

9623

FRASER VALLEY

WHONNOCK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 9623

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: WHONNOCK, RUSKIN, ALBION JAPANESE FARMERS ASSOCIATIONHOME ADDRESS: Whonnock, B.C.

REGISTRATION NUMBER _____ SEX: _____ AGE: _____

OCCUPATION: _____

(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: _____

MARRIED? _____

NAME OF WIFE OR HUSBAND: _____

ADDRESS OF WIFE OR HUSBAND: _____

NAMES OF ANY LIVING CHILDREN: _____

ADDRESS OF CHILDREN: _____

AGE OF CHILDREN: _____

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

LOCATION AND DESCRIPTION (1) Subdivision Portion of L. S. 1,
SE quarter Sec lot 5, District of Maple Ridge (Whonnock, B. C.)
(2) Portion Sk6383 SE quarter Section 6 District of Maple Ridge
(township 15) (Whonnock, B. C.) X

2. BUILDINGS AND OTHER IMPROVEMENTS: 28' x 50' Japanese Hallfour-room dwelling (Whonnock, B. C.)Japanese Hall 24' x 46' (Ruskin, B.C.)3. INSURANCE (Give particulars; state where policies are) \$2000 on Ruskin Japanese Hall (Company's name Unknown)
\$3000 on Japanese Hall\$1000 on dwelling in the Tanaka Insurance Agency
\$1000 on dwelling company's name unknown
4. TAXES (Amount and where payable) On (1) \$21.99 and on (2) \$32.51
for 1942. Payable at Maple Ridge5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None6. OCCUPANCY AND LEASES (If vacant so state) Will be boarded up when we leave

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Bank of Montreal, Haney, BC
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None
9. IF FARM LAND STATE CROPS SOWN. None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:
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:
School desks, long benches and tables, stove, blackboard, heater,
cook stove, kitchen utensils, chinaware in the Japanese Hall.
Household furniture, kitchen utensils, chinaware, 2 heaters,
kitchen stove in the dwelling house (Whonnock, B.C.)
School desks, long benches, and tables, heater, cook stove,
kitchen utensils, chinaware, piano/blackboard, in the Japanese Hall
(Bucklin, B.C.)
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

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

FORM "JP"

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None8. BANK ACCOUNTS: None9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS. None11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None2. 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 18th day of May 1942.

Whonack Ruckin albin Japanese Farmer
(Signature)
(Sidney Zento Shin)
Witness

FOR DEPARTMENTAL USE

Hidaka
#13488 RR#1 Whonack
K. Kido
(Kuro #13571 RR#1 Whonack)

MEMORANDUM

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

FROM THE
LAND REGISTRY OFFICE,
New Westminster, B.C.

GJ/12511

Nov. 28, 1949.

Re: Part 2.5 acres L.S.1 Sec.5 Twp.15 Sk.8334
Part 0.5 acre of SE¹ Sec.6 Twp.15 Sk.6383.

I am in receipt of your letter of the 25th inst. enclosing
Vacating Certificates covering the above.
Vesting Certificates No.24843 and 24651 have been cancelled
on our register.

GJ/gef

A.A. Milledge,
Registrar,
per:

EVACUATION SECTION	
Rec'd	NOV 29 1949
File No.	2023
Ans.	<i>[Signature]</i>
Referral	

GENERAL SUMMARY

File No. 9623.

JAPANESE NAME: Whonnock, Ruskia & Albion Japanese Farmers' Association.

CATALOGUE NO: This property has not been offered for sale.

PROPERTY ADDRESS: Whonnock, B. C.

LEGAL DESCRIPTION: Part 0.5 of an acre more or less of South East $\frac{1}{4}$ of Section 6, Township 15 as shown outlined Red on Sketch 6383, Municipality of Maple Ridge, B. C.

TITLE: Registered in the name of WHONNOCK, RUSKIN AND ALBION JAPANESE FARMER'S ASSOCIATION.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24651.

ASSESSED VALUE: Land \$ 100.00
Improvements ~~\$2600.00~~ - \$2700.00. Taxes - \$31.50

CLASSIFICATION: This is a small piece of property upon which is built 1 - 2-storey 4-room wooden frame house 24' x 26'. 1 Japanese Hall 28' x 58' x 15' main floor, 22' x 28' x 9' basement, 3 woodsheds. Condition of buildings good.

HISTORY OF ADMINISTRATION: For general remarks see report of the Ruskia property which covers both properties.
This property was leased by the Custodian to Kathleen Wagner on 13th May, 1943 for a period of 7 months from the 1st June, 1943. Consideration being \$56.00 payable \$8.00 per month during term of lease. Mrs. Wagner occupied the house until January 1944. It remained vacant until it was leased by Mrs. A. Jestuck as from July 20th, 1944 on a monthly basis at a rental of \$8.00 per month. Mrs. Jestuck is still occupying these premises.

Taxes are in arrears since 1942.

INSURANCE: There is an Insurance Policy No.17-2326 in the Consolidated Fire & Casualty Insurance Co. \$2700.00 - \$2500. on the Public Hall and \$200. on the contents. There is also a Consolidated Fire & Casualty Insurance Co. Policy No.16-3566 - \$1,000. on the 2 storey dwelling. Both of the Policies fall due on 28th November, 1947.

There is a letter on file from C.L. Henderson of Whonnock, B.C., dated March 4th, 1946 asking if the present Lessee vacates the property that he will be given first refusal, and enquires if the property is for sale. This letter was acknowledged by W.E. Anderson

Anderson

Page 2.

File No. 9623.

15th March, 1946, stating that if he will notify this office when the tenant has vacated the premises, we will enter into negotiations with him regarding same.

As I have said previously, the general remarks covering the summary of The Ruskin Property apply to this property also.

There are no claims lodged against this property.

This summary is certified to be in accordance with information on file.
November 23rd, 1946.

D. A. Cramer
D. A. CRAMER.

DAC:JS

GENERAL SUMMARY

File No. 9623.

JAPANESE NAME: Whonnock, Ruskin & Albion Japanese Farmers' Association.

CATALOGUE NO: This property has not been offered for sale.

PROPERTY ADDRESS: 32nd Avenue, Ruskin, B. C.

LEGAL DESCRIPTION: Part 2.5 acres more or less of Legal Subdivision 1 of Section 5, Township 15 as shown outlined Red on Sketch deposited No. 8334, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of WHONNOCK, RUSKIN & ALBION JAPANESE FARMERS' ASSOCIATION.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24843, dated October 21st, 1942.

ASSESSED VALUE: Land \$ 150.00
Improvements ~~\$1500.00~~ - \$1650.00. Taxes - \$32.58.

CLASSIFICATION: This is a Japanese Hall - 24' x 46' situate on the above described property which has an area of 2.5 acres.

HISTORY OF ADMINISTRATION: This property has remained vacant since evacuation of the Japanese.
Taxes are in arrears since 1941.
There are no claims lodged against this property.

As this property belongs to an Association, it does not come under the Order-in-Council permitting the Custodian to dispose of Real Property belonging to "Persons of the Japanese race". A vesting in the name of Whonnock, Ruskin & Albion Japanese Farmers' Association, No. 24843, was filed against the property, October 21st, 1942, as a precautionary measure. There is on file copy of a written opinion by Messrs. Locke, Lane, Guild & Sheppard, dated April 4th, 1945, going into the matter of The Custodian's power to dispose of Real Property belonging to Japanese Associations and Companies. The closing paragraph reads as follows: "There are no provisions in the Orders-in-Council directly applicable to Evacuee Companies and we would suggest that the preferable method would be to amend P.C. 2483 so as to make it, by express provision, applicable to Evacuee Companies". So far this has not been done.

The JP Form covering the Whonnock, Ruskin & Albion Japanese Farmers' Association signed 18th May 1942, was signed as follows:

Whonnock, Ruskin, Albion Japanese Farmers Association
S.Z. Shin
T. Hidaka
K. Kido

The Registrar of Companies at Victoria, B.C., furnished this office 28th November 1941, with a certified list of Directors as elected at annual general meeting held on October 4th, 1941.

President	Geo. Y. Shoji	
Vice Pres.	C. Cosoka	
Chairman	T. Hidaka	
Secretary	T. Fujimura	
Treas.	I. Mishi Cane	
District Representatives:	S. Wakahara)	Ruskin
	R. Nakano)	
	Y. Miki)	Whonnock
	B. Ogama)	
	K. Uchimaru)	
	G. Mihara)	Albion

Finance Witness S.Z. Shin
M. Nikardo

There was also furnished the Financial Statement c/o Oct. 1st, 1940, to Sept. 30th, 1941. This is on file.

INSURANCE:

There is an Insurance Policy issued by the North West Fire Insurance Co., No. 212834, May 15th, 1946. Due May 15th, 1949 - \$1,000.00 covering \$900.00 on the 1 storey building occupied as a school and \$100.00 on furniture, fixtures, equipment and supplies of every description. This policy carries a vacancy permit. The Premium of this policy is \$9.50. As the former policy of which this is a renewal had a premium of \$18.00, we questioned the difference in rates and found that \$9.50 was correct being a new rate promulgated by the Board of Fire Underwriters.

There is a letter on file from L.G. Halbauer of Ruskin, B.C., enquiring re sale of this property, dated September 7th, 1946, asking if this property is for sale and if so at what price. He was told in our reply of October 25th, 1946, to contact Mr. Geo. Yasuse SHOJI, President of the Whonnock, Ruskin & Albion Japanese Farmers' Association re the purchase of this property.

This summary is certified to be in accordance with information on file.

February 7th, 1947.

D. A. Cramer
D. A. CRAMER.

100

NAME

WHOMOCK, RUSKIN, ALBION
JAPANESE FARMERS' ASSOC.

FILE NO.

9623

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North West Fire Insurance Company	193947	\$1,000.	May	15	1943	W. side 32nd Ave., betw. River Rd. & No. 7 Rd, Ruskin, B.C.
North West Fire Insurance Company	210998	\$1,000.	May	15	1946	W. side 32nd Ave., betw. River Rd. & No. 7 Rd, Ruskin, B.C.
Stanstead & Sherbrooke Ins. Co.	900099	\$3,000.	Dec.	1	1944	S.E. Cor. NE 1/4 Sec. 6, Twp. 15, Whomock Rd, Mun. Maple Ridge, BC
Globe & Republic Insurance Company	3942	\$3,000.	Dec.	1	1944	S.E. Cor. NE 1/4 Sec. 6, Twp. 15, Whomock Rd, Mun. Maple Ridge, BC
Consolidated Fire & Casualty Ins. Co.	17-2326	\$2,700.	Nov.	28	1947	S.E. Cor. NE 1/4 Sec. 6, Twp. 15, 30th Ave., Whomock, Mun. of Maple Ridge, BC
Consolidated Fire & Casualty Ins. Co.	16-3266	\$1,000.	Nov.	28	1950	S.E. Cor. NE 1/4 Sec. 6, Twp. 15, 30th Ave., Whomock, Mun. of Maple Ridge, BC
North West Fire Insurance Company	209829	\$2,000.00	March	7	1945	S.E. Cor. NE 1/4 Sec. 6, Twp. 15, Mun. of Maple Ridge, B.C.
North West Fire Insurance Company	212834	\$1,000.00	May	15	1949	W. side 32nd Ave. betw. River Rd. & No. 7 Rd. Ruskin, B.C.
North West Fire Insurance Company	223475	\$1,000.00	May	15	1952	(Ruskin)

was added !

File No. 9623

Name: WHONNOCK, RUSKIN & ALBION JAPANESE FARMERS' ASSN.

Civic Address: Whonnock, B. C.

Legal Description: .5 acres more or less of S.E. 1/4, Section 6, Township 15, as shown outlined red on Sketch deposited No. 6383, Municipality of Maple Ridge, in the District of New Westminster, B. C.

Classification:

2 storey, wooden, frame house, shingled roof, containing 4 rooms. Including building 28' x 50' Japanese Hall. Assessed land value (1943) \$100.00; improvements - \$2600.00.

Present Occupancy:

4 room dwelling occupied by housewife, Kathle Wagner, on a lease effective from June 1/43 to Dec. 31/43, at a rental of \$8.00 per month.

Hall unoccupied.

Encumbrances:

None.

File No. 9623

Name: WHONNOCK, RUSKIN & ALBION JAPANESE FARMERS' ASSN.

Civic Address: Ruskin, B. C. 32nd Ave

Legal Description: Part 2.5 acres of Legal Subdivision 1, Section 5, Township 15, Map 8334, Municipality of Maple Ridge, District of New Westminster, B. C.

Classification: Japanese Hall 24' x 46'. Assessed value land - \$150.00; improvements - \$1500.00.

Present Occupancy: Unoccupied.

Encumbrances: None.

No report from Registrar re Officers of this Assn.

PERSONAL PROPERTY SUMMARY

File No. 9623

14th February, 1947.

Re: Whonnock, Ruskin, Albion Japanese Farmer's Association

On the 18th May, 1942, three officials of the above Association registered with this office on its behalf. They declared no personal property assets with the exception of a quantity of chattels in each of the two halls.

Our fieldmen on the 1st June, 1942, inspected the hall at 32nd Avenue, Ruskin. It was found to be vacant but contained a few articles usual to such a place, crockery, cooking utensils, 2 heaters and some home made benches and desks. They also confirmed that a piano and stool had been left by the Japanese in the care of Mr. L.B. Sterling, Whonnock to be looked after. Mr. Sterling acknowledged this on our form received 29th July, 1942.

The above premises have not been tenanted to the knowledge of this office since the evacuation of the Japanese, and while in an isolated locality, the value of the contents was not considered sufficient to warrant removing to storage.

The hall on 30th Avenue, Whonnock was also inspected by our fieldmen on the 1st June, 1942, and an inventory was taken of its contents. This hall and the living quarters at the front was also found vacant. The Hall contained a quantity of benches, desks, blackboard, and cheap dishes etc. for social events. The Inventory was checked on the 21st August, 1942, and elaborated upon. I have personally inspected same and consider them of low value, and not worth the expense of moving to storage. The hall has remained vacant since the evacuation of the Japanese.

NABETA - FILE 9592
The contents of the living quarters were also inventoried and actually belonged to the Japanese teacher or caretaker who lived there prior to evacuation. (Mrs. Matsuichi NOBETA, Reg. No. 13583) The premises remained vacant from the evacuation of the Japanese until May 1943, at which time it was rented to a Mrs. K. Wagner, *who returned to unit Jan. 1944*. During the vacant period, the premises were repeatedly broken into and everything of value was broken or stolen from it. *This A. Jeschke became the tenant on June 20/44 with one month's rent allowed for cleaning the house.*

Nothing has been removed or sold by the Custodian from either of these premises.

This file reveals no other assets except for a bank balance shown on the statement dated 25th November, 1941, a copy of which was obtained from the Registrar of Companies, 4th April, 1945, which in any case was not brought under control by the Custodian.

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

WEA:HA

[Signature]

Credit bal. in acct. Apr 29/47 \$212.70 -

File No. 9623

Hastings Park,
July 29, 1942.

Mr. H. F. Green,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: Chattels of Whonnook
R. A. Farmers Association.

In reply to your letter of the
10th, the list attached to your letter is
correct.

In the event of my evacuation
I shall be obliged if the Custodian will
take care of these things as usual.

Re: Piano and stool, this is in
care of Mrs. L. B. Stirling who will
acknowledge responsibility for same on re-
quest if necessary. In the annex will be
found, 2 beds & mattresses, 1 coal stove,
kitchen table, 3 wooden benches, 1 mimeo-
graph, 9 kitchen chairs, 4 tables, 1 wood
heating stove, 1 lot kitchen utensils.

Yours truly,

Gray Shaj

File #9623.

Encl. 1r. Japanese Farmers' Ass'n.

July 10, 1942.

Copy of Agents report of Chattels.

Stored in Hall at Ruskin, B.C.

Wooden box (containing crockery)
Carton of Kitchen utensils.
2 heaters.
Quantity of 1 1/2" manilla rope.
Quantity of home made benches & desks.

Stored in the hall upstairs. (Hall at Whonock, B.C.)

4 dining chairs, & dining table.
20 school desks.
Quantity of wooden benches & tables.
Hudson Piano & stool.
wall clock.
Blackboards etc.,
2 heaters.

Stored in the basement, at Whonock.

Kitchen range.
Kitchen utensils.
Cupboard containing dishes.
2 Cartons & 1 box (containing Kindergarten material)
Built in wall cupboard (containing miscellaneous articles.)
Wooden box. (containing cups & saucers) box locked.

Stored at United Church, Whonock, in care of Mr.
L. B. Sterling, of Sterling Garage, Whonock, B.C.
Piano and stool.

Correct.

Geo. J. May

*See index on
first dated
20 8 42
15/11/42*

August 21, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF
WHONOCK, RUSKIN, ALBION JAPANESE FARMERS ASSOCIATION
30th. Ave., Whonock, B.C.

In hall. (upstairs)
46 Benches. (homemade)
31 School desks. (homemade)
4 Lge. tables. (homemade)
4 " " (knock-down)
Arm chair.
3 Dining chairs.
Kitchen chair.
2 Heaters.
Lge. wooden platform. (loose)
3 Black boards. (2 lge. & 1 sml.)
4 Standing partitions.
20 School desks. (regular)
Mantle clock.
2 Jap. collection boxes. (homemade)
2 Flower vases.
Lge. cupboard. (locked)
Pencil sharpener.
2 Lge. world maps. (8' square)
4 Rolls white oil cloth.
Dining table & 2 extra leaves.
Sml. table. (homemade)
1/2 Roll tar paper.
2 Wire wreath holders.
Lge. shrine. (built in wall)

In hall. (downstairs)
Kitchen range. (old)
4 Lge. enameled dish pans.
2 " " pots.
Water dipper.
Enameled coffee pot.
Bucket.
Lge. bowl.
Wicker basket.
2 Bread pans.
Drum heater.
Switch box. (loose)

3 Cupboards. (padlocked)
Tool box. (padlocked)
2 Lge. tables. (homemade)
6 Benches. (homemade)
16 lengths 15' V joint. (4 bdlw)
4 Windows. (loose)
Ctn. (tied up)
Ctn. Jap. paper lanterns)
Ctn. (cont. flags, childs bats)
Book shelf.
2 Boxes. (cont. school books)
Ping pong net.

Under hall.
11 Benches.
Bdle. shingles.
1 doz. wooden frames 10' x 4'.
2 Heavy frames 8' square.
20 " platforms, 15' long.

In woodshed.
Sml. quantity cut fir blocks.

In house. (upstairs)
2 Kitchen tables. (homemade)
2 Sml. tables. (homemade)
4 Dining chairs. (good)
3 " " (odd, old)
2 Kitchen " "
Bench.
Heater & kettle.
5 Curtains, & blinds. —
3 Ctns. (books & misc.) —
Telephone. —
Collection box. (homemade) —
2 Buckets. —
Sml. Kitch. cab. (few dishes) —

(continued on Page #2)

Signed J. Moryson

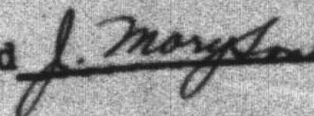
August 21, 1942.

In house. (upstairs.) cont.
 5 Wrapped parcels. (cont. unknown)
 Coal oil lamp.
 Alarm clock.
 DB Axe. (poor handle)
 Roll wrapping paper. (24")
 Electric alarm clock.
 Shelf(box) cont. wrapped books. —
 Sml. Ctn. cont. first-aid supplys.
 Box chalk.
 Ctn. (cont. envelopes)
 Ctn. (cont. old clothes) —
 Sml. quantity misc. books. —
 Lge. framed picture.
 2 Beds & springs, 1 mattress. —
 Ctn. (cont. bellows, & equipment marked Thetorimitsu Dental Mfg. Co., —
 and a sml. geared machine with rollers.)
 2 Boxes. (cont. books) —
 Ctn. (tied up, cont. unknown)
 Ctn. (cont. several parcels wrapped up)
 Ctn. (cont. cardboard masks)
 Ctn. (cont. trophy cup) lge.
 2 Sml. rolls Jap. matting. —

In house. (downstairs)
 Edison's Rotary Mimeograph #75.
 Heater.
 Lge. Kitchen table & lin. cover.
 3 Benches.
 Single cot. (wooden, homemade)
 Ctn. (cont. Ware-Ever utensils)
 Ctn. (cont. first-aid supplys)
 Ironing cord. (new)
 Sml. ctn. (cont. dishes)
 Blackboard & brushes.
 Broom. (good)
 2 Prs. curtains & rods.

2 Screen doors attached. Windows are nailed & doors locked & nailed.

Signed



11
4. Ship has already
departed and list
is being correct.
7.8.42

MEMORANDUM.

File #9623.

8th July, 1942.

To Mr. Green.

From Mr. Anderson.

Re: WHONOCK, RUSKIN, ALBION
JAP. FARMER'S ASS'N.

Piano and stool left in care of L. B.
Sterling, Whonock.

Please verify.

WEA:GP

Wl.

WHONNOCK RUSKIN & ALBION JAPANESE FARMERS' ASSOCIATION

Whonnock, B. C.,
November 25, 1941.

ASSETS

Statement o/o Oct. 1st, 1940 to Sept. 30, 1941

Hall Building	3500.00
Value of land	500.00
Foundation (Cash in Bank)	100.00
Balance on hand	211.93

Receipts

Subscription	107.30
Income of handling crates	248.23
Contribution	47.00
	<u>614.46</u>

Disbursements

Travelling expenses of executives	46.65
Contribution to Charities	27.00
Stationery	15.27
Telephone and stamps	44.05
Social expences	167.15
Electric Lights	62.11
Land Taxes	46.93
Wood and fule	38.64
Fire Insurance	18.00
	<u>465.80</u>

Balance in Bank	120.00
Cash on hand	28.66
	<u>148.66</u>

Witness:

1. S.Z. Shin
2. M. Nikaido

ORIGINAL

Filed and Registered the... 21 ...
day of... November... 1941
H. G. GARRETT,
Registrar of Companies

WHONNOCK RUSKIN & ALBION JAPANESE FARMERS ASSOCIATION

List of Directors as elected at
annual general meeting held on October
4, 1941.

President	Geo. Y. Shoji	
Vice Pres.	C. Cosoka	
Chairman	T. Hidaka	
Secretary	T. Fujumara	
Treas.	I. Mishi Cana	
District Representatives	S. Wakahara) Ruskin
	R. Nakano	
	Y. Miki) Whonnock
	B. Ogama	
	K. Uchimarui	
	G. Mihara) Albion

Finance Witness	S.Z. Shin
	M. Nikardo

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 9623 -

MUNICIPALITY: Maple Ridge.

Date: June 1st. 1942.

NAME: WHONNOCK, RUSKIN, ALBION, REGISTRATION NO.
JAPANESE FARMERS ASSOCIATION.

ADDRESS: Whonnoek, B.C. (30th. Ave. up the hill from Whonnoek)

PROPERTY:

ACREAGE: 2 1/2 At Whonnoek.

KIND OF CROPS: None.

APPROXIMATE ACREAGE OF EACH:

HOUSE: VACANT:

OCCUPIED Yes. by Mrs. NABETA, #13583
Teamsters wife.

DESCRIPTION 2 Story wooden frame house. ROOF: Shingle.

SIZE: 24 x 26.

NO. OF ROOMS 4.

CONDITION: Good.

OTHER BUILDINGS: 3 Woodsheds. Meeting Hall 28 x 58 x 15' Main floor.
" " 22 x 28 x 9' Basement.

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER: Well. ON: OFF:

LIGHT: ON: Yes. OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

- Stored in the hall up stairs.
4 Dining chairs, & Dining table.
20 ✓ School desks ✓
✓ Quantity of wooden benches & tables.
Hudson piano & stool.
Wall clock.
✓ Black boards & etc.
2 ✓ Heaters.

- Stored in the basement.
✓ Kitchen range.
" utensils.
✓ Cupboard containing dishes.
2 Castens & 1 Box. (containing Kindergarten material)
Built in wall cupboard. (containing miscellaneous articles.)
Wooden box. (containing cups & saucers.) box locked.

*Cancelled see
re check by
Murrayson & Co.*

no mention of goods in dwelling.

Signed:

I. C. Bardwell.

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 9623

Date: June 1st, 1942.

MUNICIPALITY: Maple Ridge.

NAME: WHONNOCK. RUSKIN. ALBION.

REGISTRATION NO.

ADDRESS: Ruskin, B.C.
Japanese Farmers Association.

PROPERTY:

ACREAGE: 1/2.

KIND OF CROPS: None.

APPROXIMATE ACREAGE OF EACH:

HOUSE: None.

VACANT:

OCCUPIED

ROOF:

NO. OF ROOMS

DESCRIPTION

SIZE:

CONDITION:

OTHER BUILDINGS: Open woodshed. Meeting Hall 25 x 42 x 12' addition:
10 x 14 x 10

NAME OF LESSEE OR RENTOR:

TERMS:

WATER: Well

ON:

OFF:

LIGHT:

ON: Yes.

OFF:

REMARKS:

INVENTORY OF CHATELS LEFT ON PROPERTY
Stored in the hall.

Wooden box. (containing crockery)

Carton of Kitchen utensils.

2 Heaters.

Quantity of 1 1/2" Manilla rope.

Quantity of home made benches & desks.

Stored at United Church, Whonnock, in care of Mr. L.B. Sterling, of
Sterling Garage Whonnock, B.C.
Piano & stool.

*{ Balls
Blackwood
Manilla rope 14 Heaters*

Signed:

I. C. Bardwell.

This Indenture,

Made in triplicate this thirteenth day of May A.D. 1943.

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

Whonnock, Ruskin, Albion
Japanese Farmers Assn.

THE SECRETARY OF STATE OF CANADA,
acting in his capacity as Custodian under and by
virtue of Order-in-Council P.C. 1665, and Amend-
ments thereto.

Hereinafter referred to as the
LESSOR OF THE FIRST PART.

And:

KATHLEEN WAGNER (Housewife) of Whonnock,
in the Province of British Columbia

Hereinafter referred to as the
LESSEE OF THE SECOND PART.

Witnesseth, that in consideration of the rents reserved under the covenants and agreements hereinafter contained the Lessor doth demise and lease unto the Lessee, All and Singular that certain parcel or tract of land and premises, situate, lying and being in the Municipality of Maple Ridge New Westminster District, in the Province of British Columbia, more particularly described as

The Dwelling house and one half acre of land upon which it is situate, more particularly described as Part Five Hundredths (.05) of an acre (More or Less) of South East Quarter (SE $\frac{1}{4}$) of Section Six (6) Township Fifteen (15) as shown outlined Red on Sketch deposited in the Land Registry Office, City of New Westminster, Province of British Columbia, and therein numbered Six Thousand Three Hundred and Eighty-Three (6383). Certificate of TITLE NO. 70454 E.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining, saving and excepting thereout sufficient space to be reserved for the sole and exclusive use of the lessor in storing certain chattels and effects now on the premises.

and reserved to the Lessor, and reserving also to the Lessor and to tenants of the Lessor occupying adjoining lands from time to time, their respective families and servants, and all other persons with the Lessor's or their permission, going to or from the said adjoining lands, free and uninterrupted right at all times hereafter and for all purposes to go, return, pass and repass with or without horses, cattle, and vehicles from and to any highway by crossing through and over the demised premises; and Doth Further Let on Hire the following chattels, namely:—

4. Provided Always and it is expressly agreed that if the rent hereby reserved, or any part thereof, shall be unpaid for fifteen (15) days after any of the dates after which the same ought to have been paid although no formal demand shall have been made thereof, or in case of the breach or non-performance of any of the covenants and agreements herein contained on the part of the said Lessee, his heirs, executors, administrators and assigns, or if the term hereby granted shall be at

(h) To observe fully and at all times the right of way reserved to the Lessor and to tenants of the Lessor occupying the adjoining lands for the time being, their respective families and servants, and all other persons with the Lessor's or their permission going to or from the said adjoining lands. (i) To put all plumbing works, sanitary arrangements and drains in condition to comply with the requirements of the Municipal Health Officer and of the Board of Health of the Municipality and to comply forthwith with all notices and requests of the Municipal Health Officer or of the Board of Health of the Municipality.

(g) At the request of the Lessor from time to time to deliver to the Lessor an order on any third person to whom the Lessee may have marketed or delivered any of the crop from the demised premises and in such form as the Lessor may request directing such third person to pay to the Lessor from the proceeds of any crop or of any monies payable to the Lessee a sum equivalent to the rental for the current year.

(f) From time to time to deliver up to the Lessor the stored chattels or such portions thereof as the Lessor may demand and to re-deliver to the Lessor the hired chattels in the event of the Lessee so demanding by reason of judgment obtained against the Lessee, or breach of any term of this Lease, or by reason of the Lessor considering his right to the hired chattels to be endangered by their continuing in the possession of the Lessee, of which the Lessor shall be the sole judge.

(e) Apart from the hired chattels, to warehouse and store upon the demised premises those chattels and effects of the Lessor now upon the demised premises, hereinafter called the stored chattels, by placing the said stored chattels in a place reasonably safe and to use reasonable care for the protection thereof.

(d) Upon the expiration of the term either by effluxion of time or by the Lessor under the right reserved to that effect to deliver to the Lessor peaceably and at the Lessee's risk and expense the said chattels at the said premises.

(c) During the continuance of the term at his own expense to keep the said chattels in good and substantial repair and condition and to keep the owner indemnified against all loss of, from and against the said chattels from whatever cause it may arise, save only reasonable wear and tear.

(b) To spread on the land in a husbandmanlike manner all manure produced on the said premises and not to remove from the lands any manure on the expiration of the term.

(a) To manage, cultivate and manure the portions of the premises now or hereafter brought under cultivation in a good and husbandmanlike manner and in accordance with the most approved method of husbandry used in the district, and to use the said cultivated lands for the purpose of producing the type of crops heretofore produced thereon, and to keep all arable lands clean and free from weeds, and to protect, preserve, prune and manage all orchard, fruit, shade and ornamental trees on the premises.

3. The Lessee Further Covenants and Agrees with the Lessor:—
The foregoing words of this clause found in Column One (1) of the Short Form of Leases Act shall be construed according to the extended form in Schedule Two (2) of that Act.

2. That the said Lessee covenants with the said Lessor to pay rent, and to pay taxes, and to pay rates and charges for water, electric light, gas and telephone, AND TO repair, and to keep all ditches and drains clean, open and free from obstruction and in good working order; and to keep up fences; and not to cut down timber; and to insure against fire in the joint names of the said Lessor and the said Lessee, show receipts and to rebuild in case of fire; AND that the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice, and that the said right of entry and to view the state of repair shall extend to every person to whom may be delegated any power or duty conferred or imposed on the Custodian and to every person authorized by the Director of Soldier Settlement of Canada to act as an Inspector, AND will not assign without leave; and will not sublet without leave; and that he will leave premises in good repair excepting only reasonable wear and tear and damage by tempest; AND that he will not carry on any business on the premises that shall be deemed a nuisance.

the first payment to be made on the 1st day of June, A.D. 1943.

Yielding during the said term therefor the clear (annual) rent of \$56.00
Fifty-six Dollars.
of lawful money of Canada, payable to the Lessor at the Office of the Custodian, Vancouver, British Columbia, on the following days and times, that is to say:— Eight Dollars (\$8.00) monthly during term of Lease

from the 1st day of June, A.D. 1943, (or from the date hereof) for the term of seven months
thirty-first day of December, 1943.
to be determined on the

any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors, or in the event of the Lessee falling to keep possession of any of the said chattels, then in any of such events the then current year's rent shall immediately become due and payable, and it shall also be lawful for the said Lessor, his successors in office or assigns, at any time thereafter, into and upon the said demised premises, or any part thereof, in the name of the whole to re-enter, and the same to have again, repossess and enjoy as of his or their former estate, anything herein contained to the contrary notwithstanding.

5. The Lessor covenants with the Lessee for quiet enjoyment.

The covenants of the Lessee and the reservations herein contained shall enure to the Lessor, his successors in office and assigns, and shall be binding upon the Lessee, his heirs, executors, administrators and assigns.

In Witness Whereof the Lessor as Custodian has executed these presents by his duly authorized deputy, and in witness whereof the hand and seal of the Lessee, all on the day and year first above written.

Signed by the said Lessor by his
authorized deputy, in the
presence of:—

Harold Harnick

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

Signed by the said Lessee
in the presence of:—

John J. Shears } *Mrs*
Halhten Wagner

Approved by the Director of Soldier
Settlement of Canada, as to land.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
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PLEASE REFER
TO
FILE NO. **9623**

VACATING CERTIFICATE

The Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading with the Enemy (1943), by his duly authorized and lawful Deputy, hereby vacates the Certificate of Vesting registered in the Land Registry office of the Land Registration District of New Westminster at New Westminster in the Province of British Columbia, on the 22nd day of September 1942 as No. 24651, and certifying that the interest of the Whonnock, Ruskin and Albion Japanese Farmer's Association in Municipality of Maple Ridge, Part 0.50 of an acre more or less of a twenty-nine decimal sixty-seven (29.67) acre portion of the South East $\frac{1}{4}$ of Section 6, Township 15, more particularly described as follows: Commencing at the South Easterly corner of the said 29.67 acre portion, thence North $89^{\circ}22'$ West and following the Southerly boundary of the said 29.67 acre portion a distance of 217.8 feet; thence due North and parallel to the Whonnock Road a distance of 100 feet; thence South $89^{\circ}22'$ East and parallel to the Southerly boundary of the said 29.67 acre portion of a distance of 217.8 feet more or less to the Westerly boundary of the said Whonnock Road said Westerly boundary being parallel to and 33 feet West of the Easterly boundary to the Fractional South East quarter of said Section 6; thence due South and following the said Westerly boundary a distance of 100 feet more or less to the point of commencement as shown and outlined red on sketch deposited No. 6383, District of New Westminster, is vested in the Custodian, and hereby relinquishes and releases any right which he the said Custodian may have in the said property by virtue of the Vesting in him of the interest of the said Whonnock, Ruskin and Albion Japanese Farmer's Association.

DATED AT Vancouver, B.C. this 29th day of October A.D. 1949.

E. G. Shears

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

24651

*See letter dated Nov 28/49
from Registration on other R.P.
Section stating Vesting Cancelled.*

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

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FILE No. **9623**

VACATING CERTIFICATE

The Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading With the Enemy (1943), by his duly authorized and lawful Deputy, hereby vacates the Certificate of Vesting registered in the Land Registry Office of the Land Registration District of New Westminster at New Westminster in the Province of British Columbia, on the 21st day of October 1942 as No. 24843, and certifying that the interest of the Whonnock, Ruskin and Albion Japanese Farmer's Association in Municipality of Maple Ridge, Part 2.5 acres more or less of Legal Subdivision 1 of Section 5, Township 15 as shown outlined Red on Sketch deposited No. 8334, District of New Westminster, is vested in the Custodian, and hereby relinquishes and releases any right which he the said Custodian may have in the said property by virtue of the Vesting in him of the interest of the said Whonnock, Ruskin and Albion Japanese Farmer's Association.

DATED at Vancouver, B. C. this 17th day of October A.D. 1949.

F. G. MEARS

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

24843

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

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5623

FILE NO.

Evacuee Section

WHEREAS the Secretary of State of Canada acting in his capacity as Custodian under or by virtue of Order in Council No. P.C. 1665, dated the 4th day of March, 1942, as amended, may order that all or any property whatsoever situated in any protected area of British Columbia, belonging to any person of the Japanese race, may for the purpose of protecting the interest of the owner or any other person, be vested in the Custodian;

AND WHEREAS the WHONNOCK, RUSKIN and ALBION JAPANESE FARMERS' ASSOCIATION is the registered owner of property described as Part 2.5 acres more or less of Legal Subdivision One (1) of Section Five (5), Township Fifteen (15) as shown outlined Red on Sketch deposited Eight Thousand Three Hundred and Thirty-four (8334), Municipality of Maple Ridge in the District of New Westminster;

AND WHEREAS the above described property is situated in a protected area of British Columbia;

AND WHEREAS it appears that all Officers and Members of the WHONNOCK, RUSKIN and ALBION JAPANESE FARMERS' ASSOCIATION are persons of the Japanese race;

AND WHEREAS it appears that the interest of the WHONNOCK, RUSKIN and ALBION JAPANESE FARMERS' ASSOCIATION in the said property should be vested in the Custodian;

NOW THEREFORE the Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the provisions of Order in Council No. P.C. 1665, dated the 4th day of March, 1942, as amended, and the applicable provisions of the Revised Regulations Respecting Trading with the Enemy (1943) hereby orders that the interest of the said WHONNOCK, RUSKIN and ALBION JAPANESE FARMERS' ASSOCIATION in the

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

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TO
FILE NO. 9623

Evacuee Section

property herein described, be and the same is hereby vested in the
Secretary of State of Canada acting in his capacity as Custodian
under the Revised Regulations Respecting Trading with the Enemy (1943).

DATED at Ottawa, this 5th day of April, 1945.

H. V. Mathieu
Assistant Deputy Custodian

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

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FILE NO. **9623**

Evacuee Section

WHEREAS the Secretary of State of Canada acting in his capacity as Custodian under or by virtue of Order in Council No. P.C. 1665, dated the 4th day of March, 1942, as amended, may order that all or any property whatsoever situated in any protected area of British Columbia, belonging to any person of the Japanese race, may for the purpose of protecting the interest of the owner or any other person, be vested in the Custodian;

AND WHEREAS the WHONNOCK, RUSKIN and ALBION JAPANESE FARMERS' ASSOCIATION is the registered owner of property described as Part 0.5 of an acre more or less of South East quarter of Section Six (6), Township Fifteen (15) as shown outlined Red on Sketch Six Thousand Three Hundred and Eighty-three (6383), Municipality of Maple Ridge in the District of New Westminster;

AND WHEREAS the above described property is situated in a protected area of British Columbia;

AND WHEREAS it appears that all Officers and Members of the WHONNOCK, RUSKIN and ALBION JAPANESE FARMERS' ASSOCIATION are persons of the Japanese race;

AND WHEREAS it appears that the interest of the WHONNOCK, RUSKIN and ALBION JAPANESE FARMERS' ASSOCIATION in the said property should be vested in the Custodian;

NOW THEREFORE the Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the provisions of Order in Council No. P.C. 1665, dated the 4th day of March, 1942, as amended, and the applicable provisions of the Revised Regulations Respecting Trading with the Enemy (1943) hereby orders that the interest of the said WHONNOCK, RUSKIN and ALBION JAPANESE FARMERS' ASSOCIATION in the property herein described, be and the same is hereby vested in the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943)

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

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FILE NO. 9623

Evacuee Section

DATED at OTTAWA, Ontario, this 5th day of April, 1945.

A. D. Mathison
Assistant Deputy Custodian

LOCKE, LANE, GUILD & SHEPPARD.

9623

703 Rogers Building,

Vancouver, B. C.

April 4th, 1945.

C
O
P
Y

Office of the Custodian,
506 Royal Bank Bldg.,
675 West Hastings Street,
VANCOUVER, B. C.

Attention Mr. Wright

Dear Sir:

Re: Whonnock, Ruskin and Albion
Japanese Farmers' Association,
File No. 8659 Evacuee Section.

You have enquired as to the application of P.C. 2483 to evacuee companies, that is to companies controlled by evacuee shareholders and holding property within this protected area, and particularly as to whether or not under this Order-in-Council you should direct the Registrar to vest in the Custodian property of such companies within this protected area. We are of the opinion that this Order-in-Council (P.C. 2483) does not apply to an evacuee company. Subsections 1 and 2 of Sec. 12 (as enacted by Sec. 4 thereof) apply only to the property of persons of the Japanese race. Those persons as seen by the definition (subsec. (bb)) are limited to "persons" of the "Japanese race", "required to leave any protected area of British Columbia." We, therefore conclude that s.s. 1 and 2 of Sec. 12 relate only to property of natural persons, and not of juridical persons. S.s. 3 of Sec. 12 makes the Consolidated Regulations applicable and those regulations define "persons" as including bodies corporate but that does not assist in extending the section (12) to include bodies corporate. The Consolidated Regulations are made applicable only for the purpose of the control and management of "such property" (s.s. 3 of Sec. 12), and "such property" must refer to property of evacuees, that is of natural Japanese who have been required to leave a protected area. It is evident that the Consolidated Regulations are made applicable only to a limited extent, that is as ancillary to the main purpose of s.s. 1 and 2 of Sec. 12, and to provide such additional powers as might appear in the Consolidated Regulations. The Regulations are not made applicable in such a manner as to override s.s. 1 and 2 of Sec. 12 by including therein new objects or by extending it beyond property of natural Japanese to property of evacuee companies.

It, therefore, follows that any vesting order of property of an evacuee company which the Custodian might purport to make under Sec. 12 is void and the Registrar should not observe and should not be asked to observe such an order.

Office of the Custodian

Sec. 15 of the Consolidated Regulations provides for the liquidation of enemy companies, by the Custodian appointing a controller having the powers of a liquidator. This procedure would be applicable to any evacuee company that can be deemed to have assumed the status of an enemy company. However Sec. 15 must have a limited application to evacuee companies because the Section is only applicable where the Secretary of State is satisfied that the business of the company is carried on wholly or mainly for, or on behalf of an enemy or enemy subject. It is quite evident that the Secretary of State may not be so satisfied in respect of some evacuee companies, and in those instances this Section would have no application.

There are no provisions in the Orders-in-Council directly applicable to evacuee companies, and we would suggest that the preferable method would be to amend P.C. 2483 so as to make it, by express provision, applicable to evacuee companies.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD

Per: "F.A.S."

FAS/EB.

9623

~~8659~~

Enclave Section

509 Royal Bank Bldg.,
Vancouver, B.C.,
31st March, 1945.

Messrs. Locke, Lane, Gault & Sheppard,
Barristers and Solicitors,
703 Rogers Building,
Vancouver, B.C.

Attention: Mr. Steward

Dear Sirs:

Re: Whonnock, Rustin and Albion
Japanese Farmers' Association

The above named Association is the owner of property
in the protected area of British Columbia described in the enclosed Vesting
Order.

A Vesting Certificate was filed in the Registry Office
and if this title stood in the name of an individual Japanese it would,
as you know, only be necessary to file a form of transmission to the
Secretary of State and the usual conveyance to a purchaser when the
property is sold.

The Custodian has requested us to proceed with the
liquidation of association properties and the writer is of the opinion
that it will be necessary to file the enclosed supplementary Order in
the Registry Office. The real estate will then be advertised and if
a purchaser is found we will transmit and convey in the usual manner.

The funds when received will be placed to the credit
of a special account in the name of the Association and remain here until
a policy of distribution, as well as procedure in this connection, is
decided upon.

The Registrar at New Westminster is willing to accept
these Special Vesting Orders. He would like to discuss this matter with
you on Monday next and would be obliged if you could let us know when it
would be convenient.

Yours truly,

E. R. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/DG - Encl.

9623
LOCKE, LANE, GUILD & SHEPPARD

Barristers & Solicitors

703 Rogers Building,
Vancouver, B.C.,
April 4th, 1945.

Office of the Custodian,
506 Royal Bank Bldg.,
675 West Hastings Street,
Vancouver, B.C.

Attention Mr. Wright

Dear Sir:

Re: Whonnock, Ruskin and Albion
Japanese Farmers' Association
File No. 2452 Evacuee Section

You have enquired as to the application of P.C. 2483 to evacuee companies, that is to companies controlled by evacuee shareholders and holding property within this protected area, and particularly as to whether or not under this Order in Council you should direct the Registrar to vest in the Custodian property of such companies within this protected area. We are of the opinion that this Order in Council (P.C. 2483) does not apply to an evacuee company. Subsections 1 and 2 of Sec. 12 (as enacted by Sec. 4 thereof) apply only to the property of persons of the Japanese race. Those persons as seen by the definition (subsec. (bb)) are limited to "persons" of the "Japanese race required to leave any protected area of British Columbia". We, therefore conclude that ss 1 and 2 of Sec. 12 relate only to property of natural persons, and not of juridical persons. S.s. 3 of Sec. 12 makes the Consolidated Regulations applicable and those regulations are made applicable only for the purpose of the control and management of "such property" (s.s. 3 of Sec. 12), and "such property" must refer to property of evacuees, that is of natural Japanese who have been required to leave a protected area. It is evident that the Consolidated Regulations are made applicable only to a limited extent, that is as ancillary to the main purpose of s.s. 1 and 2 of Sec. 12, and to provide such additional powers as might appear in the Consolidated Regulations. The Regulations are not made applicable in such a manner as to override s.s. 1 and 2 of Sec. 12 by including therein new objects or by extending it beyond property of natural Japanese to property of evacuee companies.

It, therefore, follows that any vesting order of property of an evacuee company which the Custodian might purport to make under Sec. 12 is void and the Registrar should not observe and should not be asked to observe such an order.

Sec. 15 of the Consolidated Regulations provides for the liquidation of enemy companies, by the Custodian appointing a controller having the powers of a liquidator. This procedure would be applicable to an evacuee company that can be deemed to have assumed the status of an enemy company. However Sec. 15 must have a limited application to evacuee companies because the Section is satisfied that the business of the company is carried on wholly or mainly for, or on behalf of an enemy or enemy subject. It is quite evident that the Secretary of State may not be so satisfied in respect of some evacuee companies, and in those instances this Section would have no application.

There are no provisions in the Orders in Council directly applicable to evacuee companies, and we would suggest that the preferable method would be to amend P.C. 2483 so as to make it, by express provision, applicable to evacuee companies.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD

FAS/EB

Per: "F.A.S."

9623

July 15, 1943.

Mr. Sidney Zentaro SHIN,
Registration No. 13588,
Tashae, B. C.

Dear Sirs

Re: Fire Insurance
Whonnock, Ruskin, Albion Japanese
Farmers' Association

In answer to my letter of June 7th addressed to
Mr. G. W. SHOJI concerning Fire Insurance on the above property.
We received a reply signed by yourself and Mr. Kido. Following
receipt of that letter, I have made further inquiries through
Mr. Geo. A. Sheffelt, of Haney, B. C. who advises as follows:

Re: The Hall at Whonnock

There was at one time a Globe and Republic Insurance
Policy written through the Thompson Agencies covering for \$3,000.00
on this hall, but in 1942 it was cancelled and the unearned pre-
mium returned to your Association. As far as he knows, this policy
was not replaced.

Re: The Dwelling at Whonnock
Belonging to the above Association

Mr. Sheffelt has no record of any insurance on this
Dwelling and is unable to give us any information at all concerning
same.

If your Association decides to have the insurance on
the above mentioned Hall replaced and also coverage arranged for
the Dwelling in question we will be glad to look after details for
you on receipt of written request to that effect, and if you do wish
insurance placed please also advise as to where the money is to come
from to pay the premium as there is no money standing to the credit
of the above Association in this office at the present time.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

9623 and 12276

June 7th, 1943.

Mr. George Yasuzo SHOJI,
Registration No. 13385,
Slocan Extension, B. C.

Dear Sir:

Re: North West Policy No. 193947, and
Whonnock, Ruskin, Albion Japanese
Farmers' Association.

I wish to acknowledge with thanks your letter of June 1st advising us to renew the above numbered policy which covered to the extent of \$900.00 on a building described as a School and situate on the West Side of 32nd Avenue between River Road and No. 7 Road, Ruskin, B. C., and \$100.00 on furniture, fixtures and equipment contained therein.

As requested we have instructed the North West Insurance Company to renew the policy and the premium will be paid to the Insurance Company and charged to your account.

Would you please give me some further information, if possible, as to other fire insurance being carried by the above mentioned Association in order that we may be of assistance in maintaining proper fire protection on their various buildings. The only information that we have on file was given on the "JP" Form completed by Mr. Sidney Z. Shin, Mr. T. Hidako and Mr. K. Kido who stated as follows:

"\$2,000.00 on Ruskin Japanese Hall -- Company's name unknown."

"\$3,000.00 on Japanese Hall in the Tanaka Insurance Agency."

"\$1,000.00 on dwelling -- Company's name unknown."

Any further information you could give me would be greatly appreciated and will enable us to assist in looking after fire protection for the Association.

Yours truly,

Br. July 1943

S. M. Gibson,
Insurance Department.

SIG:AL.

October 31, 1949

MEMORANDUM

To: Mrs. A. G. McArthur
From: Mr. W. J. Johnston

Re: Dwelling, Hall and Chattels
at 259 - 30th Ave., Whonnock, B.C.

Mr W.L. Brown and the writer visited the premises at the above mentioned address on October 27, 1949, in accordance with your request and the following is a brief report on the buildings and chattels made at that time:

DWELLING.

Mrs A.A. Jestuck, tenant, was home when we called. She reiterated former statements to the effect that everything around the place was going to wrack and ruin; that she was looking for another place and doesn't wish to write the Japanese about fixing the house.

There is moss on the roof; the walls appeared damp and steps are in poor condition. The roof leaks, according to Mrs. Jestuck.

The house is unpainted, but apart from the above-mentioned, it appeared to be in fair condition.

HALL.

The building is unpainted and appeared to be in fair condition, but the steps are poor. Also there is moss on the roof and rain is coming in at two or more places. About six small windows have been broken out of 150. The lights are connected. One window downstairs was completely out.

CHATELS: (HOUSE)

Mrs Jestuck advised us that all chattels had been removed from the dwelling some two or three years previously. Mr. W. E. Anderson confirmed this statement when interviewed in Haney on the same date.

There is no record in the Office, however, of the goods being sold at Auction. There are no auction sheets, no credits from sale of chattels in accounting books, and no reference to same on relative files as having been sold.

CHATELS: (HALL)

Mrs Jestuck stated she had been absent from the property on several occasions and on her return found the hall had been broken into and things stolen.

We found the doors had been forced open and listed the following goods which were in the building:

UPSTAIRS:

8 Long benches
1 Short bench
Empty box or cupboard - formerly used to hold piano.
Ping pong table top
Shrine, approximately 5' high 3' square in built-in wall cupboard.

CHATELAIN (HALL) (continued)

October 31st 1949

NOTE: Mrs Jestuck stated the Pro-Rec. had been using the building and they left a home-made jumping-horse and a tumbling mat. Use of the building was discontinued at the request of Mrs Jestuck. See letters dated January 27, and February 5, 1948.

DOWNSTAIRS:

Built in sink
Parts of old stove - no value
Books - 2 copies of "MacAulay's England"
25 wooden home-made desks
3 large tables
1 long home-made bench.
20 factory-made desks.

OUTSIDE:

2 Japanese tubs (wooden). Looked fairly good.

MS

[Signature]

11/MS

File No. 9623

October 31, 1949.

MEMORANDUM

TO: Mrs. A. G. McArthur.
FROM: Mr. W. J. Johnston.

Re: Hall and Chattels at Ruskin, B. C.
(32nd Avenue).

Mr. W.L. Brown and the writer visited the Japanese Community Hall at Ruskin on October 27, 1949, in accordance with your request, and the following is a brief report:

The unpainted building, which is unoccupied, is difficult to see from the roadway as trees and bushes have grown considerably. There is an obscure trail into the premises.

We found the building to be in fairly good condition, although the doors were standing open, having been forced.

Seventy-one of two hundred and thirty-eight small panes of glass have been broken.

The roof had moss on it but looks fairly good, although leaking in one or two places.

The handle is off the back door. The steps back and front are very poor.

CHATELS:

The following articles were found in the Hall:

- 10 School desks. Some parts were missing, mostly the tops.
- 1 Large blackboard.

WJJ/MS

WJJ

W. J. Johnston

EX-107 27/10/49

MEMORANDUM

File No. 9623

December 13, 1947.

Re: Insurance.

Insurance was declared by the Association through its officers as \$2000.00 on the Ruskin hall, \$3000.00 on the Japanese Hall in the Tanaka Insurance Company, and \$1000.00 on Dwelling. On investigation, Shewfelt, the Insurance Agent, reports that the \$3000.00 policy on "the Hall" was arbitrarily cancelled by the Company in 1942, as at date of issue, December 1941, and there is no information concerning \$1000.00 on the dwelling (see letter July 10, 1943).

According to a letter from the officers dated June 28, 1943, the proper amount of coverage on the Ruskin Japanese Hall should be \$1000.00. This letter indicates that \$1000.00 is the desired coverage on the dwelling. No specific instructions were received from the Association concerning the insurance to be carried on the Whonnock Hall in reply to our letter of July 15, 1943 to the Association.

(on pink sheet)

Insurance was placed on the Whonnock property by this office in the amounts shown above, according to instructions given to Sam Cahoon Insurance Agent, Haney, in our letter dated November 5, 1944.

The Association is being advised of this coverage for the first time in our letter of December 15, 1947.

ACM/AC



October 18, 1949.

Mrs. A. Jestuck,
Box 8,
R. R. 1,
Whonnock, B. C.

Dear Madam:

We acknowledge with thanks your letter of October 12 enclosing \$8.00 on arrears of rent and \$6.00 on account of rent to October 20. We note that the balance of \$3.00 will be paid within the next few days.

With reference to your request for repairs to the roof and well, we regret that this office is not in a position to make these repairs for you. As you are no doubt aware, the property is owned by the Whonnock, Ruskin and Albion Japanese Farmers' Association of which the present secretary is Toyoji Fujiwara whose last known address is Iron Springs, Alberta.

As we advised you in our letter of January 3 last we have written to the officers of the Association advising that the roof needs repairs and urging them to take some action, but with no results. As far as we can see the only alternative is for you to write direct to either Mr. Fujiwara or the Chairman, Mr. Shouemon Yamada, whose address is Box 131, Picture Butte, Alberta. It may be that you can make some arrangement whereby you might have the necessary repairs made in lieu of rent. If any such arrangement is made, would you please be good enough to let us know.

We enclose Official Receipt for the \$14.00 received from you.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. receipt

File No. 9623

MEMORANDUM

October 17, 1949.

TO: Mrs. A.G. McArthur

FROM: Mr. F.G. Shears

Re: Whonnock, Ruskin, Albion Japanese Farmers' Association

I suggest that a further letter should be written to Mr. Toyoji FUJIWARA, Secretary of this Association, somewhat along the following lines:

"On April 22nd we wrote to you as Secretary of the Whonnock, Ruskin, Albion Jap. Farmers' Assn., that the Custodian was withdrawing his control after allowing time for the Association to make arrangements for resuming control. Copies of that letter were sent to several members of the Association (query - indicate names and whether officers)."

"A letter from your tenant, Mrs. A. Jestuck, dated Oct. 12, last, (enclosing \$14.00 on account of rent,) indicates that the roof is getting pretty bad and that the well is caving in."

"If you have not already done so, as previously suggested, it would be advisable for you to appoint a solicitor for the Association so that the decision to sell the property as indicated in your letter of November 6, 1947, signed by your Committee, might be properly carried out."

"In the event of liquidation, the only concern of the Custodian will be in regard to any distribution which would be payable to any member who was a resident in Japan."

"For your information, Associations somewhat similar to your own have used as their agents - Mr. R.J. McMaster, Barrister Mr. A.G. Virtue, and Mr. J.A. MacLennan....."

"In accordance with Custodian policy referred to above, the Custodian is now vacating his interest in this property and you will therefore be in full control. X X"

"A copy of this letter is being sent by registered mail to the following:

Rentals have been applied on loan. He might also draw upon the Association to Shears & Co.

She has occupied the dwelling on the property since July, 1948. That land has been applied as arrears of taxes. Which are still over 200 arrears. Subject to 10% interest from Aug 31 49.

agreement

June 29, 1949.

REGISTERED MAIL

Mr. Toyoji Fujiwara,
c/o T. Wyman,
Iron Springs, Alberta.

Dear Sir:

Re: WHONNOCK, RUSKIN & ALBION JAPANESE
FARMERS ASSOCIATION.

We wish to inform you that we have received \$16.00 rent from Mrs. Jestuck, the tenant on the property of the Whonnock, Ruskin & Albion Japanese Farmers Association. This money has been forwarded to the Tax Collector of the Municipality of Maple Ridge to be applied on arrears of taxes in respect to this property.

We do not appear to have received a reply to our letter of April 22, copy of which was sent to various members of the Association Executive. No doubt you have appointed a solicitor or agent to take over control of this property and we would request that you give us the name and address of your representative by return mail.

We enclose a stamped, addressed envelope for your reply.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. Envelope

April 22, 1949.

Registered Mail

Mr. Taroji Fujiwara,
Secretary,
Shanook, Ruskin and Albion Japanese Farmers Association,
c/o T. Uyman,
Iron Springs, Alberta.

Dear Sir:

Re: Part 2.5 acres more or less of Legal Subdivision 1 of
Section 5, Township 15 as shown outlined Red on Sketch
deposited No. 8334, Municipality of Maple Ridge, B.C.W.

AND

Part 0.5 of an acre more or less of the South East quarter
of Section 6, Township 15 as shown outlined Red on Sketch
6333, Municipality of Maple Ridge, B. C. W.

As you are doubtless aware, the Order-in-Council which prohibited
persons of the Japanese race from entering the Protected Area of British Columbia
without permit has been revoked, such revocation becoming effective April 1, 1949.

During the past few years this property has been vested in and subject
to the control of the Custodian. This letter is to advise you that as May 30,
1949, the Custodian intends to withdraw his control and thereafter the responsibility
of administering this property will revert to the Association.

It is believed that the interval between the receipt of this letter
and May 30, 1949, will allow you sufficient time to make any arrangements you
consider necessary for resuming control of the property.

For your information we enclose a statement of the Association account
with the Custodian which at this date shows no balance. You will note from the
statement that the taxes up to and including 1944 were paid in 1947. Revenues
received since that date have been used to renew the insurance on the Ruskin
property and to apply on the taxes generally. In this connection we wish to
remind you that upon withdrawal of the Custodian's control the property will be
subject to the usual Municipal tax sale. We are asking the Tax Office to send
a statement of the outstanding taxes direct to you. It is our intention to pay
to the Municipality, to apply on arrears of taxes, any further rents received
by this office up to May 30, 1949.

With reference to insurance, the present coverage is as follows:

Ruskin Property: North West Fire Insurance Policy 212834 for \$1000.00,
expiring May 15, 1949, has been renewed for three years
by North West Fire Insurance Policy 223475, expiring
May 15, 1952, through the agency of McGregor, Johnston & Thomas Ltd.,
414 Pender Street West, Vancouver, B. C.

Whannock, Ruskin & Albion Japanese Farmers Association.

April 23, 1949.

Whannock Property: Consolidated Fire & Casualty Insurance Company
Policy No. 16-3956 for \$1000.00, Expiring November 28, 1950.
Consolidated Fire & Casualty Insurance Company
Policy No. 17-2326 for \$2700.00, Expiring November 28, 1950.

The Custodian will relinquish his interest in these policies and they will be turned over to you on or before May 30, 1949.

In the meantime, will you please send us a list of the shareholders or members of the Whannock, Ruskin & Albion Japanese Farmers Association as at the time of the evacuation and at the same time let us know whether you intend to sell the property and distribute the proceeds to the members. If this is done, we wish it to be distinctly understood that all funds payable to Evacuees or Japanese persons who have returned to Japan since the outbreak of the war must be paid to the Custodian.

Would you please acknowledge receipt of this letter by signing and returning the enclosed copy to this office. A return envelope is provided for your convenience.

Yours truly,

FGB/AG
Enc. Statement
copy & envelope

F. C. Shears,
Director.

cc. George Yasuno Shoji
Sensaro Shin
Taiso Hidaka
H. Nakano
Y. Miki
E. Ushimura
Shouemon Yoneda
Hakichi Itaya
Y. Tokuyama
E. Nakai

File No. 9623

STATEMENT OF ACCOUNT

WINDOCK, BUSKIN & ADAMS JAPANESE FARMERS ASSOCIATION

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942				
December 3	Two Certificates of Insurance	\$ 2.00		
1943				
	Rents collected, 5 months at \$6.00 per month (Windock Property)		40.00	
1944				
	Rents collected, 6 months at \$8.00 per month (Windock Property)		48.00	
December 5	Insurance Premium (Windock Property)	67.30		
1945				
	Rents collected, (Windock Property)		92.00	
April 4	Fee paid to Registrar of Companies for Financial Statement and List of Directors of the Association	.50		
1946				
	Rents collected, 12 months @ \$6.00		96.00	
May 21	Insurance Premium (Buskin Property)	9.30		
1947				
	Rents collected, 12 months @ \$6.00		96.00	
May 8	Taxes up to and including 1944	202.79		
November 27	Insurance Premium (Windock Property)	67.30		
1948				
	Rents collected, 12 months @ \$6.00		96.00	
1949				
	Rents collected for January and February, <i>Buskin & Adams</i>		32.00	
April 21	Insurance Premium (Buskin Property)	9.00		
April 21	Applied on Taxes	<u>327.61</u>		
		\$484.00	\$484.00	
		<u>371.00</u>	<u>113.00</u>	
				<u>BTL</u>

NOTE:

Not shown on this account
\$12.00 premium on North West Fire Insurance Policy No. 210096 was paid on July 7, 1943, from the personal account of George Yamauchi at his request.

October 7, 1948.

Mr. S. Yamaoka,
P. O. Box 132,
Picture Butte, Alberta.

Dear Sir:

1st. MINISTERS, BISHOP AND ALBERT JAPANESE FARMERS' ASSOCIATION

We wrote to you on May 25, 1948, and also on December 15, 1947, with copies to W. Itaya, T. Fujimura, H. Hishida, T. Hishida, asking you to let us know what your association intends to do with regard to your two properties in Wainwright and Hushia. At that time we asked you to confirm prices set out in your letter of November 6, 1947, namely \$1000.00 for the Hushia property and \$1500.00 for the Wainwright property, as being prices which would be acceptable to you if offers in these amounts were received by our office. Up to the present we do not appear to have received a reply either from yourself or from any member of your association.

As you are aware, taxes on these properties are several years in arrears, the total now being \$238.65. Against this you have a present credit balance of \$97.00. Insurance coverage on these properties expires in 1949 and 1950 respectively.

The only revenue is derived from the rental of the dwelling at Wainwright for \$8.00 per month but the tenant has now informed us that the roof leaks badly and that she will be unable to continue to occupy the premises unless this condition is remedied.

We feel that the situation demands that you decide at once what disposition you wish to make of this property and advise us accordingly. As we have suggested in previous letters, we recommend that in your own interests you appoint a solicitor or other agent to handle this property for you and that this property be disposed of before it deteriorates further and while there still may be a demand for it.

Please reply at once in order that we may let the tenant know whether she should vacate or whether you are prepared to advance funds to meet the over-due taxes and to repair the roof of the dwelling.

Yours truly,

AW/12
cc. W. Itaya
T. Fujimura
H. Hishida
T. Hishida

A. G. Hartman
Office of the Custodian.



DEPARTMENT OF EDUCATION
RECREATIONAL AND PHYSICAL EDUCATION BRANCH

HEAD OFFICE: 2414 MAIN STREET
VANCOUVER, B.C.

February 5, 1948.

Mrs. A. G. McArthur,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	FEB 5 1948
File No.	9623
Ans.	<i>RJP</i>
Referred	

Dear Mrs. McArthur:

In reply to your letter of January 27th, I wish to advise you that we have checked into the difficulty at Whonnock and I would like to bring you up-to-date. The Custodian at Haney, Mr. Bill Anderson, gave our instructor permission to use the hall and also gave him the key. Apparently, the tenant, Mrs. Jastuck, objects very much to our using the hall and I gather that she is not very easy to get along with. On Thursday, January 22nd, we held a class at the Whonnock hall and Mrs. Wagner was in charge. I have been informed that the stove-pipes were disconnected and that there was not a fire on at all that night. Also, the class closed at 9:45 p.m. and Mrs. Wagner did not leave until all the members had gone home. We are sorry that there has been a complaint about the Pro-Rec group, but we do not feel that we are to blame. Our instructor is making arrangements to have a class held elsewhere and we hope that you will not be troubled further.

Yours very truly,

R. J. Phillips,
Chief Clerk

RJP/sc

FOR WORK OR PLAY KEEP



FIT THE PRO-REC WAY

January 27, 1948.

Director of Physical Education and Recreation,
2414 Main Street,
Vancouver, B. C.

Dear Sir:

Confirming our telephone call to your Mr. Phillips yesterday, we are drawing your attention to information given us by a tenant on Japanese property at Whonnock to the effect that groups of Whonnock boys, claiming to be associated with the Pro Rec Group in Whonnock, have entered the Japanese Hall, put fire in the heater and interfered with the electric lights.

We will be pleased to hear from you in this connection in due course.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

January 27, 1948.

Mr. W. E. Anderson,
P. O. Box 314,
Haney, B. C.

Dear Mr. Anderson:

Re: WHONNOCK, RUSKIN & ALBION JAPANESE
FARMERS' ASSOCIATION -(Whonnock Hall).

We have received a long letter from Mrs. Jestuck, advising that groups of boys are using the Japanese Hall at Whonnock and lighting fires in the stove and interfering with the lights. These boys claim to be a Pro Rec group but we have no record of such a group having ever been authorized to use this building and this is confirmed by the Provincial Pro Rec Office in Vancouver.

We have authorized Mrs. Jestuck to order these boys from the premises and to call the police if she has any difficulty. In the meantime, would you please arrange to have notices posted on all the buildings warning that trespassers will be prosecuted.

The Vancouver Pro Rec Office doubts whether these boys are really Pro Rec but enquiries are being made and we will have a report later. It may be that they are just hoodlums ~~who~~ should be under surveillance.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

January 26, 1948.

Mrs. Annie A. Jestuck,
Box 8,
R. R. No. 1,
Whonnock, B. C.

Dear Madam:

We have your letter of January 23 and thank you very much for advising us of the situation referred to. According to our records no Pro Rec group have, at any time, been allowed to use this building and this has been confirmed by the Provincial Headquarters of the Physical Education Department in Vancouver. As far as this office is concerned these boys have no right whatsoever on the premises and we would appreciate it if you would call the police whenever they come on the property. We will arrange to have notices posted warning trespassers to stay off the property.

It was suggested by the Pro Rec office in Vancouver that the boys who have been using the Japanese hall do not really belong to the Pro Rec group. Enquiries are being made in this regard and action will be taken accordingly. In the meantime, you are authorized to order these boys off the premises and if they do not remain off, please let us know.

Yours very truly,

AGM/AC

A. G. McArthur,
Office of the Custodian.

December 15, 1947.

Mr. K. Mukaida,
c/o Mr. S. Yamada,
P. O. Box 131,
Picture Butte, Alberta.

Dear Sir:

Re: Whonnoek, Ruskin & Albion Japanese Farmers'
Association.

We thank you for your letter of November 6, signed by six Japanese persons as members of the Committee of the Whonnoek, Ruskin & Albion Japanese Farmers' Association.

We note that you are not agreeable to sale of this property at the price named by Mr. Shoji but would like to receive \$1000.00 for the Ruskin property and \$1500.00 for the Whonnoek property.

This office is not in a position to advise whether these prices are reasonable as no valuations for sale purposes have been obtained but we have received no offers anywhere near these figures.

We have received another letter from Mr. Halbauer asking concerning your decision regarding the Ruskin property and we are quoting your price of \$1000.00 to him and suggesting that he get in touch with you direct if he is interested in purchasing at that price and, if not, that we will return his deposit to him.

In the meantime, you should know that arrears of taxes on the Ruskin property amount to \$107.80 and on the Whonnoek property, \$207.05, as set out in a letter from the Tax Collector of the Maple Ridge District, a copy of which is attached. The present credit balance of the Association in this office amounts to \$6.61 and we wish you would advise in what manner these taxes are to be paid. The only revenue derived from this property has been the sum of \$8.00 per month from the tenant occupying the house on the Whonnoek parcel.

With reference to Insurance, \$1000.00 has been maintained on the Ruskin property, the present coverage being North West Fire Insurance Company Policy No. 212834, expiring May 15, 1949. The policies listed in the Association's declaration to the Custodian which were arbitrarily cancelled by the Insurance Companies at the outbreak of the war have been replaced by the Custodian in the sum of \$2700.00, Consolidated Fire & Casualty Policy No. 17-2326, covering the hall on the Whonnoek property, including \$200.00 on the contents, and \$1000.00, in the same Company,

Mr. K. Mukaida,

- 2 -

December 15, 1947.

Policy No. 16-3566, on the dwelling on the Whomock property. These two policies were renewed on November 28, 1947, for a further period of three years, the premium being paid from the Association's account in the sum of \$67.30. This insurance was placed in an endeavour to keep the property covered in the amounts desired by you but, in view of your price of \$1500.00 for the Whomock property, you may wish to reduce the amounts of these policies. If you wish coverage reduced, this could be arranged for you and the refund of premium credited to the Association's account. Please let us know what you want done in this connection.

If you fail to reach a satisfactory deal with Mr. Halbauer, we would ask that you let us know how you intend to handle the sale of this property. In our previous correspondence with Mr. Shoji it appears that Mr. Gilchrist, who incorporated your Association, might be the logical person to handle the liquidation and your comments on this would be appreciated.

Yours truly,

A. G. McArthur,
OFFICE OF THE CUSTODIAN.

AGM/AC
Enc. Copy

October 29, 1947.

Mr. Shousen Yamada,
Box 131, Picture Butte, Alberta.

Dear Sirs

Re: Part 2.5 acres more or less of L.S.D. 1, Sec. 5,
Twp. 15, as shown outlined Red on Sketch Deposited
No. 8334, Mun. of Maple Ridge, D.M.W., situated on
32nd Avenue, Ruskin, B. C., registered in the name
WHONNOCK, RUSKIN & ALBION JAPANESE FARMERS' ASSOCIATION.

We have written several times to certain members of your Association regarding sale of the property on 32nd Avenue, Ruskin, advising that an offer to purchase has been received from Mr. and Mrs. Halbauer and asking whether your Association wishes to sell, but no definite answer has been received.

A reply was received from Mr. Shoji stating that he would be agreeable to selling for \$150.00 over and above the accrued taxes. Mr. Toyoji Fujimura replied, sending us a list of the present officers of the Whonnock, Ruskin & Albion Japanese Farmers' Association as follows, although he did not give us the date or place of the meeting at which these officers were elected:

Chairman - Shousen Yamada, Box 131, Picture Butte, Alberta.
Treasurer - Wakaichi Itaya, Box 70, Picture Butte, Alberta.
Secretary - Toyoji Fujimura, c/o T. Wyman, Iron Springs, Alberta.
Directors - Y. Tomiyasu, Box 44, Picture Butte, Alberta.
K. Makiida, Box 44, Picture Butte, Alberta.
M. Makiido, Iron Springs, Alberta.

Mr. T. Hidaka, now of Huttonsville, Ontario, has written offering no objection to Mr. Shoji's proposal and we are now writing to each of the persons named above in order to request that some course of action be agreed upon. We particularly wish to have this information as Mr. and Mrs. Halbauer have paid a deposit of \$150.00 and would like to take possession as soon as possible. We pointed out to Mr. Shoji in a letter dated August 9, 1947, the necessity of having the formal approval of the Association and that the documents of transfer would require to be properly drawn and executed and the desirability of engaging a solicitor for this purpose. We were given to understand that Mr. Gilchrist, Barrister, New Westminster, had acted for your Association when it was incorporated, and we suggested that he might handle the matter of sale if you decide to dispose of this property.

Mr. Shoushon Isada

October 29, 1947.

According to our file, the Association's hall contains some small benches and desks and other items considered to be of too small value to warrant moving to storage for sale. In the event of the acceptance of Mr. & Mrs. Halbauer's offer, please let us know whether these items can be included in the sale and, if not, how they should be disposed of.

We wish to make it clear to you that the Custodian will have no objection to either the sale of this property or the distribution of the proceeds to the proper owners. We do, however, request that this office be advised before sales are actually made.

We would remind you that the property on 30th Avenue, Whonnoek, described as 0.5 of an acre more or less of the S.E.¼ of Section 6, Township 15, as shown outlined in Red on Sketch 6383, Municipality of Maple Ridge, B. C., is also registered in the name of Whonnoek, Ruskin and Albion Japanese Farmer's Association. This is the small piece of property upon which a Japanese Hall and a small frame dwelling and woodsheds are situated. If you are instructing Mr. Gilchrist regarding the property on 32nd Avenue, Ruskin, you may wish to instruct him regarding sale of this also.

The Halbauers are very anxious to start clearing the land if they are to become the owners. If, on the other hand, you do not wish to sell this property, we want to refund their deposit and would, therefore, appreciate hearing from you as soon as possible.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

cc. Wakaichi Itaya
Y. Tokuyasu,
K. Mukaide
M. Mukaide

MEMORANDUM

File No. 9623

April 21, 1949.

RE: WHONNOCK, RUSKIN AND ALBION JAPANESE
FARMERS ASSOCIATION

Notice regarding vacating Custodian vesting sent to the following persons:

T. Fujiwara, Secretary (according to the 1941 report to the Registrar)
c/o T. Wyman,
Iron Springs, Alberta.

George Yasuo Shoji, President (according to the 1941 report to the Registrar)
34 1/2 Lansdowne Avenue, Chatham, Ontario.

Mr. S. Zentaro Shin, (signed the declaration)
159 Gerrard Street East, Toronto, Ontario.

Mr. Taiso Hidaka, (signed the declaration) (Chairman according to the
Huttonville, Ontario. 1941 Report to the Registrar)

Mr. R. Nakano (Ruskin Representative according to 1941 Report)
72 1/2 King Street East, Toronto, Ontario.

Mr. Y. Miki (Whonnock Representative according to 1941 Report to Registrar)
Picture Butte, Alberta.

Mr. K. Uchimaru (Whonnock Representative according to 1941 Report)
81 D'Arcy Street, Toronto, Ontario.

NOTE: There is no office record of the other persons named in the 1941 Report
except S. Wakaharu who returned to Japan.

Notice was also sent to the following persons named in the
letter of T. Fujiwara dated April 3, 1947:

Shouemon Yamada, Chairman
Box 131, Picture Butte, Alberta.

Wakaichi Itaya, Treasurer
Box 70, Picture Butte, Alberta.

Toyaji Fujiwara, Secretary (also Secretary in 1941 as shown above)
Iron Springs, Alberta.

I. Tokuyasu, Director
Box 44, Picture Butte, Alberta.

K. Mukaide, Director
Box 44, Picture Butte, Alberta.

M. Mukaide, Director
Iron Springs, Alberta.

August 9, 1947.

Mr. Toyoji Fujiwara,
c/o T. Wyman,
Iron Springs, Alberta.

Dear Sir:

Re: Part 2.5 acres more or less of L. S. D. 1,
Sec. 5, Twp. 15, as shewn outlined Red on
Sketch deposited No. 8334, Mun. of Maple
Ridge, District of New Westminster.
Situated on 32nd Avenue, Ruskin, B. C.
Registered in the name WHONNOCK, RUSKIN &
ALBION JAPANESE FARMERS' ASSOCIATION.

We wish to inform you that we have received a deposit
in the sum of \$150.00 from Mr. and Mrs. L. G. Halbauer which we
are holding until we are advised whether your Association wishes
to sell the above-described property at the price named in
Mr. Shoji's letter, a copy of which is attached. We attach also
copies of letters addressed from this office to Mr. Shoji,
Mr. Gilchrist and Mr. & Mrs. Halbauer which, we believe, will
explain the situation to you.

In view of your letter of April 2, 1947, in which you
list the names and addresses of the new officers, we would ask you
to be good enough to give consideration to the suggestions made to
Mr. Shoji and, if your Association wishes to sell the Ruskin property,
kindly advise us as to the price and the arrangements which you wish
to make.

For your further information, we are enclosing a copy of
a letter received from the Corporation of the District of Maple Ridge
and our letter to Mr. Shoji, dated July 11, 1947, both referring to
taxes.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

August 9, 1947.

W. M. Gilchrist, Esq.,
Barrister & Solicitor,
540 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Part 2.5 acres more or less of L. S. D. 1, Sec. 5,
Twp. 15, as shown outlined Red on Sketch deposited
No. 8334, Municipality of Maple Ridge, D. N. W.,
Situated on 32nd Avenue, Ruskin, B. C., registered
in the name WHIGHOCK, RUSKIN & ALBION JAPANESE
FARMERS' ASSOCIATION.

As already advised by telephone, we have received a firm offer from Mr. & Mrs. Halbauer for the above described property and a deposit has been accepted on the understanding that it will require to be confirmed by the Association.

We have had some correspondence with Mr. Geo. Y. Shoji who, according to a report from the Registrar of Companies, was elected President at an annual general meeting held on October 1, 1941, but we have received, on April 2, 1947, a letter signed by Toyoji Fujiwara, as Secretary, indicating that new officers have been elected as set out in the attached copy of that letter. You will note that the conditions under which the mass meeting referred to was held are not stated. For your information, a copy of the list of officers supplied by the Registrar of Companies is also attached.

Mr. Shoji stated in a letter to Mr. Halbauer that he thought that you are holding the Certificate of Title but we are advising him that you no longer hold the Certificate, having handed it to Mr. S. Z. Shin some time ago. We are also telling him that it will be necessary to have the approval of the Association for the proposed sale and that the documents of transfer will have to be properly drawn and executed. This information is also being passed on to Mr. Fujiwara and we are suggesting to both of these persons that it would be advisable for the Association to engage the services of a solicitor and have reminded them that you acted for the Association when it was incorporated.

It is, therefore, probable that you will be asked to represent the Association in completing this deal, in which event we would appreciate being informed.

W. M. Gilchrist, Esq.

August 9, 1947.

You may recall that in addition to the property above described the Whonnoek, Ruskin, Albion Japanese Farmer's Association is the registered owner of property described as 0.5 of an acre more or less of the S. E. $\frac{1}{4}$ of Section 6, Township 15, as shown outlined in red on Sketch 6383, Municipality of Maple Ridge, D. N. W., and situated on 30th Avenue in Whonnoek, B. C. This is the piece of property on which is built the Community Hall and a four-roomed house.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. copy Fujimura's letter
copy list from Registrar

August 9, 1947.

Mr. & Mrs. L. G. Halbauer,
 Ruskin, B. C.

Dear Sir & Madam:

Re: Part 2.5 acres more or less of L.S.D. 1, Sec. 5,
 Twp. 15, as shown outlined Red on Sketch deposited
 No. 8334, Municipality of Maple Ridge, D. N. W.,
 Situated on 32nd Avenue in Ruskin, B. C.
 Registered in the name, Whonnock, Ruskin & Albion
Japanese Farmers' Association.

This is to confirm receipt of the sum of \$150.00 paid in by
 Mrs. Halbauer to be held as a deposit covering your offer to buy the
 above-described property at the price described in a letter dated
 June 14, 1947, signed by George Y. Shoji, as \$150.00 net, after taxes
 had been paid.

Mr. Shoji's letter, however, suggests that the officers and
 directors of the Association are scattered all over Canada and that the
 deal will require ratification by them.

We have been given to understand by Mrs. Halbauer that
 Mr. J. M. Campbell does not wish to act in this matter and we have,
 accordingly, contacted Mr. W. M. Gilchrist, Barrister & Solicitor,
 540 Columbia Street, New Westminster, who incorporated the Whonnock,
 Ruskin, Albion Japanese Farmers' Association, and it is possible that
 Mr. Gilchrist will be asked by the Association to look after its interest
 in disposing of the real property.

We are writing to Mr. Shoji by concurrent mail, advising him of
 your offer and deposit and suggesting to him that instructions be given
 to the Association's solicitor to deal with you direct. We are also
 advising Mr. T. Fujiwara, c/o T. Wyman, Iron Springs, Alberta, who, in
 April 1947 sent us a list of the present officers of the Association whose
 names we list below:

Chairman	- Shousen Yamada, Box 131, Picture Butte, Alberta.
Treasurer	- Wakaichi Itaya, Box 70, Picture Butte, Alberta.
Secretary	- Toyoji Fujiwara, c/o T. Wyman, Iron Springs, Alberta.
Director	- Y. Tokuyasu, Box 44, Picture Butte, Alberta.
Director	- K. Mukaida, Box 44, Picture Butte, Alberta.
Director	- M. Hikaido, Iron Springs, Alberta.

If you wish to expedite this matter, there will be no objection to you
 corresponding direct with any or all of these officers.

Yours truly,

AGM/AC

A. G. McArthur,
 Office of the Custodian.

3 copies
in white

Slocan City B.C.
14th June 1947

Mr L G Halthamer
Puskin B.C.

EVACUATION SECTION	
Rec'd	AUG 7 1947
File No.	9623
Ans.	
Replied	

Dear sir

I received your letter regarding the
our arsin Building with property which
situated at Puskin. For as I am concerned
agree to sell for \$150⁰⁰ net after taxes paid.
but our officers & directors are all over
Canada now and it's very hard to intouch
with them. I am the Chief man of arsin
therefor you can show this letter to
Custodian office in Vancouver. and you
can tell them I am agreeable to sell this
price. I think they will deal with you
behalf of myself. and they said have
all particulars about property. The title
of property is missing. I did not get
title from the last Chief man of arsin.
I guess the title will be in the law
office of Mr Gelschriest new westminster
lawyer. Custodian may be can
first up without Certificate of title
they said many property without.
any way you can see Custodian about
with this letter

Yours truly
Gray Shepi Slocan City

Slocan City, B. C.
June 14th, 1947.

Mr. L.G. Halbauer,
Ruskin, B. C.

Dear Sir:

I received your letter regarding the our Ass'n Building with property which situated at Ruskin. Far as I am concerned agreed to sell for \$150.00 net after taxes paid, but our officers and directors are all over Canada now and its very hard to in touch with them. I am the chair-man of Assn', therefore you can show this letter to Custodian office in Vancouver, and you can tell them I am agreeable to sell this price. I think they will deal with you behalf of myself and they should have all particulars about property the title of Property is missing. I did not get title from the last chairman of Assn'. I guess the title will be in the law office of Mr. Gilerist, New Westminster Lawyer. Custodian may be can fix up without certificate of title, they sold many property without any way you can see Custodian about with this letter.

Yours truly,

(Geo. Y. Shoji)

Geo. Y. SHOJI.
SLOCAN CITY.

PHONE PACIFIC 6181

PLEASE REFER TO

FILE NO. 9623

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

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

Kentaro Shin

11th July, 1947.

James M. Campbell, Esq.,
Barrister & Solicitor,
P.O. Drawer 501,
Mission City, B.C.

*W.M. Gilchrist
540 Columbia*

EVACUATION SECTION	
Rec'd	AUG 7 1947
File No.	9623
Ans.	
Referred	

Dear Sir:

Re: Part 2.5 acres w/1, L.S. 1, Sec. 5, Tp. 15, as shown outlined in red on S.D. No. 8334, Municipality of Maple Ridge, D.N.W., situated on 32nd Avenue, Ruskin, B.C., registered in the name of Whonnock, Ruskin & Albion Japanese Farmers' Association.

Replying to your letter of the 9th July, we wish to advise that according to our information the outstanding taxes on this property amount to approximately \$110.00, including taxes for 1947. The details are as follows:-

1947 levy	\$32.08
1946 arrears	35.83
Delinquent 1945 and prior	<u>38.29</u>

If Japanese owners wish to obtain a net \$150.00, consideration will require to be given to this amount, together with interest up to date of adjustment, and any anticipated charges incidental to effecting sale.

As far as the Custodian is concerned, there is no objection to this Association conveying direct to a purchaser, but we suggest that in the interests of all concerned, the Association should engage a solicitor to see that procedure is in accordance with their regulations.

Further, this office has no objection to proceeds from sale being paid to the Association, but requires only to be informed of the particulars before the sale is actually made and the Custodian's Vesting Certificate vacated.

You will note that reference is made to the property at 32nd Avenue, Ruskin, as Mr. Halbauer's letter to us did not include the property of the Association situated on 30th Avenue, Whonnock. We are writing by concurrent mail advising Mr. Shoji the amount of taxes outstanding.

Yours truly,

A.G. McArthur
A.G. McArthur,
Office of the Custodian.

AGM/HA

9623
12276

11th July, 1947.

Mr. George I. SHOJI,
Registration No. 13385,
Bay Farms, Slocan, B.C.

Dear Sir:

Re: Part 2.5 acres n/1, L.S. 1, Sec. 5, Tp. 15, as shown
outlined in red on S.D. No. 8334, Municipality of Maple Ridge,
D.N.W., situated on 32nd Avenue, Ruskin, B.C., registered in
the name of Whonnoek, Ruskin & Albion Japanese Farmers'
Association.

We are writing today to Mr. James M. Campbell, who has written to
us on behalf of Mr. L.G. Halbauer of Ruskin, advising him that the outstanding
taxes relative to the above property are approximately \$110.00, made up as
follows:

1947 levy	\$32.08
1946 arrears	35.83
Delinquent 1945 and prior	38.29

We are also advising him that as far as this office is concerned
there is no objection to your Association conveying its property direct to
a purchaser, but that we suggest that in the interests of all concerned, the
services of a solicitor should be engaged in order to insure that the procedure
followed by your society is in accordance with its regulations.

Further, this office has no objection to the proceeds from sale being
paid to the Association, but requires only to be informed of the particulars
before the sale is actually made and the Custodian's Vesting Certificate vacated.

You may be interested to know that we have received information from
the Tax Office that outstanding taxes on the property situated on 30th Avenue,
Whonnoek, and legally described as Part 0.5 of an acre more or less of SE 1/4,
Section 6, Township 15 as shown outlined Red on Sketch 6383, Municipality of
Maple Ridge, are approximately \$205.00, made up as follows:-

1947 levy	\$49.90
1946 arrears	55.74
Delinquent 1945 and prior	98.54

The Tax Official at Haney is making up the exact statement of taxes
which would be outstanding as of 20th July, 1947, which may assist you in
making an adjustment if sale is effected on 32nd Avenue.

Yours truly,

A.G. McArthur,
Office of the Custodian.

ACM:HA

JAMES M. CAMPBELL
BARRISTER & SOLICITOR
P.O. DRAWER 501
MISSION CITY, BRITISH COLUMBIA

July 9th, 1947.

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	JUL 10 1947
File No.	9623
Ans.	AM
Referred	<i>McArthur</i>

Dear Sir:

RE: JAPANESE COMMUNITY HALL,
RUSKIN

L.G. Halbauer of Ruskin has brought me a letter from the Japanese Association secretary in connection with their property at Ruskin. He states that the officers and directors are widely scattered, but assures Halbauer that he thinks it is quite in order for the deal, in connection with the property, to go through and he states a price of \$150.00 net after taxes are paid.

These people at Ruskin are anxious to have a decision one way or the other. Will you please advise me what procedure they must follow.

Yours truly,

JAMES M. CAMPBELL

Per:-

Wosburgh

RGV/MR

Slocan City B.C.

29th May 1947

Dear Sir

I am very sorry for I did not answer
for your letter. I have been trying
in touch with other officers of the area
but I could not get answer from them
yet. That is why I could not write you
another season is :- we don't know what
condition is the building and what amount
of taxes against the property.

We want about \$150⁰⁰ net to see how
after taxes paid. Will you kindly find
out at Maple Ridge Municipality office
about tax and let me know if you
can pay \$150⁰⁰ and taxes. Then I can
tell you definit to deal with you.

Yours very truly

Gray Skjoi

Slocan City

B.C.

File 9623

May 31, 1947.

MEMORANDUM.

To: Mr. Anderson.

From: A. G. McArthur.

Re: Whonnock, Ruskin, Albion Japanese
Farmers Association.

Would you please notice Mrs. Jestuck's letter of April 29th and find out whether anyone is now occupying this property. I would like to have this information as soon as possible in order to send another letter to the officers of this society inquiring concerning their intentions regarding sale.



AGM:AH

Office Of The Custodian
Japanese Evacuation Section

EVACUATION SECTION	
Rec'd APR 3 1947	Toyoji Fujiwara
File No. 226-9623	c/o T. Wyman
Ans.	Iron Springs
Referred	Alberta

Re: Property on 32nd Ave, Ruskin, B.C.
and 30th Ave. Whonnock, B. C.

Dear Sir:

Regarding above property we have held
the mass meeting and erected these men to handle the case for
our Whonnock, Ruskin, & Albion Japanese Farmers Association.

Committee Chairman	Shouemon Yamada, Box 1310, Picture Butte
" Treasurer	Wakaichi Itaya, Box 70, Picture Butte
" Secretary	Toyoji Fujiwara, Box c/o Iron Springs
" Director	Y. Tokuyasu Box 44 Picture Butte
"	K. Mukaida " " " "
"	M. Mikaido Box c/o Iron Springs
	All of Alberta

Yours Truly

Sec. T. Fujiwara

T. Fujiwara

Memorandum

File 9623

February 12, 1947.

MEMORANDUM.

Re: Officers.

The Whonock, Ruskin & Albion Japanese Farmers' Association is listed on a list of incorporated societies prepared by Mr. Wright dated May 30, 1945. A letter dated May 16, 1945 signed by the Deputy Registrar of Companies states that this society was still on the register at that time although it had not filed a report since October 4, 1941.

The declaration to the Custodian was signed by S.Z. Shin, T. Hidaka and K. Kido. The following are their addresses as given to us by the Department of Labour at this date.

Sidney Z. Shin	- Reg. No. 13588, 159 Girard St., E., Toronto, Ontario.
Teizo Hidaka	- Reg. No. 13488, c/o Brobst Forrestry Co., Bracebridge, Ontario.
K. Kido	- Reg. No. 13571, Died July 16, 1946 at Kamloops.

A list of officers and the financial statement as of 1941 is on file under date of April 4, 1945. This list was supplied by the Registrar of Companies but all the names cannot be deciphered.

The confirmation of chattels has been signed on behalf of this association by George Yasuzo Shoji, the President.

Special Notes: The declaration of this society indicated that the buildings would be boarded up on Evacuation.

Goods belonging to Mrs. Mabeta appear to be in the house on the property, according to a memorandum the original of which is on file 9592 dated December 22, 1942.

Insurance premiums relative to this property were deducted from the account of Yasuzo Shoji according to a letter signed by Mr. Gibson dated July 7, 1943.

9623.

January 6, 1947.

Mr. Toyoji FUJIWARA, Reg. #13581,
Secretary, Whonnock, Ruskin & Albion
Japanese Farmers Association,
c/o T. Wyman,
Iron Springs, Alberta.

Dear Sir:

Re: Property on 32nd Avenue, Ruskin, B.C., and
30th Avenue, Whonnock, B.C.

Your letter of December 30th, 1946, has been received.

In reply to your questions regarding price and expenses incidental to selling the above property we would refer you to our letter of October 25, 1946, addressed to George Yasuo Shoji as President of the Whonnock, Ruskin, & Albion Japanese Farmers Association, a copy of which was sent to you.

You will note that we suggested that your society act through a suitable agent who would, under your instructions, either accept an offer if one is made, or failing an acceptable offer, advertise as suggested in our letter.

We have had several persons inquiring about this property but no specific price has been offered and our office has neither advertised the property for sale nor obtained an appraisal. It will therefore be necessary for you to come to your own decision as to price.

Further, since the documents of transfer will have to be completed by officers of your society holding proper authority, we would also suggest that the advice of a solicitor be obtained in this regard.

As far as this office is concerned, we will, as set out in our letter of October 25th, have no objection to your society making sale direct to a purchaser and will be pleased to furnish information relative to title, position of taxes or other matters from information on our file. We will, however, require to be advised before the transaction is finally completed.

You have not as requested in our letter, sent us the full names and addresses of the officers who are authorized to act officially for your association. Please send this without delay and let us know what course you intend to take in disposing of this property.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGH:AH

October 25, 1946.

Mr. George Yasuse SHWJ,
Reg. No. 13385,
Bay Farm,
Slocan, B.C.

Dear Sir:

Re: Pt. 2.5 ac.m/1, L.S. 1, Sec. 5, T. 15, S.D.
8334, Mun. of Maple Ridge, B.C., situated
on 32nd Ave., Rusk, B.C. and

.5 ac.m/1 SE; Sec. 6, T. 15, Sk. 6383, Mun.
of Maple Ridge, B.C., situated on 30th
Avenue, Whonnock, B.C., both registered in
the name of Whonnock, Rusk, and Albion
Japanese Farmers' Association.

You are aware that Japanese owned real estate in
the Protected Area has been subject to sale under the Government
policy of liquidation.

Properties owned by or registered in the name of
an association have so far not been advertised for sale. This
office has recently received some inquiries concerning the property
registered in the name of Whonnock, Rusk and Albion Japanese
Farmers' Association and with the present demand for every type of
building it would appear that this is an opportune time to dispose
of it. You will also appreciate that even with adequate protection
depreciation in this type of building can be very rapid.

In the event of a desire to sell, liquidation can
be effected by following a required legal procedure which could be
carried out by placing the matter in the hands of a solicitor or
other competent agent with instructions to proceed with a voluntary
liquidation, and subsequent to the disposal of the property, distributing
the proceeds to those entitled to receive them. We would suggest
that in your best interests our policy of advertising and calling for
tenders should be followed as by this means the widest publicity and
possibility of securing the best offers would be obtained. While the
Custodian will have no objection to your society making sale direct to
a purchaser, it will be required that this office be given an
opportunity to approve of the sale before it is actually made.

Mr. George I. Shoji,

2.

October 25, 1946.

With reference to obtaining legal advice concerning liquidation you may have a solicitor who has already acted for your organization whom you might wish to carry out liquidation on your behalf, but if this is not the case and you have no preference for any particular solicitor, upon your instructions, the Custodian would be prepared to make all the necessary arrangements on your behalf.

This letter is directed to you as your name is shown on the last return made to the Registrar of Companies as President of the above named society and we would ask you to consult your associates and advise us as soon as possible as to the wishes of your society with regard to disposing of this property. We are forwarding a copy of this letter to Mr. Teiso Hidaka, Reg. #13488, Kaseo, B.C. who is listed as chairman, and to Toyoji Fujiwara, Reg. #13981, c/o Tom Wyman, Iron Springs, Alberta, who is listed as Secretary, in order that these two officers may be prepared to make a decision.

In all probability your association has certain by-laws or other provisions covering disposal of real property and it would be well to be guided by your solicitor as to necessary authority. This office would appreciate being informed in this regard and we would ask you to please send the full names and addresses of the officers who are authorized to act for the association officially.

Please let us hear from you with as little delay as possible.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AS

cc - Mr. Teiso Hidaka, Reg. #13488, Kaseo, B.C.
Mr. Toyoji Fujiwara, Reg. #13981, c/o Tom Wyman, Iron Springs,
Alberta.

MEMORANDUM

File No. 9623

16th September, 1946.

Re: Whannock, Ruskin, Albion Japanese
Farmer's Association

TO: Mrs. McArthur

FROM: E.E. Anderson

*Recd. signed by S.2. Shin
T. Hidaka
K. Kido.*

*Shown on List 7
Companies on
Register with Registrar
of Companies. Records
to extract from the books
May 30/45*

Attached hereto is a letter of enquiry regarding the
purchase of property owned by the above Association on 32nd Avenue at
Ruskin.

This Association owns two pieces of property:-

No. 1 32nd Avenue, Ruskin, - a $2\frac{1}{2}$ acre parcel of land, upon which
is built a Hall, 24' x 46', one storey. It has an assessed
value of

Land	\$150.00
Improvements	\$1500.00
Taxes in 1946	32.58

The taxes however, are in arrears since 1941.
This property has not been rented, and has remained unoccupied
since the evacuation of the Japanese.

No. 2. 30th Avenue, Whannock, $\frac{1}{2}$ acre property with a two storey frame
Hall, 28' x 50', and a four room dwelling. This property is
assessed at

Land	\$1000.00
Improvements	2600.00

The dwelling on this property is rented and has been for some time.
at the rate of \$8.00 per month to a Mrs. A. Jestuck. The Hall on
the property has not been rented since the evacuation of the
Japanese.

The yearly taxes on this property amount of \$50.68 and are in arrears
since 1942.

WEA:BA

*Enquiry re sale. C. L. Henderson. May 4. 46
L. G. Halbayle. Sept 7. 46*

*Locke Lane's bill? This will be against the Custodian
for advice. Not against the society.*

November 25, 1949.

REGISTERED MAIL

Mr. E. Anderson, Esq.,
Real Estate & Insurance,
Nanay, B. C.

Dear Mr. Andersons:

Re: Part 2.5 acres more or less of Legal
Subdivision 1 of Section 5, Township 15,
as shown outlined Red on Sketch No. 8334.

AND

Part 0.5 of an acre more or less of the
S.E. $\frac{1}{4}$ of Section 6, Township 15, as shown
outlined Red on Sketch No. 6383.

This is to inform you that the Custodian has vacated his vesting of the above-described property. We have endeavoured to get the officers of the Whonnoek, Ruskin & Albion Japanese Farmers Association to name an agent to take over control of the property but have not yet been informed that an agent has been appointed.

In the meantime we have advised Mr. Shousmon Yamada, Chairman, that the interest of the Custodian in the insurance policies is being released and the policies returned to you in order that you may deal direct with the registered owners. Mr. Yamada's last letter to this office dated May 2, 1949, was addressed, P. O. Box 131, Picture Butte, Alberta. We have been unable to get a reply from the Secretary, Toyoji Fujiwara. His last known address was Iron Springs, Alberta.

For your information, further insurance in the sum of \$1000.00 is carried on the one-storey school building at Ruskin (\$900. on building & \$100. on contents), the Agent being McGregor, Johnston & Thomas Ltd., 414 Pender Street, Vancouver, B. C.

We enclose herewith Consolidated Fire and Casualty Insurance Policies No. 16-3566 and 17-2326 in which the Custodian's interest has been released, and would ask you to kindly acknowledge same.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. 2 Policies
cc. Shousmon Yamada

October 19, 1949.

Mr. Toyoji Fujiwara,
Iron Springs, Alberta.

Dear Sir:

**Re: WHONNOCK, RUSKIN AND ALBION
JAPANESE FARMERS' ASSOCIATION.**

On April 22 we wrote to you as Secretary of the Whonnock, Ruskin and Albion Japanese Farmers' Association, stating that the Custodian was withdrawing his administration after allowing time for the Association to make arrangements to assume control. Copies of this letter were sent to S. Yamada, Wakaichi Itaya, M. Nikaide, Y. Tokuyasu, K. Mukaida, named by you as officers of the Association. In addition, copies were sent to George Yasu Shoji, Zenshiro Shin, S. Nakano, Y. Miki and K. Uchimaru who were reported by the Registrar of Companies to have been officers or representatives of the Association in 1941. Your copy, sent by Registered Mail, was no doubt received by you.

In accordance with the policy of the Custodian referred to in that letter, the Custodian is now vacating his interest in this property and the Association will, thereafter, be in full control with the exception that in the event of liquidation by the Association any distributable share becoming payable to any member of the Association who is a resident of Japan requires to be paid to the Custodian.

It has already been suggested that the Association appoint a solicitor or competent agent in order that the decision to sell the property as indicated in your letter of November 6, 1947, signed by your Committee, might be properly carried out. If this has not been done, would you please attend to this important matter at once and advise us accordingly.

Another matter which should receive your immediate attention is the condition of the dwelling in which Mrs. Jestuck has been the tenant since April 1944. Mrs. Jestuck, in a letter dated October 12, last, states that the roof is leaking badly and that the well is saving in. No funds are available to effect repairs as all rents have been applied on the taxes which are still very much in arrears as you have been informed in our previous letters. We are advising

Mr. Toyoji Fujiwara

October 19, 1949.

Mrs. Jestuck that she will have to look to the Association to make decisions in the future and we are also informing the Municipal Tax Office that the Custodian will no longer intervene concerning sale for delinquent taxes.

With reference to insurance, the following policies are being released and forwarded to the Insurance Companies with instructions that they deal direct with you:

North West Fire Insurance Policy No. 223475 for \$1000.
Expiring May 15, 1952;

Consolidated Fire & Casualty Policy No. 16-3566 for \$1000.
Expiring November 28, 1950;

Consolidated Fire & Casualty Policy No. 17-2166 for \$2700.
Expiring November 28, 1950.

We enclose a return envelope for your acknowledgment of this letter. Please do not omit to let us have the name of the solicitor or agent who is acting for you.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. envelope

CC. Lawrence Gammage
Rt. Box 131. Picture Butte, Alaska.

9623

November 25, 1949.

REGISTERED MAIL

Mr. Shousmon Yamada,
Picture Butte, Alberta.

Dear Sir:

Re: WHONNOCK, RUSKIN & ALBION JAPANESE
FARMERS ASSOCIATION

On May 2, 1949, you wrote to us stating that you would get in touch with the other officers of your Association in order to arrange to take over control of the property belonging to the above Association.

Mr. Fujiwara advised us in a letter dated April 3, 1947, that you are the Chairman of a special committee appointed to deal with this property and we therefore feel that it is your duty to see that some action is taken to appoint an agent or solicitor to look after the affairs of the Association.

We have sent you a copy of our report directed to the Secretary, Toyoji Fujiwara, on October 19, 1949, and also a statement of the account as requested by you. On October 31 we wrote to you for his present address but to date you have not seen fit to reply.

This letter is to make it clear to you that the control of this property is entirely in your own hands and that the Custodian assumes no responsibility whatsoever regarding it.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

November 26, 1949.

H. M. Davenport, Esq.,
Collector,
Corporation of the District of Maple Ridge,
Haney, B. C.

Dear Sir:

Re: Part 2.5 acres more or less of Legal
Subdivision 1 of Section 5, Township 15,
as shown outlined Red on Sketch No. 8334.

AND

Part 0.5 of an acre more or less of the
S.E. $\frac{1}{4}$ of Section 6, Township 15, as shown
outlined Red on Sketch No. 6383.

Enclosed is Custodian cheque in the sum of \$24.00 to
be applied on arrears of taxes on the above-described property.

We wish to inform you that the Custodian has vacated
his interest in this property and we request that all future
tax statements be sent direct to the registered owners.
According to information on our file the Chairman of the
Japanese committee representing the Whonnock, Ruskin & Albion
Japanese Farmers Association is Shouemon Yamada whose address
on May 2, 1949 was Box 131, Picture Butte, Alberta.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. cheque

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

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

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
May 1st, 1950

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


Rec'd	<i>May 5</i>
File No.	
Ans.	
Referred	

Dear Mr. Shears:

I enclose herewith copy of letter received from
Mr. George Cruickshank, M.P., relative to purchase of the former
Japanese Committee Hall at Whonnock, B. C.

Will you kindly let me have a report as to the present
position of this property in order that a reply may be sent to
Mr. Cruickshank.

Yours very truly,


K. W. WRIGHT
CHIEF COUNSEL

KWW/JF
Encl.

COPY

HOUSE OF COMMONS
CANADA

OTTAWA, April 27, 1950

Mr. Chas. Stein, K.C.
Deputy Custodian of Enemy Property,
Victoria Building,
7 O'Connor St.,
Ottawa.

Dear Sir:

The Ratepayers Association of Whonnock, B. C. are anxious to secure the former Japanese Committee Hall at Whonnock, B.C. for the use of local Boy Scout Troops and I would appreciate being advised if this is possible.

Yours very truly,

"George Cruickshank"

George Cruickshank
Member for Fraser Valley

9623

506 Royal Bank Bldg.,
Vancouver, B.C.,
May 5, 1950.

K. W. Wright, Esq.,
Chief Counsel,
Office of the Custodian,
Victoria Bldg.,
7 O'Connor St.,
Ottawa, Ont.

Dear Mr. Wright: Re: Whonnock, Ruskin, Albion Japanese Farmers' Association.

I am in receipt of yours of the 1st instant, enclosing copy of Mr. Gruickshank's letter dated April 27th in regard to a Japanese hall at Whonnock.

I assume this to be the property registered in the name of the Whonnock, Ruskin, Albion Japanese Farmers' Association, which consists of a building about 24' x 46' situated on 2½ acres of land on 32nd Avenue, Ruskin, B.C.

On April 22nd, 1949 we wrote to Mr. Toyoji Fujiwara who appeared to be the Secretary of this organization, advising that order-in-council which prohibited persons of the Japanese race from entering the Protected Area, had been revoked and that it was the intention of the Custodian to withdraw his control of this property. A statement of the Association account was also sent, and copies of this letter were sent to a number of Japanese who appeared to have some connection with this organization.

Mr. Shousmon YAMADA communicated with us on May 2, 1949 and after further correspondence, on November 25, 1949, we advised Mr. YAMADA at Picture Butte Alta. by registered mail, with post office acknowledgment, that the Custodian was assuming no further responsibility in connection with this property. On the same date we vacated our vesting and this was acknowledged by the Registrar at the Land Registry Office,

K. W. Wright, Esq.

May 5, 1950.

New Westminster.

This office has no funds on hand, as amounts which had been received when the property was rented were all used to apply on arrears of taxes. I assume therefore, that Mr. Cruickshank may wish to advise the officials of the local Boy Scout Troops to contact Mr. Shouemon YAMADA, and as mentioned above, the latest address of which we are aware, was Picture Butte, Alberta.

Yours very truly,

F. G. Shears,
Director.

FOS/AM

9623

May 16, 1950.

Mr. Theo. A. Pavely,
3175 Lougheed Highway,
Whonnock, B.C.

Dear Sir:

Re: Whonnock, Ruskin, Albion Japanese
Farmers' Association.

We have received your letter of the 15th instant enquiring in regard to the above property.

An Order-in-Council which prohibited persons of the Japanese race from entering the Protected Area, has been revoked and owners are now free to deal with their property without the intervention of the Custodian. The Custodian has therefore withdrawn his control and vesting of the above property.

Your letter indicates that you have received information that this property is to be sold, and as mentioned above, negotiations may be carried on without the consent of the Custodian. The last address that we have of Mr. Shouemon YAMADA, who is an officer of this Association, is P.O. Box 131, Picture Butte, Alberta. You may wish to contact him for further information.

Fire insurance on this building was at one time carried through the agency of William E. Anderson, Real Estate and Insurance Agent at Nanaimo, B.C. We do not know if he is still interested in this property. You might possibly be able to secure some information from him.

Yours very truly,

F. G. S. Sears,
Director.

FOS/GB

May 17, 1950.

REGISTERED MAIL

Mr. Shouemon YAMADA,
P.O. Box 131,
Picture Butte, Alberta.

Dear Sir:

Re: Whonnock, Ruskin & Albion Japanese
Farmers Association

A letter received from Mr. S.W. Taylor, Registrar of Companies, Victoria, B.C., indicates that the above Association will be listed among defaulting societies to be advertised in the B.C. Gazette on May 25th, prior to being dissolved and struck from the Register.

The Registrar requests that if there is any just cause why this Society should not be dissolved and struck from the Register, he should be advised.

Our files indicate that the Custodian has withdrawn his vesting of this property and that you are Secretary for this Association, and we are passing on this information so that appropriate action may be taken by you if this is required.

Yours truly,

F. G. Shears,
Director.

FCS/3E

See Mr. Shears' file re Associations