In other words you did eventually realize \$800 on the sale of this parcel?—A. Not yet, we have made a partial sale of that lot for \$231.85 and the balance of it is in a remaining subdivision which has not been sold.

Q. I do not quite follow you. Where does the \$800 figure come from?—A. I have just explained at the outset the purchase price allocated to that lot was \$678, but the custodian was unable to deliver title at that price and our offer for that parcel was cancelled. Those were negotiations in 1943 and it was subsequently bought in December 1944 at \$800.



Q. You bought it from the custodian at \$800. Was that included then in the original 741?—A. It would not be included with the original 741 but it would be included in the final list of Japanese property acquired.

Q. This was one where we can take it, as far as the total amount paid by you to the custodian was concerned, it was not included in the 741 for which you paid something like \$848,000 approximately? I am just quoting that figure from memory. This was the subject matter of a subsequent purchase negotiated between you and the custodian, and, whereas the price on the basis of the 741 purchased by you would have been \$678, later, when you buy it from the custodian as a result of negotiations, for that particular parcel you are willing to pay \$800?—A. Yes, a year later, over a year.

Q. I take it if there had been any others included—by the way, were there any others in the same class, purchases made by you subsequent to the conclusion of the 741 parcels?—A. Speaking from memory I believe there were a few, not a large number. There were those which were excluded or dropped from the first offer for reasons—1, that the custodian could not deliver title, or 2, that the purchase price was beyond what we were prepared to pay. I would say that this was a case when a year later, the custodian was disposing of this by public tender, we decided to accept it at \$800 whereas in the first place our offer was listed at \$648. The number of cases similar to that would be limited.

Q. May I ask if Mr. Wright has a note of those particular parcels so we can see what advances there were in the prices?

Mr. WRIGHT: I have not a list of those, Mr. Fleming, but in our return it is shown that the Veterans' Land Act paid \$836,256 and that might not include any subsequent offers made. There were very few.

Mr. FLEMING: May I take it there were a few of those parcels that were the subject matter of sales subsequently arranged and not included in the 741, but included in the figure of \$836,000?

Mr. WRIGHT: That is possible.

By Mr. Fleming:

Q. Now that is something new, Mr. Chairman, I think we want to get to the bottom of that. We have understood all along, I say to both Mr. Murchison and Mr. Wright, that the figure of \$836,000 was calculated on a *pro rata* basis on all 741 properties; I say *pro rata* with reference to the appraisal made by the Solders' Settlement Board valuers.—A. 768.

Q. And that was cut down to 741?—A. It was finally cut down to 741.

Q. Do I understand from Mr. Wright's last statement, included in the 741 there were some where the price was advanced for one reason or other beyond the price for which it would have been purchased on the *pro rata* basis?—A. Yes, and, if you will bear with me, I have some notes here which I think will cover the point you are raising.

Q. Is that a new table?—A. No, it is not.

Q. Is it in the statement?—A. Yes. On the custodian's file J.L. 145, the listed price was \$1,352. Our note is the custodian was unable to deliver title and the parcel with withdrawn. It was subsequently bought in December, 1944, at \$1,425, as against \$1,352, the original figure. Item 173 of the custodian's file; the original sale price was \$1,132 and there was an error in computation. Our actual purchase price was \$426 because there was a fire loss recovered by the custodian before the director got title to the land.

Q. That was an adjustment to the agreed price, it was not a change?—A. No. Our file number 180 shows the custodian's sale price was \$2,041. Now the original appraisal covered two lots. The custodian was unable to deliver title to one lot and therefore we purchased the other one for \$1,465. There is a case where the custodian's records show the sale price as \$2,041 whereas the actual price paid by the director was \$1,465 on only one lot of that property. In file

number 175 there is a minor bookkeeping omission. The quoted sale price in the custodian's return was \$1,489.90 but the actual price paid was \$1,489, a difference of 90 cents. In connection with J.L. 123, that is another case where there were two lots involved in the appraisal in the one property. The sale price listed by the custodian was \$2,054 and here again the custodian was able to deliver title to only one lot and, therefore, we paid \$1,600 for that lot to which he was able to give us title. On item J.L. 693 the listed sale price was \$1,689. This was a case where the custodian was unable to deliver title. The original offer was cancelled and the parcel was later bought in January of 1946 by the director for \$2,500 from the custodian. I would just point out there that approximately two and a half years had elapsed between the original offer and the time we had actually purchased the property, during which time there was a very great change took place in conditions. Item 438 shows the listed price by the custodian as \$3,682. This was a case where the custodian was unable to deliver title and the parcel was withdrawn. It was subsequently purchased in July 1945 by the director at \$4,000.

Q. That is one we have already had.—A. Yes. In connection with item J. L. 447 there is a difference there of \$10 between the price quoted by the custodian and the price paid by the director. \$42 is the price quoted by the custodian while \$32 is our record of the actual price paid. On file J. L. 463, you have dealt with that one before, the custodian's price was \$678 but it was subsequently bought by the director in December 1944 at \$800. File 474 has I think a typographical error. The custodian's sale price is listed at \$3,004, and the actual price paid was \$3,044. File 522 shows the listed price by the custodian as \$591 and our records show a purchase price there are \$491. File J. L. 612 shows the listed price by the custodian as \$5,246. That is recorded in our books as being withdrawn at the time but it was brought by the director in August 1945 at \$6,000. Now that is all the information I have as to any increase in prices which took place following subsequent negotiations.

The CHAIRMAN: If I may say something at this point, I understand from Mr. Wright, that would be the only information he could get from Vancouver if he requested it. I think, however, that it covers the point.

Mr. FLEMING: I would suggest before we go any further that the table which Mr. Murchison has just read be printed in our records and Mr. Wright can check it. If he does find there is anything inaccurate he can report it to you and we will have it complete both from Mr. Murchison and Mr. Wright.

The CHAIRMAN: The table will be included in our records.

The WITNESS: I would not like to have it thought the figures I quoted cast any reflection on the custodian or Mr. Wright's department. These figures are as taken from our records and there are obviously a few bookkeeping omissions in them, but I would be very glad to produce the statement here so that it can be checked.

Mr. FLEMING: I think that it ought to be printed.

The CHAIRMAN: Mr. Fleming has moved that the table be printed. Is it carried?

Carried.

Mr. WRIGHT: In our return, which is included in the report, there is an item of \$836,256, from the Director, the Veterans' Land Act, and the next item with respect to the sales of real estate is \$1,868,080.66. Some of those subsequent sales may have been included in the second item, and might not refer to the Veterans' Land Act item. This would have to be cleared up by our Vancouver office. I could get that information.

Mr. FLEMING: I think it would be well to do that. Some of these advanced prices referred to in Mr. Murchison's table might not be reflected in the figure of \$836,000 odd.



Mr. WRIGHT: They might be reflected in the second item and I will endeavour to clarify that.

Mr. FLEMING: The next item is on page 41, J. L. 539, Mr. Murchison.

Mr. JAENICKE: What is the name?

Mr. FLEMING: Okimi.

*By Mr. Fleming:*

Q. There has not been any figure given of the sale by the Veterans' Land Act but the remark is "sold by official administrator". Can you explain that?—

A. That would be a case where the property was in the hands of the administrator of the mentally incompetent and it was excluded.

Q. This would be one of those that were dropped when you reduced the gross of 769 to the net of 741?—A. That is correct.

Q. Then on the same page, J. L. 612, there is a list of properties that belong to the River Fish Company Ltd?—A. Yes.

Q. The sale price when sold to you by the custodian was a total of \$5,049; \$118; \$79; which I make to be a total of \$5,246. There is no note here of a sale by the Veterans' Land Act administration but the remark is "total purchase price for three parcels \$6,000". Can you explain that Mr. Murchison, please?—

A. I can only assume, sir, it was a case where it was necessary to increase the purchase price.

Q. In other words you are still holding the parcel?—A. Yes.

Q. The custodian has presumably received \$6,000 perhaps for adjustments or for some other reason. The next one is on page 46, J. L. 795. There are two items under 795, the first parcel was purchased by you from the custodian for \$2,926, and the second one was apparently purchased for \$245. Your statement shows that the first one apparently has not been sold but that the second one for which you paid \$245 was sold for \$2,000 to Henry Frederick Hollings, civilian, as a cash sale.—A. I think that was one case I referred to in my opening statement in my evidence before the committee. It was a bush lot on Salt Spring Island.

Q. We are quite clear then that the original parcel for which you paid \$2,926 you are still holding?—A. That is right.

Q. While the second item, for which you paid \$245, you sold for \$2,000 cash to Henry Hollings, a civilian.—A. I believe that sale was made last year.

Q. You have attached to your table some seventeen appendices. I do not know that I would like to take the time to comment on all those in detail but if there is any general explanation on those I think it would be useful to the committee if you would give it? Number one is the Haney subdivision. You put a number of these parcels together, 39 lots in all and you paid a total of \$6,634 for the land, you sold the twenty lots for \$6,106.59 and you are holding nineteen lots to realize a small balance of \$527.41?—A. Yes.

Q. You are going to make a profit on those, obviously, when you sell them, do you not think, Mr. Murchison?—A. No, because the lots which have been sold are the most attractive. Those which remain are rather outlying and bush covered and it would be our intention, if those lots are to be sold to veterans, they would be sold for what remains against the account.

Q. I take it when you put together a group of parcels for the purpose of a subdivision, when you sold the individual lots to veterans, you sold on a new plan and not by the old description? Am I right in that?—A. Yes.

Q. Therefore, when you made your individual sales on the new plan to veterans, you did not sell them or could not sell them on the basis on which you bought the lots.—A. Not in all cases. It would depend on the subdivision plan.

Q. I take it, in very rare cases only, a lot in the new plan would be identical with the lot on the old plan when you bought it?—A. Yes, but I do not think you should overlook the fact shown in the first appendix, in the

sales that have already been made in that Haney subdivision, existing improvements, permanent improvements, are valued at \$4,800 and were included in two lots which were sold. That takes up a very large amount for the twenty lots sold.

Q. Very well, we come down to this. Apart from this statement of improvements you have made, you have realized from the sale of twenty lots practically the entire purchase price, and you have nineteen lots left which you are prepared to sell. Are you prepared to sell those to veterans for \$527.41 or would it have to be \$527.41 plus the \$4,800?—A. \$527. The \$4,800 are included in two lots already sold.

Q. Are those amounts in addition to the \$6,059?—A. No it is represented by the sale of the twenty lots sold.

Q. Let us get that quite clear. The amount owing against the remaining nineteen lots, as far as your department is concerned, is \$521 or is it a total of the \$521 plus the \$4,800?—A. The \$521.

Q. That is all you have to get out of the lots to break even?—A. That is all.

Q. I take it what you said about the Haney subdivision will apply to the other cases? It will be a very rare case where a lot you sold to a veteran would be identical to the lots as you acquired it from the custodian?—A. Yes.

Q. And therefore, there is not, as regards these properties, any immediate available yardstick, by which you could measure whether you have sold to a veteran at the price at which you bought?—A. No more than I can give you my assurance that the price paid for the lot was properly apportioned impartially on the sales to veterans. That is something for which we must take the responsibility.

Q. I know it is your responsibility but I want to understand that clearly. In the case where you sold the parcel under the same description under which you purchased it from the custodian, it is a simple matter for us to compare the price at which you bought it and the price at which you sold it to the veteran who was getting the benefit of the low price at which you purchased it, but, in the case of these lands which were grouped together and re-subdivided, it is not possible for us to have a ready yardstick for comparison. It is a matter of your system as to whether the veteran paid any more than a fair value to be assigned to that particular lot on a new plan?—A. That is right.

Q. Then on appendix number 2 you have acquired a total of thirty lots for \$4,847 and you sold twenty-six of those lots for \$3,912. You have also four lots to be sold at \$935.—A. Yes.

Q. In appendix number 3 it is shown you bought thirty lots for a total of \$15,453 and you sold eighteen lots for \$14,508.80. You have twelve to be sold, which you are holding for \$945.—A. Yes.

Q. In the fourth subdivision there were seven lots which you acquired for \$4,937. You sold two lots for \$5,590 and you are holding four lots for \$1,346.05.—A. I think you have quoted me incorrectly. The total cost price was \$4,937 and two lots were sold—

Q. Three lots were sold in the subdivision and I gave you the figure of \$3,590.—A. I thought you said \$5,000.

Q. No \$3,590.95.

Mr. JAENICKE: You said \$5,000.

*By Mr. Fleming:*

Q. I am sorry, I was making a mental addition but you are holding four lots for \$1,346.05.—A. That is right.

Q. I take it you are not going to lose anything on this subdivision?

The CHAIRMAN: Why should they lose anything?

Mr. FLEMING: Just a moment please.

The WITNESS: No, I do not think we will.



*By Mr. Fleming:*

Q. If you are not aiming to make anything on the subdivision, there is a great difference in the lots on this plan and somebody is going to get the remaining lots for much less than the purchasers of the first lots which were sold?—A. I do not think that has been shown at all. As I say, we paid \$4,800 of the \$6,600 which is represented by improvements on two lots. There was another one a moment ago where the sales of the lots totalled \$14,508.80 out of a total cost of \$15,461 for the bunch. In those sales, improvements valued at \$13,100 were included in seven of the lots sold.

*By Mr. Jaenicke:*

Q. Have they all been sold in that case?—A. No, there are twelve lots left.

Q. Have you got a sample of where you have a subdivision sold, all of it?—A. No.

Q. Showing what you paid for them, what improvements you made, and what the soldiers paid to you?—A. I have not got such a sample.

Q. There are always some left?—A. There will be some left until the tag ends are picked up. Obviously the most attractive pieces are in demand first.

*By Mr. Fleming:*

Q. Mr. Chairman, I do not think I need take the time of the committee to go over these appendices. This is all to be printed and it is part of Mr. Murchison's statement. It shows in each case where there was a subdivision, the number of lots on the new plan which have been sold and the part remaining?—A. That is right.

Q. We will just take another as an example. Here is number 16. This is a case where there were seven lots that cost the D.V.A. \$1,375 and six have been sold for a total price of \$1,297.80. One lot remains to be sold for \$77.20.—A. That is probably all it is worth.

Q. Well do you know the lot? Are you saying that of your own personal knowledge?—A. No, I am saying that from the figures I see before me.

Q. It is an inference you are drawing from the figures?—A. Yes.

Q. Well let us confine ourselves to actual knowledge.

Mr. JAENICKE: All those lots do not show improvements? There was talk about the Veterans' Land Act putting on improvements in some of these places. Does that show in the statement?

Mr. FLEMING: There are just two subdivisions out of seventeen where improvements are made.

The WITNESS: Let me correct that, sir. They are not improvements made by the director of the Veterans' Land Act, they are improvements which existed on the property when it was taken over by the custodian. None of those sale prices to veterans represented any improvements made by the director, or on behalf of the director.

Mr. JAENICKE: But you told us a few meetings ago that the veteran might have paid several hundreds or thousands more for the property because you put improvements on it?

The WITNESS: Yes, when we come to sell bare land to veterans there might be an increase reflected by putting up a home or buildings.

Mr. JAENICKE: But the construction and the cost of it is separate from the figures you have given to-day.

The WITNESS: Yes.

*By Mr. Fleming:*

Q. I think you have made that quite clear. The reason I mentioned the comparison I am seeking, is to try and draw a basis, or a line, respecting those sold with those which are left. Coming to the last appendix, number 17, I take that as an example that comes within the question asked by Mr. Jaenicke. There were four properties of Japanese apparently taken in that subdivision grouped together at a total cost price to the Veterans' Land Act of \$2,210, and the note is that these lands were sold to the Corporation of the District of Surrey as a sewage disposal plan, sale price \$2,800—A. Yes.

Q. Did the sale embrace all the properties shown in appendix 17?—A. Yes.

Q. And therefore on this you made a profit of approximately \$600 on the sale?—A. I would not call it a profit sir, I think we quite legitimately took into consideration carrying charges, administrative charges, and so on, from the time we took over the land.

Q. Now Mr. Murchison, that is a new angle which you bring up. You were asked previously when you were before the committee about cases of sales of any of these properties acquired from the custodian where there had been an advance of the sale price; when you sold over the price at which you bought—

Mr. ISNOR: To veterans?

Mr. FLEMING: These are sold to non-veterans. Three instances were given by Mr. Murchison with respect to sales of non-veterans.

Mr. ISNOR: But the question was asked him in connection with veterans.

Mr. FLEMING: The answer given to us by Mr. Murchison was with respect to sales to non-veterans, the first one was the Westminster Priory, the second was Mr. Hollings and I forget the name of the third one.

*By Mr. Fleming:*

Q. In any event this is another one, Mr. Murchison, which you bought for \$2,210 and you have sold it to the District of Surrey for \$2,800.—A. Yes.

Q. That one was not mentioned to us and you took strong exception to the use in certain quarters of the word "examples" as applied to the three instances you gave. Now you and Mr. Wright have given explanations, on several of these parcels, which I think called for an explanation in view of the remarks attached on your statement, and it looks in the net result as if there were about a dozen of these parcels altogether, or close to a dozen,—I am not saying that figure exactly—where the sale by your department was at a price in advance of that at which you bought? Now have you any comment to make on that Mr. Murchison?—A. I was speaking from the best information that had been given to me by my departmental officers when I made my statement.

Q. Well, Mr. Murchison, in fairness to the committee you did not say then that you were going on information given to you by someone else. You were very positive, so positive that you came back a second day and made a statement in very emphatic terms on the subject. Now it appears that your statement was incorrect and that there have been a number of other parcels, that I have mentioned that I think would number about a dozen, that were sold by your department at a price in advance of the price you paid for them.—A. I do not think there were a dozen. I do not think you can find a dozen in these schedules.

Q. I am not saying it is an exact dozen but I have given you about a dozen examples this morning in the review we have made, and I am asking you now if you do not think the statement you made at the previous meeting was incorrect? It does not matter for a moment on whose information it was given.—A. I will admit the statement was incorrect in so far as the three parcels being sold in advance of the price they were purchased for is concerned.

Q. That is the question you were asked and that is the statement on which you were so emphatic to the committee. I am speaking of the sales to non-



veterans in advance of prices paid by the V.L.A. and I am now content with your statement when you say that it was incorrect.

The CHAIRMAN: Are there any other questions of Mr. Murchison?

I do not want the following remarks to be construed as a reflection on Mr. Fleming's examination this morning but, as the chairman is entitled to express an opinion, I cannot see where all this leads us, except to the conclusion that there might be a correction to the statement he made the previous time.

Mr. HOMUTH: Just a moment.

The CHAIRMAN: I am not passing any judgment, I will give you an opportunity to speak when I am through.

Mr. HOMUTH: Well I would like—

The CHAIRMAN: I am just expressing a personal opinion, I am entitled to do that just as is anybody else.

Mr. FLEMING: I take exception, Mr. Chairman, to that. If the time has come for general argument in the committee or general discussion, then it is within your prerogative to lead off on that discussion.

The CHAIRMAN: I have already asked if there are any other questions and before the witness goes out I can express an opinion. I cannot see that there has been anything wrong disclosed in this morning's questions or anything that would be against the public interest.

Mr. FLEMING: I just want to express this thought. If there are no other questions Mr. Murchison, may be excused as a witness and we are perfectly at liberty to discuss this.

The CHAIRMAN: I have asked the members if they had any other questions and there were none. I am now expressing an opinion which I should be entitled to express.

Mr. JAENICKE: Have you read the previous evidence in connection with the matter?

The CHAIRMAN: I have.

Mr. JAENICKE: You have?

The CHAIRMAN: Yes, perhaps not all of it but most of it.

Mr. JAENICKE: The purpose of Mr. Fleming's examination was to show that the Veterans' Land Act might have made profits out of soldiers on the sales, and that we have got to investigate. We have made a report as far as the Japanese are concerned and that is done with.

Mr. FLEMING: No, it is not done with. Our report has been submitted to the House, or I should say it will go before the House when Mr. Isnor moves adoption of it. We had not completed the evidence on which we are basing the report and Mr. Cruickshank, in a motion, asked for the information which has been produced. There are two things here in my submission. We have additional evidence, and this is a matter of argument, and if we are now having argument, I say the additional evidence is to the effect that the price paid by the Veterans' Land Act administration to the custodian for them any Japanese owners was not a fair price, and again, that some of those prices show an advance.

The CHAIRMAN: Is it inferred that there was not a fair price?

Mr. FLEMING: We had some evidence and this is additional evidence pointing to that very fact. We had in the former evidence three cases where Mr. Murchison intimated there were sales at prices in advance of those at which he bought. Now we find, and I have brought them out, that there were around a dozen. It has also been shown, I submit, that the prices paid to the custodian by the director of the Veterans' Land Act were not fair prices representing the market value of those properties.

Mr. JAENICKE: I agree with you there.

Mr. FLEMING: In the second place, Mr. Murchison's statement on a previous occasion, was to the effect those three properties, which he then said were all the properties sold to civilians at prices in advance of those paid by the director of the Veterans' Land Act. There has been no attempt made to pass over to the Japanese owners the benefit of that sale at an increased price. Now we find that there are not just three, but there are others, and still no attempt has been made to return to the original owners the proceeds of the sales at higher prices. I think there is also an important question in the light of the proceedings of the committee, where a witness came before the committee and was very emphatic about the three sales. He came back at the next meeting and made a statement at some length with very great emphasis which, I think we felt should not have been before the committee but it went on the record. Mr. Murchison objected in the strongest terms, scathing terms, to the use of the word "examples" as applied to those three sales on the basis that there were only three. On that basis, and with that objection, he took up the time of the committee to belabour a journalist, a prominent member of the press gallery, respected by all of us, for using that expression. Now we find there were not only three examples, there were ten or a dozen. I think further we should go into this very carefully by reason of the fact that one department is dealing with another, for which the government, at cabinet level takes the responsibility, and very grave injustice has been done to people who could not protect themselves, namely these Japanese owners.

Mr. JAENICKE: I would like to state my opinion on a matter which Mr. Fleming has raised. The unfortunate publicity which we got was because the Veterans' Land Act was accused of selling soldiers land for higher prices than those at which the parcels were bought. I do not think the evidence establishes that.

Mr. FLEMING: I do not think that was ever the question.

Mr. JAENICKE: There were some sales to private individuals that were considerably more than the price paid and I say that the Japanese owners should be compensated, as we have already recommended. I, myself, was not satisfied with the report however.

Mr. ISNOR: Were you not here when the report was approved?

Mr. JAENICKE: Unfortunately I was in another committee.

Mr. ISNOR: It is unfortunate because it was unanimously approved.

Mr. JAENICKE: So I understand.

Mr. ISNOR: There is no understanding about it, it is a fact. *page 115*

Mr. JAENICKE: I think it could be made plainer. The strongest evidence we have concerning the Veterans' Land Act and the fact that the property was bought too cheaply is at page 115 and 116 where these forty-three parcels were sold to private individuals for \$82,000 as against the offer of the Veterans' Land Act for \$38,000. That, in my opinion, is the strongest evidence we have before this committee that the offer of the Veterans' Land Act was away below the actual value. The three, or four, or half a dozen, or dozen, parcels which have been mentioned to-day are only additional evidence, as far as I can see, that the Japanese owners ought to be compensated and the matter should be investigated by parliament through a commission.

Mr. WARREN: I have been wondering if Mr. Fleming is trying to indicate or to prove that it is something of a crime that some of these properties were sold at an advance of price to civilians. Has a crime been committed?

Mr. HOMUTH: Well it ought to go back to the individual owners.



Mr. FLEMING: We should not have been told there were not other sales of this kind with such emphasis.

The CHAIRMAN: There was also a great lapse of time during which there were taxes and administrative costs mounting up while they had the land.

Mr. FLEMING: That has not got anything to do with this at all.

Mr. PROBE: The director of the Veterans' Land Act himself was prepared to raise his figure in purchasing certain of these properties to a point where his price exceeded the appraisal which his department put on the land. I think that is an important point, because it suggests, to my mind, that his appraisal had been exceedingly modest in setting the value on the various parcels on which the director offered to purchase. The director himself was perfectly satisfied that he could afford to pay more, because he did so for certain parcels. I did not intend to break in on the trend of the question but that was one thing that ran through my mind. The director himself thought he could pay more without doing an injustice to the clients he represented. I wondered if Mr. Murchison would care to comment on that?

The WITNESS: Mr. Chairman, I think, from the information I have presented here, that in any case where there was an increase agreed to, the amount was comparatively small. Without checking the details it is my impression that in no case was the increase in an individual parcel more than about ten per cent.

Mr. PROBE: But undoubtedly you felt you had a safety margin and you could offer more?

The WITNESS: Yes, but in many cases where an additional price was demanded we declined to pay. The number of cases where we agreed to increase was, after all, very limited in relation to the over-all size of the transaction.

Mr. HOMUTH: Might I ask Mr. Isnor when he is going to move adoption of the report.

Mr. ISNOR: I was going to move it last Friday, but at the request of Mr. Fleming, a member of the committee who is very interested in the work, I postponed making the motion on that day.

Mr. FLEMING: Thursday was the day.

Mr. ISNOR: Yes, Thursday. Now that Mr. Fleming has returned I think it will be done in the very near future.

Mr. FLEMING: I think I would like to add that, when speaking to Mr. Isnor on the matter of moving it on Thursday, a meeting was being called on Friday to hear Mr. Murchison's evidence. I was here on Friday but Mr. Isnor and I agreed there was not much point in moving it when there was another meeting to finish up the evidence. Mr. Isnor very kindly agreed with that, and he and I both took it just as a matter of convenience.

Mr. MACDONNELL: I have been away but I would like to ask a question. If I had been here I would have had the information, but is it the feeling that where an additional amount was received by the authorities over and above that given to the original owners, notwithstanding the considerations which have arisen, that any advance should go to the original owners?

Mr. JAENICKE: There was a suggestion in the correspondence but I do not think it was contained in the agreement. There is some evidence that the Veterans' Land Act would turn over any profits.

Mr. MACDONNELL: Would it be proper for this committee to express such a view and would that be the view?

The CHAIRMAN: I think that has been more or less covered by our recommendation that an inquiry be held and a commission be set up to hear the claims. Those claims can come before the commission which we have recommended.

Mr. ISNOR: It is a big question which is raised by Mr. Macdonnell. We have discussed it at some length and I doubt whether it would be wise to reopen the question to-day. The purchases were made in 1941 and the sales made in 1942, 1943, 1944, 1945, and 1946. Naturally prices have increased and I think the committee felt that was a feature which would have to be taken into consideration by the commissioner or the commission.

The CHAIRMAN: There is another angle to it. If we are to extend the benefit to the first owner of any advance in price, we might be led to consider what the actual price is now. The actual price is even higher now, and I understand many of the individuals who purchased from the department have sold at a profit. If the Japanese could say the real value of our land would be so much now, it would open a wide field. I think that is one of the things which should be in the hands of the commission which would hear the cases and make representations to the government. Are there any other comments?

Mr. GOLDING: Did you have some comment Mr. Chairman?

The CHAIRMAN: I think the only point is that it is quite late. We better not call the other witnesses and I move that we adjourn until to-morrow morning at 11.00 a.m. to hear Dr. Coleman and Mr. Mathieu. Mr. Fleming was not here when they appeared and I understand the other members were all through, but we agreed to postpone the balance of their evidence so Mr. Fleming could ask questions. I move that we adjourn until to-morrow so as not to have to change the agenda for next week.

The meeting stands adjourned until to-morrow.

The meeting adjourned at 1.05 p.m. to meet again Friday, June 27, 1947 at 11.00 a.m.



## APPENDIX "A"

(See also pp. 163-175, minutes of proceedings and evidence, May 13, 1947)

File No.	J. L.	Name	Appraisal \$ cts.	Sale Price \$ cts.	VLA File	Sold for by VLA \$ cts.	REMARKS
2862	92	Adachi, A.	988 00	970 00	BC/218-P		
5058	93	Adachi, M. K.	1,222 00	1,222 00	BC/219-P		
5442	178	Amemori, A.	855 00	839 00	BC/1880-A	839 00	
5432	85	Araki, T.	850 00	834 00	BC/221-P		
9363	110	Endo, H.	419 00	411 00	BC/222-P		
9363/4	111	Endo, T. and H.	2,038 00	2,001 00	BC/223-P		
2864	116	Fukami, K.	1,400 00	1,374 00	BC/224-P		
2864	116	Fukami, K.	225 00	221 00			
2851	172	Fukami, K. M.	424 00	416 00	BC/225-P		
11060	75	Fukawa, S.	1,158 00	1,137 00	BC/226-P		
5573	31	Fujino, K.	2,085 00	2,047 00	BC/640-P		
5573	31	Fujino, K.	125 00	123 00			
Int. 132	87	Hirai, S.	323 00	317 00	BC/684-P		Cancelled—Title not obtained.
2853	89	Hashimoto, R.	1,560 00	1,532 00	BC/230-P		
4999	82	Hayashi, G.	550 00	540 00	BC/231-P		
6620	33	Hayashi, K.	977 00	959 00	BC/232-P		
5438	143	Hashizume, E.	570 00	560 00	BC/233-P		
5438	143	Hashizume, E.	2,326 00	2,284 00	BC/234-P	5,500 00	Westminster Priory Ltd.
5438	143	Hashizume, E.	120 00	118 00	BC/235-P		
5438	143	Hashizume, E.	1,795 00	1,763 00	BC/236-P		
4965	18	Hinatsu, Y.	1,488 00	1,461 00	BC/237-P		
4461	46	Hisaoka, I.	250 00	245 00	BC/1071-A	245 00	
4461	46	Hisaoka, I.	1,351 00	1,327 00	BC/1071-A	1,327 00	
5437	94	Ikebuchi, T.	1,450 00	1,424 00	BC/239-P	926 00	1 part sold, 1 part remaining (BC/2701-B).
5444	50	Inouye, Y.	755 00	741 90	BC/662-P		
6622	146	Ito, D.	2,000 00	1,964 00	BC/739-P		To be cancelled—price too high.
4612	84	Kadoyama, I.	770 00	756 00	BC/242-P		
13862	171	Kadonaga, T.	731 00	718 00	BC/2158-B	718 00	
9937	112	Kamimura, K.	279 00	274 00	BC/244-P		
2859	117	Kato, K.	887 00	871 00	BC/663-P		
5439	19	Kitagawa, Y.	850 00	835 00			Withdrawn—offer deficient.
5440	27	Konno, Y.	769 00	755 00	BC/247-P		
5440	27	Konno, Y.	214 00	210 00	BC/247-P		
5574	118	Nagata, F.	500 00	491 00	BC/1071-A	491 00	
6618	118	Kudo, M.	668 00	656 00	BC/249-P		
5424	141	Kunimoto, S.	623 00	612 00	BC/250-P		
5424	141	Kunimoto, S.	1,835 00	1,802 00	BC/2593-B	535 55	Land only—house destroyed by fire.
2525	20	Mitsunaga, T.	610 00	599 00	BC/252-P		

STANDING COMMITTEE

2861	32	Morihamada, T.	280 00	275 00	BC/253-P		
5441		Miyagawa, H.					
5428	24	Miyagawa, T.	1,000 00	982 00	BC/2084-B	982 00	
4741	107	Mori, Y.	2,179 00	2,140 00	BC/664-P		
4742	108	Mori, Y.	512 00	503 00	BC/256-P		
2861	17	Moriyama, T.	500 00	491 00	BC/257-P		
12875	17	Moriyama, M.	809 00	874 00	BC/2458-B	874 00	
2861	17	Moriyama, T.	79 00	78 00	BC/1017-P		
15007	120	Nakamura, H.	1,300 00	1,276 00	BC/259-P		Cancelled—title not obtained.
5419	408	Nakashima, T.	820 00	805 00	BC/1423-A	805 00	
2865	2	Nishiyama, K.	2,386 00	2,343 00	BC/672-P		
5430	196	Nomura, Y.	1,216 00	1,194 00	BC/262-P		
2883	77	Ogawa, K.	970 00	952 00	BC/263-P		
1352	49	Oda, K.	1,265 00	1,242 00	BC/2518-A	1,242 00	
10220	3	Ohashi, S.	4,526 00	4,444 00	BC/265-P		
10220	3	Ohashi, S.	449 00	441 00	BC/266-P		
10220	3	Ohashi, S.	297 00	292 00	BC/267-P		
5435	90	Okabe, D.	2,100 00	2,062 00	BC/2134-B	2,062 00	
5435	90	Okabe, D.	96 00	94 00	BC/269-P		
5575	489	Okamura, M.	453 00	445 00			Cancelled, not suitable.
5445	1	Okuma, Y.	2,677 00	2,628 00	BC/271-P	2,628 00	(Sold in 2 parts) (BC/2304-B and BC/2482-B).
9332	113	Oniskaki, S.	328 00	322 00	BC/2088-B	322 00	
5443	45	Ohno, K.	974 00	956 00	BC/686-P		
9331	30	Saito, K.	1,600 00	1,571 00	BC/274-P		
2867	86	Saito, K.	1,000 00	982 00	BC/275-P		
2705		Mrs. Shizu Saito					
12227	220	Sakon, B.	4,229 00	4,152 00	BC/233-A	4,152 00	
4601	80	Sakon, M.	1,796 00	1,764 00	BC/277-P		
4601	80	Sakon, M.	424 00	416 00	BC/278-P		
13382	91	Sakon, M.	514 00	505 00	BC/279-P		
13587		Sakon, I.					
4616	142	Sasaki, C.	763 00	749 00	BC/280-P	520 80	(1 part sold, 1 part remaining) (BC/2394-B).
5425	28	Sato, S.	715 00	702 00	BC/281-P		
5578	135	Senda, K.	1,775 00	1,743 00	BC/665-P	1,743 00	Sold in two parts, BC/2644-A and .25 acre pcl. to Farmers' Association of Mission for sum of \$150.00. (\$403.95 received from timber sales).
9336	23	Oikawa, M. N.	1,622 00	1,593 00	BC/1651-B	1,189 55	
2873	26	Shimomura, T.	1,190 00	1,168 00	BC/284-P		
3265	129	Shimoda, K.	775 00	761 00	BC/285-P		
5434		Uyemura, I.					
3265	76	Shimoda, K.	492 00	483 00	BC/286-P		
2525		Mitsunaga, T.					
Int. 1248	64	Shiono, N. (In Trust)	577 00	567 00	BC/287-P		
Int. 713	121	Shirakawa, T.	450 00	442 00	BC/288-P		Cancelled—title not obtained.
Int. 713	121	Shirakawa, T.	1,422 00	1,396 00	BC/289-P		Cancelled—title not obtained.
Int. 1111	34	Towomura, M.	600 00	589 00	BC/290-P		Subdivision—see appendix No. 2.
Int. 1111	48	Towomura, M.	539 00	529 00	BC/291-P		
13693	78	Tashiro, G.	1,600 00	1,571 00	BC/293-P		Cancelled—title not obtained.

PUBLIC ACCOUNTS



File No.	J. L.	Name	Appraisal \$ cts.	Sale Price \$ cts.	VLA File	Sold for by VLA \$ cts.	REMARKS
2875	79	Tashiro, E.	499 00	490 00	BC/294-P		
5579	21	Tatebe, K.	1,100 00	1,080 00	BC/295-P		
Int. 5579	22	Tatebe, K.	760 00	746 00	BC/296-P		Subdivision—see Appendix 2.
Int. 1113	114	Tateyama, S.	565 00	555 00	BC/297-P		
5576	25	Tsuji, K.	800 00	1,188 60	BC/2401-B	1,188 60	Withdrawn.
4962	51	Tsuji, T.	460 00	452 00			
5581		Tsuji, S.			BC/300-P		Subdivision—see Appendix 2.
9320	136	Umestu, K. (in trust)	1,861 00	1,827 00	BC/302-P		
5434	47	Uyemura, I.	260 00	255 00	BC/301-P		
5434	47	Uyemura, I.	1,325 00	1,301 00	BC/303-P		Subdivision—see Appendix 2.
3267	88	Watanabe, Y.	1,200 00	1,178 00	BC/304-P		
3267	88	Watanabe, Y.	235 00	231 00	BC/666-P		
2881	83	Yako, T.	360 00	353 00	BC/742/P		
5421	29	Yanoshita, T.	1,850 00	2,095 00			Withdrawn.
5421	29	Yanoshita, T.	555 00	545 00	BC/308-P		
Int. 736	181	Aoki, C.	195 00	191 00	BC/309-P		
5060	184	Aoki, K.	885 00	869 00	BC/310-P		
5060	184	Aoki, K.	188 00	185 00	BC/311-P	1,425 00	(1 pcl.) Purchase price \$1,425.00 (BC/349-B).
2857	145	Hattori, S.	1,377 00	1,352 00			
2855	145	Hattori, M.	110 00	108 00	BC/311-P		Purchase price \$426.00, Custodian having recovered \$353.00 insurance on house destroyed by fire.
5433	173	Hayashi, T.	793 00	779 00	BC/313-P		Sold June, 1942.
6020	33	Hayashi, K.	368 00	361 00	BC/314-P		
5437	94	Ikebuchi, T.	615 00	604 00	BC/315-P		
1572	198	Ito, Y.	850 00	835 00	BC/316-P		
4529	169	Kimura, I.	1,420 00	1,394 00	BC/317-P		
2889	170	Kinoshita, A.	880 00	864 00	BC/318-P		
4963	119	Kodama, T.	880 00	864 00	BC/319-P		
4960	177	Matsushita, J.	91 00	89 00	BC/320-P	334 00	Sold in 4 parts (BC/626-B, BC/2645-B, BC/2646-B and BC/2647-B).
5441	179	Miyagawa, H.	340 00	334 00			
5426	182	Nakashima, U.	2,190 00	2,150 00	BC/321-P		
2287	183	Okamura, S.	299 00	294 00	BC/322-P		
5445	1	Okuma, Y.	240 00	236 00	BC/323-P		
5425	174	Sato, S.	130 00	128 00	BC/324-P		
2871	144	Shigehiro, K.	1,151 00	1,130 00	BC/325-P		Withdrawn.
5420	23	Shikaze, K.	1,875 00	1,841 00			Subdivision—see Appendix 2.
5420	23	Shikaze, K.	552 00	542 00	BC/327-P		
13222	168	Takamoto, S.	225 00	221 00	BC/328-P		
2879	180	Yahiro, Kin.	1,785 00	1,753 00	BC/329-P	1,465 00	Sold in 2 parts—Cost price \$1,465.00 (BC/2432-B and BC/2503-B).

STANDING COMMITTEE

11525	7	Abe, M.	1,831 00	1,798 00	BC/5-P		
7008	217	Aomoto, I.	1,885 00	1,851 00	BC/6-P		
8654	53	Arinobu, H.	612 00	601 00			Cancelled, title not obtained.
5993	56	Arinobu, M.	1,593 00	1,564 00	BC/1552-B	1,564 00	
2763	164	Ariza, E.	1,509 00	1,482 00	BC/8-P		
5992		Ariza, M.					
12585	153	Fujii, Y.	1,218 00	1,196 00	BC/9-P	865 00	1 part sold, 1 part remaining (BC/2710-B).
5318		Fujita, H.	2,808 00	2,757 00	BC/196-A	2,757 00	
Int. 5831	391	Nakano, R.					
1263		Iwato, S.	729 00	716 00	BC/1909-B	716 00	
5284		Otani, K.					
6399	188	Otani, Y.	1,094 00	1,074 00	BC/12-P		
2761	195	Fujita, Y.	1,537 00	1,509 00	BC/1240-A	1,509 00	Sold prior to evacuation.
5069	374	Fujino, S.	1,155 00	1,134 00			
5401	63	Fujishige, T.	264 00	259 00	BC/14-P		Cancelled, title not obtained.
3368	349	Fujiwara, T.	1,000 00	982 00	BC/15-P		Cancelled, title not obtained.
7348	13	Fukuda, T.	25 00	25 00	BC/16-P		Cancelled, title not obtained.
3325	375	Fukunaga, S.	521 00	512 00	BC/17-P		
Int. 131	148	Furuya, M. and Co. Ltd.	1,400 00	1,375 00	BC/2498-A	1,375 00	
5431	6	Furukawa, G.	731 00	718 00	BC/2211-B	718 00	
5431	6	Furukawa, G.	1,700 00	1,669 00	BC/1348-A	1,669 00	
7346	12	Furukawa, K.	170 00	167 00	BC/21-P		Cancelled—title not obtained.
4230	98	Furuse, K.	257 00	252 00	BC/22-P		
2281	313	Go, T.	531 00	522 00	BC/23-P		
4820	321	Goryo, Y.	654 00	642 00	BC/24-P		
2860	16	Goto, G.	1,127 00	1,106 00	BC/25-P		
7376	61	Gyotoku, U.	47 00	46 00			
6930	151	Hamaura, S.	96 00	94 00	BC/26-P	3,050 00	Subdivision, see appendix No. 8. These lots sold by public tender together with J.L. 147 to William Minty for \$3,050.00. Sold May 1942.
6930	151	Hamaura, S.	202 00	198 00			
6930	151	Hamaura, S.	836 00	821 00			
Int. 504	128	Hara, K.	1,147 00	1,126 00	BC/2150-B	1,126 00	
6659	106	Hayami, M.	292 00	287 00	BC/28-P		
9374	156	Hidaka, T.					
767		Hidaka, K.	203 00	199 00	BC/29-P		
4620	288	Hiramatsu, T.	1,680 00	1,650 00	BC/1551-B	1,650 00	Only 1 property.
7000	213	Hirowatari, H.	1,680 00	1,650 00			
7001		Hirowatari, T.	924 00	907 00	BC/2420-B	907 00	
4833	211	Hisanaga, M.	150 00	147 00	NC/32-P	344 00	
4846	192	Hisanaga, M.	350 00	344 00	BC/1267-B		
Int. 162	361	Hori, G.					
8794	150	Hori, S.	878 00	862 00	BC/1648-B	862 00	Subdivision—see appendix 5.
8662	105	Horiuchi, Y.	3,170 00	3,113 00	BC/35-P		
5403		Hosaki, S.					
5403	137	Hosaki, S.	285 00	280 00	BC/36-P		
5403	137	Hosaki, S.	744 00	731 00	BC/2262-B	731 00	
Int. 7352		Hoyano, T.					
Int. 1437	54	Yamasaki, K.	940 00	923 00	BC/2190-B	923 00	
1302		Okasakil, L.					

PUBLIC ACCOUNTS



File No.	J. L.	Name	Appraisal	Sale Price	VLA File	Sold for by VLA	REMARKS
			\$ cts.	\$ cts.	\$ cts.	\$ cts.	
7353	682	Hoyaho (Mrs.) Y.....	3,635 00	3,569 00	BC/2196-A	3,569 00	
Int. 402	683	Ichikawa, H.....	2,760 00	2,710 00	BC/2052-A	2,710 00	
6988	314	Ikeda, K.....	1,986 00	1,950 00	BC/1733-B	1,950 00	
6996	216	Imada, K.....	3,038 00	2,983 00	BC/2360-A	916 78	Fire loss recovery \$2,066.22.
6933		Imada, T.....					
6929	345	Imada, K.....	392 00	385 00	BC/42-P		
7378		Imada, T.....					
6995	254	Imada, Y.....	1,350 00	1,326 00	BC/2698-A	1,326 00	
8823	366	Iinuma, T.....	252 00	248 00	BC/771-B	248 00	J. L. 354 also sold—same account.
9379	390	Inouye, Y.....	Nil	Nil			
6990	309	Isoshima, T.....	866 00	850 00	BC/45-P		
6983	310	Isoshima, Y.....	2,269 00	2,228 00	BC/1370-A	2,228 00	
3413	376	Itaya, W.....	501 00	492 00	BC/47-P		
736	358	Iwamoto, T.....	366 00	359 00	BC/48-P		
3415	359	Iwamoto, S.....	771 00	757 00	BC/49-P		
7349	35	Iwase, T.....	1,305 90	1,231 00	BC/2636-B	1,256 00	Fire loss recovery \$25.00.
8059	389	Kajuiira, H.....	1,660 00	1,630 00	BC/1592-B	1,630 00	
13606		Kajuiira, D.....					
12273	684	Kanzaki, T.....	3,728 00	3,661 00	BC/52-P		
8791	342	Kato, K.....	49 00	48 00	BC/53-P		
14172		Sato, S.....					
8796	353	Kato, S.....	552 00	542 00	BC/2670-B	542 00	
8667	149	Katsuno, C.....	1,870 00	1,836 00	BC/2053-B	1,836 00	
5281	187	Kawashima, A.....	627 00	616 00	BC/2317-B	616 00	
7342	194	Kawamoto, M.....	270 00	265 00	BC/57-P		
8670	68	Kawamoto, S.....	1,770 00	1,738 00	BC/58-P		Subdivision—see appendix 5.
9386	154	Kido, K.....	1,000 00	982 00	BC/1425-C	982 00	
4981	127	Kido, S.....	1,196 00	1,174 00	BC/2356-B	1,174 00	Sold by Official Administrator.
11970	138	Kiku, T.....	504 00	495 00			
8790	350	Kobayashi, K.....	281 00	276 00	BC/61-P		
2759	175	Koga, S.....	1,516 00	1,489 90	BC/2051-B	1,489 00	Purchased price, \$1,489.00.
2885	166	Koga, T.....	1,434 00	1,408 00	BC/2634-B	1,408 00	
8272	246	Kobara, C.....	684 00	672 00	BC/64-P		
8308	279	Kohy, T., Mrs.....	1,558 00	1,530 00	BC/251-B	1,530 00	
8673		Kohy, Y.....					
5283	263	Kojima, I.....	1,571 00	1,543 00	BC/2165-B	1,543 00	
6981		Kosaka, J.....					
6980	176	Kosaka, T.....	3,145 00	3,088 00	BC/67-P		VLA records show the J.L. No. to be 685.
6982		Kosaka, M.....					
3425	348	Kosaka, K.....	496 00	487 00	BC/702-B	487 00	
2924		Kosaka, M.....					

6994	176	Kosaka, M.....	418 00	410 00	BC/69-P		
6987		Kosaka, K.....					
7362	73	Kumamoto, H.....	1,482 00	1,455 00	BC/70-P		Subdivision—see Appendix 1.
9351		Kumamoto, T.....					
7361	74	Kumamoto, K.....	701 00	688 00	BC/71-P		Subdivision—see Appendix 1.
7360		Kumamoto, T.....					
9587	55	Kusano, K.....	430 00	422 00	BC/72-P		
9587	55	Kusano, K.....	2,241 00	2,200 00			Sold June, 1943.
9588	161	Maehara, K.....	500 00	491 00	BC/2027-A	491 00	
4652	162	Maehara, M.....	1,110 00	1,090 00	BC/2027-A	1,090 00	
7004	287	Makino, M.....	1,300 00	1,276 00	BC/75-P		Fire loss recovery \$738.75.
5282	285	Matsume, T.....	1,100 00	1,080 00	BC/76-P		
2001	199	Matsuo, K.....	755 00	741 00	BC/2147-B	736 00	Fire loss recovery \$5.00.
2633		Matsuo, S.....					
8674	209	Matsuoka, T.....	1,443 00	1,417 00	BC/298-B	1,417 00	
8677	686	Miyasaki, M.....	3,345 00	3,284 00	BC/1378-A	3,284 00	
5285	261	Matsunie, I.....	484 00	475 00	BC/80-P		
5402	284	Matsumoto, Y.....	419 00	411 00	BC/81-P		
7350	36	Mende, S.....	131 00	129 00	BC/2558-B	129 00	
3445	346	Miki, Y.....	939 00	922 00	BC/2318-B	922 00	
4836	270	Mishima, T.....	1,000 00	982 00	BC/84-P	452 00	1 part sold, 1 part remaining (BC/2526-B).
4831	264	Miyake, T.....	402 00	395 00	BC/85-P		
4830		Miyake, N.....					
2757	210	Mitani, H.....	997 00	979 00	BC/86-P		
3401	320	Miyanaga, Y.....	765 00	751 00	BC/87-P		
3403		Miyanaga, Mrs. K.....					
8797	130	Morishige, F.....	503 00	494 00	BC/88-P		
3360	130	Nishikawa, S.....	722 00	709 00	BC/89-P		
6986	290	Mochizuki, N.....	2,258 00	2,217 00	BC/2452-A	2,217 00	
6984	286	Mochizuki, S.....	2,074 00	2,036 00	BC/2621-B	2,036 00	
7366	248	Morikawa, K.....	3,156 00	3,099 00	BC/92-P		Subdivision—see appendix 1.
8680	193	Morikawa, M.....	1,577 00	1,548 00	BC/93-P		
8682		Morikawa, F.....					
7351	42	Mukai, O.....	2,384 00	2,341 00	BC/1007-B	2,341 00	
7351	42	Mukai, O.....	590 00	579 00	BC/95-P		Subdivision—see appendix 8.
3409	354	Mukaia, K.....	2,558 00	2,512 00	BC/771-B	2,512 00	J.L. 366 also sold—same account.
7375	71	Mukuda, N.....	894 00	878 00			Sold by Custodian prior to June/42.
Int. 201	363	Nabeta, M.....	212 00	208 00	BC/98-P		
4796	157	Nabuto, F. Mrs.....	466 00	458 00			Sold by Custodian July /42.
4832		Nabuto, K.....					
6977	307	Yoshihara, I.....	1,000 00	982 00	BC/2374-B	982 00	
6972		Yoshihara, R.....					
12001	256	Nagao, M.....	1,728 00	1,697 00	BC/100-P		
7354	69	Nakahara, H.....	2,405 00	2,362 00	BC/101-P		Subdivision—see appendix 5.
6928	322	Nakamuar, M.....	2,187 00	2,147 00	BC/2554-A	2,147 00	
13467		Nakamura, H.....					
7367	66	Nakano, A.....	1,000 00	982 00	BC/1682-B	982 00	
7368	122	Nakano, A.....	818 00	803 00	BC/104-P		Subdivision—see appendix 1.
5975	43	Nakano, J.....	2,913 00	2,560 00	BC/661-A	2,860 00	
5974	43	Nakano, J.....	Included above	300 00			



File No.	J. L.	Name	Appraisal	Sale Price	VLA File	Sold for by VLA	REMARKS
			\$ cts.	\$ cts.		\$ cts.	
7377	57	Nakano, S.	770 00	756 00	BC/106-P		
7364	67	Nakano, Y.	1,249 00	1,226 00	BC/1170-B	1,226 00	
7373	41	Nakata, Y.	572 00	562 00	BC/108-P		
10457	281	Namba, A.	2,482 00	2,437 00	BC/1593-A	2,437 00	
13949		Namba, S.					
1937	274	Namba, M.	207 00	203 00	BC/2671-B	203 00	
5821	343	Nikaido, M.	644 00	632 00	BC/111-P		
8047	352	Natsuyara, K.	2,363 00	2,320 00	BC/112-P		
3955	65	Nishimoto, K.	250 00	246 00	BC/113-P		
2839	247	Odaguchi, F.	598 00	587 00	BC/217-A	587 00	J.L. 212 also sold same account.
2843		Odaguchi, E.					
8685	318	Odamura, T.	2,955 00	2,902 00	BC/303-A	2,902 00	
8689	277	Odamura, T.	47 00	46 00	BC/116-P		
8687	317	Odamura, T.	304 00	299 00	BC/117-P		
8688		Odamura, N.					
5230	367	Ogawa, S.	53 00	52 00	BC/118-P		
8802	341	Ogawa, R.	1,343 00	1,319 00	BC/2386-B	1,319 00	
5972	308	Ohta, Y.	1,050 00	1,031 00	BC/120-P		
8676		Miyamota, S.					
8695	39	Oike, K.	3,454 00	3,392 00	BC/121-P		Subdivision—see Appendix No. 6.
4837	242	Oka, S.	1,300 00	1,276 00	BC/1881-B	1,276 00	
4838	283	Oka, T.	1,900 00	1,866 00	BC/1543-A	1,866 00	
4841		Oka, M.					
5003	11	Okabe, K.	1,139 00	1,118 00	BC/1911-B	1,118 00	
8692	305	Okada, T.	1,051 00	1,032 00	BC/125-P		
8666		Karatsu, N.					
4222	95	Okahashi, M.	133 00	131 00	BC/126-P		Cancelled—title not obtained.
2837	186	Okano, K.	2,404 00	2,360 00	BC/2282-A	2,360 00	J.L. 163 also sold same account.
5278	255	Okano, M.	210 00	206 00	BC/128-P		
6974	243	Oki, H.	1,579 00	1,551 00	BC/129-P		
6970		Oki, T.					
6970	219	Oki, T.	48 00	47 00	BC/130-P		
4980	357	Okubo, F.	947 00	930 00	BC/131-P		
8699	4	Omura, S.	600 00	589 00	BC/132-P		
8698	5	Omura, S.	3,010 00	2,955 00	BC/133-P		
2835	163	Onagi, K.	750 00	736 00	BC/2282-A	736 00	J.L. 186 also sold, same account.
9214	115	Mori, H. Mrs.	330 00	324 00	BC/135-P		
2543	212	Osato, S.	1,812 00	1,779 00	BC/217-A	1,779 00	J.J. 247 also sold, same account.
4835	100	Ozamoto, M.	995 00	977 00	BC/137-P		
6991	316	Ryoji, K.	1,504 00	1,380 00	BC/1491-B	1,380 00	
10105	103	Sakaki, T.	100 00	98 00	BC/139-P		
7359	59	Sakamoto, M.	268 00	263 00	BC/140-P		
7374	58	Sano, S.	2,145 00	2,106 00	BC/141-P		

3419	460	Sawada, T.	986 00	968 00	BC/142-P		
7369	10	Sawayama, G.	847 00	832 00	BC/143-P		
Int. 879	304	Seko, S.	1,324 00	1,300 00	BC/2542-B	1,300 00	
6989	214	Seo, M.	363 00	356 00	BC/145-P		
2887	38	Seto, M.	1,415 00	1,389 00	BC/488-B	1,389 00	
3370	362	Shigem, T.	901 00	885 00	BC/147-P		
2797	159	Shimizu, J.	2,028 00	1,991 00	BC/148-P		
11297	129	Shimoda, K.	507 00	498 00	BC/149-P		Cancelled—title not obtained.
8815	351	Shimizu, R.	276 00	271 00	BC/150-P		
8703	258	Shimoji, S.	918 00	901 00	BC/151-P		
9327	276	Shimoji, K.	900 00	884 00	BC/152-P		
9401	123	Shin, S. Z.	1,861 00	1,827 00	BC/2058-A	1,593 16	Purchase price \$1,600., sale of stumpage \$6.84, J.L. 132 also sold, same account.
9402	311	Shin, Y.	752 00	738 00	BC/154-P		
6993	282	Shishido, E.	1,000 00	982 00	BC/155-P		
3417	360	Shono, K.	699 00	686 00	BC/2110-B	686 00	
12276	365	Shoji, G. Y.	1,305 00	1,404 28	BC/157-P		
Int. 1347	147	Sunada, T.	96 00	95 00	BC/158-P	3,050 00	This lot sold by public tender together with J.L. 151 to William Minty.
6161	280	Tada, G.	505 00	496 00	BC/159-P		
8706		Tada, T.					
5453	378	Tahara, R.	1,260 00	1,237 00	BC/269-B	1,237 00	
1496	415	Tahara, T.	102 00	100 00	BC/161-P		
11617	185	Takagi, D.	525 00	516 00	BC/162-P		
4971	40	Takahash.	1,116 00	1,180 00	BC/163-P		
8710	275	Takasaki, S.	1,200 00	1,178 00	BC/372-B	1,178 00	
8710	275	Takasaki, S.	260 00	255 00	BC/164-P		
7357	15	Takashima, T.	1,300 00	1,277 00	BC/1589-B	1,277 00	
8003	60	Takashima, Y.	240 00	236 00	BC/2568-B	236 00	
6409	70	Takashita, T.	2,184 00	2,145 00	BC/168-P		Subdivision—see Appendix No. 6.
9612	134	Takeuchi, M.	468 00	460 00	BC/169-P		
9410	133	Takeuchi, Y.	833 00	818 00	BC/170-P		
9405	155	Takiguchi, H. (Mrs.)	495 00	486 00	BC/171-P		
9405	126	Takiguchi, H.	179 00	176 00	BC/172-P		
8714	101	Takimoto, Y.	Nil	Nil			
6661	158	Kakumasu, S.	274 00	269 00	BC/173-P		
6968	215	Tamura, J.	2,161 00	2,122 00	BC/1996-A	2,122 00	
5280	224	Tamura, M.	2,130 00	2,091 00	BC/175-P		
5316		Tamura, Y.					
5279	72	Tamura, M.	676 00	664 00	BC/1-P		Subdivision—see Appendix 1.
5286		Tamura, T.					
4840	273	Tanaka, S.	750 00	736 00	BC/176-P		Title not obtained.
4840	273	Tanaka, S.	522 00	513 00			
4840	273	Tanaka, S.	1,797 00	1,765 00	BC/525-B	1,765 00	
4844	272	Tanaka, Y.	1,125 00	1,105 00	BC/2359-B	1,105 00	
4845	271	Tanaka, M.	196 00	192 00	BC/179-P		
5287	262	Taniguchi, R.	2,572 00	2,525 00	BC/745-A	2,619 00	
5287	262	Taniguchi, R.	96 00	94 00			
6978	241	Tateishie, T.	295 00	290 00	BC/181-P		



File No.	J. L.	Name	Appraisal	Sale Price	VLA File	Sold for by VLA	REMARKS
			\$ cts.	\$ cts.		\$ cts.	
5958	52	Tazumi, A.	1,200 00	1,178 00	BC/182-P		Subdivision—see Appendix 8.
5958	52	Tazumi, A.	175 00	172 00	BC/183-P		
2925	379	Tokuyasu, Y.	388 00	381 00	BC/184-P		
4220	102	Teramura, N.	930 00	913 00	BC/185-P		
2852	152	Tomita, M.	1,012 00	994 00	BC/4-P		
3399	131	Ikeda, Y.	488 00	479 00	BC/2623-B	479 00	
3411		Tsujita, T.					
3411	344	Tsujita, T.	605 00	594 00	BC/187-P		
13554	37	Tsujura, T.	336 00	330 00	BC/188-P		Cancelled, title not obtained.
9321	160	Tsuyuki, I.	434 00	426 00	BC/189-P		
9321	132	Uchimaru, I.	1,219 00	1,197 00	BC/2058-A	1,197 00	J. L. 123 also sold, same account.
4821	323	Uchimaru, K.	174 00	171 00	BC/191-P		
9416	347	Umetsu, K.	1,088 00	1,068 00	BC/192-P		Purchase being cancelled.
Int. 1414		Umetsu, T.					
4842	189	Ura, I.	1,265 00	1,242 00	BC/1918-B	1,242 00	
4839	206	Utsonomiya, G.	1,750 00	1,718 00	BC/194-P		
Int. 366	124	Uyeno, H.	563 00	553 00	BC/195-P		
3366	380	Wada, K.	293 00	288 00	BC/196-P		
4823	392	Wakahara, S.	1,580 00	1,551 00	BC/197-P		
13057	97	Wakayama, K.	2,726 00	2,677 00	BC/198-P		
5451	364	Yakashiro, T.	1,514 00	1,487 00	BC/199-P		
5451	356	Yakashiro, T.	1,222 00	1,200 00	BC/200-P		
3405		Taniguchi, K.					
6660	253	Yamaga, Y.	1,614 00	1,585 00	BC/2597-B	1,585 00	
7371	44	Yamamoto, K.	50 00	49 00	BC/202-P		
7371	44	Yamamoto, K.	50 00	49 00	BC/202-P		
7370	62	Yamamoto, R.	1,416 00	1,390 00	BC/1912-B	1,390 00	
11243	207	Yamamoto, T. now Taku, T.	685 00	673 00	BC/204-P		
8716	278	Yamamoto, U.	2,080 00	2,042 00	BC/2316-B	2,042 00	
8717	139	Yamasaki, N.	590 00	579 00	BC/206-P		
6992	315	Yamasaki, G.	738 00	725 00	BC/207-P		
12228		Yoshizaki, Y.					
6663	165	Yokoyama, A.	1,028 00	1,009 00	BC/208-P		
6664		Yokoyama, T.					
6662	218	Yokoyama, T.	775 00	741 00	BC/209-P		
6976	291	Yoneyama, R.	1,420 00	1,394 00	BC/210-P		
8719	312	Yoshida, G.	978 00	960 00	BC/211-P		
8721	208	Yoshida, M.	2,765 00	2,715 00	BC/1272-A	2,715 00	
5288	190	Yoshida, Y.	1,681 00	1,651 00	BC/1939-B	1,651 00	
6975	104	Yoshida, E.	1,925 00	1,890 00	BC/2163-A	1,890 00	
6972	691	Yoshihara, R.	3,689 00	3,622 00	BC/215-P		
7383	99	Yoshikawa, S.	1,550 00	1,522 00	BC/1544-B	1,522 00	

Int. 1357	257	Yoshino, K.	1,705 00	1,674 00	BC/2047-B	1,674 00	
10660	9	Yoshioka, A.	1,822 00	1,789 00	BC/165-P		
7373	8	Yoshioka, K.	1,376 00	1,351 00	BC/97-P		
376	231	Aratake, S.	943 00	926 00	BC/353-P		
5995	228	Adachi, Y.	431 00	423 00	BC/2264-A	423 00	
5994	205	Amano, S.	475 00	466 00	BC/2520-B	466 00	
9364	109	Endo, T.	1,081 00	1,061 00	BC/356-P		Subdivision—see Appendix No. 9.
3941	244	Eto, S.	2,887 00	2,835 00	BC/357-P		
5089	227	Fugikawa, S.	1,255 00	1,232 00	BC/358-P		
5990	202	Fugikawa, G.	980 00	962 00	BC/2267-B	962 00	
6685	266	Handa, M.	78 00	76 00	BC/360-P		
5988	743	Haraga, M.	1,246 00	1,223 00	BC/361-P		
4965	18	Hinatsu, Y.	870 00	854 00	BC/362-P		
5977	191	Morizaki, F.	1,694 00	1,663 00	BC/363-P		Subdivision—see Appendix No. 4.
13930	678	Imamura, K.	1,009 00	991 00	BC/364-P		Subdivision—see Appendix No. 4.
13930	678	Imamura, K.	1,649 00	1,619 00	BC/215-A		
4988	295	Imamura, K.	389 00	382 00	BC/365-P		
4498	293	Inouye, S.	840 00	825 00	BC/366-P		V.L.A. records this as L.J. 197.
4618	112	Kamimura, K.	1,379 00	1,354 00	BC/367-P		
4528	301	Katsura, S.	1,251 00	1,228 00	BC/368-P		
5983	340	Kawana, K.	2,094 00	2,056 00	BC/2048-A	2,056 00	
Int. 305	234	Kinoshita, M.	485 00	476 00	BC/370-P		
4619	200	Kodama, S.	2,114 00	2,076 00	BC/371-P		
13387	265	Kunimoto, S.	1,639 00	1,609 00	BC/660-P		Subdivision—see Appendix No. 9.
5981	245	Kusano, A.	1,653 00	1,623 00	BC/372-P		
8652	252	Maruyama, S.	726 00	713 00	BC/373-P		
3961		Maruyama, S.					
5430	269	Masuda, S.	797 00	783 00	BC/661-P		1 part sold, 1 part remaining
5979	221	Matsui, I.	1,385 00	1,360 00	BC/374-P	1,061 40	(BC/2441-B).
6624	203	Matsumoto, S.	340 00	334 00	BC/736-P		
8675	238	Matsuoka, H.	738 00	725 00	BC/375-P		
4524	679	Miki, M.	2,555 00	2,509 00	BC/376-P		
3945	251	Mimura, T. J.	666 00	644 00	BC/377-P		
4506	225	Miyasaki, S.	2,255 00	2,214 00	BC/2152-A	2,189 00	0.888 acres sold to Munic. of Matsqui for \$25.00.
7366	248	Morikawa, K.	998 00	980 00	BC/379-P		
4990	294	Morikawa, T.	1,007 00	989 00	BC/380-P		
5976	233	Murakami, H.	450 00	442 00	BC/381-P		
3957	298	Nakamura, S.	1,250 00	1,227 00	BC/382-P		
3955	65	Nishimoto, K.	2,942 00	2,889 00	BC/383-P		
4512	267	Noda, G.	192 00	189 00			Title not obtained.
4512	267	Noda, G.	1,075 00	1,055 00	BC/2151-A	1,055 00	
4496	237	Ogata, K.	2,224 00	2,184 00	BC/385-P		Cancelled, title not obtained.
Int. 1268		Nakagawa, G.					
4226	239	Oka, U. (Mrs.)	488 00	479 00	BC/386-P		
7832	250	Orida, I.	620 00	609 00	BC/387-P		
3949	249	Orida, M.	663 00	651 00	BC/388-P		
4991	300	Oye, C.	2,100 00	2,062 00	BC/343-A	2,062 00	



File No.	J. L.	Name	Appraisal	Sale Price	VLA File	Sold for by VLA	REMARKS
			\$ cts.	\$ cts.	\$ cts.	\$ cts.	
9310	260	Saito, T.	792 00	778 00	BC/390-P		
5577	222	Sameshima, M.	1,892 00	1,858 00	BC/391-P		
5964	223	Sasaki, R.	3,278 00	3,219 00	BC/392-P		
7038	174	Sato, S.	1,555 00	1,527 00	BC/393-P		
5184	204	Shilaze, Y.	390 00	382 00	BC/394-P		
5436	204	Shikaze, Y.	292 00	287 00	BC/394-P		
Int. 713	121	Shirakawa, T.	1,826 00	1,793 00	BC/395-P		Cancelled, title not obtained.
4602		Inaba, M.					
5961	230	Sugiyama, K.	1,849 00	1,816 00	BC/396-P		
4653	302	Tahara, S.	726 00	713 00	BC/397-P		
4500	303	Taise, H.	812 00	797 00			Foreclosed.
5531	292	Tajiri, K.	475 00	466 00	BC/398-P		
8708	201	Takake, K.	610 00	600 00	BC/399-P		
7040	324	Tanaka, T.	456 00	448 00	BC/400-P		
4504	319	Taniyama, S.	921 00	940 00	BC/401-P		
14885		Tateishi, I. (Dec'd)					
3941	226	Eto, S.	672 00	660 00			Withdrawn—died prior to 26/2/42.
5000		Okabe, T.					
13386	259	Tsutsumi, H.	2,067 00	2,030 00	BC/402-P		
4502	299	Tsutsumi, M.	1,266 00	1,204 00	BC/403-P		
14041	296	Yamada, S.	2,370 00	2,327 00	BC/404-P		Subdivision—see Appendix No. 4.
13385	240	Yamamoto, I.	1,340 00	1,316 00	BC/405-P		
5044	268	Yamamoto, K.	800 00	785 00	BC/2567-A	785 00	
13142	235	Yamamoto, S.	1,795 00	1,762 00	BC/2468-A	1,762 00	
5582	232	Yanoshita, S.	470 00	461 00	BC/2596-B	461 00	
5953	229	Yasumatsu, K.	2,453 00	2,409 00	BC/409-P		
Int. 725	297	Yonemitsu, K. (in U.S.A.)	1,555 00	1,527 00	BC/410-P		
3965	371	Abo, K.	735 00	722 00	BC/283-P		
8052	333	Akaye, K.	161 00	158 00	BC/298-P		Cancelled, title not obtained.
3333	335	Chiba, K.	245 00	241 00	BC/299-P		
8653	394	Eto, B.	1,136 00	1,115 00	BC/2674-C	1,115 00	
3967	370	Eto, K.	1,732 00	1,701 00	BC/2598-A	1,701 00	
3967	370	Eto, K.	453 00	455 00	BC/2598-A	455 00	
6642	332	Fujimoto, M.	1,659 00	1,629 00	BC/1440-A	1,629 00	
Int. 1276	336	Ishikawa, J.	200 00	196 00	BC/469-C	196 00	
7384		Ishikawa, I.					
8646	327	Kinoshita, S.	1,483 00	1,456 00	BC/331-P		
3923	328	Fukomoto, K.	1,290 00	1,267 00	BC/2065-A	1,267 00	
10225	330	Kamachi, O.	1,000 00	982 00	BC/333-P		
3959	334	Kinoshita, K.	1,263 00	1,240 00	BC/2312-B	1,240 00	
3959	334	Kinoshita, K.	50 00	49 00	BC/2312-B		Cancelled, title not obtained.
13004	326	Kinoshita, K.	465 00	456 00	BC/335-P		

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13004	326	Kinoshita, K.	110 00	108 00	BC/335-P		
3921	676	Kitagawa, M.	2,080 00	2,042 00	BC/2387-A	2,042 00	Sold, July, 1942.
9053	744	Masuhara, A.	1,303 00	1,011 00			
8650	381	Mochizuki, T.	569 00	559 00	BC/541-B	559 00	
11544	373	Morishita, N.	2,654 00	2,606 00	BC/289-A	2,606 00	
3119	339	Nagara, G.	182 00	179 00	BC/339-P		
8648	406	Nako, H.	1,867 00	1,833 00	BC/554-A	1,833 00	
11519	329	Nishiguchi, M. Co. Ltd.	120 00	118 00			
11519	329	Nishiguchi, M. Co. Ltd.	660 00	648 00	BC/341-P		Cancelled, title not obtained.
11519	329	Nishiguchi, M. Co. Ltd.	1,023 00	1,005 00			
3963	372	Nitta, M.	1,481 00	1,454 00	BC/342-P		
Int. 1377	337	Oseki, N.	300 00	295 00	BC/343-P		
1656	338	Oshiro, E.	174 00	171 00	BC/2555-A	171 00	J. L. 368 also sold, same account.
8981	325	Ota, U.	496 00	487 00	BC/344-P		
9072	355	Oyama, S.	1,833 00	1,800 00	BC/1182-A	1,800 00	
8645	393	Sakamoto, Y.	750 00	736 00	BC/346-P		
11415	382	Shibata, C.	607 00	596 00	BC/1494-B	596 00	
3947	404	Shigehiro, O.	986 00	968 00	BC/422-A	968 00	
3943	369	Takaoka, H.	1,312 00	1,288 00	BC/350-B	1,288 00	
3953	368	Takeda, F.	2,242 00	2,201 00	BC/2555-A	2,201 00	J. L. 338 also sold, same account.
3953	368	Takeda, F.	1,173 00	1,152 00	BC/351-P		
3909	331	Yokoyama, M.	1,495 00	1,468 00	BC/1139-A	1,468 00	
7551	719	Asano, M.	111 00	109 00	BC/617-P		
8786	692	Fujino, B.	1,021 00	1,002 00	BC/618-P	1,002 00	Sold in two parts. (BC/2404-B and BC/2631-B).
5401	63	Fujishige, T.	546 00	536 00	BC/1701-A	536 00	
4939	587	Furutani, C.	1,915 00	1,880 00	BC/620-P		
8630	652	Goto, B.	589 00	578 00	BC/621-P		
Int. 1298	717	Goto, M.	56 00	55 00	BC/2167-A	55 00	J. L. 709 also sold, same account.
5612	588	Goto, T.	425 00	417 00	BC/473-P		
8644	650	Goto, Y.	23 00	23 00	BC/1375-B	1,620 90	P.I. Effected \$58.90.
8644	650	Goto, Y.	1,567 00	1,539 00			
13566	718	Goto, Y.	598 00	587 00	BC/1603-B	587 00	
4891	553	Hamanishi, S.	121 00	119 00	BC/623-P		
Int. 959	641	Hashimoto, Y.	46 00	45 00	BC/624-P		
4938	434	Hikida, K.	3,284 00	3,225 00	BC/625-P		
5592	590	Ibuki, M.	2,411 00	2,367 00	BC/1641-A	2,367 00	
12519	591	Ikeda, T.	94 00	92 00	BC/626-P		
6897	646	Inaba, T.	1,910 00	1,875 00	BC/2251-B	1,875 00	
4942	673	Inaba, Y.	1,285 00	1,262 00	BC/1680-B	1,262 00	
4931	674	Kamada, T.	1,728 00	1,697 00	BC/2440-A	1,697 00	
7545	439	Katsumi, K.	56 00	55 00	BC/628-P		
8663	663	Kawata, T.	1,836 00	1,803 00	BC/2474-B	1,803 00	
13673	693	Koizumi, Y. (Dec'd)	1,720 00	1,689 00	BC/2449-A	2,340 00	Purchase price \$2,500.00 sale of granary, for \$160.00.
8643	716	Maruyama, T.	1,045 00	1,026 00	BC/2429-A	1,026 00	
6895	647	Miyazaki, S.	613 00	620 00	BC/2289-B	602 00	



File No.	J. L.	Name	Appraisal	Sale Price	VLA File	Sold for by VLA	REMARKS
			\$ cts.	\$ cts.	\$ cts.	\$ cts.	
8621	648	Mukai, Y.					
6183		Mukai, K.	780 00	766 00	BC/2033-B	766 00	
8640		Naga, H.	1,380 00	1,355 00	BC/2635-A	1,355 00	
5591		Nagamori, M.	1,610 00	1,581 00	BC/2395-A	1,581 00	
5599	664	Nagasaka, K.	2,066 00	2,029 00	BC/442-P		
8051	593	Nishiyama, T.					
7635		Nishiyama, M.	2,634 00	2,586 00	BC/1980-A	2,586 00	
4588		Nishiyama, Y.					
8632	640	Note, K.	269 00	264 00	BC/1948-B	264 00	
4948	651	Oikawa, E.	240 00	236 00	BC/428-P		
5613	608	Oikawa, H.	183 00	180 00	BC/429-P		
3377	635	Oikawa, T.	144 00	141 00	BC/1366-B	141 00	J.L. 632 also sold, same account.
5590	715	Oikawa, U.	1,601 00	1,572 00	BC/671-B	1,572 00	
8639	666	Okabe, K.	1,963 00	1,927 00	BC/2111-A	1,927 00	
1654	594	Onotera, H.					
5127		Onotera, T.	626 00	615 00	BC/630-P		
8617	634	Otsuki, N.	5,533 00	5,433 00	BC/2410-A	5,433 00	
10352	595	Oyakawa, T.	2,845 00	2,793 00	BC/631-P		
8626	714	Sakai, S.	1,206 00	1,184 00	BC/1388-B	1,184 00	
5125	632	Sakurai, S.	190 00	187 00	BC/1366-B	187 00	J.L. 635 also sold, same account.
7544	606	Sakurai, S.	474 00	465 00	BC/601-P		
8631	596	Sano, N.	1,775 00	1,743 00	BC/330-P		
6896	631	Saruwatari, H.	1,241 00	1,219 00	BC/420-P	1,050 00	1 part sold, 1 part remaining (BC/2709-B)
8629	667	Sato, K.	2,337 00	2,295 00	BC/1962-A	2,295 00	
5598	607	Sasaki, K.	652 00	640 00	BC/452-P		
8638	695	Sato, M.	524 00	514 00	BC/1599-B	514 00	
8635	668	Shudo, S.	447 00	439 00			Withdrawn
Int. 190	712	Sugawara, U.	47 00	46 00	BC/634-P		
4944	669	Sumioka, T.	926 00	909 00	BC/423-P	909 00	(Sold in 2 parts) (BC/2396-B and BC/2444-B)...
5607	552	Suzuki, G.	285 00	280 00	BC/455-P		
4945	670	Suzuki, K.	1,394 90	1,369 00			
4945	670	Suzuki, K.	384 00	377 00	BC/2496-A	1,746 00	
5602	598	Suzuki, S.					
5557	598	Suzuki, J.	418 00	410 00	BC/414-P		
11499	633	Suzuki, T.	1,967 00	1,931 00	BC/275-B	1,931 00	
7540	713	Suzuki, G.	116 00	114 00	BC/635-P		
8625	599	Tagushi, K.	376 00	369 00	BC/2499-B	369 00	
4893	630	Takahashi, K.	242 00	238 00	BC/636-P		
8620	711	Takahashi, S.	791 00	777 00	BC/605-P	487 00	1 part sold, 1 part remaining (BC/2383-B)

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1894	601	Takata, H. Y.	681 00	669 00	BC/480-P		Subdivision—see Appendix No. 10.
8634	675	Takahashi, T.	1,013 00	995 00	BC/2078-B	955 00	
8623	671	Takayama, Y.	1,287 00	1,264 00	BC/603-P	1,264 00	Sold in 2 parts (BC/2131-B and (BC/2145-B).
5148	628	Takahashi, S.	948 00	931 00	BC/2049-B	931 00	
8636	710	Takenaka, S.	1,042 00	1,023 00	BC/2382-A	1,023 00	
9518	600	Tamaki, F.	2,057 00	2,020 00			
9518	600	Tamaki, F.	269 00	264 00	BC/616-P		
9518	600	Tamaki, F.	94 00	92 00			
8618	672	Uno, A.	1,908 00	1,970 00	BC/735-P	1,970 00	Sold in 2 parts (BC/1788-B and (BC/1955-B).
1718	629	Ura, T.	148 00	145 00	BC/637-P		
4926	602	Wakai, S.					
4889		Wakai, C.	1,786 00	1,754 00	BC/411-P		Subdivision—see Appendix No. 10.
5421	29	Yanoshita, T.	45 00	44 00	BC/638-P		
4928	709	Yukawa, Y.	1,011 00	993 00	BC/2167-A	993 00	J.L. 717 also sold, same account.
8642	554	Yukawa, Y.	1,380 00	1,355 00	BC/2103-B	1,355 00	
5606	402	Enta, T.	1,459 00	1,433 00	BC/2247-B	908 00	Fire loss recovery \$525 00 ..
7531	437	Fujii, Y.	606 00	595 00	BC/515-P		
3839	445	Fujiki, H.	683 00	671 00			Withdrawn
13800	397	Fujinami, S.	42 00	41 00	BC/517-P	100 00	Sold to Kennedy Community Hall Association.
4929	568	Fukunaga, G.	455 00	437 00	BC/515-P		
6893	485	Fukushima, T.	1,112 00	1,092 00	BC/450-P	906 00	1 part sold, 1 part remaining (BC/2225-B).
7882	621	Hasebe, Y.	53 00	52 00			Cancelled—not suitable.
9831	435	Hashimoto, N.	222 00	218 00	BC/520-P		
10034	589	Higa, K.	2,115 00	2,077 00	BC/1238-B	2,077 00	
4938	434	Hikida, K.	1,476 00	1,449 00	BC/1879-A	1,449 00	
3841	477	Hirasawa, T.	2,421 00	2,377 00	BC/522-P	1,823 84	1 part sold, 1 part remaining (BC/2241-A).
4890	547	Hirose, A.	36 00	35 00	BC/523-P		
4940	572	Hirose, T.					
4941		Hirose, C.	621 00	610 00	BC/2582-B	610 00	
10036	906	Honda, G.	575 00	565 00	BC/525-P		
3912	413	Hoshiko, T.	1,476 00	1,449 00	BC/240-P	1,089 00	Subdivision—see Appendix No. 17. Five lots of this subdivision sold—Three lots remaining to be sold (BC/1356-B, BC/1385-B, BC/1391-B, (BC/1426-B and BC/2037-B).
3912	413	Hoshiko, T.	55 00	54 00	BC/240-P		
3885	436	Ikeda, G.	308 00	302 00	BC/526-P		
6775	440	Imahashi, I.	2,026 00	1,989 00	BC/527-P		Sub-division. See appendix No. 11.
6906	471	Imahashi, T.	3,693 00	3,626 00	BC/528-P		Sub-division. See appendix No. 3.
5080	441	Imamasu, H. Y.	376 00	369 00	BC/2142-B	369 00	
4979	433	Inokuchi, Y.	1,650 00	1,620 00	BC/1910-B	1,620 00	
8788	653	Inouye, Z.	3,980 00	3,908 00	BC/530-P		
10039	638	Ioki, H.	679 00	667 00	BC/1274-B	667 00	
3875	401	Ito, G.	1,041 00	1,022 00	BC/532-P	912 00	2 parts sold, 1 remaining. (BC/2665-B and BC/2686-B).



File No.	J. L.	Name	Appraisal	Sale Price	VLA File	Sold for by VLA	REMARKS
			\$ cts.	\$ cts.		\$ cts.	
4240	399	Ito, K.	228 00	224 00	BC/533-P		
4242	398	Ito, S.	3,777 00	3,709 00	BC/534-P	3,709 00	Sold in 2 parts. (BC/785-A and BC/1140-A).
6894	443	Kado, S.	1,101 00	1,081 00	BC/535-P		
13495	444	Kado, S.	382 00	375 00	BC/536-P		
4935	438	Kanai, F.	3,750 00	3,682 00	BC/2699-A	4,000 00	Cancelled. Title not obtained. Purchase price \$4,000. X
11862	494	Kato, T.	296 00	291 00	BC/2430-B	291 00	
7545	439	Katsumi, K.	617 00	606 00	BC/538-P		
6916	414	Kimura, T.	225 00	221 00	BC/1811-C	221 00	
Int. 799)		Kimura, S.	472 00	463 00	BC/372-C	463 00	
1249)	637	Imahori, K.					
3845	442	Kosugi, U.	1,060 00	1,041 00	BC/458-P		
6910	468	Kubodera, Y.	1,430 00	1,404 00	BC/2595-A	1,404 00	
7558	499	Kurahara, C.	502 00	493 00	BC/1647-B	493 00	
3851	478	Kurio, K.	95 00	93 00	BC/541-P		
3851	478	Kurio, K.	799 00	785 00	BC/541-P		
6892	403	Maeno, K.	1,870 00	1,836 00	BC/542-P	1,125 00	1 part sold, 1 part remaining (BC/2604-B).
3877	448	Maruno, T.	1,325 00	1,301 00	BC/543-P	815 00	1 part sold, 1 part remaining (BC/2604-B).
3881	745	Mori, S.	661 00	649 00	BC/544-P		
7719	569	Morimoto, S.	550 00	540 00	BC/1553-B	540 00	
6903	644	Morioka, K.	3,373 00	3,312 00	BC/546-P		Subdivision—see appendix 3.
4236)		Mototsune, K.	387 00	380 00	BC/1685-B	380 00	
3873)	576	Mototsune, T.					
7532	461	Naganobu, C.	1,159 00	1,138 00	BC/632-B	1,138 00	
6904	643	Nakamura, H.	2,992 00	2,938 00	BC/549-P		Subdivision—see appendix 3.
3847	432	Nakamura, J.	260 00	335 00	BC/2443-B	335 00	
3847	432	Nakamura, J.	245 00	241 00	BC/550-P		Subdivision—see appendix 3.
6899	475	Nakamura, S.	1,600 00	1,571 00	BC/437-P		
13433	546	Nakano, S. S.	299 00	294 00	BC/551-P		
10203	329	Nishiguchi, M.	3,822 00	3,753 00	BC/552-P		
6366	573	Nishihata, J.	757 00	743 00	BC/1418-B	743 00	
9602	498	Nishioka, S.	3,513 00	3,449 00	BC/553-P		
7041	574	Nobuhara, Z.	821 00	806 00	BC/3-P		Subdivision—see appendix No. 17.
3320	579	Obana, E.	150 00	147 00	BC/554-P		Subdivision—see appendix No. 7.
8555	578	Obana, K.	525 00	516 00	BC/438-P		
4943	508	Ohori, M.	1,994 00	1,958 00	BC/2212-A	1,958 00	
4936	446	Ohori, Y.	214 00	210 00	BC/555-P		
1652	577	Onishi, E.	225 00	221 00	BC/556-P		
8989	487	Onishi, T.	1,045 00	1,026 00	BC/2149-B	1,026 00	
Int. 1186	400	Ono, S.	1,114 00	1,094 00	BC/558-P		Subdivision—see appendix No. 3.

Int. 1186	405	Ono, S.	1,357 00	1,232 00	BC/559-P		Subdivision—see appendix No. 3—purchase price \$1,332.00.
3628	482	Onodera, K.	1,060 00	1,041 00	BC/443-P	1,041 00	(2 pts.) V.L.A. records show J.L. 582 for (BC/2261-B and BC/2393B) this property.
5615	469	Osaka, G.	178 00	175 00	BC/560-P		
3769	470	Otani, T.	250 00	246 00	BC/561-P		
8982	450	Otsuki, S.	3,346 00	3,286 00	BC/562-P		
4626	450 A	Otsuki, T.	669 00	657 00	BC/2114-B	657 00	
7528	449	Riujin, M.	737 00	724 00	BC/1410-B	724 00	
6902	583	Sano, S.	1,618 00	1,589 00	BC/470-P		
3835	506	Sassa, T.	800 00	785 00	BC/564-P		Subdivision—see appendix No. 13.
3887	482	Sato, A.	1,278 00	1,255 00	BC/1369-A	1,255 00	
7536	476	Sato, T.	3,579 00	3,514 00	BC/566-P		Subdivision—see appendix No. 13.
3918	412	Shigehiro, S.	1,114 00	1,094 00	BC/234-B	1,094 00	
7338	597	Shimamoto, T.	418 00	411 00	BC/2132-B	411 00	
2298	488	Shinmoto, S.	1,064 00	1,045 00	BC/1890-B	1,045 00	
6908	483	Shinohara, K.	1,587 00	1,558 00	BC/569-P		
1506	486	Shintani, N.	346 00	340 00	BC/467-P		Cancelled—title not obtained.
3914	545	Takahashi, M.	565 00	555 00	BC/570-P		
14856	447	Tamaki, K.	50 00	49 00	BC/571-P		
14856	447	Tamaki, K.	32 00	42 00	BC/571-P		Purchase price \$32.00.
3879	642	Tanaka, G.	650 00	638 00	BC/412-P		Cancelled—title not obtained.
8782	636	Tanizaki, M.	1,000 00	982 00	BC/479-P		Subdivision—see appendix No. 17.
4937	740	Tashima, H.	1,342 00	1,318 00	BC/572-P	1,318 00	(Sold in 2 parts) (BC/1561-B and BC/1635-B).
3853	575	Tomita, H. (In trust)	1,402 00	1,377 00	BC/469-P	1,183 72	2 parts sold, 1 part remaining (BC/2346-B and BC/2590-B).
906	481	Tsuchida, S.	1,194 00	1,173 00	BC/2351-B	1,173 00	
8780	680	Tsuchimoto, Y.	525 00	515 00	BC/641-P		
4930	480	Tsukishima, H.	816 00	801 00	BC/574-P	564 50	1 part sold, 1 part remaining (BC/2292-B).
10156	581	Tsumura, A.	143 00	140 00	BC/575-P		
7424	462	Tsumura, C.	1,641 00	1,611 00	BC/745-P	1 00	(pt. only) to Secretary of State.
5614	544	Ujiye, F.	824 00	809 00	BC/475-P	249 88	2 parts sold, 1 part remaining. (BC/2123-B and BC/2173-B).
3837	507	Ujiye, S.	179 00	176 00	BC/577-P		
8781	510	Urano, S.	1,611 00	1,582 00	BC/1026-A	1,582 00	
6900	540	Watanabe, T.	1,488 00	1,461 00	BC/2166-A	1,461 00	
11116	472	Watanabe, U.	3,037 00	2,982 00	BC/580-P		Subdivision—see appendix No. 11.
7527	463	Yamasaki, S.	116 00	114 00	BC/466-P		
7527	463	Yamasaki, S.	691 00	678 00	BC/466-P	231 85	Purchase price \$800.00, 1 part sold (BC/2406-B), 1 part remaining.
5447	570	Yamashita, M.	1,617 00	1,588 00	BC/576-P		Subdivision—see appendix 3.
3889	484	Yasui, S.	691 00	678 00	BC/573-P		
12336	479	Yoshioka, Y.	270 00	265 00	BC/519-P		
3783	422	Fujii, H.	750 00	800 00	BC/487-P		Subdivision—see appendix No. 12.
3783	422	Fujii, H.	1,741 00	1,850 34	BC/2260-B	1,850 34	
3362	396	Hinatsu, K.	2,492 00	2,447 00	BC/294-A	2,447 00	



File No.	J. L.	Name	Appraisal	Sale Price	VLA File	Sold for by VLA	REMARKS
			\$ cts.	\$ cts.		\$ cts.	
4064	429	Hirashima, Y.....	892 00	876 00	BC/847-B	876 00	
10465	428	Hosaka, C.....	985 00	967 00	BC/2553-B	967 00	
7363	424	Ito, M.....	373 00	366 00	BC/492-P		
10657	453	Kaita, K.....	241 00	237 00	BC/493-P		
3765	464	Kaita, S.....	778 00	764 00	BC/494-P		
8664	431	Kaita, T.....	1,200 00	1,178 00	BC/416-P		
4218	455	Kamiya, J.....	1,024 00	1,005 00	BC/495-P		Subdivision—see appendix No. 12.
3830	430	Katsumoto, J.....	775 00	761 00	BC/496-P		
4603	417	Kishiyama, K.....	700 00	687 00	BC/497-P		
10987	420	Kitagawa, S.....	614 00	603 00	BC/498-P		Cancelled, title not obtained.
4216	454	Kobavashi, S.....	727 00	714 00	BC/499-P		
4206	423	Minaki, K.....	800 00	785 00	BC/440-P		
7380	388	Miyada, Y.....	883 00	867 00	BC/500-P		
8679	419	Mori, K.....	1,465 00	1,439 00	BC/1450-A	1,439 00	
7281	383	Nagamatsu, D.....	2,723 00	2,674 00	BC/272-B	2,674 00	
8684	421	Nagamatsu, G.....	775 00	761 00	BC/503-P		
1540	427	Nagamatsu, S.....	550 00	540 00			Sold February, 1943.
7379	418	Nagamatsu, S.....	93 00	91 00	BC/504-P		
1482	426	Nagamatsu, T.....	1,224 00	1,202 00	BC/1352-B	1,202 00	
4204	384	Nishizawa, U.....	600 00	589 00	BC/505-P		
4200	411	Nishiziki, T.....	809 00	794 00	BC/506-P		
4198	416	Osaki, K.....	852 00	837 00	BC/1249-A	837 00	
1720	395	Osato, F. S.....	838 00	823 00	BC/675-P		
4249		Saito, S.....	1,163 00	1,142 00	BC/2618-A	1,142 00	
4247	459	Saito, T.....					
8273	387	Saito, S.....	775 00	761 00	BC/508-P		
5969	385	Sakamoto, K.....	2,089 00	2,051 00	BC/509-P		
4235	425	Suzuki, S.....	1,238 00	1,216 00	BC/328-B	1,216 00	
4235	425	Suzuki, S.....	363 00	356 00	BC/510-P		
4233	410	Tatsumi, S.....	850 00	835 00	BC/424-P		
4231		Teramura, C.....	422 00	414 00	BC/6678P		Purchase price \$300.00.
3663	457	Teramura, K.....					
4209	458	Umemoto, Y.....	83 00	82 00	BC/511-P		
5002	677	Yamada, K.....	3,001 00	2,947 00	BC/512-P		Subdivision—see appendix No. 12.
5005	456	Yamada, Y.....	421 00	413 00	BC/2673-B	413 00	
5004	389	Yamasaki, I.....	790 00	775 00	BC/513-P		
10835	557	Doi, T.....	1,800 00	1,767 00	BC/2424-B	1,767 00	
3293	474	Ebata, G.....	3,100 00	3,004 00	BC/643-P		Subdivision—see appendix No. 15— Purchase price \$3,044.00.
741	732	Fujino, M.....	80 00	79 00	BC/274-B	79 00	J. L. 734 and 738 also sold, same account.
3319	733	Fukushima, J.....	2,066 00	2,029 00	BC/426-P		
12136	528	Furukawa, S.....	1,009 00	982 00	BC/2268-B	982 00	

1396	525	Hamamoto, U.....	1,350 00	1,326 00	BC/673-P		Cancelled—title not obtained.
6643	734	Hamaura, M.....	2,081 00	2,043 00	BC/274-B	2,043 00	J. L. 738 and 732 also sold, same account.
12252	533	Hashimoto, Y.....	700 00	687 00	BC/2280-B	687 00	
3385	519	Hayashi, E.....	600 00	589 00	BC/2143-B	589 00	
4967	515	Hayashi, R.....	1,998 00	1,962 00	BC/2453-B	1,962 00	
4970	566	Hikida, M.....	1,800 00	1,767 00	BC/594-P		
4973	561	Hikida, T.....	1,198 00	1,176 00	BC/668-P	1,176 00	Sold in 2 parts. (BC/2214-B) and (BC/2388-B).
3308		Hikida, Y.....					
1467		Yasui, U.....					
2915	703	Shirakawa, K.....	355 00	349 00	BC/2400-B	349 00	
7039		Takahashi, G.....					
3308	491	Hikida, Y.....	3,828 00	3,759 00	BC/645-P		Cancelled—title not obtained.
Int. 1401		Yoshida, S.....					
11275		Koshiha, T.....					
7039		Takahashi, G.....					
3308		Hikida, Y.....					
Int. 1401	491	Yoshida, S.....	1,006 00	988 00			Withdrawn—died prior to 26 February, 1942.
11275		Koshiha, T.....					
7039		Takahashi, G.....					
3429	620	Hirata, I.....	1,712 00	1,681 00	BC/585-P	1,706 00	.09 acre of non-Jap. property at \$25.00— same account.
1755	562	Hirose, T.....	201 00	197 00	BC/690-P		
6646	735	Hommura, K.....	133 00	131 00	BC/646-P		
1444	493	Nakamura, G.....	1,000 00	982 00	BC/229-P		Subdivision—see appendix No. 15.
4972	524	Kawabata, B.....	1,200 00	1,178 00	BC/647-P	614 00	1 part sold, 1 part remaining. (BC/2245-B).
1608	736	Kawamoto, C.....	137 00	134 00	BC/648-P		
5552	543	Kawase, T.....	10,568 00	10,377 00	BC/478-P	10,377 00	Sold in 2 parts (BC/1974-A and BC/2543-A).
2304	548	Kobayashi, K.....	3,100 00	3,044 00	BC/1922-B	3,044 00	
691	555	Kochi, Y.....	500 00	491 00	BC/681-P		
1786	707	Komori, H.....	1,779 00	1,747 00	BC/669-P		Cancelled—title not obtained.
1758		Komori, E.....					
9943	473	Komori, M.....	3,419 00	3,357 00	BC/486-P	3,437 00	Sold in 4 parts—\$80. P.I. effected (BC/2050-B, BC/2038-B, BC/1997-B, BC/2217-B).
1785		Komori, T.....					
5133	565	Konishi, I.....	2,650 00	2,602 00	BC/270-B	2,602 00	
Int. 484	517	Koyanagi, R.....	258 00	253 00	BC/606-P		
5448	737	Koyanagi, S.....	84 00	82 00	BC/649-P		
2296	505	Kumagai, S.....	1,793 00	1,761 00	BC/435-P	1,200 00	Part sold to British Columbia Electric Railway Company.
4976	527	Matsuba, S.....	1,105 00	1,085 00	BC/600-P	906 20	2 parts sold, BC/2106-C, BC/2428-B, 1 part remaining.
4585	556	Miyamoto, M.....	675 00	663 00	BC/650-P		
10056		Miyamoto, H.....					
14369	514	Mineoka, T.....	2,026 00	1,989 00	BC/651-P	1,889 00	1 part including bldgs. sold, 1 part re- maining (BC/1020-B).



File No.	J. L.	Name	Appraisal	Sale Price	VLA File	Sold for by VLA	REMARKS
			\$ cts.	\$ cts.	\$ cts.	\$ cts.	
4969)		Mori, M.					
4975)	605	Mori, K.	2,350 00	2,307 00	BC/595-B		
4489)		Mori, S.					
7294	662	Mori, T.	80 00	79 00	BC/652-P		
3465	738	Motomura, K.	80 00	79 00	BC/274-B	79 00	J. L. 732 and 734 also sold, same account.
3917	549	Murakami, A.	2,945 00	2,892 00	BC/1645-B	2,892 00	
661	536	Murakami, I.	575 00	565 00	BC/2479-B		
661	536	Murakami, I.	896 00	880 00	BC/2479-B	880 00	
13720	537	Murakami, K.	1,407 00	1,382 00	BC/1725-B	1,382 00	
689	645	Myzuguchi, D.	80 00	79 00	BC/654-P		
9062	656	Nakade, S.	650 00	638 00			Withdrawn, sold prior to offer.
5551	559	Nakane, M.	2,776 00	2,726 00	BC/266-B	2,726 00	
11009	518	Naruse, H. K.	4,150 00	4,075 00	BC/1172-P		Sub-division—see Appendix 7.
9208	564	Nishida, M.	1,500 00	1,473 00	BC/596-P		
9208	564	Nishida, M.	1,000 00	982 00	BC/596-P		
4966	541	Nishii, K.	2,125 00	2,086 00	BC/483-C	2,086 00	
3919	523	Nishi, S.	1,500 00	1,473 00	BC/301-B	1,473 00	
4997	534	Nishi, S.	975 00	957 00	BC/2599-C	957 00	
3919)		Nishi, S.			BC/677-P		Purchase price \$491.00.
3859)	522	Nishi, H.	500 00	591 00			
5156	542	Nishii, T.	877 00	861 00	BC/678-P	587 33	2 parts sold, 1 part remaining (BC/2144-B, BC/2270-B).
4968	535	Okamoto, H.	218 00	214 00	BC/2082-B	214 00	J.L. 558 also sold, same account.
4968	535	Okamoto, H.	417 00	409 00	BC/2353-B	409 00	
13542	539	Okimi, N.	1,100 00	1,080 00			Sold by Official Administrator.
8837	612	River Fish Co. Ltd.	5,142 00	5,049 00			
8837	612	River Fish Co. Ltd.	120 00	118 00	BC/750-P		Total purchase price for 3 parcels, \$6,000.
8837	612	River Fish Co. Ltd.	80 00	79 00			
6225)		Sakiyama, F.	850 00	835 00	BC/680-P		
4586)	526	Sakiyama, K.					
5408	503	Sasaki, C.	761 00	747 00	BC/587-P		
5408	509	Sasaki, G. C.	1,135 00	1,114 00	BC/655-P		
13808)		Sasaki, S.	1,589 00	1,560 00			Withdrawn—died prior to 26/2/42.
1516)		Sasaki, T.					
5963	504	Sasaki, S.	1,391 90	1,366 00	BC/588-P		
1512	497	Sato, I.	3,033 00	2,978 00	BC/581-P		
5571	558	Shiho, S.	1,100 00	1,080 00	BC/2082-B	1,120 00	\$40 P.I. effected—J.L. 535 also sold, same account.
1739	516	Shimano, K.	1,912 00	1,877 00	BC/590-P		
1743)	529	Shimano, S.	725 00	712 00	BC/591-P		
699)	529	Shimano, M.					
4608	551	Shoji, T.	875 00	859 00	BC/1411-B	859 00	

9861	661	Sammoto, Y.	1,640 00	1,610 00	BC/1371-B	1,610 00	
5457	501	Suda, K.	1,268 00	1,245 00	BC/465-P		
12885	532	Suzuki, Y.	912 00	896 00	BC/1273-B	896 00	
6684	550	Taguchi, K.	925 00	908 00	BC/1653-B	908 00	
11164	530	Takahashi, F.	2,695 00	2,646 00	BC/472-P		Subdivision—see appendix 14,
11929	502	Takeda, H.	1,032 00	1,013 00			Withdrawn.
13499	521	Teranishi, F.	1,062 00	1,043 00	BC/658-P	1,043 00	Sold in 2 parts (BC/2189-B and BC/2216-B).
3389	739	Teshima, N.	2,076 00	2,038 00	BC/2323-B	2,038 00	
4974	538	Yamamoto, Y.	1,927 00	1,892 00	BC/2341-N	1,892 00	
4964)		Yamamoto, Y.	1,920 00	1,885 00	BC/434-P		
6095)	513	Yamamoto, M.					
4229	531	Yoneda, H.	1,300 00	1,277 00	BC/2583-B	1,277 00	
1733	609	Yonemoto, G.	1,500 00	1,473 00	BC/1334-C	1,473 00	
4593	660	Yoshida, K.	1,512 00	1,485 00	BC/656-P	1,485 00	Sold in 2 parts (BC/1367-B and BC/1999-B).
Int. 1401	492	Yoshida, S.	2,092 00	2,054 00	BC/485-P	2,054 00	Sold in 2 parts (BC/2403-B and BC/2578-B).
Int. 1041	492	Yoshida, S.	3,875 00	3,805 00	BC/485-P	3,805 00	Sold in 4 parts (BC/1639-B, BC/1605-B, BC/1863-B, BC/1812-B).
Int. 722)		Yoshisaki, Y.	1,570 00	1,542 00	BC/657-P		
2315)	520	Isomura, T.					
9668)		Tsuchihasi, G.	1,075 00	1,056 00	BC/1921-A	1,056 00	
11337)	306	Yasuda, T.					
10583	236	Adachi, A.	7,213 00	7,083 00	BC/2560-A	7,083 00	
Int. 1352	140	Nagamine, N.	191 00	189 00	BC/608-P		
5491	408	Nakashima, T.	3,829 00	3,760 00	BC/609-P		
5420	23	Shikaze, K.	875 00	859 00			Withdrawn—offer deficient.
2312	407	Shikaze, M.	1,440 00	1,414 00	BC/610-P		
2877	114	Tatevama, I.	2,867 00	2,815 00	BC/611-P	2,040 00	{1 part sold, 1 part remaining (BC/2666-A).
6623	409	Yamanouchi, K.	467 00	459 00	BC/2046-A	1,974 00	
6623	409	Yamanouchi, K.	1,543 00	1,515 00			
4647	465	Akagawa, Y.	478 00	4,000 00	BC/792-B	4,000 00	Error in original appraisal.
Int. 422	452	Konishi, K.	102 00	100 00	BC/245-P	50 00	{1 part sold, 1 part remaining (BC/2489-B).
12895	512	Kumagai, M.	203 00	199 00	BC/236-B	3,255 00	Cash sale.
12900	511	Kumagai, J.	3,112 00	3,056 00			
1626	451	Matsushita, C.	570 00	560 00	BC/255-P	247 60	{2 parts sold, 2 parts remaining (BC/1529-B & BC/1479-B).
11490	496	Mitsui, S.	2,457 00	2,413 00	BC/258-P		
4241	386	Sakamoto, M.	450 00	442 00	BC/261-P		
10021	466	Takahira, S.	1,231 00	1,209 00	BC/270-P		Subdivision—see Appendix No. 16.
1759	490	Takahira, F. R.	169 00	166 00	BC/273-P		Subdivision—see Appendix 16.
Int. 1342	495	Yasuzawa, S.	50 00	49 00	BC/282-P		
12995	742	Hamagaki, I.	110 00	108 00	BC/1862-B	108 00	Cash sale.
1596	746	Kawasaki, M.	1,710 00	697 00			Sold June, 1943.
10873	748	Konshii, H.	1,547 00	1,519 00	BC/139-A	1,519 00	
10873	748	Konishi, H.	Nil	Nil			



File No.	J. L.	Name	Appraisal	Sale Price	VLA File	Sold for by VLA	REMARKS
			\$ cts.	\$ cts.		\$ cts.	
10875	747	Konishi, S.....	750 00	736 00			Sold October, 1938.
10875	749	Konishi, S.....	196 00	193 00	BC/733-P		
3441	741	Yamazaki, B.....	48 00	48 00	BC/734-P		
768			865,672 00	849,999 00			
				3,818 22			
768			865,672 00	853,817 22			
68			62,684 00	61,552 00			
700			802,988 00	792,265 22			
5427	925	Ayukawa, K.....	708 00	694 00	BC/685-P		
4611	918	Ayukawa, S.....	1,434 00	1,405 00	BC/2672-B	1,405 00	
5437		Ikebuchi, T.....					
5333	921	Hayashi, T.....	477 00	467 00	BC/730-P		
9781	920	Takahashi, Y.....	752 00	737 00	BC/729-P		
5580	912	Tomomitsu, H.....	640 00	627 00	BC/250-B	627 00	
5580	913	Tomomitsu, H.....	123 00	121 00	BC/250-B	121 00	
5581	919	Tsuji, S. T.....	350 00	343 00	BC/693-P		
3006	911	Yamada, S.....	863 00	846 00	BC/697-P		
9340	924	Nakashima, F.....	935 00	916 00	BC/1646-A	916 00	
6909	917	Hinatsu, Y.....	207 00	203 00	BC/1703-B	203 00	
4816		Ikeda, A.....	345 00	338 00	BC/696-P		
4983	916	Ikeda, R.....					
4241	386A	Sakamoto, M.....	584 00	572 00	BC/698-P		
1534	799	Morisawa, N.....	594 00	582 00	BC/707-P		Cancelled—title not obtained.
5511		Tamura, T.....					
5452	759	Tamuka, K.....	1,127 00	1,104 00	BC/717-P		
9599	806	Nishimura, C.....	1,052 00	1,031 00	BC/721-P		
11357	804	Sakata, M.....	867 00	850 00	BC/720-P		
5201	803	Yoshida, C.....	964 00	945 00	BC/719-P		
5360	775	Nakashima, E.....	550 00	539 00	BC/718-P		
1362	771	Nagata, K.....	746 00	731 00	BC/723-P		
5959	902	Sumi, C.....	1,454 00	1,425 00	BC/722-P	760 00	(3 parts sold) 6 parts remaining (BC/1895-C).
4996	762	Kato, F. T.....	1,041 00	1,020 00	BC/2133-B	1,020 00	
Int. 1251	760	Uchiyama, T.....	2,148 00	2,105 00	BC/2367-B	2,105 00	
Int. 1251	760	Uchiyama, T.....	616 00	604 00	BC/2367-B	604 00	
4004	574	Tateishi, I.....	1,616 00	1,584 00	BC/725-P		

4952	894	Kobayakawa, M.....	1,400 00	1,372 00	BC/724-P		
Int. 1330		Kobayakawa, H.....	1,576 00	1,544 00	BC/492-B	1,544 00	
3273	781	Midada, M.....	1,310 00	1,284 00	BC/2361-B	1,284 00	
1364	782	Murakami, K.....	1,008 00	988 00	BC/711-P		
3277	783	Murakami, T.....	177 00	174 00	BC/712-P		
3277	784	Murakami, T.....	989 00	969 00	BC/2079-B	969 00	
3269	780	Ito, N.....	2,390 00	2,342 00	BC/2277-A	2,342 00	
3275	785	Murakami, M.....	2,986 00	2,926 00	BC/714-P		
3281	795	Okano, K.....					
3281		Okano, K.....					
2139	795	Okano, M.....	250 00	245 00	BC/715-P	2,000 00	Sold to Henry Frederick Hollings, Civilian, as a cash sale.
2137	801	Okano, J. S.....	193 00	189 00	BC/716-P		
5141	794	Minamide, B.....	2,840 00	2,783 00	BC/700-P		
5141		Minamide, B.....					
5162	797	Minamide, M.....	1,516 00	1,486 00	BC/702-P		
5166	813	Nagata, K.....	3,000 00	2,940 00	BC/704-P		
5139	796	Sumi, K.....	1,174 00	1,150 00	BC/701-P		
5143	792	Sumi, J. K.....	1,932 00	1,893 00	BC/1336-A	1,893 00	
5158	800	Kadonaga, T.....	1,689 00	1,655 00	BC/703-P		
2869	793	Sasaki, K.....	661 00	648 00	BC/705-P		
5164	814	Konishi, K.....	200 00	196 00	BC/706-P		
42			45,484 00	44,573 00			
1			594 00	582 00			
41			44,890 00	43,991 00			



## APPENDIX No. 1.

## HANEY SUB-DIVISION

File	Vendor	Purchase Price
J.L. 248	Morikawa, K.	\$ 3,099.00
J.L. 72	Tamura, M. & T.	664.00
J.L. 73	Kumamoto, H. & T.	1,455.00
J.L. 74	Kumamoto, K. & T.	668.00
J.L. 122	Nakano, A.	803.00
TOTAL COST PRICE.....		\$ 6,709.00
Less \$75.00 for buildings sold.....		75.00
		\$ 6,634.00
20 Lots sold—Total Value.....		6,106.59
19 Lots to be sold at.....		\$ 527.41

N.B.—Existing Permanent Improvements valued at \$4,800.00 included in 2 of Lots sold.

## APPENDIX No. 2.

## MISSION SUB-DIVISION

File	Vendor	Purchase Price
J.L. 22	Tatabe, K.	\$ 746.00
J.L. 34	Tonomura, M.	589.00
J.L. 23	Shikaze, K.	542.00
J.L. 136	Umetsu, K.	1,827.00
J.L. 88	Watanabe, Y.	1,178.00
TOTAL COST PRICE.....		\$ 4,882.00
Less Sale of Buildings on J.L. 22.....		35.00
		\$ 4,847.00
26 Lots sold at.....		3,912.00
4 Lots remaining to be sold at total of.....		\$ 935.00

## APPENDIX No. 3.

File	Vendor	Purchase Price
J.L. 471	Imahashi, T.	\$ 3,626.00
J.L. 400	Ono, S.	1,094.00
J.L. 405	Ono, S.	1,332.00
J.L. 570	Yamashita, M.	1,588.00
J.L. 475	Nakamura, S.	1,571.00
J.L. 644	Morioka, K.	3,312.00
J.L. 643	Nakamura, H.	2,938.00
TOTAL COST PRICE.....		\$ 15,461.00
Less Sale of Fencing from J.L. 644.....		7.20
		\$ 15,453.00
18 Lots sold—TOTAL.....		14,508.80
12 Lots to be sold at.....		\$ 945.00

N.B.—Existing Permanent Improvements valued at \$13,100.00, included in 7 of lots sold.

## APPENDIX No. 4.

File	Vendor	Purchase Price
J.L. 296	Yamada, S.	\$ 2,327.00
J.L. 678	Imamura, K.	991.00
J.L. 678	Imamura, K.	1,619.00
TOTAL COST PRICE.....		\$ 4,937.00
2 Lots Sold Prior to Sub-Division at.....		3,005.10
1 Lot Sold After Sub-Division at.....		585.85
4 Lots remaining to be Sold at .....		\$ 1,346.05

N.B.—Existing Permanent Improvements were included in first 2 lots sold.

## APPENDIX No. 5.

File	Vendor	Purchase Price.
J.L. 69	Nakahara, H.	\$ 2,362.00
J.L. 105	Hosaki, I.	3,113.00
J.L. 68	Kawamoto, S.	1,738.00
TOTAL COST PRICE.....		\$ 7,213.00
6 Lots sold—Total Sale Price.....		6,259.30
4 Lots remaining to be sold at total of.....		953.70

N.B.—Existing Permanent Improvements included in 3 of the 6 lots sold.

## APPENDIX No. 6.

File	Vendor	Purchasing Price
J.L. 39	Oike, JK.	\$ 3,392.00
J.L. 70	Takashita, T.	2,145.00
TOTAL COST PRICE.....		\$ 5,537.00
8 Lots sold for.....		5,303.12
1 Lot to be sold at.....		\$ 233.88

N.B.—Existing Permanent Improvements included in the Lots sold.

## APPENDIX No. 7.

## HERBERT SUB-DIVISION

File	Vendor	Purchasing Price
J.L. 518	Naruse, H. K.	\$ 4,075.00

N.B.—This parcel combined with the E. H. Herbert property for Sub-Division purposes. Lots sold at their proportionate cost.

## APPENDIX No. 8.

File	Vendor	Purchasing Price
J.L. 61	Gyotoku, U.	\$ 1,106.00
J.L. 52	Tazumi, A.	1,178.00
J.L. 42	Mukai, O.	579.00
TOTAL COST PRICE.....		\$ 2,863.00
3 Lots sold, Total Sale Price.....		1,709.10
4 Lots remaining to be sold at total of.....		\$ 1,153.90



## APPENDIX No. 9.

File	Vendor	Purchasing Price
J.L. 244	Eto, S.	\$ 2,835.00
J.L. 245	Kusano, A.	1,623.00
TOTAL COST PRICE.....		\$ 4,458.00
TOTAL SALE PRICE.....		\$ 4,458.00
(4 lots)		

## APPENDIX No. 10.

File	Vendor	Purchasing Price
J.L. 601	Takata, H. Y.	\$ 669.00
J.L. 602	{Wakai, S. and Wakai, C.}	1,754.00
TOTAL COST PRICE.....		\$ 2,423.00
1 Lot sold at.....		671.00
4 Lots to be sold at.....		\$ 1,752.00

N.B.—Existing Permanent Improvements included in Lot sold.

## APPENDIX No. 11.

File	Vendor	Purchasing Price
J.L. 440	Imahashi, I.	\$ 1,989.00
J.L. 472	Watanabe, U.	2,982.00
TOTAL COST PRICE.....		\$ 4,971.00
4 Lots sold—Total Value.....		2,879.00
2 Lots to be sold—Total Value.....		\$ 2,092.00

## APPENDIX No. 12.

File	Vendor	Purchasing Price
J.L. 422	Fujii, H.	\$ 300.00
J.L. 677	Yamada, K.	2,947.00
J.L. 455	Kamiya, J.	1,005.00
TOTAL COST PRICE.....		\$ 4,752.00
4 Lots sold—Total Sale Price.....		4,477.00
*3 Lots remaining to be sold for total of.....		\$ 275.00

\*Existing Permanent Improvements were included in the 4 lots sold.

## APPENDIX No. 13.

File	Vendor	Purchasing Price
J.L. 506	Sassa, T.	\$ 785.00
J.L. 476	Sato, T.	3,514.00
TOTAL COST PRICE.....		\$ 4,299.00
5 Lots sold—Total Value.....		2,021.42
3 Lots to be sold for Total of.....		\$ 2,277.58

## APPENDIX No. 14.

File	Vendor	Purchasing Price
J.L. 530	Takahashi, F.	\$ 2,646.00
3 Lots sold—Total Sale Price.....		2,071.00
*2 Lots remaining to be sold for total of.....		\$ 575.00

\*Existing Permanent Improvements included in the 3 Lots sold.

## APPENDIX No. 15.

File	Vendor	Purchasing Price
J.L. 474	Ebata, G.	\$ 3,044.00
J.L. 493	Nakamura, G.	982.00
TOTAL COST PRICE.....		\$ 4,026.00
Less Sale of Buildings on J.L. 474.....		50.00
		\$ 3,976.00
Less Fire Loss Recovery on J.L. 493.....		700.00
		\$ 3,276.00

N.B.—These parcels combined with the Jessie Tait property for Sub-Division purposes. Lots sold at their proportionate cost.

## APPENDIX No. 16.

File	Vendor	Purchasing Price
J.L. 466	Takahira, S.	\$ 1,209.00
J.L. 490	Takahira, S.	166.00
TOTAL COST PRICE.....		\$ 1,375.00
6 Lots sold—Total Sale Price.....		1,297.80
1 Lot remaining to be sold for.....		\$ 77.20

N.B.—Existing Permanent Improvements in Lots sold.

## APPENDIX No. 17.

File	Vendor	Purchasing Price
J.L. 578	Obana, K.	\$ 516.00
J.L. 579	Obana, E.	147.00
J.L. 906	Honda, G.	565.00
J.L. 636	Tanizaki, M.	982.00
TOTAL COST PRICE.....		\$ 2,210.00

These lands sold to the Corporation of the District of Surrey as a Sewage Disposal Plant Site.

SALE PRICE..... \$ 2,800.00



## STANDING COMMITTEE

## APPENDIX "B"

According to Veterans' Land Act files, Appendix "A" requires amendment in the following particulars to record actual sale prices:—

Custodian's file JL	V.L.A. file BC	Custodian's sale price	Actual V.L.A. purchase price	Remarks
		\$ cts.	\$ cts.	
145	311-P	1,352 00	1,425 00	Custodian unable deliver title and parcel withdrawn; subsequently bought in December, 1944, at \$1,425.00.
173	313-P	1,132 00	426 00	The increase of \$353 recorded should be a decrease representing fire loss recovered by the Custodian before sale to Director.
180	329-P	2,041 00	1,465 00	Original appraisal covered 2 lots. Custodian unable deliver title to one lot. The figure recorded as an increase should be shown as a decrease.
175	2051-B	1,489 90	1,489 00	Appraisal covered 2 lots. Custodian able to deliver title to but one lot. The increase of \$227 should be shown as a decrease.
123	2058-A	2,054 00	1,600 00	
693	2449-A	1,689 00	2,500 00	Custodian unable deliver title and original offer was cancelled. Parcel later bought in January, 1946, at \$2,500.
438	2699-A	3,682 00	4,000 00	Custodian unable deliver title and parcel withdrawn. Subsequently purchased in July, 1945, at \$4,000.
447	571-P	42.00	32.00	Custodian unable deliver title and offer cancelled. Subsequently bought in December, 1944, at \$800.
463	466-P	678 00	800 00	
474	643-P	3,004 00	3,041 00	Recorded as withdrawn but bought by Director in August, 1945, at \$6,000.
522	677-P	591 00	491 00	
612	750-P	5,246 00	6,000 00	

OTTAWA, June 6, 1947.