

3969

DATE	DETAILS OF DISBURSEMENTS	AMOUNT
	BALANCE	



## OFFICE OF THE CUSTODIAN

## JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

## PERSONAL INFORMATION

NAME: YOKAYAMA MasanariHOME ADDRESS: R.R. #1 Coughlan, B.C. (1023 Coughlan Rd)REGISTRATION NUMBER 12888 SEX: M AGE: 51OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: NoneMARRIED? YesNAME OF WIFE OR HUSBAND: TomoeADDRESS OF WIFE OR HUSBAND: R. R. #1 Coughlan, B. C.NAMES OF ANY LIVING CHILDREN: Miyoko (M) Ichiro (M) Susumu (M)Kenjiro (M)ADDRESS OF CHILDREN: R. R. #1 Coughlan, B. C.AGE OF CHILDREN: 14, 10, 8, 3.

## STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: N.W. Quarter, Section 25, Twp. 10.Lots 1, 2, 3, & 4. R.R. #1, Coughlan, B. C.2. BUILDINGS AND OTHER IMPROVEMENTS: 10 rooms 2 storeyed wooden frame dwelling house. 1 wood shed. Root house. Barn. 2 Packing houses.3. INSURANCE (Give particulars; state where policies are) \$1500.00 Details unknown.4. TAXES (Amount and where payable) \$7.50 paid aug. 1941 Langley Municipal Hall.5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None6. OCCUPANCY AND LEASES (If vacant so state) NoneBenjamin CannonMr. Cannon has been & has been & will look after



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: at home
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN 2 1/2 acres strawberries, 1 acre raspberries  
1/2 acre asparagus, 1/2 acre black currents, 1/2 acre rhubarb, 1/2 acre fruit tree  
1/2 acre loganberries, 1/2 acre ever-bearing strawberries.

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: See page 1. Sec. 1
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
- 1 kitchen stove, beds, tables, chairs, 3 heaters, some kitchen utensils,  
garden tools, carpenters tools 300 Jam flats 24 strawberry 10 asparagus  
(Gramophone, to be left with Mr. Foreman, Coughlan Rd. (behind)  
1 case of strawberry hallocks Single horse plough 3 cross cut saws  
3 axes

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY. None



*Richardson*

SUPPLEMENTARY LIST May 14, 1942

YOKOYAMA, Masanari Reg. #12888, Coghlan, B. C.

Desires to inform the Custodian that the debt of  
\$120.00 on electric fittings, has been paid.

3969



4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
On a \$50.00 War Victory Bond (1942) at home.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$1000.00 Manufacturer's Life Insurance Vanc. Branch  
Beneficiary, wife--Tamae

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

**LIABILITIES:**

1. PERSONAL DEBTS: NISHIMURA \$60.00 (Grocer)  
MORISHITA \$60.00 (neighbour)

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 14th day of April 1942.

(Signature)

*M. Yokoyama*

Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

3969  
Date June 28, 1943

Our File No. 3969

Full Name YOKOYAMA Masanari  
(Surname in Block Letters)

Registration No. 12888

Male - Female  
(check)

Age Nov. 28, 1891

Former Address R.R. #1, Coughlan, B.C.

Date Evacuated July 18/42 Naturalized - Canadian-Born - National  
(check)

Present Address Sandon B.C.  
New Denver New Denver B.C.  
Roseburg, B.C.

Married - Single  
(check)

Name of Wife Tamae #12889

Name of Husband -

Name of Mother Deceased Name of Father Deceased

Names of Children under 16 Miyoko (F) Aug. 1, 1928

Ichiro (M) May 16/32 Susumu (M) Feb. 3, 1934

Kenjiro (M) Mar. 3/39 Tesuko (F) Jan. 8/42

Requested by Mary Campbell Registered with Custodian  
(Yes or No)

Additional Information Farmer Owner of house  
& 20 acres



REAL PROPERTY SUMMARY

Catalogue No.: S.B.B.(B.C.352 P)

File No.3969

Name: YOKOYAMA, Masanari

Reg.No.12888

Civic Address: 1022 Coughlan Rd., Langley, B. C.

Legal Description: Lots 1,2,3,4 of North West quarter, Section 25,  
Township 10, Map 2728, Municipality of Langley,  
District of New Westminster.

Classification: 20 acre property of which 5½ acres were in small  
fruits. Half acre was partly cleared and the balance  
in bush. The dwelling of 10 rooms was in good cond-  
ition; the small barn and rhubarb house was in fair  
condition, and the other outbuildings were of little  
value.

Registered Owner: Masanari YOKOYAMA

State of Title: Clear.

Administration & Revenue: The property was leased by the owner  
from May 8/42 to Dec.1/42 for \$240.00  
payment having been received by him at  
the time. This lease was renewed by the Custodian for 1 year for  
\$50.00, however, the latter renewal consideration accrued to the  
Veterans' Land Act.

Sold to the Director, Veterans' Land Act for \$1,468.00 cash as of  
January 1, 1943.

Title delivered February, 1944.

Payment received Feb.29/44 and net proceeds of \$1,483.43 credited  
to the account on March 16/44 having received \$18.43 refund on  
Insurance and paid Registration Fees of \$3.00. Legal fees of  
\$15.00 were later charged to the account.

Chattels: Not involved in property sale.

Insurance: On buildings - transferred to V. L. A.  
On household effects - cancelled April 6/44.

The above summary is certified to be in  
accordance with the information on file.

Dated: 18/10/45  
WEA:EH

*W.E. Lauer*  
.....



2888

NAME

YOKOYAMA, Masahari

FILE  
NO.

3969

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Western Assurance Company	<i>Renewed - Pol. # 746097 - Eastern</i> 737856	\$1000.	June	17	1943	Lots 3 & 4, of Subdiv. of NW 1/4 Sec. 25, Twp. 10, Sp. 2, R. 6, E. 1, Langley Bldg., B.C.
Western Assurance Company	<i>Blag. trans. from V.L. # 7</i> 746097	\$1000.	June	18	1946	1022 Coughlan Rd, on Lts. 3 & 4, of subd. of NW 1/4 Sec 25, Twp. 10, Langley Bldg., B.C.
	<i>H. H. P. cancelled April 6/44</i>					

October 18, 1945

The above Japanese on April 14, 1942 declared a \$1500.00 Insurance policy. This policy referred to was found to be for \$1000.00 expiring June 17, 1943 covering \$800.00 on the Dwelling and \$200.00 on Household effects. This policy was renewed with the same coverage and the premium of \$20.00 was debited to the account.

The property was sold to the Veterans' Land Act and under adjustments a refund of \$18.43 was made covering unexpired portion of the insurance premium covering the dwelling.

The household effects were liquidated and the insurance coverage on same was cancelled on April 6/44 and a refund of the unexpired premium, namely \$2.26, was credited to the account.

The above summary is certified to be in accordance with the information on file.

Dated: October 18, 1945  
WEA:EH

*W E Lamon*



LIABILITY SUMMARY

File No. 3969

October 18, 1945.

Re: YOKOYAMA, Wasanari - Reg.No.12888

The above Japanese on April 14, 1942 declared to personal liabilities to the Custodian:

NISHIMURA (Grocer)	\$60.00
MORISHITA (Neighbour)	\$60.00

Under a Supplementary memorandum of May 14, 1942 is noted, apparently by a registrar for the Custodian, that the debt of \$120.00 had been paid.

No other liabilities appear on this file either against this evacuee or members of his family.

The above summary is certified to be in accordance with the information on file.

Dated: October 18, 1945  
WHA:EH

*W E L...*



SPECIFIED ARTICLES SUMMARY

File No. 3969

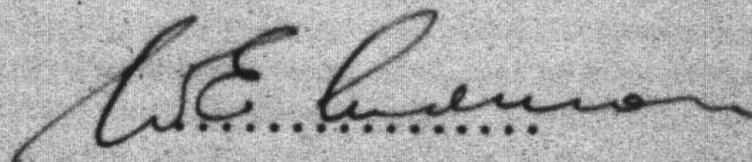
Sept, 5/45

Name: YOKOYAMA, Masanari

Reg. No. 12888

This file reveals above Japanese has no  
interest in any Specified Articles having been  
brought under Control by Custodian.

Certified Correct.

A handwritten signature in cursive script, appearing to read "W.E. Leman", with a dotted line underneath it.

Sept. 5/45



File No. 3962

February 2nd, 1944.

CLAIMS DEPARTMENT

NAKANISHI YOKOYAMA - Reg. No. 12888

CREDITORS:-

1. Nishimura (Grocer)..... \$60.00 JP
2. Morishita..... 60.00 Neighbour. JP

*Creditors have not lodged any claims  
so no action need be taken by "Claims"*

*[Signature]*  
2-44

No claims on wife's file #3300.

Dr. Balance..... \$17.85 Cr. Bal. 1445<sup>T</sup> Jan 50<sup>m</sup>  
2/2/44.

*[Signature]*  
17-48

/ND



PERSONAL PROPERTY SUMMARY

File No. 3969

24th January, 1947.

Re: Masanari YOKOYAMA - Reg. No. 12888

CHATELS:

The above Japanese registered with the Custodian on the 12th April, 1942 and while he leased his property to the Canadian Cannery on the 10th May, 1942, he was not evacuated until the 18th July, 1942, and withheld the house and chattels from the lease. Our fieldmen inspected the property on the 23rd September, 1942, and inventoried the chattels found there. The dwelling was empty, but the Japanese had left the house key with a neighbour, Mr. Forsman, who was looking after it. A copy of our inventory was sent to YOKOYAMA, who on the 16th November, 1942, signed his acknowledgment that it was correct.

On the 25th November, 1943, the bulk of the chattels were removed and sold by public auction for the net sum of \$105.42, on the 22nd February, 1944, net sale \$2.60. An article was also sold by appraisal to Mr. Forsman for net \$3.15. A considerable quantity of inventoried things were abandoned. A quantity of boxes and personal effects were also moved to New Westminster storage. Of these latter some things were shipped to YOKOYAMA at his request, on the 7th February, 1943, at a cost of \$4.32, which sum was paid from his account here. The balance was sold by auction for the net sum of \$5.70

BONDS &

INVESTMENTS:

The above Japanese declared having a Victory bond. This was not brought under control by the Custodian.

LIFE

INSURANCE:

YOKOYAMA declared having a \$1000.00 Manufacturers Life Insurance policy. This was not brought under control by the Custodian. On the 5th February, 1946, a cheque was forwarded to YOKOYAMA and his wife amounting to \$335.69 being the cash surrender value of the policy which they had applied for.

This file reveals no other personal property assets.

The above summary is certified to be in accordance with the information on file.



WEA:HA



REPORT

YOKOYAMA, Masanari # 12888

I Have to-day examined the undermentioned articles and I am convinced that they are valueless and should be abandoned.

Towel rack broken

Door mat damaged

Stove pipe bent

# Sink

# Drain board

# Small wall cabinet

# Dish cabinet & contents

2 Black out blinds & 1 Old clothes rack

3 Blinds & 3 Old torn curtains

Broken clothes dryer

# Cedar clothes ~~closet~~ Closet

Old metal stove pad

Old H.M. Tables (2)

Crtm Old Calendars

Crtm. Magazines & Quan. of old books

" Rags

# Hand pump & Water tank

Large quan. Berry crates & Boxes

2 H.M. Tables

1 Saw vice (wooden) & 5 Saw horses (Wooden)

⊙  $\frac{1}{2}$  Cord wood

Few Old damaged Kitchen utensils & Dishes

Quan. of bottles & jugs

£ Baby play pen & Cribb

£ 2 Old H.M. Rocking chairs

£ 1 Old Kitchen range

£ 4 Beds & Springs (Old Iron beds)

# Articles that are nailed to wall or a fixture

⊙ Used by tenant

£ Taken to auction hall and not sold

  
Dec. 30th. 1943



BC-352-P  
BC-1137-A

BC/552-P  
BC/1139-A

Page 1

S.S. Form No. 43  
(Sheet 1)

# Farm Appraisal Report

File No. JL 331

Land Description Lots 1 - 4, N.W. 1/4 Sec. 25, Tp. 10, Map 287A.  
(1022 Coghlan Road)

Containing 20 Acres

Owner's Name YOKOYAMA, M. Post Office Address Aldergrove, B.C.

Nearest Rail Point Coghlan, B.C.E.Rly. Distance 3 1/2 miles

Market Town Langley Prairie Distance 7 miles

Church (give denomination) Aldergrove, United Distance 2 1/2 miles

Nearest School Aldergrove Distance 2 1/2 miles

State how property was identified: By survey posts, map and roads.

Roads: State whether property has access to main road, the kind of road and its condition.

At 1022 Coghlan Road, at intersection of Bradshaw Rd. about 1/2 mile north of highway.

Is this district a good one? Fairly good.

Employment opportunity Seasonal. No industry in vicinity.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Property partly fenced on 3 sides Value \$  
but only 1 strand on west and south, in poor shape.

Water supply: From well and hand pump - 15' deep. Value \$

## BUILDINGS ON FARM

3769

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 24	frame	9'	shgl	20	cedar posts	fair	850.00
Add'n.	24 x 28				5			
	x							
BARN	12 x 20	frame	8'	shk.	2	" "	good	50.00
	x							
BARN	x							
Rhubarb house	20 x 52	frame	8'	shk.	6	" "	good	250.00
GRANARY	x							
	x							
	x							
	x							
	x							

Two packing sheds 12x16 - useful but of little real value.

Electric light in the house.

Total present day value \$ 1150.00

Total Value Buildings add to farm

\$ 800.00

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? Habitable.

\$

Describe the basement and chimneys: No basement, brick chimney on bracket.

No. rooms downstairs? 6 Upstairs? 3/ unfinished How finished V-joint.

Are buildings painted? Old part of house painted Condition of paint Poor.

Distance from nearest bush 100 yards.

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.



ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
5.5	level & sloping	sdv. clay loam 8" to 14"	sand & clay	straws & canes not good rhubarb & spuds good	60.00	330.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
.5	rolling	sdv. cl. loam 8"-14"	sand & clay	partly cleared, stumps to be removed	50.00	30.00
14.0	level, rolling & sloping	"	"	bush, heavy clear- ing	150.00	25.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 695.00

Total added by buildings to value of farm \$ 800.00

Total fruit trees add to value of farm (for use in orchard districts only) \$

Total value of farm \$ 1495.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

In fair state of cultivation. Berries and canes not in good condition.  
Rhubarb, asparagus and spuds look well.

Rented to Dominion Can ners for \$250.00. Jap still in occupation.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

Mixed farm, but insufficient cleared land.

Noxious weeds: Some thistles.

Give approximate detail and  
amount of all annual taxes and  
names of Taxing Authorities:

Taxes \$28.50

Langley Municipality.

Date: June 19, 1942.  
Place: Abbotsford, B.C.I certify that the above report is based on a personal examination  
of the whole farm made on the 17th day of June, 1942.

Inspector's Signature

"R.W. BROWN"

Note: (Use Form 43 (Sheet 2) in connection with this form.)



Farm Appraisal Report

Remarks: Property is located at 1022 Coghlan Road at the intersection of the Bradshaw Road, about  $\frac{1}{4}$  mile north of the highway. Property is well located, being fairly close to the highway in a good mixed farming district. The soil is a sandy clay loam of good depth and is productive. Property appears to be best suited to mixed farming as the berries and canes are not in good shape. Other crops are doing well. Limited acreage cultivated and in crop, balance heavy clearing.

House is in quite good shape, the addition being comparatively new. Rhubarb house and stable are also in good shape. Fencing is negligible and water is hand pumped from a well about 15' deep.

There is electricity in the house but no industry in the vicinity.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
Approximate acreage in small fruits:-	\$
2.25 acres Strawberries, some fair.	\$
.35 " Rhubarb, good	\$
.3 " Black currants, poor	\$
1.1 " Raspberries, poor	\$
.7 " Asparagus, good	\$
Also 2 acres spuds in good shape.	\$
2 cherry trees, 2 plums, 1 prune, 1 pear, and	\$
4 apple trees -- fair.	\$
	\$
	\$
	\$
	\$
	\$
Total	\$

Amount fruit trees add to value of farm \$







CABLE ADDRESS  
"DONCAN" VANCOUVER

TELEPHONE  
MA 4-41 3241  
PRIVATE EXCHANGE CONNECTING ALL DEPARTMENTS

Richardson  
WESTERN UNION  
A.C. 5TH EDITION  
J. R. ARMBY 1911  
BENTLEY'S

# CANADIAN CANNERS (WESTERN) LIMITED

IN REPLYING TO THIS LETTER  
PLEASE REFER TO

DEPT.

PLEASE ADDRESS ALL CORRESPONDENCE TO  
THE COMPANY AND NOT TO INDIVIDUALS

HEAD OFFICE

342 HARRIS STREET

VANCOUVER, CANADA

May 10, 1942  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
MAY 13 1942

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

Dear Sirs:                      Attention Mr. C.L. Drewry

We confirm our conversation with your Mr. Richardson as regards another Japanese farm that we have taken over, and after explaining the details to Mr. Richardson, he advised that you would approve.

We are enclosing for your records one copy of the lease covering the farm of Mr. Masanori Yokoyama, R.R. No. 1, Coghlan, B.C., for which we have already paid Mr. Yokoyama \$240.00, already mentioned. We would explain once again that this is a very small farm located across the road from the Takeda farm, and therefore our foreman can look after both of them without much trouble. There are only about two acres of very poor quality British Sovereign Strawberries on the farm, plus some Everbearing Strawberries which are not of much value to us, and then there are a few Black and Red Currants and also a small patch of Asparagus. Mr. Yokoyama apparently has been ill and the land is very much run down, and while naturally we do not hope to lose any money in taking over this farm, still we can never hope for even a fair crop. We do know that the Japanese was certainly very much pleased at our agreeing to take over the crop.

There is another point we would like to mention and that is that most definitely we are doing this only for the crop and we do not intend to do any work on the place after the crops have been removed. We have explained this very definitely to Mr. Yokoyama, who is entirely satisfied, as considering the condition it would never pay us to look after this for a crop in another year. At least this is the way the matter stands at the moment, although we can tell better, along about August 1st, after we see how the farm develops. Meanwhile we are cultivating, hoeing, fertilizing and doing everything we can to safeguard our investment.

In addition, Mr. Yokoyama had available the following supplies, which we have purchased, and as a matter of fact we have already used the supplies for fertilizing the crops on this farm:

2 sacks Milarganate,	2 sacks tankage
3 sacks Bone meal	2 sacks Superphosphate
2 sacks Muriate of Potash	1 sack Lime
1 sack Go-west	2 sacks 3-10-8 fertilizer

AYLMER PRODUCTS ARE CANADIAN PRODUCTS

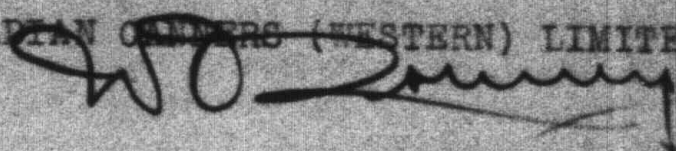


(2)

Our foreman, mentioned above, on the Takeda farms made the deal direct with Mr. Yokoyama to purchase the above supplies. They worked it out on a cost basis and we are arranging to pay the Japanese \$23.79 for the above. We presume that this meets with your approval and if not, please let us know immediately as it may be that you will not want us to pay the \$23.79 direct to Mr. Yokoyama.

Yours very truly,

CANADIAN OWNERS (WESTERN) LIMITED



WOL/WF



CABLE ADDRESS  
"DOMCAN" VANCOUVER

TELEPHONE  
MA 412 3241  
PRIVATE EXCHANGE (CONNECTING ALL DEPARTMENTS)

*Richard*  
WESTERN UNION  
R.C. 5TH EDITION  
J.N. JANUARY 1911  
BENTLEY'S

# CANADIAN CANNERS (WESTERN) LIMITED

IN REPLYING TO THIS LETTER  
PLEASE REFER TO

DEPT

HEAD OFFICE

332 DRAKE STREET

PLEASE ADDRESS ALL CORRESPONDENCE TO  
THE COMPANY AND NOT TO INDIVIDUALS

VANCOUVER, CANADA

July 6, 1942

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
JUL 8 1942

3969

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

Dear Sirs:

*YOKOYAMA.*  
Attention Mr. C.L. Drewry

Separately we have written you a letter as regards arranging an agreement to continue the operation of the Takeda farm for another year, and this letter has reference to the Yokoyama farm, which is also on the Coghlan Road, across the road from the Takeda farms.

You have a copy of our lease covering this farm, which covers the period up to December 1, 1942. We are under the impression that Mr. Yokoyama has not been evacuated, but is likely to go at any time.

We want to know now what arrangements we can complete to operate this farm and harvest the crop in 1943. The Strawberry crop is just about finished and there is some much needed work to be done, which we will arrange to do if we are going to have the farm for another year.

Would you please advise as soon as possible.

Yours very truly,

CANADIAN CANNERS (WESTERN) LTD.

*W.D. Lowrey*  
*per W.D. F.*

WOL/WF

*9/7/42*  
*Informed Lowrey by phone*  
*re new A.C. order. As well*  
*contact S.S.B.*  
*R.R.*



CANADIAN CANNERS (WESTERN) LIMITED.

Vancouver, B. C.  
August 1st, 1942.

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

Dear Sirs:

We are enclosing herewith copy of our letter to Mr. I.T. Barnet, District Superintendent, Soldier Settlement of Canada, dated July 14th, which sets out full information as to the legal description of the properties, etc. covering the three Japanese farms that we have operated this present season. Since that time we have been out on the farms and have investigated carefully all angles in continuing to operate these farms for another year.

We submit the following proposition to cover the period when our present leases expires, December 1, 1942, for the period ending December 31, 1943.

Takeda Farm: Rent \$500.00, plus payment of the 1943 taxes, approximately \$50.00.

Due to arrangements not being completed for our continuing to operate this farm in 1943, there have been no new plantings made and the berries are now one year older, and it would be necessary to apply fertilizer, weevil bait, hoeing, cultivating, etc. in taking care of the crops until April 1943 to offset the condition of this farm when we took it over in April 1942. We know now that the difference of \$700.00 will certainly not cover this added expense, but we make this offer.

Yokoyama Farm: Rent \$50.00 to cover the period when our present lease expires, December 1, 1942 for the period ending December 31, 1943.

This farm is in a very badly run down condition. There was not much to it even when we took it over last May, but it is very close to the Takeda farm and we would like to continue its operation for another year.

Ito Farm: Rent \$50.00 to cover the period when our present lease expires, December 1, 1942, for the period ending December 31, 1943.

This farm is in very bad condition and right now we are not prepared to make this as a firm offer, but would like to know if it would be acceptable so that we can go ahead and figure out just what expenditure would be necessary to take care of what few remaining Strawberry plants there are on the farm that may be salvaged with proper attention to harvest a crop in 1943.



Perhaps what should be done is to plow up practically the whole acreage and figure on new plantings next Spring, but then a longer lease would need to be negotiated so that we can harvest the crop in 1944.

We have emphasized to you and everyone else in earlier letters that it is very important to arrive at a quick decision on these farms, as there is a considerable amount of farm work to be done and we must go ahead with this now, or in a matter of only a week or two it is going to be too late to do the work properly and carry the crops through for another year.

Therefore, your prompt action and immediate decision, which we would like to have if possible on Monday, August 3rd, will be appreciated.

Yours very truly,

CANADIAN CANNERS (WESTERN) LIMITED.



# Harris, Bull, Wilson & Bull

Barristers, Solicitors  
Notaries, Etc.

CABLE ADDRESS: "HARRISBULL"

MAR. 25 1945

PHONE 2-2222

Office 601 Rogers Building

470 Burrville Street

Robert Wilson Harris, A.C.  
Thomas Edgar Wilson

Alfred Edwin Bull  
Armand McHenry Bull

Vancouver, Canada

March 16, 1945.

The Custodian,  
501 Royal Bank Bldg.,  
Vancouver, B.C.

Dear Sir:

re Canadian Cannery (Western) Ltd.  
and re: Takeda Farm.

We return herewith form of lease in duplicate, which was delivered to our clients above named, and would make the following observations thereon:

1. We are instructed that our client desires to use only a portion of the buildings on these premises and consequently all the buildings should not be included in the lease. Under the circumstances we think it would be better to definitely specify in the lease the portion of the buildings which is to be used by our client. ✓
2. There should be no right of way reserved to the Lessor or others, with the Lessors permission. X
3. Our client does not wish to lease all the chattels scheduled. It will prepare a schedule of the chattels which it wishes to use, and which it values at \$100.00. We think the schedule should contain this valuation.
4. "From the date hereof", in the second line of the second page, should be struck out. ✓
5. As to paragraph 2 our client will pay rent and for light and telephone used, but will not pay taxes. X
6. We do not think our client should give a general covenant to repair, but merely a limited covenant to cover any damage which they themselves may do, and possibly to keep open ditches in operation, but not covered drains. X
7. Re. Paragraph 3, Clause (a): This should extend only up to the time when the crops are taken off. ✓
8. Re. Paragraph 3, Clauses (c) and (b): This should



apply only to the chattels scheduled and used by our client.

9. Re. Paragraph 3, clause (e): These other chattels are boarded and locked up, and our client takes no responsibility as to them. X

10. Re. Paragraph 3, clause (f): This should cover hired chattels only. ✓

11. Re. Paragraph 3, clause (g): This should go out, because our client will pay cash. ✓

12. Re. Paragraph 3, clauses (h) and (i). These clauses should go out. X

re:Yokoama Farm.

We return herewith form of lease, in duplicate, to our client; <sup>with</sup> the following observations:

1. Our client requires no buildings whatever. *are we*
2. There should be no right of way reserved to the Lessor.
3. "Or from the date hereof", second page, second line, should go out. ✓
4. Re. Paragraph 2, our client will pay rent, but no other charges. *no rent* ✓
5. Our client will repair only damage resulting from their operations and possibly keep cleared open ditches, if any. ✓
6. Re. Paragraph 3, clause (a): This should extend only to the time when the crops are taken off.
7. Re. Paragraph 3, clauses (c) and (d): These should go out; there are no chattels being hired. ✓
8. Re. Paragraph 3, clause (e): Our clients take no responsibility for these chattels, which are all housed and boarded up. X
9. Re. Paragraph 3, clause (f): This should go out. ✓
10. Re. Paragraph 3, clause (g): This should go out; our clients will pay cash. ✓
11. Re. Paragraph 3, clauses (h) and (i): These clauses should go out. ✓

Yours truly,

HARRIS BULL WILSON & BULL,  
Per

*Edgar Wilson*

TEWA



CABLE ADDRESS  
"DOMCAN" VANCOUVER

TELEPHONE  
MAIN 3241  
PRIVATE EXCHANGE CONNECTING ALL DEPARTMENTS

WESTERN UNION  
A.B.C. 8TH EDITION  
J. K. ARMSBY 1911  
BENTLEY'S

# CANADIAN CANNERS (WESTERN) LIMITED

IN REPLYING TO THIS LETTER  
PLEASE REFER TO

DEPT.

PLEASE ADDRESS ALL CORRESPONDENCE TO  
THE COMPANY AND NOT TO INDIVIDUALS

HEAD OFFICE

332 DRAKE STREET

VANCOUVER, CANADA



April 17, 1943

Soldier Settlement of Canada  
518 Rogers Building  
VANCOUVER, B. C.

Gentlemen:

Attention G.S. McKay

We would greatly appreciate if you would try and do something so that our 1943 leases can be completed on the Takeda and Yokoyama Farms. After all, this is now almost the first of May and the matter has been under ~~completion~~ since last Fall.

We were submitted certain leases by the Custodian which were not acceptable and we passed them along to our Solicitors, who have since been in touch with you and about a month ago we were advised that you would be taking the matter up direct with us.

We know, likely, you have been - and still are - very busy in many directions, but in our position we are unable to do anything about completing these leases until you submit them to us on a basis that will be satisfactory according to the terms and conditions that we have already agreed with you verbally.

Very truly yours,

CANADIAN CANNERS (WESTERN) LTD.

W. O. Lowrey

WOL:DM

AYLMER

BRAND



CABLE ADDRESS  
"DORCAN" VANCOUVER

TELEPHONE  
MAINE 3281  
PRIVATE EXCHANGE CONNECTING ALL DEPARTMENTS

WESTERN UNION  
A.R.S. 8TH EDITION  
J. K. ARMBY 1917  
BENTLEY'S

# CANADIAN CANNERS (WESTERN) LIMITED

IN REPLYING TO THIS LETTER  
PLEASE REFER TO

DEPT

HEAD OFFICE

332 DRAKE STREET

PLEASE ADDRESS ALL CORRESPONDENCE TO  
THE COMPANY AND NOT TO INDIVIDUALS

VANCOUVER, CANADA

June 17, 1943.

## EVACUATION SECTION

Rec'd JUN 17 1943  
File No.  
Referred *packing*

Department of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
Hastings and Granville Sts.,  
VANCOUVER B.C.

Dear Sir:

Attention: Mr. O. T. McKay  
Farm Department.

We have your two letters of June 15th, under your file of 3953, and 3969, with reference to the Japanese farms in the Coghlan district, which we are operating, owned by Mr. Takeda and Mr. Yokoyama. For this year we have already agreed to pay a rental of \$50.00 for the Yokoyama farm and \$500.00 for the Takeda farm.

We point out that we are not at fault in any way in completing the leases for the 1943 season. Several months ago, you submitted leases to us which apparently were on your regular standard form and contained standard clauses, which were not acceptable to us and we turned the leases over to our solicitor where they are now being held by Mr. Wilson, and you have agreed on several occasions to meet Mr. Wilson and we could proceed to have the leases revised in accordance with our agreement, and this is the way the matter stands.

Yours very truly,

CANADIAN CANNERS (WESTERN) LIMITED

WOL:3J3

W. O. Lowrey.

AYLMER

BRAND



# CANADIAN CANNERS (WESTERN) LIMITED

IN REPLYING TO THIS LETTER  
PLEASE REFER TO

DEPT

PLEASE ADDRESS ALL CORRESPONDENCE TO  
THE COMPANY AND NOT TO INDIVIDUALS

*2AS660M*

HEAD OFFICE

332 DRAKE STREET

VANCOUVER, CANADA

June 28, 1943.

Dept of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER B.C.

EVACUATION SECTION	
Recd JUN 29 1943	
File No	
Ans.	
Referred	<i>McKay</i>

Dear Sir:

Attention: Mr. G. T. McKay.

We have your letter of June 22nd, under your files 3969 and 3953, and at the moment we are interested in carrying along the two T<sup>a</sup>keda farms for the 1944 season; however, we cannot give you a definite decision on this for a few weeks until we find out how the 1943 crops turn out, and the appearance of the berries as to how they may turn out in another year, of course there have been no new plantings and even this year we have found quite a number of berries, that due to old age are not now bearing a satisfactory crop of fruit.

As regards the Yokoyama farm, we can advise you now that we will not be interested in carrying on this farm in 1944. In addition to what few strawberries there are, we have some potatoes planted on this farm, and until such time as all our crops are removed, we will wish to retain possession during 1943, and will advise you as soon as we are able to definitely give up this farm so you can arrange for a new tenant. We know that you will not have any difficulty as we have been approached by several persons during the past season to take it over as there seems to be an excellent house accommodation on this farm, which of course we do not use.

BRAND

We are enclosing herewith the tax bills from the Corporation of Langley covering the two T<sup>a</sup>keda farms for the 1943 taxes, and if you will remember our conversation, we did not agree to pay the 1943 taxes instead, we agreed to pay a flat rental of \$500.00 for the T<sup>a</sup>keda farms, and \$50.00 for the Yokoyama farm; the writer has a clear recollection of specifically mentioning to you that we would accept the \$500.00 proposal on the T<sup>a</sup>keda farms, but not the taxes for the 1943 season.



NAME YOKOYAMA, Masaharu

REGISTRATION NO. 12888

FILE NO. 3969

The following chattels were sold by public  
 auction at Lansley, B. C. on November 23, 1943

Dish pail & rope	\$ 0.20
Wooden tub	0.50
Pails	1.15
Crocks	1.00
Crocks	1.25
Crocks	1.00
Crocks	1.50
Wooden pail	0.20
Wooden tub	0.50
Clothes line	0.75
Gas lantern	2.00
Oil can & lantern	0.50
Violin & case	6.00 X
Oil can	0.75
Back saw	0.50
Wool carder	0.25
Bed iron	0.25
Carders	0.25
Crockery	1.00
Comb & brush	0.50
Watering can	0.50
Crockery	1.50
Pink board	0.25
Miscellaneous	0.50
Pan & kettle	0.50
Crockery	0.50
Pans & crockery	1.00
Kitchen utensils	0.50
Total:	Carried Forward \$ 25.30
<del>Less expenses:</del>	\$
<del>Net proceeds credited:</del>	\$

~~Members of Custodian Staff Present:~~

~~Excluded from auctioneering list not~~

~~Notary.~~



NAME YONOHAMA, Margaret

REGISTRATION NO. 12886

FILE NO. 7962

The following chattels were sold by public  
 auction at Langley, B. C. on November 25, 1943.

	Brought Forward	
Meat Grinder		\$25.30
Glasses		0.50
Crockery		0.50
Glassware		0.50
3 Drums		1.25
Chest of Drawers		1.50
Stove Boards		3.50
Cross cut saw		1.00
Table		3.00
Box heater		0.25
Sleigh		11.50
Panning mill		1.00
Cultivator		2.50
Hedges & sledge		3.50
Sledges & miscellaneous		0.50
Chain & miscellaneous		0.50
Curtain rods		0.25
Hose		0.50
Single tree		2.75
Hoe & grubber		0.50
Grubber		0.50
Shovels		0.75
Fork & rake		1.50
Peavy		1.50
Peavy		1.00
Shovel & mattock		1.75
Axe & fork		0.75
Total:	Carried Forward	1.25
		<u>\$69.30</u>

~~Expenditures:~~

~~Net Proceeds:~~

~~Amounts retained for expenses:~~

~~Amounts retained for expenses:~~

~~Amounts:~~



NAME YOKOVANA, M. S. S. S.REGISTRATION NO. 12888FILE NO. 3969

The following chattels were sold by public  
 auction at Langley, B.C. on November 25, 1943.

	Brought Forward	\$
Pick & hoe		69.80
Axe, hoe & fork		0.75
Doll		1.25
Baby buggy		4.50
4 Sash		0.50
Screen door		4.00
Screen door		1.50
Gramophone		1.50
7 Chairs		6.25
Choker		4.00
Raspberry wire		0.50
Cellar		2.00
Building paper		1.75
Harness parts		0.75
Hames tugs & collar		1.50
Spreader		1.25
Hames & tugs		1.50
Dining room table & chairs		0.50
Tree		26.00
Tools		2.50
Bats		0.10
Force pump		1.00
Old plough		3.25
Rocking chair		0.25
		0.25

Total:

\$ 137.15

Less Expenses: (Auctioneer's Fee: \$13.70  
 (Advertising: 1.07  
 (Moving: 16.96

\$ 31.73

Net Proceeds Credited:

\$ 105.42Members of Custodian Staff Present. Mr. CarlsonExtracted from Auctioneering list No. Langley 1

Remarks.



SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/3527  
File No. (JL-221)

Vancouver, B.C.  
FEB 25 1944

A.G. Duncan Crux, Esq.,  
Randall Building,  
535 West Georgia St.,  
Vancouver, B.C.

YOKOYAMA, Morimasa

Dear Sir:-

Re: Lots 1, 2, 3 and 4 of the NW 1/4 of  
Sec. 25, Tp. 10, Map 2722. 2878  
MUNICIPALITY OF LANGLY

I beg to acknowledge receipt of Duplicate  
Certificate of Title No. 1462572 of the New Westminster  
Land Registry Office for the above parcel of land in the  
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque  
for \$ 22,924.11, in favour of The Secretary of State,  
forwarded to you and dated February 24th, 1944, is the  
amount of the purchase price in full of the above land  
arrived at as follows:-

Purchase Price	- \$ 1,468.00
Less arrears of taxes to January 1st, 1943,	- \$ -
Amount paid to Secretary of State	- <u>1,468.00</u> ✓

Will you kindly acknowledge receipt of the  
purchase price by signing the receipt on the duplicate hereof  
and return it to me.

Yours truly,

*W.K. Chandler*

W.K. Chandler,  
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase  
price in full of the land above described.

FEB 29 1944

Date

Solicitor for  
The Secretary of State



Canada

# DEPARTMENT OF THE SECRETARY OF STATE

## OFFICE OF THE CUSTODIAN

### JAPANESE EVACUATION SECTION

506 Royal Bank Building,  
Vancouver, B. C.

File No. 3969

Reg. No. 12888

Mr. Masaharu YUKAWA,  
London, B. C.

APR 13 1944

Dear Sir:

Re: Lots 1, 2, 3, and 4 of the Northwest quarter of  
Sec. 25 Township 10 Map 2878, E. of N. W.,  
Mun. of Langley, C. of E. 49780.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 1468.00
Add:	
Unexpired insurance premium as at January 1st, 1943	18.43
	<u>1486.43</u>

Less:

Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	<u>\$ 1483.43</u>

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,  
Director.

4



1943

	Debit	Credit	Balance
Jan. 1 Balance brought forward (Insurance Premium)	\$20.00		\$ 20.00
Credit re Sale of property		\$1483.43	
Land Registry Office C/E	1.00		

1944

Jan. 13 Proceeds Chattels Sale		3.15	
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\$21.00	\$1486.58	CR \$1465.58
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NAME YOSHIDA, Masumi

REGISTRATION NO. 12000

FILE NO. 3949

The following chattels were sold by public  
auction at Langley, B. C. on February 22, 1944

Dresser

\$ 3.00

Total:

\$ 3.00

Less Expenses: (Auctioneer's Fee: \$0.30  
(Advertising: 0.07  
(Moving: 0.03

\$ 0.40

Net Proceeds Credited:

\$ 2.60

Members of Custodian Staff Present.

Mr. Carlson

Extracted from Auctioneering list No.

Langley 2

Remarks.



MEMORANDUM

File No. 3969

August 9th, 1944

TO: FILE

FROM: Mr. Iverson

Re: YOKUYAMA, Masanari

There is an inventory on file dated October 13th, 1942, listing the effects left on the property as at that date.

Everything of value has been removed and sold, a few things are in storage.

It will be noted that the inventory discloses a great many items not accounted for. However, a list of articles found on the premises and considered of no value is on file and the remaining items on the list may well have been used by the tenant or thrown away, as they are mainly odds and ends of no value, found around most of the Japanese farms. The lumber was probably used in the course of time by the tenant.

A gramophone listed was shipped to subject Japanese some time ago.

The relevant documents are:

- a) Signed list of chattels, October 13th, 1942.
- b) Sales sheets and list of goods sold to tenant, stored and abandoned.

WJI/MSG





New Denver, B. C.,  
March 8, 1945.

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

Gentlemen:

Re: YOKOYAMA, Masanari, #12888

This is your authority to refund to the B. C. Security  
Commission, from my assets now in your hands, the sum of Fifty  
three Dollars and Seventy-four Cents (\$53.74) representing main-  
tenance as received by me for the month of February and part of  
January 1945.

Yours truly,

*M. Yokoyama*

Masanari YOKOYAMA, #12888



3969

*Heber*  
*[Signature]*

RE CHATTELS OWNED BY Masanari YOKOYAMA. REG-  
ISTRATION NO. 12886.

The following chattels were appraised by  
J. Gibson and sold to Mr. Foresman, with whom  
they were left by Yokoyama:

1 Beatty Wringer	\$ 3.50
Less 10% Appraisal Fee	<u>.35</u>
Net Sale Price	\$ 3.15

I HEREBY CERTIFY THAT the above  
price of this Chattel appraised  
by me is a true value.

*[Signature]*  
\_\_\_\_\_

Submitted and approved by the Advisory Committee  
8th March, 1944.

*[Signature]*

*Anderson*



SUNDRY ASSETS MEMO

File No. 3969

Sept. 5/45

Name: YOROYAMA, Masanari

Reg. No. 12888

\$50.- Victory Bond (1942) in owner's possession.

Manufacturers Life Insurance Company:

Policy No. 452406

Amount - \$1,000

Beneficiary - Wife

Not brought under control by the Custodian.

Certified Correct

*W.E. Cannon*

Sept. 5/45



IN REFERRING TO POLICIES PLEASE QUOTE NUMBERS

# *The Manufacturers Life Insurance Co.*

*Head Office: Toronto, Canada:*

*Branch Office: 413-20 Stock Exchange Building  
Vancouver, B.C.*

JAS. SHERRATT  
BRANCH MANAGER

PHONE PACIFIC 8198

January 30, 1946

EVACUATION SECTION	
Rec'd	JAN 31 1946
File No.	3969/3300
Ans.	
Referred	<i>Anderson</i>

Custodian of Enemy Property,  
Japanese Evacuation Section,  
Royal Bank Building,  
Vancouver, B. C.

Dear Sirs:

Re: Policy #452,406 - M. Yokoyama

Referring to your letter of January 24th,  
your file #3969, we attach hereto our cheque for \$335.69  
in payment of the net surrender value of this policy.

Yours very truly,

*A. S. McCloskey*

A. S. McCloskey,  
Branch Secretary.

ASM/EM  
Enc.



NAME YORDYANA, Nasmari

REGISTRATION NO. 12885

FILE NO. 1969

The following chattels were sold by public

auction at Vancouver, B.C. on June 27 - July 3, 1946.

Clothing	\$ 0.20
Clothing	0.25
Clothing	0.50
Clothing	0.25
Clothing	0.60
Clothing	0.40
Clothing	0.55
Toys	1.00
Picture	0.70
Baby clothes	0.50
Clothing	0.35
Clothing	0.25
Curtains	0.50
Punch	1.00
Clothing	0.10
Clothing	0.50
Books	0.10
Music	0.25

Total

Less Expenses: { Auctioneer's Fee: \$1.00  
Advertising: 0.46  
Moving: 0.84

Net Proceeds Credited:

\$ 8.00
\$ 2.30
\$ 5.70

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 66.

Remarks.



27th January, 1947.

REGISTERED

Mr. Masanari YOKOYAMA,  
Reg. No. 12888,  
Rosebery, B.C.

Dear Sir:

As requested in your letter of the 6th January, we enclose herewith Custodian cheque in the amount of \$13.50, which sum represents your full remaining credit balance at this office. We also enclose for your information a detailed statement of your account since the one sent to you on the 13th April, 1944 giving particulars of your property sale.

It is noted that you still have in your possession the Title document of the property, and we request that you send it to this office without delay as it has been cancelled at the Land Registry Office.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

F.E. Anderson,  
Office of the Custodian.

WEA:HA  
Encs. (cheque)



June 1st, 1949.

Mr. Masanari YOKOYAMA,  
Reg. No. 12888,  
Rosebery, B. C.

Dear Sir:

We are in receipt of your letter of April 16th, and in reply wish to advise that on May 31st, 1949, we shipped to you prepaid, via Canadian Pacific Express, one parcel containing goods which was in our storage.

When said parcel is received by you, please acknowledge receipt of same for our records.

In the event that one or more items of any value do not belong to you, please communicate with this office by mail as the Custodian is closing out his storage warehouse in New Westminster. It may be that you will find some means of identification on examination of the contents and in that case we should be advised in your letter. You might also advise us at the same time whether unidentifiable items are of little or no value and would not justify further shipping charges.

Yours truly,

W. J. Johnston,  
Office of the Custodian.

WJJ/jm