54008 [PL1.1.] Japanese companies, properties and sales - General correspondence

5908 [illegible] Japanese Companies/properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

23rd October, 1943.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Sale of Evacuee Property.

I have your letter of the 19th in which you refer to the number of bids which exactly equal the appraised value.

I have been most meticulous in regard to dealing with tenders and you may rest assured that our whole procedure is above criticism. The reason, however, for these exact bids can be explained as follows:

Originally when tenders were received in answer to our advertisement a certain number were in excess of the valuation and were recommended for acceptance. A large number, however, did not come up to the valuation. The form of reply written in such cases was as follows:

> "We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.
>
> This property has been independently appraised and the Custodian will not be interested in any sum less than $ -----.
>
> If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same."

and the amount mentioned has been the actual appraisal. You will note that we state that we will not be interested in any sum less than the figure mentioned and we do not indicate whether the party written to is the only party interested or whether there are others. The revised offer in many instances has been the amount actually mentioned in our letter and as in the majority of cases the party written was the only one interested in the property, the revised offer was recommended for acceptance.

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

G.W. McPherson, Esq.

In addition to this there were a lot of properties on which no tenders were received in reply to our advertisement at the date on which tenders originally closed.

When subsequent enquiries were made in regard to any property we have written asking them to make an offer and stating that the Custodian would not be interested in an amount less than $.... and here again stating the valuation. In these cases even more than in letters written to parties who previously tendered, the actual offer received has been the minimum mentioned in our letter.

However, some change is now being made in our method. If an enquiry is received on a property on which there was no original tender we now ask the interested party to submit a bid and it is then considered in the light of the valuation which we have, or which we obtain. Here again if the offer is less than the valuation we write and reject the offer but state that we would be interested in an offer of not less than $..... and mention the appraised value.

I am not particularly favourable to this change in method as I think that once a property has been advertised and public tenders called for, I see no objection to stating the sum which would be considered by the Custodian. This was the original arrangement and the Real Estate Agents are desirous of having a price to work on and this is naturally in line with their usual business methods. For instance a prospect comes into their office and they are in a position to offer six of their own clients' properties which they say can be bought for such and such a price, but here is one belonging to the Custodian on which you must make an offer. The chances are that the client is more interested in inspecting properties on which he has a definite price, or if he does make an offer on our property it is likely to be somewhat on the low side. However, it is now the wish of the Committee that offers first be made before our valuation is disclosed and we are following this method.

As regards the actual valuations. They come direct to my desk and are not known to anyone in the office apart from Mrs. Harrop. The Valuators have all been advised not to discuss their valuations and I do not think they are doing so.

The reason for the purchase price being in many cases similar to the valuations is purely as outlined in this letter. This fact definitely indicates either that the original tenders were less than the valuation and

5908 [R411] Appraisal Companies/properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

G.W. McPherson, Esq.

and have been brought up to it, or that there was no original tender received.

Up until the past week the Committee have used the actual valuation as a basis but they are now starting to advise me of amounts which I am to suggest to parties interested (after they have made some bid on their own account) and the amount they mention to me is higher than our Appraisers' valuations. I really do not know just on what basis this is being done except that I believe in some cases they are taking the assessed value into consideration. However, we are being guided by their recommendations and as previously mentioned I am sure that every move that we have made as far as this office is concerned can be fully justified.

Yours very truly,

F.G. Shears

F. G. Shears,
Director.

FGS/PMH

5908 [A1.1.7] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE NO. 11686/1

Evacuee Section

912 Royal Bank Bldg.,
Vancouver, B. C.
October 22nd, 1943.

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson: Re: Tasaburo Chaki.

Thank you for your letter of the 18th instant.

There was some doubt in my mind as to the best way of dealing with this situation and your views are appreciated.

The mortgage in favor of Natsu Sawayama is, as you know, a conveyance subject to reconveyance upon discharge of the obligation. It might be said that in view of this a discharge signed by Natsu Sawayama would have no effect as the asset vested in the Custodian. We have prepared a Discharge and added the following clause:-

'I, Natsu Sawayama, do hereby release and forever discharge Kazuo Kobayashi and Tasaburo Chaki and all persons claiming by, from or under them from any liability whatsoever for the payment of the monies due under the said mortgage of the twenty-third day of November, 1938.'

This has gone forward for signature and I hope that it will be returned duly executed. In order to be effective, however, we would, in my opinion, be required to file a release under Section 39 of the Regulations. Subject to the return of the above document, we will prepare such a release for signature of the Deputy Custodian, as we conclude from your letter that you prefer to follow this course.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W

59008 [1117] Japanese Canadians, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

22nd October, 1943.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyance in connection with a property in Group "A" on which a tender has been received and recommended for acceptance:

Cat. No.	Address	File No.
150	3467 Monmouth Street	8208

I shall be glad to receive this duly signed at your early convenience.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH
encl.

5908 [illegible] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO FILE No. 873

Legal Section

912 Royal Bank Building,
Vancouver, B.C.,
October 20th, 1943.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Masayoshi OYE (Released Internee)

Attached hereto you will find Application for Transmission and Conveyance in duplicate, for execution by the Deputy Custodian.

Tenders were called for on this property on August 28th, 1943, and bids received ranged from $275.00 to $600.00. Messrs. Pemberton Realty Corporation valued the property at $400.00.

This property known as 58 Chatham Street, Stevesston, B.C., is comprised of 61½' frontage on Chatham Street and 49' frontage on 4th Avenue; thereon small 3 room house with water and light installed, in deplorable condition. Also 2 room store building adjoining in extremely bad condition; floors, partitions, windows badly broken.

Cheque for the full amount of the purchase price has been received from the Canadian Fishing Company Limited. 1943 taxes of $19.71 have been paid. Your acceptance is recommended.

Your kind attention to this matter will be very much appreciated.

Yours truly,

K.W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/DG
Attachs

5908 [illegible] Japanese Companies/properties and Sales - General correspondence

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 836-A & 12738

Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
October 19th, 1943.

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Shigeichi MIYASAKI (Released P/W A-98)
and Mrs. Nobu MIYASAKI
459 East Hastings Street (Harry's Cleaners).

Attached hereto you will find Applications for Transmission, Conveyance and Bill of Sale in duplicate for execution by the Deputy Custodian. These are in connection with property and equipment known as 'Harry's Cleaners', 459 East Hastings Street.

According to Mr. Reeve's report dated April 27th, 1943, the real property is valued at $3,000.00. It is located in a poor class district and the building is 40 years old. It is of cheap wood frame construction and has not been well maintained. The exterior walls are in bad condition and the roof is leaking. Immediate repairs are estimated at $210.00 and this represents only the minimum of work required to put the building into satisfactory condition to prolong its life. More money should be spent on restoration.

We received a report from Messrs Pemberton Realty Corporation on July 10th, 1943, in connection with this property, as follows:

"There is a two-storey frame store building with rooms above. The ceiling of the store has been lowered making about 4' between floors, which now is of no use or value. The roof is leaking, the siding is badly gone on the outside of the East wall and the building requires painting, likely costing about $400.00 to take care of these three items.

This building will have to meet the competition of new building after the war. We would place a value of Two Thousand Dollars on the land and Eight Hundred on the buildings, making a total of $2800.00."

Tenders were called for on April 17th, 1943, and the bids

5908 D4117 Japanese Canadians/properties and sales - General correspondence

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

received ranged from $510.00 to $2900.00. All of these were rejected and revised offers requested. A second bid was received from Mr. Benson Hoy amounting to $3025.00 for property with equipment and this also was rejected. Mr. Hoy has now made a final offer of $4,000.00 for property and equipment. He is the present tenant.

Messrs. O.J. Henry Company estimate the value of the dry cleaning equipment and other chattels on the premises at $1,138.05.

There are no encumbrances and the property has been vested. Shigeichi Miyasaki's present credit balance amounts to $74.23.

Payment of $4000.00, being full purchase price, has been received from Mr. Hoy and he has been advised that these documents will be forwarded to you and acceptance of same recommended.

Your kind attention to this matter will be very much appreciated.

Yours truly,

K.W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Encls.

59008 [A1117] Japanese companies, properties and sales - General correspondence

COPY/PM

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

Office of the Custodian

506 Royal Bank Building,
Vancouver, B.C.

File No. 11274

19th October, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Lot 5, Block 3, Sec. 10, 3 North,
Range 7 West, N.W.D., Map #249

Attached hereto you will find Transmission and Conveyance in favour of C.E. Bevan relative to the above.

Mr. Bevan's offer to purchase was made last March and Arikado was willing to sell and accepted the offer. A deed was prepared by Pembertons and signed by Arikado but was unable to be registered as the Certificate of Title could not be produced.

An amount of correspondence has been carried on between this office and Arikado but he has been endeavouring to secure permission to come back to Vancouver as he states he may be able to locate his certificate of title but cannot exactly say where it may be. We have not consented to this request.

Information on our file shows that certificate of title was taken out of the Registery Office in 1913 by a party who has since died and the brother of this party, who is a Solicitor, believes that the certificate of title was destroyed.

We have advised the R.C.M.P. of the possibility of a hiding place for this and other goods owned by Arikado in case they wish to investigate.

We feel, however, that with this explanation and the time that is elapsing that it will be in order for Transmission and deed to be signed by Dr. Coleman so that the purchaser can be given title.

Yours very truly,

F. G. Shears,

59008 [illegible] Japanese companies/properties and sales - General correspondence

59008 E411.1 Japanese companies, properties and sales - General correspondence

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

October 19, 1943.

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

Dear Mr. Shears:

Re: Tadayoshi SAKAMOTO, File 11110

Mr. Wright has forwarded a summary dealing with the offer received for the above party's property which is listed in the catalogue as #57, and it appears that the purchaser is assuming the encumbrances.

It is not clear to me just what the transaction is but I note that a certificate transferring the property to the Custodian's name has been forwarded together with a Deed of Land in duplicate and an agreement, these latter documents having been prepared by Locke, Lane, Guild & Sheppard. In view of the fact that your solicitors have prepared these documents I am assuming that it is the correct procedure although I was under the impression that when a mortgage was given in British Columbia there is actually a conveyance of the land so that I would have thought this property being mortgaged to the Canada Permanent Mortgage Corporation, they would be the registered owners.

I interpret the summary as meaning that the Japanese evacuee will be credited with $3550. which is the difference between the amount of the bid and the amount due on the mortgage.

If the property is registered in the name of the evacuee, and all the documents indicate this, then do you think it is desirable to have the Custodian sign a Deed until the mortgage has been paid off since the Custodian would not like to find himself in the position in the future

5900B [A1.1] Japanese companies/properties and sales - General correspondence

that the property has been transferred to the purchaser and the purchaser falls down on his payments under the mortgage and the mortgagee sues the Custodian, representing the Japanese on the personal covenant. It may be that you have already arranged with the mortgagee to obtain a release of the personal covenant and if you have not done this do you or your solicitors think it could be arranged?

I have not had the Deputy Custodian sign these papers but will hold same until I hear further from you and I would also point out that you have only forwarded one copy of the ~~Deed~~ Agreement and I assume that the Custodian is executing all documents in duplicate, a copy being kept on the individual file.

The Deputy did sign them but I just held them

3/11/41

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

5908 [A11] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 11274

506 Royal Bank Building,
Vancouver, B.C.

19th October, 1943.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Lot 5, Block 3, Sec.10, 3 North,
Range 7 West, N.W.D., Map #249

Attached hereto you will find Transmission and Conveyance in favour of C.E. Bevan relative to the above.

Mr. Bevan's offer to purchase was made last March and Arikado was willing to sell and accepted the offer. A deed was prepared by Pembertons and signed by Arikado but was unable to be registered as the Certificate of Title could not be produced.

An amount of correspondence has been carried on between this office and Arikado but he has been endeavouring to secure permission to come back to Vancouver as he states he may be able to locate his certificate of title but cannot exactly say where it may be. We have not consented to this request.

Information on our file shows that certificate of title was taken out of the Registry Office in 1913 by a party who has since died and the brother of this party, who is a Solicitor, believes that the certificate of title was destroyed.

We have advised the R.C.M.P. of the possibility of a hiding place for this and other goods owned by Arikado in case they wish to investigate.

We feel, however, that with this explanation and the time that is elapsing that it will be in order for Transmission and deed to be signed by Dr. Coleman so that the purchaser can be given title.

Yours very truly,

F.G. Shears

F. G. Shears,
Director.

FGS/PMH

5908 [A1.1] Japanese companies, properties and sales - General correspondence

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

October 19, 1943.

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

Dear Mr. Shears:

Re: Sale of Evacuee Property

During the past week the Deputy Custodian has signed a large number of documents relating to the sale of evacuee property, and two points have come to mind when I have been reviewing these documents.

One is that it is surprising the number of times the accepted bid exactly equals the appraised value. If you will look over the documents being returned you may also be struck by this. I would not suggest that there is any leak in the office but I am wondering if you are exercising proper control over the valuators to see that the public are not aware of the values before they bid.

The other point is that in some cases where there are encumbrances against the property, Mr. Wright, in his summary, states that the charges will be paid out of the purchase price, while in other cases he does not refer to this, for example file #12787/1, Eikichi Kagetsu. I am assuming that at the time the documents are returned to you and are handed to the purchaser you make arrangements to pay off any encumbrances and the outstanding taxes.

I merely wish to draw these two points to your attention and your views at your convenience would be appreciated.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

5900 [D&I.1] Japanese companies, properties and sales - General correspondence

Victoria Building,
7 O'Connor Stre et,
Ottawa, Ontario.

October 18, 1943.

K. W. Wright, Esq.,
Counsel to the Custodian,
912 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Wright:

Re: Tasaburo CHAKI

I have your letter of October 5th, with enclosures, and note that the sale price of the property will not pay off the mortgage. I also note your suggestion that the Custodian discharge the mortgage in view of the fact that the total sale price will be credited to the mortgagee, and there is really no equity in the property over and above the sale price.

The only point on which the Custodian might be criticized is the possibility there is a personal covenant in the mortgage document and that the Custodian representing the mortgagee's interest might have to claim against the mortgagor for the balance owing under the mortgage.

I am wondering whether you have considered the possibility of having the mortgagee sign a discharge of the mortgage if you undertake to credit his account with the proceeds of the sale and, at the same time, requesting him to give a release of the personal covenant, if any.

I have not presented this matter to the Deputy Custodian and would appreciate receiving your views.

Yours very truly,

GWMcP/FC.

(G. W. McPherson)
Executive Assistant.

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

15th October, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building
Ottawa, Ontario.

Dear Mr. McPherson,

I am enclosing herein one Transmission and Conveyance in connection with a property in Group "A" on which a tender has been received and recommended for acceptance:

Cat. No.	Address	File No.
21	2050 Alma Road	12085 & 721

I shall be glad to receive this duly completed at your early convenience.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

5908 [illegible] Japanese Companies, properties and sales - General correspondence

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 991 A

Legal Department

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

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: P/W A-247, KITAMURA, Takaaki.
and 2565 Pandora Street.

Attached hereto you will find application for Transmission and Conveyance in duplicate for execution by the Deputy Custodian.

Tenders were called for on August 28th, 1943, and bids received ranged from $1205.00 to $1600.00. Messrs. Pemberton Realty Corporation Ltd., in their report of August 18th,1943, valued the property at $1800.00, and therefore all above tenders were rejected and revised offers requested. Two further bids were received, the highest being for $2,000.00, from Messrs. John Vrlak & Company on behalf of their client, Mr. Joseph Strzemecki, in whose name the attached documents are made out.

There is a four-room bungalow with very small rooms on the property. Messrs. Pemberton Realty Corporation Ltd. advise that the front steps will have to be replaced at once.

There are no encumbrances, and the property has been vested under No. 34720. The internee's present credit balance amounts to $46.77.

Cheque for $200.00 has been received from Mr. Strzemecki and we have requested further payment of $1800.00, to complete above offer of $2,000.00. Your acceptance is recommended.

Your kind attention to this matter will be very much appreciated.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Encls.

59008 [A11.1] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

Vancouver, B.C.
13th October, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyance on which a tender has been received and recommended for acceptance:

Cat. No. 158 - 1007/1007½ Odlum Drive, Vancouver, B.C., File #8554

I shall be glad to receive this back duly completed at your convenience.

Yours very truly,

F.G.Shears

F. G. Shears,
Director.

PMH

encl.

5908 [D11.1] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

13th October, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

I am enclosing herein two Transmission and Conveyances in connection with properties in Group "A" for which tenders have been received and recommended for acceptance:

Cat. No.	Address	File No.
48	139-143 East Cordova Street	3638 & 3638/1
162	2525 Oxford Street.	11791

I shall be glad to receive these duly completed at your early convenience.

Yours very truly,

F. G. Shears,
Director.

PMH

encl.

5908 EA 117 Japanese Companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

9th October, 1943.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson,

I am enclosing herein two Transmission and Conveyances in connection with properties in Group "A" for which tenders have been received and recommended for acceptance:

Cat. No.	Address	File No.
✓83	750 E. Cordova Street	3425
✓93	2792 Courtney Street	3348

I shall be glad to receive these duly completed at your early convenience.

Yours truly,

F.G. Shears

F. G. Shears,
Director.

PMH

encl.

59008 [illegible] Japanese companies, properties and sales - General correspondence

5900B [illegible] Japanese companies, properties and sales - General correspondence

CONFIDENTIAL

DEPARTMENT OF NATIONAL WAR SERVICES
Canada
DIRECTORATE OF CENSORSHIP

Record No.
CAN.TEL.16307/43

Cablegram / Radiogram / Telegram	Date of Message	Copy Date and Typist	Censor's Action
L	Oct. 8/43	Oct. 15/43 EA	Montreal Passed

FROM:
PEMBERTON REALTY CORP

LIST: None

TO:
T SHIMOTAKAHARA
966 ST CATHERINES STREET W
MONTREAL

LIST: None

Preamble RVA552 70 VANCOUVER BC 8 6251

Previous Records: None

1 BCSC
1 CUST
1 EA
4 RCMP
1 CTC
2 FILES

10

MAR
Oct. 15

MESSAGE

WE HAVE RECEIVED A DEPOSIT ON ACCOUNT OF PHRCHASE OF FIVE FIFTY EIGHT GRANVILLE STREET LOT THIRTY BLOCK THIRTY THREE DISTRICT LOT FIVE FORTY ONE HERE AT PRICE OF NINETY SIX THOUSAND DOLLARS GROSS ALL CASH TO THE MORTGAGE AS PER OUR LAST LISTING WHEN YOU WERE HER STOP KINDLY WIRE ACCEPTANCE SUBJECT TO APPROVAL BY CUSTODIAN STOP DEAL TO BE CLOSED AT ONCE STOP BEST WISHES P R BURR

OFFICE OF THE CUSTODIAN
RECEIVED
OCT 19 1943
PASS TO.....
TRANSFER TO.....
ANS'D BY | FILE

FORM C-12
K.P. 80823

SPECIAL NOTICE—The attached information was taken from private communications, and its extremely confidential character must be preserved. The information must be confided only to those officials whose knowledge of it is necessary to prosecution of the war. In no case should it be widely distributed, or copies made, or the information used in legal proceedings or in any other public way without express consent of the Director of Censorship.

O. M. BIGGAR,
Director.

CONFIDENTIAL

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

8th October, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyances in connection with properties in Group "A" for which tenders have been received and recommended for acceptance:

Cat. No.	Address	File No.
✓38	550 Cassiar Street	2938 and 3423
✓128	943 Keefer Street	11268
✓151	6 Nanaimo Street	10105 & 10106

I shall be glad to receive these duly completed at your early convenience.

Yours very truly,

F.G. Shears

F. G. Shears,
Director.

PMH

encl.

5900B [illegible] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

6th October, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyances in connection with properties in Group "A" for which tenders have been received and recommended for acceptance:

Cat. No.	Address	File No.
✓82	747 E. Cordova Street	11274
✓144	2456 McGill Street	8983
✓148	5286 McKenzie Street	12787 & 12787/1
✓155	2267 Napier Street	10241

I shall be glad to receive these duly completed at your early convenience.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

PMH

5908 [illegible] Japanese companies/properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

5th October, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyances in connection with properties in Group "A" for which tenders have been received and recommended for acceptance:

Cat. No.	Address	File No.
✓28	2136 Cambridge Street	11666 and 10030
✓51	353 East Cordova Street	11686 & 11686/1
✓65	627 East Cordova Street	4834

I shall be pleased to receive these duly completed at your early convenience.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

5908 [illegible] Japanese companies/properties and sales - General correspondence

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 11686-1186/1
Evacuation Section

912 Royal Bank Building,
Vancouver, B. C.
October 5th, 1943

Note - This is likely a personal comment

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

Re: Tasaburo CHAKI

Dear Mr. McPherson:

The material herein differs to such an extent that the following explanation appears desirable in order that you may understand the situation.

According to the attached Real Property Memorandum, encumbrances exceed the sale price. A Mortgage appears on the title in favour of Natsu SAWAYAMA, and we are vesting and discharging same. It is our intention to credit the proceeds of the sale to the Mortgagee's account. In this we are justified for the reason that the Mortgagee wrote us on March 29th, 1943, as follows:

"If the above property can be sold at a reasonable price, will you please do so".

The usual form of Discharge of Mortgage reads: "The Mortgagor has satisfied all money due or to grow due". We have amended this to read: "Has satisfied such money as is secured by". Such wording seems to us to be the proper form under the circumstances. As the property is valued at $500.00, and the Custodian is receiving $750.00, the instructions to sell at a reasonable price are, in our opinion, fully satisfied.

The regular form of Transmission from the registered owner is also attached, in order that the Custodian may convey in the usual way.

5908 [illegible] Japanese companies, properties and sales - General correspondence

5900 [1117] Japanese companies, properties and sales - General correspondence

We trust you will approve the method adopted, but as similar cases are likely to arise, an expression of your opinion for future guidance would be welcome.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encls.

5900 [A1117] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 1049
Legal Section.

912 Royal Bank Bldg.,
Vancouver, B. C.
October 5th, 1943.

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: P/W A-304, SAKAI, Yasuo,
and Moncton Street.

Attached hereto you will find Transmission application and Conveyance in duplicate in favour of Mrs. Rosa Sopel, for execution by the Deputy Custodian.

These documents relate to property on Moncton Street, Steveston, B. C., being a vacant lot, which was advertised for sale on August 28th and 30th, by public tender. There were two tenders, for $250.00 and $60.00. The tender of $250.00 was accepted, and sale made subject to your approval.

Pemberton Realty Corporation in their report of September 8th, 1943, valued this property at $250.00.

This property has been vested and there are no encumbrances. The full amount of the purchase price has been received, namely $250.00, and we recommend acceptance of this offer.

Your kind attention please.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

/MS
Enc.

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO FILE No. 1033

Legal Section.

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

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: P/W A-288, NISHI, Yoshio
and 26 Moncton Street.

Attached hereto you will find Transmission application and Conveyance in duplicate in favour of Mrs. Rosa Sopel, for execution by the Deputy Custodian.

These documents relate to property known as 26 Moncton Street, Steveston, B. C., which was advertised for sale on August 28th and 30th, by public tender. There were two bids received for $450.00 and $200.00, both of which were rejected, with an opportunity afforded the bidders to increase their offers if they so desired. A further offer was made of $500.00, which we have accepted, subject to your approval.

Pemberton Realty in their report of September 8th, 1943, valued this property at $500.00. They state that the lot is 44' x 100', with an old two-roomed store building, in extremely dilapidated condition. The foundation timbers are badly rotted; the roof is leaking; and all windows are broken.

This property has been vested and there are no encumbrances. The full amount of the purchase price has been received, namely $500.00, and we recommend acceptance of this offer.

Your kind attention, please.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

/MS
Enc.

5908 [A1117] Japanese companies, properties and sales - General correspondence

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

506 Royal Bank Building,
Vancouver, B.C.

4th October, 1943.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyances in connection with properties in Group "A" for which tenders have been received and recommended for acceptance:

Cat. No.	Address	File No.
✓18	526 Alexander Street	12771
✓57	500-8 E. Cordova Street	11110

I shall be pleased to have these returned duly completed at your early convenience.

Yours truly,

F.G. Shears

F. G. Shears,
Director.

PMH

encl.

5908 [A1.1.7] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No._____

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

30th September, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyances in connection with properties in Group "A" for which tenders have been received and recommended for acceptance:

Cat. No.	Address	File No.
✓72	668 East Cordova Street	3899 & 3899/1
✓103	1743 Franklin Street	1460
✓157	3396 Napier Street	6640 & 6640/1

Ishall be glad to have these returned duly completed at your early convenience.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

5908 [A1117] Japanese Companies/properties and sales - General correspondence

5908 [illegible] Japanese companies/properties and sales - General correspondence

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

506 Royal Bank Building,
Vancouver, B.C.

28th September, 1943.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyances in connection with properties in Group "A" for which tenders have been received and recommended for acceptance:

Cat. No.	Address	File No.
✓77	723 East Cordova St.	7257
✓113	2303 East Georgia St.	5010

I shall be glad to have these returned duly completed at your early convenience.

Yours very truly,

F.G. Shears

F. G. Shears,
Director.

pMH

encl.

5900B [D411] Japanese companies/properties and sales - General correspondence

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

September 24, 1943.

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

Dear Mr. Shears:

Re: Evacuee Property Sales

Enclosed herewith are documents, duly executed by the Deputy Custodian, covering six evacuee property sales.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

FC.

5908 [A1117] Japanese Companies/properties and sales - General correspondence

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 199 & 10218

Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
September 22nd, 1943.

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson: Re: Yoshisuke NAKASHIMA.

Enclosed herewith you will find Transmission and Deed in duplicate for execution by the Deputy Custodian.

This property was advertised for sale by public tender and the highest bid amounted to $1000.00. Messrs. Pemberton Realty Corporation Limited reported on the 8th instant as follows:

"Lot 9, Block 5, Section 10, 3N, 7W, Map 249, save and except the west 19 feet thereof. District of New Westminster.

Known as 58 Moncton Street. This property stands on 31 x 100 ft. lot. It consists of a store building, occupied by Mr. T. P. Hobbs as a dry good store. After careful examination, we find the foundation timbers are badly rotted; the store sagging in several places; the roof leaking in several places. We are informed by Mr. Hobbs that the bath fixtures and sink were installed by him and in case of him vacating would be removed.

It is also noted that about 5 feet of the west part of this lot has been incorporated into the grocery store adjoining.

Our valuation - Lot $250; Building $1,000; Total $1,250.00."

We have now received an offer from the present tenant, Percy Phillip Hobbs, to purchase the property for $1250.00 and he has deposited this sum with us, subject to your acceptance. Sale is hereby recommended.

Your kind attention, please.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Encl.

5900 [A1.1] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

22nd September, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Evacuee Property Sales.

I am in receipt of your letter of the 16th instant enclosing documents duly executed by the Deputy Custodian covering 8 evacuee property sales, for which I thank you.

Yours very truly,

F.G.Shears

F. G. Shears,
Director.

file

PMH

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

18th September, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of,State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

I am enclosing herein a further Transmission and Conveyance in connection with a property on which a tender has been received and recommended for acceptance:

Cat. No.	Address	File No.
✓46	1900-4-6 Commercial Dr.	3616

I shall be glad to have this returned duly completed as soon as convenient.

Yours truly,

F.G.Shears

F. G. Shears,
Director.

PMH

encl.

5908 [A1117] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No._____

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

17th September, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyances in connection with properties in Group "A" for which tenders have been received and recommended for acceptance.

Catalogue No.	Address.	File No.
✓41	5337 Cecil Street	10007
✓81	746 East Cordova St.	3375

I shall be glad to have these returned duly completed as soon as convenient.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

59008 [A1117] Japanese companies, properties and sales - General correspondence

5400 [A11] Japanese Companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

16th September, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of States of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyances in connection with properties in Group "A" for which tenders have been received and recommended:

Catalogue No.	Address	File No.
✓69	655 E. Cordova St.	1550
✓122	316-322 Jackson Ave.	11018

I shall be glad to have these returned duly completed as soon as convenient.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE NO._____

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

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

16th September, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Evacuee Property Sales

This will acknowledge receipt of your undated letter received today in which you forwarded documents covering the sale of 19 evacuee properties duly executed by the Deputy Custodian, for which we thank you.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

5908 [A11.1] Japanese companies, properties and sales - General correspondence

5900B [A1.1] Japanese companies, properties and sales - General correspondence

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

September 16, 1943.

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

Dear Mr. Shears:

Re: Evacuee Property Sales

I enclose herewith documents, duly executed by the Deputy Custodian, covering 8 evacuee property sales.

Yours very truly

FC.

(G. W. McPherson)
Executive Assistant.

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

September 15, 1943.

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

Dear Mr. Shears:

Re: Enemy Property Sales

Attached hereto are documents, duly executed by the Deputy Custodian, covering sale of enemy property to George Kohut.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

FC.

5908 [A1.1] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No._____

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

14th September, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

I am enclosing herein Transmission and Conveyances in connection with properties in Group "A" for which tenders have been received and recommended for acceptance:

Cat. No.	Address	File No.
✓30	2505 Cambridge St.	10174
✓94	2052 Dundas Street	5203 and 10836
✓95	2135 Dundas Street	9213
✓96	2141 Dundas Street	9219
✓112	1342 East Georgia St.	11185

I shall be glad to have these returned duly completed as soon as convenient.

Yours truly,

F. G. Shears,
Director.

PMH

encl.

5900B [illegible] Japanese companies, properties and sales - General correspondence

NAME Japanese companies properties & business & business conducted.

Formerly Japanese files J-71, J-78, J-134, J-170, J-174, J-146.

No. 59008

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

11th September, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

We are enclosing herein Transmission and Conveyances in connection with properties in Group "A" for which tenders have been received and recommended for acceptance:

Cat. No.	Address	File No.
✓105	2558 Franklin St.	733
✓111	1337 East Georgia St.	11298
✓143	2306 McGill Street.	14220

Yours very truly,

F G Shears

F. G. Shears,
Director.

PMH

encl.

5900B [illegible] Japanese companies, properties and sales - General correspondence

NAME Gabanie & Kuhlmann, Compagnie Française formerly Japanese owned & Shunsuke Kuhlmann Factories

NO. W/S 59008

Files W-71, J-78, J-134, J-170, J-174, J-146.

5908 [A1117] Japanese Companies/properties and sales - General correspondence

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

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

Dear Mr. Shears:

Re: Evacuee Property Sales

Enclosed herewith are documents, duly executed by the Deputy Custodian, covering 19 evacuee property sales.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

CONFIDENTIAL

DEPARTMENT OF NATIONAL WAR SERVICES
Canada
DIRECTORATE OF CENSORSHIP

RECORD NO. CAN.13901/43

PAGE 1 OF 1 PAGES.

FROM:
Mr. Mike Milan,
M M F R 324,
Fleet Mail Office,
Prince Rupert.

LIST: NONE

TO:
Mr. Matt Boston,
511 E. Park St.,
Anaconda, Montana,
U.S.A.

LIST: NONE

DATE OF COMMUNICATION	DATE OF POSTMARK	KIND OF MAIL	MAIL NO.	REGISTER NO.	SERIAL NO.
None					

LANGUAGE	PREVIOUSLY CENSORED BY	STATION DISTRIBUTION	DISPOSAL OF ORIGINAL COMMUNICATION
Croatian	DD/N PRINCE RUPERT B.C. Sept.14/43.	FILES 2	H Released R C RS SENT WITH COMMENT TO—

PREVIOUS RELEVANT RECORDS	FOR INTEROFFICE USE	TO BE PHOTOGRAPHED	PHOTO NO.	TO WHOM PHOTOGRAPH IS TO BE SENT

DIVISION (OR SECTION)	TABLE	EXAMINER	D. A. C.	REVIEWER	EXAMINATION DATE	TYPING DATE
General		93			Sept. 14/43	1943

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4 R.C.M.P.
11

KW/LD
SEPT.28

COMMENT

Transferred from NAVAL CENSORSHIP
Prince Rupert B.C.

Relationship nephew and uncle.

A few lines read as follows:

"The City of Vancouver will sell Japanese houses for cash money this fall. The offer will be made secretly and these houses will be sold beneath the normal price."

file

OFFICE OF THE CUSTODIAN
RECEIVED
OCT 2 1943
PASS TO.....
TRANSFER TO.....
ANSD BY | FILE

FORM C. 11

SPECIAL NOTICE—The attached information was taken from private communications, and its extremely confidential character must be preserved. The information must be confided only to those officials whose knowledge of it is necessary to prosecution of the war. In no case should it be widely distributed, or copies made, or the information used in legal proceedings or in any other public way without express consent of the Director of Censorship.

O. M. BIGGAR,
Director

CONFIDENTIAL

5900 [A1.1] Japanese companies, properties and sales - General correspondence

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

September 10, 1943.

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

Dear Mr. Shears:

Re: Japanese Evacuee Property Sales

Attached are documents, duly executed by the Deputy Custodian, covering seventeen sales.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

FC.

5900B [A1.1] Japanese companies/properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

9th September, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

We are enclosing herein Transmission and Conveyance in connection with another Group "A" property for which a tender has been received and recommended for acceptance:

Cat. No.	Address	File No.
✓87	791 East Cordova St.	11960

As you may imagine, we are having quite a number of enquiries from purchasers as to when their deeds will be completed and I am hoping that as soon as Dr. Coleman returns to Ottawa that it will be convenient for him to sign and return the documents which have so far been sent down for his signature.

Your co-operation in this regard will be appreciated.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

5908 [illegible] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE NO.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

9th September, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

I enclose herein a further Transmission and Conveyance in connection with a property for which a tender has been received and recommended for acceptance:

Cat. No.	Address	File No.
√163	2584 Oxford St.	3108 & 12981

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

5908 [A4-17] Japanese companies/properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

8th September, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

I am enclosing herein for signature the following Transmissions and Conveyances relative to properties for which tenders have been received and recommended for acceptance:

Catalogue No.	Address	File No.
✓37	504 Cassiar Street	10848
✓55	472 East Cordova St.	12162 Evacuee, 399 Internee.
✓56	476 East Cordova St.	10358
✓68	653 East Cordova St.	8548
✓106	8635 Fremlin Street	10343
✓160	2321 Oxford Street	5144
✓161	2327 Oxford Street	671
✓203	519 Powell Street	10072 & 12102

I will be glad to have these returned duly completed as soon as convenient.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

5908 [illegible] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

4th September, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

I am enclosing herein for signature the following Transmissions and Conveyances relative to properties for which tenders have been received and recommended for acceptance:

Catalogue No.	Address	File No.
✓102	3176 Euclid Avenue	13015
✓141	2261 McGill Street	1745
✓145	2995/7 McGill Street	7840

I shall be glad to have these returned duly completed as soon as convenient.

Yours very truly,

FGShears

F. G. Shears,
Director.

PMH

encl.

5908 [A1117] Japanese companies/properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No._____

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

3rd September, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

I am enclosing herein for signature the following Transmissions and Conveyances relative to properties for which tenders have been received and recommended for acceptance:

Catalogue No.	Address	File No.
✓2	2112 Alberta Street	2372
✓24	7225 Blenheim Street	681
✓58	521 East Cordova Street	10015 and 4934
✓80	738 East Cordova Street	1646
✓98	2342 Eton Street	679
✓377	1245 West 10th Avenue	11773 and 11774

I shall be glad to have these returned duly completed as soon as convenient.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH
encl.

5908 [illegible] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

4th September, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Sale of Urban Properties.

I thank you for your letter of the 2nd instant.

I note that you expect that Dr. Coleman will be available for signing documents which we have been sending to you, on the 13th and we agree with you that it is desirable that we should wait until this date rather than re-draw these documents for signature at Quebec.

We anticipate that with the documents already sent and what we will be able to forward next week that there will be a goodly number for Dr. Coleman's signature and we hope that they can then be returned with as little delay as possible.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

5900B [A1117] Japanese companies, properties and sales - General correspondence

5908 [illegible] Japanese Companies/properties and sales - General correspondence

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

September 2, 1943.

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

Dear Mr. Shears:

Re: Sale of Urban Properties

After talking to you on the telephone I reviewed the documents forwarded and note they are all drawn for the signature of Dr. Coleman and they anticipate he will execute same in Ottawa.

Unfortunately Dr. Coleman is still at Quebec and is taking a short holiday there before returning from the Conference. I expect he will be available on the 13th and I estimate that to redraw all the documents, forward them to Quebec for execution and subsequent delivery to you, will only save about four days and will entail considerable work.

Unless there is some immediate urgency for these documents it is my intention to hold them until Dr. Coleman returns and I will endeavour to forward them by airmail to you on Monday, the 13th.

Yours very truly,

GWMcP/FC.

(G. W. McPherson)
Executive Assistant.

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

1st September, 1943.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

I am enclosing herein for signature the following Transmissions and Conveyances relative to properties for which tenders have been received and recommended for acceptance:

Catalogue No.	Address	File No.
✓34	2690 Cambridge Street	9218
✓131	19 E. King Edward Avenue	3331
✓164	2676 Oxford Street	5842
✓165	8391 Osler Avenue	2123
✓166	8407 Osler Avenue	3714

I shall be glad to have these returned duly completed as soon as convenient.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

Encl.

59008 [illegible] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

1st September, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

In regard to the sale of the Japanese Farm Association property. Since receiving your letter in regard to this matter Mr. Wright has given further consideration to the same and we now enclose documents in connection with this for signature of the Deputy Custodian, including a special vesting of this property.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

5908 [illegible] Japanese companies, properties and sales - General correspondence

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

August 30, 1943.

K. W. Wright, Esq.,
Counsel to the Custodian,
912 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Wright:

Re: Kunizo SUZUKI and
Tsunekichi TAKEUCHI

I have your letters of August 23rd, with enclosures, and I am returning the documents since I assume you will wish to correct them in accordance with our previous correspondence.

I think it is imperative that all the certificates be drafted along the same lines in view of the fact that we will, no doubt, be in court shortly when the documents themselves may be questioned.

Yours very truly,

GWMcP/FC.

(G. W. McPherson)
Executive Assistant.

5900B [PAUL] Japanese companies/properties and sales - General correspondence

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO.

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

August 30, 1943.

Dear Sir:

Re: Sale of Rural Property.

The Custodian has recently accepted an offer received from The Director, The Veterans' Land Act, to purchase a large number of Japanese-owned rural properties.

We are writing to advise you that a property which you own, or have an interest in, is included in this deal.

The sale was made effective as at January 1st last and adjustments will be made as at that date and rentals received in the current year will accrue to the Director of the Veterans' Land Act.

As this is a transaction of considerable size it will take some time to make all the necessary adjustments and receive payment. In due course, however, we will supply you with full details as it concerns your own particular property, showing the adjustments which have been made and the amount which will be placed to your credit.

We would suggest that further correspondence from you in regard to this matter should be delayed until we are in a position to supply complete information and make the proceeds of sale available to you, subject to the adjustments mentioned above, and to any legitimate claims filed with the Custodian.

In due course, therefore, you may expect to hear from us further in regard to this matter.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH.

5908 [illegible] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

27th August, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

I am enclosing herein for signature the following Transmission and Conveyance:

Catalogue No.	Address	File No.
✓11	472 Alexander St.	9780

This is to replace documents connected with this property sent to you on August 23rd which were incorrectly prepared and which we presume you will be returning to us.

We will be glad to receive these documents duly completed as soon as convenient.

Yours very truly,

F.G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

5908 E[illegible] Japanese companies/properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE NO.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

27th August, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

I am enclosing herein for signature the following Transmissions and Conveyances relative to properties for which tenders have been received and recommended for acceptance.

Catalogue No.	Address	File No.
✓44	2036 Columbia Street	13052
✓64	626 East Cordova Street	5121
✓146	2633 McGill Street	3330

We will be glad to have these returned duly completed as soon as convenient.

Yours truly,

F.G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

5908 [illegible] Japanese Companies/properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE NO.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

27th August, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Group "A" Properties.

I am enclosing herein for signature the following Transmissions and Conveyances relative to the properties for which tenders have been received and accepted:

Catalogue No.	Address	File No.
✓23	7226 Balaclava Street	2869
✓100.	2594-98 Eton Street	9875/12834
✓115.	2039-49 Granville St.	7034/9215
✓125.	446 Keefer Street	465
✓126.	611 Keefer Street	10523
✓127.	843 Keefer Street	10653/14114
✓138.	1720 Maple Street	1508

These are to replace the seven sets of documents you recently returned for correction.

I trust the enclosed will be in order.

Yours truly,

F.G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

5900 [illegible] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE NO.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

26th August, 1943.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

I felt quite a thrill to receive your letter of the 15th dated from Quebec which I received on the 23rd. It must have been quite an experience for you and at some appropriate time I would be interested to hear some of the details of your work at the conference. Your trip to Vancouver will likely be delayed until later in the year but this may fit in better with our activities here.

I wired you regarding the third line in paragraph 4 and received your reply regarding this. I felt sure that it was a typographical error in view of the wording of the balance of the paragraph.

While I am still of the opinion that a sale of the properties in which consideration could be given to a purchase on terms is still desirable, the disposition of properties in Group "A" is turning out somewhat better than at first appeared. A number of rejected offers have been revised and have been accepted on a basis in line with the appraised value.

The matter of appraisals has proceeded very slowly and I still require the valuations on ten properties for which we have received tenders. When these have been received the total acceptable bids will be about sixty.

We are now in a position to consider offers on the balance of properties listed in Group "A" on which no tender was originally received.

Some enquiries are being made for properties in Groups B and C which of course we cannot entertain at the present moment. So as to make all the Greater Vancouver properties available we are advertising Groups "B" and "C" on September 1st and a few subsequent

59008 [A1117] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No._____

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

days, calling for tenders for cash, to be received by October 4th. No mention of the balance of the properties in Group "A" will be made in the advertisement as we are not inviting further tenders on those properties, but the Real Estate Agents will be advised of the unsold properties in that group and they will also appear as a re-print in the catalogue.

I have had several interviews with Mr. Duncan Crux and Col. Chandler and we are just about at the stage where we are ready to make transfers. Mr. Duncan Crux has been supplied with all leases and collaterals and also a statement of the position of the rentals and the adjustments with regard to fire insurance. The form of Notice of Assignment to which I referred in a previous letter is enclosed herein.

Mr. Duncan Crux has been in touch with Mr. Stokes, the Registrar at New Westminster, regarding the method of transferring the titles.

The matter of payment of taxes has been under discussion in view of the fact that penalties will shortly accrue. I thought that payment should be made as the penalty involved would be some-where about $4,000.00.

Col. Chandler claimed that until the properties were actually transferred they could not secure funds for payment of the 1943 taxes, and so far as ourselves are concerned, in most cases we are not in a position to pay arrears of taxes until we have received the purchase price of the properties. Because of this discussion Col. Chandler con-tacted Mr. Murchison and your wire regarding the arrangement for the Veterans' Land to pay all taxes was a satisfactory answer to the prob-lem. We have handed them the Tax Notices, having first figured out the 1942 arrears.

Enquiries are coming in from Japanese owners in regard to their farms and we are replying to same by the enclosed circular letter. We have only just received from the Veterans' Land a list showing the purchase price of each property. In due course we will send a statement to each Japanese owner.

We will likely be bombarded for payment to the Japanese for the full amount of the balance due to him. We have previously spoken about this as to whether provided all debts were taken care of that

59008 [A1117] Japanese Companies, Properties and Sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE NO.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

G.W. McPherson, Esq.

At this stage it might be desirable to clean up the file and remit the balance to the owner and advise the British Columbia Security Commission of the amount which had been remitted. You might give consideration to this and let me know your present decision. This policy would also apply to the proceeds of the Greater Vancouver properties.

Your letter from Quebec dated the 19th returning documents connected with the sale of seven Greater Vancouver properties was received.

With regard to some of the errors it should not have been necessary for you to have had to deal with them. The words "and more particularly" are more familiar to us than "known and described" but the latter is usual in British Columbia and in any case the wording should of course have been identical. Mr. Cramer of Mr. Macpherson's department prepared the deeds in question.

I must confess that I noticed the use of the words "And Where" and was doubtful about it, but seeing that it occurred in all copies concluded that this was some legal phraseology that just applied to that particular recital. These errors were repeated due to the errors being copied from document to document.

The use of the words "enemy property" is in a somewhat different category to the other mistakes and Mr. Wright adhered to the wording in the Regulations. With your draft as a basis Mr. Wright has prepared a new form of Transmission which we hope will be satisfactory.

We had some discussion regarding the final words "And that the title be issued to him covering the above described lands". As you know, we file the deed at the same time as the Transmission and the title does not actually issue in the name of The Secretary of State. However, whether in fact or not the title actually issues I suppose the steps must occur in the Land Titles Office and this clause has been left in in accordance with your draft.

In addition to the documents returned, we have forwarded seven other deeds all of which will require to be amanded and if these have not already been returned will you please send them to us as they are being replaced by new documents.

5908 [A1117] Japanese Companies/properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

G.W. McPherson, Esq.,

Mr. F. Read, to whom you referred some while ago, has not called at our office and as I noticed that the meetings of the Bar Association have just started in Winnipeg I expect that he has returned. I was looking forward to seeing him and think that he musthave been particularly adept in imparting knowledge seeing that you were one of his pupils.

We will be interested to receive copies of the revision of the Regulations in connection with the manner of reference to the Custodian in matters relating to evacuee property and the transferring of real estate generally.

Mr. Peckham and Mr. Swift left last Saturday afternoon. I will be interested in the Auditor's report and doubtless in due course you will be able to send me a copy. I feel that he recognized the volume of detail which has had to be dealt with and the magnitude of a comprehensive audit. He concluded, I believe, that after the liquidation of the Valley properties and a proportion of the City and other properties, as well as chattels, has been completed that an audit relating to the handling of real estate would be sounder and more conclusive.

They made a thorough audit of the No.3 account checking vouchers, cancelled cheques and every entry, receiving the last month's cancelled cheques direct from the Bank. They also checked a certain number of items in the No.4 account and also checked the securities in the vault.

I took Mr. Peckham to Steveston where he saw some of our properties and chattels and looked through Mr. Robinson's record of rental collections. We went through the Cannery while we were there. I also had Mr. Smith show him over our storage at 992 Powell Street and some other storages.

Some comment may be made in regard to the enemy and evacuee securities being kept together in the vault. In view of the fact that an audit of these accounts is not being made at the same time it likely would be desirable for these securities to be kept in separate boxes.

5900 [D411] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No._____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

G. W. McPherson, Esq.

Some of the staff are still on holiday. I do not figure on being away this year.

Frances is getting married in Winnipeg on September 6th and will be coming here for their honeymoon and I may possibly take some part days off for a few local trips.

I note that you expect to return to Ottawa by the 3rd and you will likely find a lot of work piled up for you.

I hope you are feeling O.K.

With kind regards,

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

Encl.

5908 [A1117] Japanese companies, properties and sales - General correspondence

Notice of Assignment of Lease

TO:

TAKE NOTICE that the rent payable pursuant to the terms of a lease-hold indenture made the ..... day of ..... A.D., 194 ....., between yourself as Lessee and the undersigned as Lessor, in respect of the lands and premises situate, lying and being in the

in the Province of British Columbia, more particularly described as

and the said indenture has been assigned to The Director, The Veterans' Land Act, and that after this date all payments of rent, whether for arrears or otherwise, must be paid by you to The Director, The Veterans' Land Act at his Regional Office, Room 609 Westminster Trust Bldg., in the City of New Westminster, Province of British Columbia.

DATED AT THE CITY OF VANCOUVER, in the Province of British Columbia, this ..... day of ..... A.D., 1943.

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

PER .....

STATEMENT OF RENT AND LEASE

Term of lease: .....

Rent for term: .....

Arrears: .....

Next rent due: .....

Balance payable under lease,

(including arrears, if any): .....

59008 [illegible] Japanese Companies/properties and sales - General correspondence

Quebec, Que., 24th August 1943

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

Dear Mr. Wright: Re: Asakichi NAKAMURA

I have your letter of August 18th and have written a general letter to Mr. Shears.

I am returning the documents for correction.

Yours truly,

(G.W. McPherson)
Executive Assistant

Encl.
GWMcP/RMD

59008 [illegible] Japanese companies, properties and sales - General correspondence

Quebec, Que., 24th August 1943

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

Dear Mr. Wright: Re: Gentaro HANADA

I have your letter of August 19th and have written a general letter to Mr. Shears.

I am returning the documents for correction.

Yours very truly,

(G.W. McPherson)
Executive Assistant

Encl.
GWMcP/RMD

5908 [illegible] Japanese companies, properties and sales - General correspondence

Quebec, Que., 24th August 1943

Mr. K.W. Wright,
Counsel to the Custodian,
912 Royal Bank Building,
Vancouver, B.C.

Dear Mr. Wright: Re: Kiyemon IRIE

I have your letter of August 17th and have written a general letter to Mr. Shears.

I am returning the documents for correction.

Yours truly,

(G.W. McPherson)
Executive Assistant

Encl.
GWMcP/RMD

5900B [illegible] Japanese companies, properties and sales - General correspondence

Quebec, Que., 24th August 1943

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

Dear Mr. Wright: Re: Yoriki IWASAKI

I have your letter of August 19th and have written a general letter to Mr. Shears.

I am returning the documents for correction.

Yours truly,

(G.W. McPherson)
Executive Assistant

Encl.
GWMcP/RMD

5908 [illegible] Japanese companies, properties and sales - General correspondence

Quebec, Que., 24th August 1943

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

Dear Mr. Wright: Re: Mickey MURAKAMI

I have your letter of August 18th and have written a general letter to Mr. Shears.

I am returning the documents for correction.

Yours truly,

(G.W. McPherson)
Executive Assistant

GWMCP/RMD

Encl.

5908 [A1117] Japanese companies/properties and sales - General correspondence

Quebec, Que., 24th August 1943

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

Dear Mr. Wright: Re: Ichiro NISHIMURA

I have your letter of August 17th and have written a general letter to Mr. Shears.

I am returning the documents for correction.

Yours truly,

(G.W. McPherson)
Executive Assistant

Encl.
GWMcP/RMD

5908 [illegible] Japanese companies/properties and sales - General correspondence

Quebec, Que., 24th August 1943

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

Dear Mr. Wright: Re: Tsuneto YAMASHITA

I have your letter of August 20th and have written a general letter to Mr. Shears.

I am returning the documents for correction.

Yours truly,

(G.W. McPherson)
Executive Assistant

Encl.
GWMcP/RMD

5900B [illegible] Japanese companies/properties and sales - General correspondence

5900B [A1117] Japanese companies, properties and sales - General correspondence

Quebec, Que., 24th August 1943

Mr. F.C. Shears,
Director,
Office of the Custodian,
912 Royal Bank Building,
Vancouver, B.C.

Dear Mr. Shears: Japanese Properties

Miss Carroll has forwarded by today's mail documents for signature of the Deputy Custodian, relating to the sale of Japanese property in Group "A".

I think these documents must have been sent off by you before you received my recent letter since I find that the mistakes mentioned in that letter are repeated in all of the certificates now forwarded, with the exception of the documents relating to Hideo Matsuyama. I am, therefore, returning the documents and would ask you to have them corrected immediately.

I have had the Deputy Custodian complete the documents relating to Hideo Matsuyama and am returning same herewith. Even in this case, I would point out that the description of the land in the certificate is not identical to the description in the deed.

Separate letters for the individual files in Ottawa have been prepared.

Yours very truly,

GWMcP/RMD

(G.W. McPherson)
Executive Assistant

Encl.

Quebec, Que., 24th August 1943

Mr. K.W. Wright,
Counsel to the Custodian,
Office of the Custodian,
912 Royal Bank Building
VANCOUVER, B.C.

Dear Mr. Wright: Re: P/W A-722 MATSUYAMA, Hideo
and 846 East Cordova Street

I have your letter of August 17th and have had the Deputy Custodian execute the documents.

In this case, you will note that the description on the certificate was not identical with the description in the deed and I have had the certificate redrafted.

Yours truly,

(G.W. McPherson)
Executive Assistant

5908 [A1117] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 9780

~~Legal Department~~

Evacuee

912 Royal Bank Bldg.,
Vancouver, B. C.
August 23rd, 1943.

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson: Re: Kuzizo SUZUKI

The above named Evacuee is the owner of property known as 472 Alexander Street, in the City of Vancouver. The property was one of those listed in the catalogue in Group "A", catalogue no. 11, tenders for which closed on July 19th, 1943. Valuation placed upon the above property by Mr. Reeve is $1500.00. The sale to Sidney and Clara Travers, for the sum of $2,502.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver on July 29th, 1943.

According to the Certificate of Encumbrance, the property is unencumbered.

The 1943 taxes, in amount of $71.51, have been paid in full.

On February 15th, 1943, Certificate of Vesting was registered under No. 35748.

The full amount of the purchase price, namely $2,502.00, has been received by this office.

We enclose herewith Transmission and Conveyance in duplicate for signature of the Deputy Custodian. Your kind attention to this matter will be appreciated.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Encls.

5900 ENG.17 Japanese Covenants/properties and sales - General correspondence

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE
PLEASE REFER TO
FILE No. 5842
~~Legal Department~~
Evacuee

912 Royal Bank Bldg.,
Vancouver, B. C.
August 23rd, 1943.

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson: Re: Tsunekichi TAKEUCHI

The above named Evacuee is the owner of property known as 2676 Oxford Street, in the City of Vancouver. The property was one of those listed in the catalogue in Group "A", catalogue no. 164, tenders for which closed on July 19th, 1943. Valuation placed upon the above property by Mr. Reeve is $1250.00. The sale to George and Jeanette Low, for the sum of $1650.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver on August 5th, 1943.

According to the Certificate of Encumbrance, the property is unencumbered.

The taxes for 1943 in amount of $66.57 have not yet been paid.

On February 1st, 1943, a Certificate of Vesting was filed by the Custodian.

The full amount of the purchaser price, namely $1650.00, has been received by this Office.

We enclose herewith Transmission and Conveyance in duplicate for signature by the Deputy Custodian. Attention at your earliest convenience would be appreciated.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Encl.

5908 [A1117] Japanese Companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No._____

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

23rd August, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: Group "A" Real Properties

I am enclosing herein further two letters from Mr. K.W. Wright enclosing Transmission and Conveyance for the following properties:

Catalogue No.	Address	File No.
✓11	472 Alexander Street	9780
✓164	2676 Oxford Street	5842

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

5908 [Nikkei] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

21st August, 1943.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: Group "A" Real Properties.

Enclosed herein please find letters from Mr. K.W. Wright relative to Transmission and Conveyance of the following properties for signature by the Deputy Custodian:

Catalogue No. 2 -	2112 Alberta Street -	File #2372.
" 46 -	1900-4-6 Commercial Drive,	" 3616.
" 98 -	2342 Eton Street -	" 679
" 108 -	249-51 East Georgia St.-	" 3357
" 160 -	2321 Oxford Street -	" 5144

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH

encl.

5900 [illegible] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO FILE No. 3357

Legal Department

912 Royal Bank Building,
Vancouver, B. C.
August 20th, 1943

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

Re: Tsuneto YAMASHITA

Dear Mr. McPherson:

The above named Evacuee is the owner of property known as 249-251 East Georgia Street, in the City of Vancouver. The property was one of those listed in the catalogue in Group "A", catalogue No. 108, Tenders for which closed on July 19th, 1943. Valuation placed upon the above property by Mr. Reeve is $8000.00, and the sale to Tom Yee, for the sum of $8000.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver on July 29th, 1943.

According to the Certificate of Encumbrance received from the Land Registry Office, the property is unencumbered.

Taxes for the year 1943 have been paid in full.

On November 7th, 1942, a Vesting Certificate was filed by the Custodian.

The full amount of the purchase price, namely $8000.00, has been received by this Office.

We are enclosing herewith Transmission and Conveyance, in duplicate, for signature by the Deputy Custodian. Your usual prompt attention would be appreciated.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

5908 [illegible] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 1201

Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
August 17th, 1943.

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Bldg. 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: P/W A-722, MATSUYAMA, Hideo
and 846 East Cordova Street.

Attached hereto you will find Transmission application and Conveyance in duplicate in favor of Mr. Lim Butt, for execution by the Deputy Custodian.

These documents relate to property known as 846 East Cordova Street, which was advertised for sale on May 20th, 21st and 22nd, 1943, by public tender. The bids ranged from $800.00 to $1100.00 and all were rejected, with an opportunity afforded the bidders to increase their offers if they so desired. One offer was increased to $1200.00 but this also was rejected. Subject to your approval, we have now arranged a sale to Lim Butt.

Mr. Reeve, in his report of May 29th, 1943, valued the property at $1250.00. He states that the neighborhood is a poor one and the proximity of the Baker Forge Works, operated 24 hours per day, is a drawback because of the noise and smoke. The size of the lot is 25 feet by 122 feet, and the dwelling is a one storey cottage about 21 feet by 28 feet on concrete block foundations, containing four rooms and bathroom. There is a storage barn at the rear of the lot. Attached to the house is a large woodshed, and because of these outside buildings, there is no backyard. Mr. Reeve is of the opinion that this is an old house which has been restored. The siding is of poor grade and the material used appears to be secondhand. All the rooms need decorating.

This property has been vested and there are no encumbrances. The full amount of the purchase price has been received, namely $1300.00, and we recommend acceptance of this offer.

Your kind attention, please.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W

59008 [A111] Japanese Canadians, properties and sales - General correspondence

Quebec, Que., 19th August 1943

Mr. F.C. Shears,
Director,
Office of the Custodian,
912 Royal Bank Building,
VANCOUVER, B.C.

Dear Mr. Shears:- Re: Japanese Farmers' Association

When I was in Ottawa on Monday I collected my mail which included letters from yourself and Mr. Wright enclosing documents to be signed by the Deputy Custodian dealing with evacuee property. I have considered these documents and find that they are not in proper shape for signature for the following reasons:

(1) In every case the description of the land in the deed is not identical with the description of the land in the certificate. The words "and more particularly" appear in the deed description, but not in the certificates. I do not know what your search letter or certificate of encumbrance shows but documents which are to be registered in land titles office should always describe the property using the identical words that are used in the existing certificates of title.

(2) These documents all deal with evacuee real estate and you will recall that the Custodian has been anxious to avoid the use of the words "enemy property" when referring to evacuee property. These documents all describe the Secretary of State of Canada as "Acting in his capacity as Custodian of enemy property". Whereas a satisfactory description without the use of the objectional words would be as follows: "The Secretary of State of Canada acting in his capacity as Custodian under the Consolidated Regulations Respecting Trading With the Enemy (1939).

(3) The certificates with the exception of one, have a typographical error in that in referring to the order of the Minister of Justice in the recitals, it states that the order was made under the "Property regulations in that behalf", whereas what was apparently intended was to use the word "proper". I do not know whether this is the form that has been used in dealing with enemy property but this particular recital would relate only to evacuee property and I suggest that where the order of the Minister of Justice is referred to, reference should be made specifically to the Defence of Canada Regulations.

(4) All of the certificates, with the exception of one, in the second recital use the words "AND WHERE", which is obviously a typographical error for the words "AND WHEREAS".

(5) In the certificate dealing with the Japanese Farmers Association of Mission, the land is described as being in the City of Vancouver, while the deed appears to be correct, referring to the Village of Mission. In addition to this, in this particular case you recite that the individual evacuees have declared that they are not

/Over

5908 [A1117] Japanese Covenants/properties and sales - General correspondence

the owners of the property but that it is owned by the Association . This raises the moot point as to whether or not the property of the Association vests in the custodian because the members of the Association have been evacuated. I think Mr. Wright should consider the advisability of issuing a specific vesting order covering the property of the Association as such and then proceed to prepare the necessary transfer documents.

(6) All of the certificates refer to Order in Council 1665, but the date of this basic Order in Council is not given, which will be rather confusing in the years to come, because Orders in Council are numbered consecutively from the first of every year.

(7) All the certificates in last paragraph require the Registrar to make the necessary entries upon the records to record the vesting of the rights. Whereas, in previous recitals, you have already stated that a certificate recording the vesting of the rights was filed on a specific date. I have not a copy of the regulations before me, but this certificate is, if my memory serves me right, issued under Regulation 26 (2) or (3) and is in fact intended to be a transfer of the title to the property from the divested person to the Custodian, so that the Custodian may execute a further transfer or deed to a purchaser. In view of the fact that there will be hundreds of these documents to sign dealing with the transferring of evacuee property with specific reference to the sale of the Soldier Settlement of Canada, I think this is the time that we should agree on a uniform form but I find that I am handicapped by not having any of my forms here, nor the files relating to these matters. I am, however, attaching what should only be considered as a rough draft for Mr. Wright's consideration. The nature of my work here and the interruptions that occur make it impossible for me to have all of these documents redrawn and I am returning them to you for correction and re-submission to the Deputy Custodian.

As I advised you several weeks ago, the regulations have been completely re-drafted and I believe would have been passed by the Government in Council two weeks ago if the Quebec Conference had not necessitated Dr. Coleman and myself being present in Quebec. However, I expect that they will be passed possibly before the end of this month or at the latest, the first week in September, and they will be known as the Revised Regulations Respecting Trading with the Enemy (1943). This revision will clarify the Custodian's position insofar as real estate is concerned and the transferring of title as well as setting out clearly that in referring to the Custodian he is to be referred to as "The Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943).

I realize that Mr. Wright is working under considerable pressure, but I think the Deputy Custodian would prefer to have him initial every document forwarded to Ottawa for his signature as "approved as to form". Insofar as the certificates are concerned, he could initial the second copy and I would then know that Mr. Wright had read the documents and was not relying on the stenographers who, in the case of the documents returned herein have made too many typographical errors.

As you know from the papers, the Conference is continuing and I am afraid I will not be able to return to the Custodian's office until it is concluded but I have arranged with Miss Carroll to forward all urgent mail to me, together with the files.

Yours very sincerely,

(C.W. McPherson)
Executive Assistant

5908 [A1117] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO FILE No. 3616

Legal Department

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

912 Royal Bank Building,
Vancouver, B. C.
August 19th, 1943

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

Re: Gentaro HANADA

Dear Mr. McPherson:

The above named Evacuee is the owner of property known as 1900-4-6 Commercial Drive, in the City of Vancouver. The property was one of those listed in the catalogue in Group "A", catalogue No. 46, Tenders for which closed on July 19th, 1943. Valuation placed upon the above property by Mr. Reeve is $3200.00, and the sale to Walter Pearson and his wife, Annie Pearson, as Joint Tenants, for the sum of $3200.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver on August 5th, 1943.

According to the Certificate of Encumbrance received from the Land Registry Office, the property is unencumbered.

Taxes for the year 1943 have been paid in full.

A Certificate of Vesting, No. 35443, was filed by the Custodian on December 21st, 1942.

The full amount of the purchase price, namely $3200.00, has been received by this Office.

Enclosed you will find Transmission and Conveyance, in duplicate, for signature by the Deputy Custodian. Your early attention would be appreciated.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

5908 [A11] Japanese companies/properties and sales - General correspondence

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 5144

Legal Department

912 Royal Bank Building,
Vancouver, B. C.
August 19th, 1943

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

Re: Yoriki IWASAKI

Dear Mr. McPherson:

The above named Evacuee is the owner of property known as 2321 Oxford Street, in the City of Vancouver. The property was one of those listed in the catalogue in Group "A", catalogue No. 160, Tenders for which closed on July 19th, 1943. Valuation placed upon the above property by Mr. Reeve is $1600.00. The sale to Chin Lin, for the sum of $1950.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver on August 5th, 1943.

According to the Certificate of Encumbrance received from the Land Registry Office, the property is subject to a mortgage in favour of Credit Foncier Franco-Canadien Company, and a statement has been received showing a balance owing amounting to $693.35. The obligation will be met from the proceeds, as, if, and when a sale is completed.

The Taxes for 1943, amounting to $63.28, are unpaid.

A Certificate of Vesting was filed by the Custodian on November 24th, 1942.

The full amount of the purchase price has been received by this Office.

Enclosed herewith you will find Transmission and Conveyance, in duplicate, for signature by the Deputy Custodian. Your early attention will be appreciated.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 679

Legal Department

912 Royal Bank Building,
Vancouver, B. C.
August 18th, 1943

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

Re: Asakichi NAKAMURA

Dear Mr. McPherson:

The above named Evacuee is the owner of property known as 2342 Eton Street, in the City of Vancouver. The property was one of those listed in the catalogue in Group "A", catalogue No. 98, Tenders for which closed on July 19th, 1943. Valuation placed upon the above property by Mr. Reeve is $2750.00. The sale to John Engblom, for the sum of $3610.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver on July 29th, 1943.

According to the Certificate of Encumbrance received from the Land Registry Office, the property is unencumbered.

The 1943 Taxes have been paid.

A Certificate of Vesting was filed by the Custodian on February 15th, 1943.

The full amount of the purchase price has been received by this Office.

We are enclosing herewith Transmission and Conveyance, in duplicate, for signature by the Deputy Custodian. Your usual prompt attention would be appreciated.

Yours truly,

K. W. ~~RIGHT~~
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 2372

Legal Dept.

912 Royal Bank Building,
Vancouver, B. C.
August 18th, 1943

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

Re: Mickey MURAKAMI

Dear Mr. McPherson:

The above named Evacuee is the owner of property known as 2112 Alberta Street, in the City of Vancouver. The property was one of those listed in the catalogue in Group "A", catalogue No. 2, Tenders for which closed on July 19th, 1943. Valuation placed upon the above property by Mr. Reeve is $750.00. The sale to Ferdinand Mihic and Louise Mihic, as Joint Tenants, for the sum of $1100.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver, on August 11th, 1943.

According to the Certificate of Encumbrance received from the Land Registry Office, the property is unencumbered.

Taxes for 1943, amounting to $34.89, have not been paid.

A Certificate of Vesting was filed by the Custodian on February 15th, 1943.

The full amount of the purchase price has been received by this Office.

Enclosed herewith you will find Transmission and Deed of Land, in duplicate, for signature by the Deputy Custodian. Your early attention would be appreciated.

Yours truly,

K. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 3714

Legal Department

912 Royal Bank Building,
Vancouver, B. C.
August 17th, 1943

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

Re: Ichiro NISHIMURA

Dear Mr. McPherson:

The above named Evacuee is the owner of property known as 8407 Osler Avenue, in the City of Vancouver. The property was one of those listed in the catalogue in Group "A", catalogue No. 166, Tenders for which closed on July 19th, 1943. Valuation placed upon the above property by Mr. Reeve is $650.00. The sale to Miss Shirley Hollenberg and Miss Priscilla Fox for the sum of $800.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver on July 29, 1943.

According to the Certificate of Encumbrance received from the Land Registry Office, the property is unencumbered.

The 1943 Taxes have been paid.

A Certificate of Vesting was filed by the Custodian on March 2nd, 1943.

The full amount of the purchase price has been received by this Office.

Enclosed you will find Transmission and Conveyance, in duplicate, for signature by the Deputy Custodian. Your kind attention, please.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

59008 [illegible] Japanese Companies, properties and Sales - General correspondence

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE NO. 2123

Legal Department

912 Royal Bank Building,
Vancouver, B. C.
August 17th, 1943

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

Re: Kiyemon IRIE

Dear Mr. McPherson:

The above named Evacuee is the owner of property known as 8391 Osler Avenue, in the City of Vancouver. The property was one of those listed in the catalogue in Group "A", catalogue No. 165, Tenders for which closed on July 19th, 1943. Valuation placed upon the above property by Mr. Reeve is $800.00. The sale to Miss Shirley Hollenberg and Miss Priscilla Fox for the sum of $1,000.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver on July 29th, 1943.

According to the Certificate of Encumbrance received from the Land Registry Office, the property is unencumbered.

The 1943 Taxes have been paid.

A Certificate of Vesting was filed by the Custodian on March 2nd, 1943.

The full amount of the purchase price has been received by this Office.

Enclosed you will find Transmission and Conveyance, in duplicate, for signature by the Deputy Custodian. Your kind attention, please.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

5900 [A1117] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

17th August, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Sir:

Re: Group "A" Real Properties.

I am enclosing herein Transmission and Conveyance covering property at 846 East Cordova Street for signature by the Deputy Custodian.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

59008 [FILE] Japanese companies/properties and sales - General correspondence

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE NO.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

17th August, 1943.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: Group "A" Real Properties.

Enclosed herein please find letters from Mr. K.W. Wright relative to Transmission and Conveyance of the following properties for signature by the Deputy Custodian:

Catalogue No.165 - 8391 Osler Avenue, File #2123
" No.166 - 8407 Osler Avenue, " #3714

Yours very truly,

F.G. Shears

F. G. Shears,
Director.

FGS/PMH

encl.

5708 [illegible] Japanese Companies, properties and Sales - General correspondence

5908 E[illegible] Japanese companies, properties and sales - General correspondence

VICTORY MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

August 14th, 1943

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Group "A" Real Properties.

Enclosed herein please find letters from Mr. K. W. Wright relative to transmission and conveyance of the following properties for signature by the Deputy Custodian:

Catalogue No.	Address	File No.
✓23.	7226 Balaclava Street	2869
✓100.	2594-98 Eton Street	9875/12834
✓115.	2039-49 Granville St.	7034/9215
✓125.	446 Keefer Street	465
✓126	611 Keefer Street	10523
✓127	843 Keefer Street	10653/14114
✓13[illegible]	1720 Maple Street	1508

Yours truly,

F. G. Shears

F. G. Shears
Director

FGSH
Enc

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. ~~10653~~ 14114
Legal Department

912 Royal Bank Building,
Vancouver, B. C.
August 13th, 1943

G. W. McPherson, Esq.,
Executive Assistant,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

Re: Kana WATANABE and
Sumiye WATANABE

Dear Mr. McPherson:

The above named Evacuees are the joint owners of property known as 843 Keefer Street, in the City of Vancouver. The property was one of those listed in the catalogue in Group "A", Tenders for which closed on July 19th, 1943. Valuation placed upon the above property by Mr. Reeve is $550.00. The sale to Gertrude Yampolsky, for the sum of $550.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver on July 29,1943.

According to the Certificate of Encumbrance received from the Land Registry Office, the property is unencumbered.

The 1943 Taxes have been paid.

A Certificate of Vesting was filed by the Custodian on June 7th, 1943.

The full amount of the purchase price has been received by this Office.

Enclosed you will find Transmission and Conveyance, in duplicate, for signature by the Deputy Custodian. Your kind attention, please.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

5908 [illegible] Japanese Companies, properties and sales - General correspondence

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO FILE NO. 2869

Legal Department

912 Royal Bank Building,
Vancouver, B. C.
August 13th, 1943

G. W. McPherson, Esq.,
Executive Assistant,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

Re: Kwanichi SASAKI

Dear Mr. McPherson:

The above named Evacuee is the owner of property known as 7226 Balaclava Street, in the City of Vancouver. The property was one of those listed in the catalogue in Group "A", Tenders for which closed on July 19th, 1943. Valuation placed upon the above property by Mr. Reeve is $1500.00. The sale to Mr. James Gordon Maitland, for the sum of $2,200.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver on July 29,1943.

According to the Certificate of Encumbrance received from the Land Registry Office, the property is subject to a Mortgage in favour of Mary Edith Warren, and a statement has been received showing a balance owing amounting to $567.35. The obligation will be met from the proceeds, as, if, and when, a sale is completed.

The balance of the 1943 Taxes amounting to $44.10 are unpaid.

A Certificate of Vesting was filed by the Custodian on February 15th, 1943.

The full amount of the purchase price has been received by this Office.

Enclosed you will find Transmission and Conveyance, in duplicate, for signature by the Deputy Custodian. Your kind attention, please.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

59008 [illegible] Japanese Canadians/properties and sales - General correspondence

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 12834
9875
Legal Department

912 Royal Bank Building,
Vancouver, B. C.
August 13th, 1943

G. W. McPherson, Esq.,
Executive Assistant,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

Re: Bunzo WATANABE and
Misu WATANABE

Dear Mr. McPherson:

The above named Evacuees are the joint owners of property known as 2594-2598 Eton Street, in the City of Vancouver. The property was one of those listed in the catalogue in Group "A" Tenders for which closed on July 19th, 1943. Valuation placed upon the above property by Mr. Reeve is $4000.00. The sale to Marie Therese Delesalle, for the sum of $4,250.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver on July 29th, 1943.

According to the Certificate of Encumbrance received from the Land Registry Office, the property is unencumbered.

The 1943 Taxes have been paid.

A Certificate of Vesting was filed by the Custodian on June 28th, 1943.

The full amount of the purchase price has been received by this Office.

Enclosed you will find Transmission and Conveyance, in duplicate, for signature by the Deputy Custodian. Your kind attention, please.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

5908 [A1117] Japanese companies, properties and sales - General correspondence

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 1508

Legal Department

912 Royal Bank Building,
Vancouver, B. C.
August 12th, 1943

G. W. McPherson, Esq.,
Executive Assistant,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

Re: Fusazo SHIGETA

Dear Mr. McPherson:

The above named Evacuee is the owner of property known as 1720 Maple Street, in the City of Vancouver. The property was one of those listed in the catalogue in Group "A", Tenders for which closed on July 19th, 1943. Valuation placed upon the above property by Mr. Reeve is $800.00. The sale to Hazara Singh, for the sum of $1200.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver on July 29th, 1943.

According to the Certificate of Encumbrance received from the Land Registry Office, the property is subject to a Mortgage in favour of Henry A. Norie, and a statement has been received showing a balance owing amounting to $800.00. The obligation will be met from the proceeds, as, if, and when, a sale is completed.

The 1943 Taxes have been paid.

A Certificate of Vesting was filed by the Custodian on January 21st, 1943.

The full amount of the purchase price has been received by this Office.

Enclosed you will find Transmission and Conveyance, in duplicate, for signature by the Deputy Custodian. Your kind attention, please.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

5900 [A1.1] Japanese Companies, Properties and Sales - General correspondence

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 465 (Evac)

Legal Department

912 Royal Bank Building,
Vancouver, B. C.
August 12th, 1943

G. W. McPherson, Esq.,
Executive Assistant,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

Re: Chikei HIRAKI

Dear Mr. McPherson:

The above named Evacuee is the owner of property known as 446 Keefer Street, in the city of Vancouver. The property was one of those listed in the catalogue in Group "A", Tenders for which closed on July 19th, 1943. Valuation placed on the above property by Mr. Reeve is $3500.00. The sale to David Lee, for the sum of $4550.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver, on July 29th, 1943.

According to the Certificate of Encumbrance received from the Land Registry Office, the property is unencumbered.

The Taxes for 1943 have been paid.

A Certificate of Vesting was filed by the Custodian on March 20th, 1943.

The full amount of the purchase price has been received by this Office.

Enclosed you will find Transmission and Conveyance, in duplicate, for signature by the Deputy Custodian. Your kind attention, please.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

5908 [A11] Japanese Canadians, properties and sales - General correspondence

VIA AIR MAIL

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO
FILE No. 10523
Legal Department

912 Royal Bank Building,
Vancouver, B. C.
August 12th, 1943

5.75.63
40.63
27.98
644.24

G. W. McPherson, Esq.,
Executive Assistant,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

Re: Kunisuke IKENO

Dear Mr. McPherson:

The above named Evacuee is the owner of property known as 611 Keefer Street, in the city of Vancouver. The property was one of those listed in the catalogue in Group "A", Tenders for which closed on July 19th, 1943. Valuation placed on the above property by Mr. Reeve is $700.00. The sale to David Lee, for the sum of $1,000.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver, on July 29th, 1943.

According to the Certificate of Encumbrance received from the Land Registry Office, the property is subject to a Mortgage in favour of the Japan and Canada Trust Savings Company, and a statement has been received showing a balance owing amounting to $575.63. The obligation will be met from the proceeds, as, if, and when, a sale is completed.

The yearly taxes on the above property are $40.63. The 1943 taxes are not paid. The balance of the 1942 taxes is $27.98.

A Certificate of Vesting was filed by the Custodian on July 2nd, 1942.

The full amount of the purchase price has been received by this Office.

Enclosed you will find Transmission and Conveyance, in duplicate, for signature by the Deputy Custodian. Your kind attention, please.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

5X008 [A1117] Japanese Companies, properties and sales - General correspondence

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 7034 & 9215
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
August 10th, 1943.

G. W. McPherson, Esq.,
Executive Assistant,
Department of the Secretary of State,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson: Re: Takako MITSUI, Reg. # 06541 and
Koei MITSUI, Reg. # 06545

The above named evacuees own property known as 2039-2049 Granville Street and 1515-1523 West 5th Avenue - a corner parcel. This was one of the properties included in the catalogue and advertised for sale with tenders closing 19th July, 1943.

Mr. Reeve, our appraiser, values the property at $7,000.00. The offer of Wong Bing Wah and Wong Yuen Tong, amounting to $7,000.00, was considered by the Advisory Committee on Japanese Properties in Greater Vancouver and sale approved on the 29th day of July, 1943. According to the Certificate of Encumbrance obtained from the Registrar, there are no encumbrances and Certificate of Vesting was filed on October 21st, 1942. I am advised that the full amount of the purchase price has been received by this office.

Herewith you will find application for Transmission and Conveyance in duplicate for execution by the Deputy Custodian. We will be grateful if you will have these documents signed and returned to us at your early convenience.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Encls.

G.W.McPherson

August 9th, 1943.

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

Attention Mr. F.G. Shears

Dear Sirs:

Re: Real Estate Recently Offered for Sale

Referring to our letter to you of July 27th, 1943 we wish to advise we have now received further valuations from Mr. Reeve as follows:

1946 West 12th Ave.,	$ 3,000.00
854 West 7th Ave.,	$ 750.00
208-22 Garden Drive,	$ 3,500.00

We have discussed with you the various bids received as advised in our letter of July 27th. In the light of these valuations now received from Mr. Reeve the following conclusions have been reached between us.

1946 West 12th Ave.: It was agreed that the offer of Mr. W. Garden of $3,225.00 payable $1,500.00 cash and the balance in six months with interest at six percent should be accepted.

854 West 7th Ave.: It was considered that Messrs. Moore and Moore, who made a bid of $727.00, should be advised that if they are willing to increase their offer to $750.00 that it would be accepted.

208-22 Garden Drive: It was agreed that the three offers received for this property should be refused. It was also decided that the three tenderers should be advised that we are prepared to accept an offer of not less than $3,500.00 and that such offers could consist of par cash and part terms.

Our recommendations covering the sale of 2073 Dundas Street for $825.00; for Lot 15 of Lot 11, Blk. 17, D.L. 526 for $450.00 and for the sale of Lots 12 and 13, Blk. 23, D.L. 273, North Vancouver for $200.00 and $300.00 respectively have been verbally approved by you and we shall appreciate receiving your formal confirmation at your convenience.

Yours faithfully,

F. Ross Tom

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

August 7, 1943.

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

Dear Mr. Shears:

Re: Japanese Farmers' Association

Your letter,with enclosures, dated July 31st, has been received. Due to the fact that Mr. McPherson and Dr. Coleman are both out of the city it is not possible to get the documents signed at the present time. However, they will be returned to you in about ten days or two weeks.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

FC.

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

August 2, 1943.

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

Dear Mr. Shears:

Re: Enemy Urban Property

I have a copy of P. S. Ross & Sons letter of July 27th to you which is really an answer to my letter of July 7th which you replied to on July 15th.

In considering their letter of July 27th, I assume that Mr. Field is making sure that wherever bids are accepted, the amount of the bid will at least pay any outstanding charges, including taxes, against the land.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

G. W. McPherson, Esq.

Our Files Nos. 295-121
& 295-146

27th July, 1943.

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

Attention Mr. F. G. Shears

Dear Sirs:

This is to confirm the fact that the following bids were opened in the presence of Mr. F. G. Shears and Mr. F. Field on the 26th inst. at the hour of 3:00 p.m.:

Parcel 8 - Sub. 20, Blocks 6 to 15, D.L. 328, Map 1712, being on the S.W. corner of East 59th Ave. and Victoria Drive, South Vancouver, B. C.

H. R. Williamson - $500.00
Cheque for $50.00 attached.

Parcel 12 - Lot 12, Block 23, D.L. 273, Map 1063, North Vancouver, B. C.

W. F. Hunt - $200.00
Cheque for $20.00 attached.
Valued by A. S. Billings at $250.00.

Parcel 13 - Lot 13, Block 23, D.L. 273, Map 1063, being on the S.W. corner of Queensbury and Fourth Street, North Vancouver, B. C.

W. F. Hunt - $200.00
Cheque for $20.00 attached.
Valued by A. S. Billings at $350.00.

Parcel 14 - Lot 10, Block 19, D.L. 184, Group 1, known as 2073 Dundas Street, Vancouver, B. C., being a six room dwelling.

E. O. Peterson - $825.00
Cheque attached not accepted - $82.50.

Parcel 14 (cont.)

Musse Bonar - $750.00
Money Order for $75.00 attached.
Margaret Swanson - $800.00
Cheque for $80.00 attached.
Robert McGregor - $725.00
Cheque for $72.50 attached.
Moore & Moore - $610.00
Cheque for $61.00 attached.
Valued by Mr. Reeve at $600.00.

Parcel 15 - Lot 9, Block 65, D.L. 264A, known as 1556 east 1st Avenue, Vancouver, B. C., being a six room dwelling.

Moore & Moore - $1,557.00
Cheque for $155.70 attached.

Parcel 16 - Lot 6, Block 406, D.L. 526, Group 1, New Westminster, Plan 1949, known as 1946 West 12th Avenue, Vancouver, B. C., being a nine room dwelling.

W. Garden - $3,225.00 (tenant)
Cheque for $325.00 attached.
$1,500.00 cash, balance 6 months, 6% int.

Moore & Moore - $2,580.00
Cheque for $258.00 attached.

Parcel 17 - Lot 5, Block 317, D.L. 526, Group 1, New Westminster, Plan 590, known as 854 West 7th Avenue, Vancouver, B. C., being a six room dwelling.

Moore & Moore - $727.00
Cheque for $72.70 attached.

Parcel 18 - Lot 12, Block 12, D.L. 184, Group 1, known as 208-222 North Garden Drive, Vancouver, B. C., being a terrace block containing seven self-contained dwellings, each with four rooms and bath.

G. Contis - $2,500.00 cash or $2,750.00 terms.
Cheque for $250.00 attached.
$1,500.00 cash and $100.00 per mo., 5% int.

Parcel 18 (cont.)

Moore & Moore - $2,570.00
Cheque for $257.00 attached.

Capt. M. E. Crowell - $2,500.00
Cheque for $250.00 attached.

Parcel 21 - Lot 9, Sub. 3, Block A, D.L. 643, Map 1852, being in the unit block East 42nd Avenue, South Vancouver, B. C.

E. Evans - $100.00
$10.00 cash attached.

Parcel 24 - Lot 15, Sub. of Lot 11, Block 17, according to Sub. D.L. 526, Map 3767, being in the 5400 block Vine Street, Vancouver, B. C.

W. J. Northcote - $450.00
Cheque for $45.00 attached.
Valued by Mr. Reeve at $400.00.

The decision on most of these parcels will have to await the receipt of the valuations being conducted by Mr. Reeve. In cases where Mr. Reeve has advised us his valuation we have made a note to that effect, and based on his valuations, wish to make the following recommendations:

Parcel 14

We would recommend that the bid of E. O. Peterson of $625.00 be accepted. This property is valued by Mr. Reeve at $600.00.

Parcel 24

We recommend that the offer by Mr. W. J. Northcote of $450.00 be accepted. This property is valued by Mr. Reeve at $400.00.

Parcels 12 & 13

These lots are valued by Mr. A. S. Billings at $250.00 and $350.00 respectively. Mr. Billings points out in his valuation that these lots are assessed at $500.00 and $650.00 respectively, that 75% of the property in North Vancouver is owned by the municipality and that the municipal authorities will dispose of lots at 50% of the assessed value. In other words, had these properties reverted to the City of North Vancouver, Mr. Hunt, who has made a bid of $200.00 each, could purchase the lots from the City of North Vancouver for $250.00 and $325.00 respectively. In view of the fact that the owner, Toru Tamura, has not paid any taxes on these lots for some years past, we would recommend that the offer for Lot 12 of $200.00

be accepted and that negotiations be opened with Mr. Hunt in an effort to raise his offer on Lot 13 to $300.00, at which price we suggest the lot might be sold.

The remainder of the bids will have to wait receipt of valuations by Mr. Reeve.

We would recommend that in respect of all properties upon which no bids have been received, they be listed with real estate firms at the valuation placed on them by Mr. Reeve. The greater part of these properties are vacant lots and the taxes are eating up any equity there may be therein.

Your decision upon the foregoing matters in due course will oblige.

Yours faithfully,

P. N. Ross Sons

D R A F T

WHEREAS JOHN DOE of the City of Vancouver, in the Province of British Columbia,

(Note: The Land Titles Record will no doubt describe the owner of the property, and since this recital is going to refer to the property itself, as described in the Land Titles Record, I do not think it would do any harm to use the same description, even though the next recital will identify him by Police Registration Number.)

is the registered owner of an estate in fee simple in the lands and premises hereinafter described, namely:-

(Note: The land should be described in the identical wording used in the land Titles Record and this description should be used in every document relating to the land. The responsibility for seeing that the property is correctly described, must of course rest with Mr. Wright.)

AND WHEREAS the said lands are situated in a protected area in the Province of British Columbia.

AND WHEREAS it appears that the said JOHN DOE, Police Registration Number 000, is a person of the Japanese race and was required to leave a protected area in the Province of British Columbia under and by virtue of an Order issued by the Minister of Justice under the authority given to him by the Defence of Canada Regulations.

AND WHEREAS the property of the said JOHN DOE left in any protected area of British Columbia has vested in the Secretary of State of Canada acting in his capacity as Custodian under the Consolidated Regulations Respecting Trading with the Enemy (1939).

AND WHEREAS the Custodian has issued a certificate stating that the interest of JOHN DOE in the above described lands has vested in him and he has caused such certificate to be registered in the Land Registry Office, City of Vancouver, Province of British Columbia on the 32nd day of August 1943, as Number 000.

AND WHEREAS the Secretary of State of Canada acting in his capacity as Custodian desires that the said lands should be recorded in his name;

NOW THEREFORE, the Secretary of State of Canada acting in his capacity as Custodian by his duly authorized and lawful Deputy, EPHRIAM HERBERT COLEMAN, hereby requests that the lands above described be recorded in the name of the Secretary of State of Canada acting in his capacity as Custodian under the Consolidated Regulations Respecting Trading with the Enemy (1939) and that a title be issued to him covering the said above described lands.

Dated at OTTAWA, this_____day of August 1943

Deputy Custodian

(NOTE: This certificate is in my opinion only applicable where you are dealing with new system land, since under the old system the Custodian would not obtain a title, nor would he become the recorded owner, but would merely appear on the title as having a registered interest. I think the question as to the form of the certificate in dealing with old system property should be discussed with a British Columbia lawyer and the above form should not be taken as final, but only a draft for the consideration of Mr. Wright.)

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 12189

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

July 31, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Custodian's Office,
7 O'Connor Street,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Japanese Farmers' Association

The enclosed Transmission and Conveyance, in duplicate, are in connection with the sale of a property at Mission to the Mission & District Parks Board. This sale has been approved by the Advisory Committee on Rural Properties.

Kindly return in due course and oblige.

Yours very truly,

F. G. Shears

F. G. Shears
Director

FGS/ms
encl.

"COPY"

DEPAR

Type of letter used

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 9875 & 12834

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

Horne, Taylo
817 West Pender Street,
Vancouver, B. C.

Dear Sirs: Re: Catalogue No. 100

Your letter of the 17th instant written on behalf of Marie Therese Delesalle enclosing cheque for $425.00 and offer to purchase 2594-98 Eton Street for the sum of $4,250.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us certified cheque for the balance of the purchase price, namely, $3,825.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustment of taxes, etc. will then be prepared, including registration fees and forwarded to you, after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and your client will then be in a position to assume control of this property.

Yours truly,

F. G. Shears
Director

FGS:AS

"COPY"

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 9875 & 12834

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

July 31st, 1943.

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

Dear Sirs: Re: Catalogue No. 100

Your letter of the 17th instant written on behalf of Marie Therese Delesalle enclosing cheque for $425.00 and offer to purchase 2594-98 Eton Street for the sum of $4,250.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us certified cheque for the balance of the purchase price, namely, $3,825.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustment of taxes, etc. will then be prepared, including registration fees and forwarded to you, after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and your client will then be in a position to assume control of this property.

Yours truly,

F. G. Shears
Director

FGS:AS

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO
FILE NO. 9875 & 12834

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

August 5th, 1943.

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

Dear Sirs: Re: Catalogue No. 100

This will acknowledge receipt of your letter of the 4th instant in which you enclose H.T. Delesalle's certified cheque for $3,825.00. We have now received $4,250.00, the full amount of the purchase price for the above property.

We note that the name of the transferee is to be Marie Therese Delesalle, 2830 Eton Street, Vancouver, housewife, wife of Louis Henry Delesalle, and that she is a British subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance.

Yours truly,

F. G. Shears,
Director

FGS/GH

"COPY"

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

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

PHONE PACIFIC 6131

PLEASE REFER TO
FILE No. 10241

REGISTERED

August 2, 1943.

Messrs. Ker & Ker, Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs: Re: Catalogue No. 155

Your letter of the 19th instant written on behalf of Mr. Alex R. Ross enclosing cheque for $202.50 and offer to purchase 2267 Napier Street for the sum of $2025.00 has been received and considered.

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

This property has been appraised and the Custodian will not be interested in any sum less than $2,400.00.

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

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

Yours truly,

F. G. Shears
Administration Department

FGS/GH

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

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

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 10241

August 14, 1943.

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 155.
2267 Napier Street

This will acknowledge receipt of your letter of August 9th in which you advise that your client, Mr. Ross, is prepared to revise his former bid and now offers to purchase the above property for the sum of $2,550.00 cash.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward us a certified cheque for this amount.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the transferee is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and your client will then be in a position to assume control of this property.

Yours truly,

F. G. Shears
Director

FGS/GH

Notice of Assignment of Lease

TO:

TAKE NOTICE that the rent payable pursuant to the terms of a lease-hold indenture made the ..... day of ..... A.D., 194....., between yourself as Lessee and the undersigned as Lessor, in respect of the lands and premises situate, lying and being in the

in the Province of British Columbia, more particularly described as

and the said indenture has been assigned to The Director, The Veterans' Land Act, and that after this date all payments of rent, whether for arrears or otherwise, must be paid by you to The Director, The Veterans' Land Act at his Regional Office, Room 609 Westminster Trust Bldg., in the City of New Westminster, Province of British Columbia.

DATED AT THE CITY OF VANCOUVER, in the Province of British Columbia, this ..... day of ..... A.D., 1943.

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

PER .....

STATEMENT OF RENT AND LEASE

Term of lease: .....

Rent for term: .....

Arrears: .....

Next rent due: .....

Balance payable under lease,
(including arrears, if any): .....

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

J-71

July 28, 1943.

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

Dear Mr. Shears:

Re: Tenders on Group A, City Property

Further to my letter of July 27th, you state in your letter of July 23rd as follows:

Total number of Tenders received -	179
Total number rejected -	99
Balance -	80
Tenders set aside for consideration -	20
Balance -	60

and then you state there are 61 tenders which have to await a valuation. Where did you find the extra tender or is it one of the tenders that was set aside as acceptable?

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

File J-71 July 27, 1943.

MEMORANDUM FOR DR. COLEMAN

Re: Greater Vancouver Properties

Tenders were called for properties covered by Group A in the catalogue which consists of 167 parcels. Mr. Shears advises that 179 tenders were received on 97 of these properties.

99 of the tenders received were rejected because they were considered too low in view of the valuation placed on the property by Mr. Reeves who was appointed by Judge Smith's committee to make the valuation.

20 of the tenders have been set aside for the consideration of the committee and the balance of 61 tenders covering 53 properties are being held in abeyance pending the valuation of the properties by Mr. Reeves.

I thought the Custodian might be interested in the progress being made in this matter.

It is intended that Judge Smith's committee will consider the tenders that are reasonable and will make a definite recommendation to the Custodian regarding same.

It will be noted from the above statement that the figures do not balance by one tender. I have asked Mr. Shears for an explanation of this discrepancy.

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

Monday. 19th

11 o'clock

fle

197 Tenders on
95 Properties!

Quite a change since
Friday.

GSA

J-71

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

July 27, 1943.

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

Dear Mr. Shears:

Re: Tenders on Group A, City Property

I have your letter of July 3rd and wish to thank you for the information given.

Yours very truly,

GWMcP/FC.

(G. W. McPherson)
Executive Assistant.

26th July, 1943.

The Advisory Committee
on Japanese Properties in Greater Vancouver,
1012 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: Tenders expiring 12 noon July 19th covering
Properties in Group "A" of the Catalogue.

With regard to the tenders which were opened in your office at 2 o'clock on Tuesday, July 20th at which Mr. H.S. Durkee, Executive Assistant of your Committee and Miss Sullivan, Secretary, together with Mr. F. G. Shears, Director of the Office of the Custodian and Mrs. Harrop, Secretary, were present.

1. The listing of the tenders which was made at that time, a copy of which you have, shows that 179 individual tenders were received covering 97 parcels.

2. These tenders were reviewed in your office at 10 o'clock on Friday, July 23rd. In cases covering properties where Mr. Reeve's appraisal had not been made the tenders were set aside for consideration after his valuations are received. These total 46 individual tenders.

3. In accordance with your recommendation, all tenders which did not reach the amount of the appraised value were rejected and these number 105.

4. Where tenders were received equal to, or higher than the appraised value the highest tender on each property was set aside for further consideration by your Committee. These total 26 and in two of these cases similar highest offers were received.

5. The following is a summary of the position at the present time:

Tenders received		179
" rejected	105	
" awaiting valuations	48	
" acceptable	22	
" " (similar) 2 out of	4	
	179	

6. We attach hereto a list of the highest tenders referred to in paragraph 4 showing the amount of the tender received, the assessed value and the appraised value. Will your Committee kindly advise whether it will be in order for us to accept these offers and after collecting the balance of the purchase price proceed to make the necessary adjustments and prepare the required documents for transmission of title.

7. Your advice will be appreciated with regard to the method to be used in dealing with tenders where two or more acceptable but similar offers are received.

8. As can be seen from the sheet on which the tenders were listed, there were some properties on which no tenders were received which came up to the appraised values. As already indicated, in accordance with your recommendation these tenders are all being rejected. We would ask your advice, however, in regard to the desirability of informing each person making these that if they wish to make a revised offer the Custodian would be prepared to consider same providing their offer was not less than (and state the appraised value).

Should your Committee recommend that this should be done, consideration would then have to be given as to whether a time limit should be set for receiving these further offers and the basis of acceptance and your guidance in this regard will be appreciated.

9. Tenders which were received after closing time noon, July 19th, were returned to the sender as indicated on the outside of the envelope, the envelopes being unopened. We have since received a letter from one of these parties which reads as follows:

"Re: Lots 15 & 16, Block 3, H.T.

In the event of you being unable to accept any tender on the above property which is shown in your catalogue as Nos. 33 and 34, this letter is to advise you that we have a firm offer from a Chinese client to purchase the property for $3,850.00 cash. He was unfortunately unable to get his tender into your office by noon on July 19th, 1943."

How would you recommend that such a communication be answered supposing it covered a property on which all tenders had been rejected. Could any consideration be given to such an additional offer?

10.. As further appraisals are received from Mr. Reeve we presume you will advise us that it will be in order to dispose of the tenders covering such properties on the same basis as your recommendations on the properties now being considered.

We will be glad to receive your comments and recommendations in regard to all of these matters.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

encl.

ist of Highest Tenders referred to in Paragraph 4 of Letter dated 26th July, 1943, which exceed the appraised values.

	Civic Address	Assessment. Land	Building	Total	Valuation	Offer
	2112 Alberta	$320.	$700.	$1,020.	$750.	$1,000.
	" "	"	"	"	"	"
24	7225 Blenheim	1,350.	1,950.	3,300.	2,750.	3,000.
24	" "	"	"	"	"	"
11	472 Alexander	700.	1,400.	2,100.	1,500.	2,502.
21	2050 Alma	410.	1,800.	2,210.	1,300.	1,500.
23	7226 Balaclava	1,125.	1,000.	2,125.	1,500.	2,200.
44	2036 Columbia	415.	900.	1,315.	1,100.	1,275.
51	353 E. Cordova	800.	350.	1,150.	500.	750.
56	476 E. Cordova	925.	1,200.	2,125.	2,700.	3,300.
57	500 E. Cordova	860.	13,700.	14,560.	10,000.	12,000.
65	627 E. Cordova	550.	1,100.	1,650.	800.	815.
80	728 E. Cordova	500.	750.	1,250.	1,000.	1,000.
98	2342 Dundas	520.	2,550.	3,070.	2,750.	3,610.
100	2594-8 Eton	1,110.	4,050.	5,160.	4,000.	4,250.
110.	349 E. Georgia	1,050.	7,900.	8,950.	4,000.	5,000.
111.	1337 E. Georgia	610.	850.	1,460.	900.	900.
115	2039 Granville	4,760.	2,900.	7,660.	7,000.	7,000.
125	446 Keefer	675.	5,800.	6,475.	3,500.	4,550.
126	611 Keefer	550.	400.	960.	700.	1,000.
127	843 Keefer	450.	350.	800.	550.	550.
131	19 E. King Edward	760.	1,400.	2,160.	1,000.	1,200.
138	1720 Maple	270.	800.	1,070.	800.	1,200.
146	2633 McGill	380.	2,000.	2,380.	2,300.	3,000.
165	8391 Osler	245.	800.	1,045.	800.	1,000.
166	8407 Osler	245.	600.	845.	650.	800.

VIA AIR-MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

23rd July, 1943.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: Greater Vancouver Properties
Tenders covered by Group "A" in Catalogue.

It was arranged that the Tenders which closed at 12 o'clock noon on Monday, July 19th, should be opened in the Office of the Advisory Committee on Japanese Properties in Greater Vancouver at 2 o'clock on Tuesday, July 20th by Mr. Durkee and myself. Miss Sullivan, Secretary to Mr. Durkee and also Mrs. Harrop, my Secretary, were present.

A form had been prepared covering the properties on which offers had been received as indicated on the outside of the envelopes in which each tender was enclosed. This form listed our catalogue number, civic and legal description, assessed value of land and buildings, Mr. Reeve's valuation (where it had been received) and our Agents' name. Columns were left for supplying the name and address of the party tendering, the amount of the tender and the amount of the cheque received.

The envelopes were opened by Miss Sullivan, the tender read by Mr. Durkee and myself and the offers listed on the form referred to by Mrs. Harrop.

The total number of tenders received was 179 which covered 97 properties.

Subsequent to this, also in the Office of the Advisory Committee, the tenders have been considered. Those tenders on which we are still waiting for Mr. Reeve's valuations have been set aside. Where tenders have been received the highest tender where it exceeded Mr. Reeve's valuation has been set aside as possibly being acceptable and lower tenders on the same property have been rejected and the tenderers so advised and their cheques returned. In cases where no bid equalled or exceeded the valuation all the tenders have been rejected and returned but each party tendering has been advised that the Custodian will be prepared to consider a revised offer.

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No._____

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

G.W. McPherson, Esq.

The tenders set aside as acceptable will be presented to the Committee at their regular meeting for their advice in regard to same. Assuming that they recommend the acceptance of these tenders, we will advise the parties that we are prepared to recommend the acceptance of their offer and that upon their forwarding certified cheque for the balance, our recommendation will be forwarded to Ottawa for approval.

The number of tenders at present rejected, as referred to above, is 99. The tenders set aside as acceptable 20 and there are 61 tenders covering 53 properties which have to wait a valuation by Mr. Reeve.

Yours very truly,

F.G.Shears.

F. G. Shears,
Director.

FGS/PMH

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION
506 ROYAL BANK BUILDING
VANCOUVER, B.C.

CATALOGUE
of Real Property for Sale by Public Tender

The Properties listed in this Catalogue are offered for sale without any warranty on the part of the Custodian as to the accuracy of the information contained herein. All prospective purchasers are required to satisfy themselves as to the correctness thereof.

Persons interested in the purchase of any of the properties listed herein are asked to contact the Agent whose name is set opposite each property. These Agents will be pleased to supply available information and arrange for the inspection of the property.

GROUP "A" of this Catalogue consists of:
Those Streets in alphabetical order from A to O, found on pages 4 to 7.

GROUP "B" of this Catalogue consists of:
Those Streets in alphabetical order from P to Y and also 1st, 2nd, 3rd and 4th Avenues, found on pages 8 to 11.

GROUP "C" of this Catalogue consists of:
5th Avenue to 71st Avenue, and also Burnaby, North and West Vancouver, found on pages 12 to 15.

NOTE: ***Tenders will be received on properties in Group "A" up to Noon, Daylight Saving Time on the 19th day of July, 1943. Date for receiving tenders on properties in Groups "B" and "C" will be announced later.***

Copy of advertisement published on June 19th, 1943

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

REAL PROPERTY FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian, and being the vested owner of the interests of all persons of the Japanese race evacuated from the protected areas of British Columbia, hereby offers for sale by public tender such interests as are vested in him in certain commercial, residential and unimproved properties situate in Greater Vancouver.

A catalogue listing the properties above referred to may be examined and further particulars obtained on application to local Real Estate agents.

Tenders for the purchase of such property interest vested in the Custodian will be received subject to the following terms and conditions.

1. Each tender must be for one of the parcels described in the catalogue, but a separate tender may be filed for each of several parcels.

2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.

3. A certified cheque payable to the order of "The Custodian" for ten per cent. (10%) of the amount offered must accompany each tender.

4. Each tender must be in a separate sealed envelope addressed to "The Custodian," 506 Royal Bank Building, 675 West Hastings Street, Vancouver, B. C., and each envelope must be marked on the outside showing the catalogue number of the parcel in the enclosed tender. The following form may be used to mark the envelope:—
"Tender for Real Estate—Catalogue Parcel No......"

5. Tender must be for purchase for cash.

6. All adjustments will be made at the date of conveyance.

7. Properties will be sold subject to existing leases and encumbrances, if any.

8. The Custodian reserves the right to cancel every accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance.

9. The properties are offered for sale without any warranty whatsoever by the Custodian of location or condition of buildings or improvements.

Cheques in respect of unaccepted bids will be returned in due course.

Neither the highest nor any tender will necessarily be accepted. Tenders will be received by the undersigned up to noon daylight saving time on the 19th day of July, 1943, on those properties designated in the Catalogue as Group "A". Further advice will be given of the date on which tenders will be received on properties in other groups of the Catalogue.

DATED at Vancouver, British Columbia, this 19th day of June, 1943.

THE CUSTODIAN,
506 Royal Bank Building,
Vancouver, B. C.

Catalogue of Real Property in Greater Vancouver in which the interests of persons of the Japanese Race are vested in the Custodian.

GROUP "A"

Catalogue No.	Civic Address	LEGAL DESCRIPTION Lot	Block	D.L.	Classification	Agent	Custodian File No.
1.	1842 Adanac St. E.	7	9/E	183	Dwelling	McGregor, Johnston&Thomas Ltd.	14023/13657/12211
2.	2112 Alberta St.	C/1 & 2	14	302	Dwelling	Parsons, Brown Ltd.	
3.	2132 Alberta St.	C/11 & 12	14	302	Dwelling	Pemberton Realty Corp. Ltd.	2372
4.	313 Alexander St.	3	39	196	Rooming house	Richards, Akroyd & Gall Ltd.	3901
5.	320 Alexander St.	5	40	196	Dwelling	Macaulay, Nicolls, Maitland & Co. Ltd.	12984
6.	328 Alexander St.	7, 8	40	196/181	Dwelling	George F. Jacobs & Co.	8277
7.	334-336 Alexander St.	9, 10	40	196	Com'l garage & dwelling	P. C. Gibbens & Co. Ltd.	1396
8.	350 Alexander St.	14E½, 15	40	196	Dwelling	Ker & Ker Ltd.	3205
9.	409 Alexander St.	29	38	196	Rooming house	Pemberton Realty Corp. Ltd.	10449
10.	418 Alexander St.	9, 10	41	196	Dwelling	London & Western Trusts Co. Ltd.	3893/4936/9709
11.	472 Alexander St.	13	41	196	Terrace	Pemberton Realty Corp. Ltd.	11386/1472
12.	474 Alexander St.	14	41	196	Factory and rooms	Campbell & Pemberton	9780
13.	504 Alexander St.	3, 4W15′	42	196	Apartment house	Ker & Ker Ltd.	12890
14.	510 Alexander St.	6	42	196	Apartment house	Martin & Shannon	1539
15.	514 Alexander St.	8	42	196	Rooming house	Canada Permanent Trust Co.	5129
16.	516 Alexander St.	9	42	196	Dwelling	Ker & Ker Limited	3393
17.	518 Alexander St.	10	42	196	Dwelling	Ker & Ker Limited	11217
18.	526 Alexander St.	14	42	196	Dwelling	Pemberton Realty Corp. Ltd.	11585/11586
19.	662 Alexander St.	13	43	196	Factory	P. C. Gibbens & Co.	12771
20.	666 Alexander St.	14	43	196	Rooming house	P. C. Gibbens & Co.	3205
21.	2050 Alma Road	D/13&14	27	540	Dwelling	D. W. Johnston	3205
22.	3500 Blk. Asquith Ave. E.	4	1	335 E½ of SW¼	Vacant land	J. W. Fairhall	12085
23.	7226 Balaclava St.	4	10	194	Dwelling	McGregor, Creery & Farmer Ltd.	10529
24.	7225 Blenheim St.	3	13	194	Dwelling	Ker & Ker Ltd.	2869
25.	Boundary Road	17	104-106	36/51	Vacant land (bush)	Johnson, Reeve & Watson	681
26.	Boundary Road	18	104-106	36/51	Vacant land (bush)	Johnson, Reeve & Watson	3895
27.	1810 Burrard St.	1, 2	228	526	Apartment house	Ker & Ker Limited	11978/1934
28.	2136 Cambridge St.	8	15	184	Dwelling	Ker & Ker Limited	10030/11666
29.	2396 Cambridge St.	6	13	184	Dwelling	George F. Jacobs & Co.	10735/10736
30.	2505 Cambridge St.	877		H.T.	Dwelling	Richards, Akroyd & Gall Ltd.	10174
31.	2600 Blk. Cambridge St.	1	3	T.H.S.L	Vacant land	J. D. Swanson	9217
32.	2600 Blk. Cambridge St.	2	3	T.H.S.L	Vacant land	J. D. Swanson	9217
33.	2600 Blk. Cambridge St.	15	3	T.H.S.L	Vacant land	Horne Taylor & Co. Ltd.	9218
34.	2690 Cambridge St.	16	3	T.H.S.L	Dwelling	Horne Taylor & Co. Ltd.	9218
35.	3850 Carnarvon St.	1	R	139	Nursery	A. E. Austin & Co. Ltd.	1514/1400
36.	250 N. Cassiar St.	593 Ex. S10′		H.T.	Dwelling	Ker & Ker Limited	10108
37.	504 Cassiar St.	1, 2	66	T.H.S.L.	Dwelling	Western City Co.	10848
38.	550 Cassiar St.	5	66	T.H.S.L.	Dwelling	Pemberton Realty Corp. Ltd.	2938/3423
39.	554 Cassiar St.	6	66	T.H.S.L.	Dwelling	Collingwood Realty	463
40.	636 Cassiar St.	6, 7	87	T.H.S.L.	Dwelling	E. S. Anthony	10733
41.	5337 Cecil St.	6	68, 71, 72	37	Dwelling	Collingwood Realty	10007

Catalogue No.	Civic Address
42.	2000 Blk. Char
43.	222 Clarke Driv
44.	2036 Columbia
45.	2141 Columbia
46.	1900-4-6 Comm
47.	117-121 E. Cor
48.	139-143 E. Cor
49.	213-215 E. Cor
50.	347 E. Cordov
51.	353 E. Cordov
52.	357 E. Cordov
53.	446 E. Cordov
54.	466 E. Cordo
55.	472 E. Cordo
56.	476 E. Cordo
57.	500-8 E. Cor (306 Jackson
58.	521 E. Cordo
59.	527 E. Cordo
60.	554 E. Cord
61.	500 Blk. E.
62.	565 E. Corde
63.	607 E. Cord
64.	626 E. Cord
65.	627 E. Cord
66.	640 E. Cor
67.	646-646½ E.
68.	653 E. Cord
69.	655 E. Cord
70.	662 E. Cor
71.	665 E. Cor
72.	668 E. Cor
73.	671-9 E. C
74.	700 E. Cor
75.	706 E. Cor
76.	717 E. Cor
77.	723 E. Cor
78.	726 E. Cor
79.	729 E. Co
80.	738 E. Co
81.	746 E. Co
82.	E. Co
83.	750 E. Co
84.	753 E. C
85.	756 E. C

the Japanese Race

Agent	Custodian File No.
ston&Thomas Ltd.	14023/13657/12211
Ltd.	2372
ty Corp. Ltd.	3901
d & Gall Ltd.	12984
s, Maitland & Co. Ltd.	8277
& Co.	1390
Co. Ltd.	3205
Corp. Ltd.	10449
Trusts Co. Ltd.	3893/4936/9709
Corp. Ltd.	11386/1472
rton	9780
	12890
	1539
rust Co.	5129
	3393
	11217
o. Ltd.	11585/11586
	12771
	3205
	3205
	12085
mer Ltd.	10529
	2869
	681
	3895
	3895
	11978/1.934
	10030/11666
td.	10735/10736
	10174
	9217
	9217
	9218
	9218
	1514/1400
	10108
	10848
	2938/3423
	463
	10733
	10007

GROUP "A" — (Continued)

Catalogue No.	Civic Address	LEGAL DESCRIPTION Lot	Block	D.L.	Classification	Agent	Custodian File No.
42.	2000 Blk. Charles St.	22	2/C & D/136	264A	Vacant land	Collingwood Realty	4352
43.	222 Clarke Drive	A/15 & 16	5/B	182	Dwelling	E. S. Anthony	2306
44.	2036 Columbia St.	S½ofN½/23&24	21	200A	Dwelling	Blane, Fullerton & White	13052
45.	2141 Columbia St.	8	14	302	Dwelling	H. Hargreaves	7598
46.	1900-4-6 Commercial Dr.	1, 2	1/A/146	264A	3 Stores	Pemberton Realty Corp. Ltd.	3616
47.	117-121 E. Cordova St.	20, 21	6	196	Store and rooms	H. A. Roberts Ltd.	1432
48.	139-143 E. Cordova St.	15	6	196	Rooming house	E. B. Morgan & Co. Ltd.	3638
49.	213-215 E. Cordova St.	11, 12	5	196	Concrete building	Macaulay, Nicolls, Maitland & Co. Ltd.	6678
50.	347 E. Cordova St.	31	55	196	Dwelling	The Toronto General Trusts Corporation	5160
51.	353 E. Cordova St.	30	55	196	Dwelling	Pemberton Realty Corp. Ltd.	11686
52.	357 E. Cordova St.	29	55	196	Dwelling	Administration & Trust Co.	11291
53.	446 E. Cordova St.	10	57	196	Dwelling	Ker & Ker Ltd.	11634
54.	466 E. Cordova St.	14	57	196	Dwelling	Ker & Ker Ltd.	5078
55.	472 E. Cordova St.	15	57	191, 196	2 dwellings	Horne Taylor & Co. Ltd.	12162
56.	476 E. Cordova St.	16	57	196	Dwelling	Pemberton Realty Corp. Ltd.	10358
57.	500-8 E. Cordova St. (306 Jackson Ave.)	1 & 2 Ex. S61′	58	196	Room'g house with stores	Pemberton Realty Corp. Ltd.	11110
58.	521 E. Cordova St.	28	53	196	Dwelling	George F. Jacobs & Co.	4934/10015
59.	527 E. Cordova St.	27	53	196	Dwelling	P. C. Gibbens & Co. Ltd.	13139
60.	554 E. Cordova St.	11	58	196	Dwelling	Denis Murphy, Barrister	8212
61.	500 Blk. E. Cordova St.	12	58	196	Vacant land	Denis Murphy, Barrister	8212
62.	565 E. Cordova St.	19	53	196	Dwelling	H. A. Roberts Ltd.	7644/3630
63.	607 E. Cordova St.	29	52	196	Vacant Land	Pemberton Realty Corp. Ltd.	5203/10836
64.	626 E. Cordova St.	6	59	196	Dwelling	Pemberton Realty Corp. Ltd.	5121
65.	627 E. Cordova St.	27	52	196	Store with rooms	Pemberton Realty Corp. Ltd.	4834
66.	640 E. Cordova St.	8	59	196	Factory	Campbell and Pemberton	5150
67.	646-646½ E. Cordova St.	10	59	196	2 dwellings	Pemberton Realty Corp. Ltd.	9640/9755
68.	653 E. Cordova St.	22	52	196	Dwelling	P. C. Gibbens & Co. Ltd.	8548
69.	655 E. Cordova St.	21	52	196	Dwelling	Pemberton Realty Corp. Ltd.	1550
70.	662 E. Cordova St.	13	59	196	Dwelling	George F. Jacobs & Co.	1983
71.	665 E. Cordova St.	19	52	196	Dwelling	Pemberton Realty Corp. Ltd.	14130/1468/3252
72.	668 E. Cordova St.	14	59	196	Dwelling	Richards, Akroyd & Gall Ltd.	3899
73.	671-9 E. Cordova St.	17, 18	52	196	Store and apartments	Martin & Shannon	5129
74.	700 E. Cordova St.	1, 2	60	181	Rooming house	Pemberton Realty Corp. Ltd.	9112
75.	706 E. Cordova St.	3	60	181	Dwelling	Richards, Akroyd & Gall Ltd.	11176
76.	717 E. Cordova St.	37	51	181	Dwelling	Macaulay, Nicolls, Maitland & Co. Ltd.	3640
77.	723 E. Cordova St.	36	51	181	Dwelling	Macaulay, Nicolls, Maitland & Co. Ltd.	7257
78.	726 E. Cordova St.	6	60	181	Dwelling	Ker & Ker Ltd.	11528/11691
79.	729 E. Cordova St.	35	51	181	Dwelling	Pemberton Realty Corp. Ltd.	12940
80.	738 E. Cordova St.	8	60	181	Dwelling	Johnson, Reeve & Watson	1646
81.	746 E. Cordova St.	10	60	181	Dwelling	Pemberton Realty Corp. Ltd.	3375
82.	[illegible] E. Cordova St.	31	51	181	Dwelling	Pemberton Realty Corp. Ltd.	11274
83.	750 E. Cordova St.	11	60	181	Dwelling	Pemberton Realty Corp. Ltd.	3425
84.	753 E. Cordova St.	30	51	181	Dwelling	Pemberton Realty Corp. Ltd.	11274
85.	756 E. Cordova St.	12	60	181	Dwelling	Ker & Ker Ltd.	3642

GROUP "A" — (Continued)

Catalogue No.	Civic Address	LEGAL DESCRIPTION Lot	Block	D.L.	Classification	Agent	Custodian File No.
86.	762 E. Cordova St.	13	60	181	Apartment house	Martin & Shannon	5129
87.	791 E. Cordova St.	21, 22	51	181	Dwelling	Richards, Akroyd & Gall Ltd.	11960
88.	853 E. Cordova St.	30	50	181	Dwelling	Ker & Ker Ltd.	10086
89.	857 E. Cordova St.	28	50	181	Dwelling	W. Kenneth Labron	9065
90.	900 Blk. E. Cordova St.	22	49	181	Vacant land	Johnson, Reeve & Watson	11360
91.	921 E. Cordova St.	36	49	181	Dwelling	Johnson, Reeve & Watson	9938
92.	1177 E. Cordova St.	10, 11	8/A	182	Dwelling & woodshed	P. C. Gibbens & Co.	10604
93.	2792 Courtney St.	19 Ex. E16′	20/4/177	540	Dwelling	Lozier Realty	3348
94.	2052 Dundas St.	6	26	184	Rooming house	Pemberton Realty Corp. Ltd.	10836/5203
95.	2135 Dundas St.	13	20	184	Dwelling & factory	Richards, Akroyd & Gall Ltd.	9213
96.	2141 Dundas St.	12W½	20	184	Dwelling	Richards, Akroyd & Gall Ltd.	9219
97.	2225 Dundas St.	14	21	184	Dwelling	A. E. Austin & Co. Ltd.	996
98.	2342 Eton St.	6	12	184	Dwelling	Pemberton Realty Corp. Ltd.	679
99.	2590 Eton St.	870W½		H.T.	Dwelling	Macaulay, Nicolls, Maitland & Co.	6644
100.	2594-98 Eton St.	869		H.T.	Store, Apts. and dwelling	Horne, Taylor & Co. Ltd.	9875/12834
101.	3422 Eton St.	594W½, Ex.S10′		H.T.	Dwelling	Homer J. Moore	10878/13296
102.	3176 Euclid Ave.	15	84W½, 87, 88 & 91	37	Dwelling	Charles Wrinch	13015
103.	1743 Franklin	E14′16&15Ex.E28′	3/D	183	Dwelling	Pemberton Realty Corp. Ltd.	1460
104.	1766 Franklin St.	8	4/D	183	Dwelling	Macaulay, Nicolls, Maitland & Co.	12036/6773
105.	2558 Franklin St.	10	53	T.H.S.L.	Dwelling	H. A. Roberts Ltd.	733
106.	8635 Fremlin St.	16	V/7-10/C	319, 324 & pt.	323 Dwelling	J. W. Fairhall	10343
107.	8645 Fremlin St.	15	V/7-10/C	319, 324 & pt.	323 Dwelling	W. F. Gurd, Barrister	2040
108.	249-51 E. Georgia St.	20	17	196	Warehouse & rooms	R. Robey Knowles Co. Ltd.	3357
109.	327-29 E. Georgia St.	21	87	196	Store & rooms	R. Robey Knowles Co. Ltd.	13036
110.	349 E. Georgia St.	17	87	196	Rooming hse., store front	Rand & Fowler Ltd.	12995
111.	1337 E. Georgia St.	10	17/B	182	Dwelling	A. E. Austin & Co. Ltd.	11298
112.	1342 E. Georgia St.	B/4	18/B	182	Dwelling	Ker & Ker Ltd.	11185
113.	2303 E. Georgia St.	14	5	264A	Dwelling	Pemberton Realty Corp. Ltd.	5010
114.	558-560 Granville St.	30	33	541	Business block	Pemberton Realty Corp. Ltd.	10831
115.	2039-45-49 Granville St. (1515-1523 W. 5th Ave.)	22, 23	250	526	6 stores	Macaulay, Nicolls, Maitland & Co.	7034/9215
116.	701-7 E. Hastings St. (352 & 370 Heatley Ave.)	39, 40	60	181	Double duplex with stores	Campbell & Pemberton	
117.	761-3 E. Hastings St.	28	60	181	2 dwellings, 1 store	Horne, Taylor & Co. Ltd.	12890
118.	3400 Blk. E. Hastings St.	22	48S½	T.H.S.L.	Vacant land	Collingwood Realty	8005
119.	857 Homer St.	27	65	541	Dwelling	Morrow Realty Co. Ltd.	4580/8553
120.	9180 Hudson St.	15	2/Y	318	Dwelling	J. W. Fairhall	5355/5366
121.	9182 Hudson St.	14	2/Y	318	Store & rooms	J. W. Fairhall	9341/3714
122.	316-22 Jackson Ave. S61′ of	1 & 2	58	196	Rmng. house & bungalow	Johnson, Reeve & Watson	9341/3714
123.	Joyce St. & School Rd.	1	A/19	50	Vacant land	E. B. Morgan & Co.	11018
124.	Joyce St. & School Rd.	2	A/19	50	Vacant land	E. B. Morgan & Co.	3638/3271
125.	446 Keefer St.	10	86	196	Rooming house	Pemberton Realty Corp. Ltd.	3638/3271
126.	611 Keefer St.	30	75	196	Dwelling	Richards, Akroyd & Gall Ltd.	465
127.	843 Keefer St.	32	77	181	Dwelling	Ker & Ker Ltd.	10523
128.	943 Keefer St.	32	78	181	2 dwellings	Ker & Ker Ltd.	10653/14114
							11268

Catalogue No.	Civic Address
129.	1600 Blk. Kent St.
130.	5800 Blk. Kerr Rd.
131.	19 E. King Edward Av
132.	1215 Kingsway St.
133.	206-8 Main St.
134.	220-224 Main St.
135.	238-40-42 Main St.
136.	5995 Main St.
137.	2120 Manitoba St.
138.	1720 Maple St.
139.	2000 Blk. S.E. Marin
140.	2000 Blk. S.E. Marin
141.	2261 McGill St.
142.	2275 McGill St.
143.	2306 McGill St.
144.	2456 McGill St.
145.	2995-7 McGill St.
146.	2633 McGill St.
147.	4695 McHardy St.
148.	5286 McKenzie
149.	1023 McLean Dr.
150.	3467 Monmouth St.
151.	6 Nanaimo St.
152.	3121 Nanaimo St.
153.	3681 Nanaimo St.
154.	3600 Blk. Nanaimo
155.	2267 Napier St.
156.	2528 Napier St.
157.	3396 Napier St.
158.	1007-1007½ Odlum
159.	1239 Odlum Dr.
160.	2321 Oxford St.
161.	2327 Oxford St.
162.	2525 Oxford St.
163.	2584 Oxford St.
164.	2676 Oxford St.
165.	8391 Osler Ave.
166.	8407 Osler Ave.
167.	8661 Osler Ave.

grent	Custodian File No.
non	5129
d & Gall Ltd.	11960
	10086
ron	9065
Watson	11360
Watson	9938
o.	10604
	3348
Corp. Ltd.	10836/5203
Gall Ltd.	9213
Gall Ltd.	9219
Ltd.	996
orp. Ltd.	679
laitland & Co.	6644
Ltd.	9875/12834
	10878/13296
p. Ltd.	13015
tland & Co.	1460
	12036/6773
	733
	10343
Ltd.	2040
td.	3357
	13036
	12995
	11298
Ltd.	11185
td.	5010
	10831
d & Co.	7034/9215
	12890
	8005
	4580/8553
	5355/5366
	9341/3714
	9341/3714
	11018
	3638/3271
	3638/3271
	465
	10523
	10653/14114
	11268

Catalogue No.	Civic Address	LEGAL DESCRIPTION Lot	Block	D.L.	Classification	Agent	Custodian File No.
129.	1600 Blk. Kent St.	13	CE½	328	Vacant land	Richards, Akroyd & Gall Ltd.	10830
130.	5800 Blk. Kerr Rd.	33	2/16	50	Vacant land	H. Hargreaves	7598
131.	19 E. King Edward Ave.	4, 5	1S½	630	Dwelling	A. E. Austin & Co. Ltd.	3331
132.	1215 Kingsway St.	14, 15	38	301	Dwelling & greenhouse	A. E. Austin & Co. Ltd.	3322
133.	206-8 Main St.	2, 3	5	196	3 store & rooms	Richards, Akroyd & Gall Ltd.	11960
134.	220-224 Main St.	4, 5	5	196	Store (Cafe)	Macaulay, Nicholls, Maitland & Co. Ltd.	11670
135.	238-40-42 Main St.	8	5	196	2 stores with rooms	P. C. Gibbens & Co. Ltd.	10985
136.	5995 Main St.	B/10	A/6	644	Stores & rooms	Denis Murphy, Barrister	1896
137.	2120 Manitoba St.	1	32	200A	Dwelling	H. Hargreaves	12637/1.648
138.	1720 Maple St.	1, 2 S30′	216	526	Dwelling	London & Western Trusts Co. Ltd.	1508
139.	2000 Blk. S.E. Marine Dr.	20	19	328	Vacant land	Collingwood Realty	10529
140.	2000 Blk. S.E. Marine Dr.	21	19	328	Shed	Collingwood Realty	10529
141.	2261 McGill St.	13	4	184	Dwelling	Johnson, Reeve & Watson	1745
142.	2275 McGill St.	12	4	184	Dwelling	Ker & Ker Ltd.	9347
143.	2306 McGill St.	1, 2, 3W½	6	184	Dwelling	P. C. Gibbens & Co. Ltd.	14220
144.	2456 McGill St.	887		H.T.	Dwelling	Pemberton Realty Corp. Ltd.	2077/8983
145.	2995-7 McGill St.	341		H.T.	2 dwellings	Pemberton Realty Corp. Ltd.	7840
146.	2633 McGill St.	299E½		H.T.	Dwelling	Macaulay, Nicolls, Maitland & Co. Ltd.	3330
147.	4695 McHardy St.		80	36, 51	Dwelling	A. E. Austin & Co.	2841
148.	5286 McKenzie	47Ex.E49.4′&48	29	2027	Dwelling	Horne, Taylor & Co. Ltd.	12787
149.	1023 McLean Dr.	D/3-6	31/J	182	Dwelling	McGregor, Johnston & Thomas Ltd.	3644
150.	3467 Monmouth St.	9	83	36, 51	Dwelling	Collingwood Realty	8208
151.	6 Nanaimo St.	8	18	T.H.S.L.	Dwelling	Richards, Akroyd & Gall Ltd.	10106/10105
152.	3121 Nanaimo St.	29 Ex.W.10′	3/A	195	Dwelling	Collingwood Realty	998
153.	3681 Nanaimo St.	27	A	741	Dwelling	Ker & Ker Ltd.	10698
154.	3600 Blk. Nanaimo St.	28	A	741	Vacant land	Ker & Ker Ltd.	10698
155.	2267 Napier St.	15	34	264A	Dwelling	Macaulay, Nicolls, Maitland & Co.	10241
156.	2528 Napier St.	5	7	Sec. 22, W½ T.H.S.L.	Dwelling	A. E. Austin & Co. Ltd.	11340
157.	3396 Napier St.	17	4	Sec. 26, W½ T.H.S.L.	Dwelling	Collingwood Realty	6640
158.	1007-1007½ Odlum Dr.	B/6-9	30/I	182	Dwelling	Johnson, Reeve & Watson	8554
159.	1239 Odlum Dr.	B/8 & 9	38/I	182	Dwelling	Ker & Ker Ltd.	4465
160.	2321 Oxford St.	10	13	184	Dwelling	Pemberton Realty Corp. Ltd.	5144
161.	2327 Oxford St.	9	13	184	Dwelling	Horne, Taylor & Co. Ltd.	671
162.	2525 Oxford St.	29	2	T.H.S.L.	Dwelling	Black, Gavin & Co. Ltd.	11791
163.	2584 Oxford St.	14	17	T.H.S.L.	Dwelling	P. C. Gibbens & Co.	3108/12981
164.	2676 Oxford St.	13	16	T.H.S.L.	Dwelling	The Toronto General Trusts Corp.	5842
165.	8391 Osler Ave.	17	35/B	319, 324 & Pt. 323	Dwelling	J. W. Fairhall	2123
166.	8407 Osler Ave.	16	35/B	319, 324 & Pt. 323	Dwelling	J. W. Fairhall	3714
167.	8661 Osler Ave.	39/1-5	1-6 & 12/C	319, 324 & Pt. 323	Dwelling	Ker & Ker Ltd.	10491

GROUP "B"

Catalogue No.	Civic Address	LEGAL DESCRIPTION Lot	Block	D.L.	Classification	Agent	Custodian File No.
168.	1822 Pandora St.	4/3	E	183	Dwelling	Richards, Akroyd & Gall Ltd.	11708
169.	1828 Pandora St.	6 E½	3/E	183	Dwelling	Pemberton Realty Corp. Ltd.	10353
170.	3333 Parker St.	29	2	Sec. 26 W½ T.H.S.L.	Dwelling	Ker & Ker Ltd.	1628
171.	732 E. Pender St.	7	76	181	Dwelling	Pemberton Realty Corp. Ltd.	1658
172.	763 E. Pender St.	28	67	181	Dwelling	Johnson, Reeve & Watson	10621
173.	1950 E. Pender St.	B/5-8	48	184	Dwelling	P. E. Wells	8270
174.	2625 E. Pender St.	C/19, 20	57	T.H.S.L.	Dwelling	Macaulay, Nicolls, Maitland & Co. Ltd.	9603
175.	2751 E. Pender St.	25	58	T.H.S.L.	Dwelling	Home Investments Ltd.	10004
176.	2129 Pine	N31'/11 & 12	268	526	Dwelling	Sun Life Assurance Co. of Canada	1676
177.	2133 Pine	S31'/N62'/11 & 12	268	526	Dwelling	Morrow Realty Co.	3361
178.	57-9 Powell St. (58-60 Alexander St.)	8	2	196	Stores and rooms	Pemberton Realty Corp. Ltd.	3311
179.	201-5-9 Powell St.	9, 10	4	196	Gas Stn., stores & rooms	Richards, Akroyd & Gall Ltd.	3303
180.	210-218 Powell St., (202 Main St.)	1	5	196	4 stores and offices	Johnson, Reeve & Watson	11773/11774
181.	229-31 Powell St.	11	4	196	Store and rooms	Pemberton Realty Corp. Ltd.	9760/7833
182.	242-6 Powell St.	24	5	196	2 stores and rooms	Campbell & Pemberton	2783
183.	250 Powell St.	23	5	196	Store and rooms	Ker & Ker Ltd.	11267
184.	260-70 Powell Street (205-223 Gore Ave.)	20	5	196	Room'g hse. with stores	Pemberton Realty Corp. Ltd.	7037/11755
185.	301-311 Powell St. S.36'	40, 41, 42	40	196	Store and rooms	Ker & Ker Ltd.	5090
186.	331 Powell St.	36	40	196	Store and rooms	Campbell & Pemberton	10711
187.	333 Powell St.	35	40	196	Store and rooms	Ker & Ker Ltd.	10449
188.	338 Powell St.	8	55	196	Store	Richards, Akroyd & Gall Ltd.	11767
189.	341 Powell St.	33	40	196	Store	Ker & Ker Ltd.	10449
190.	347 Powell St.	32	40	196	Store and rooms	Horne, Taylor & Co. Ltd.	2791
191.	351-53 Powell St.	31	40	196	Store and rooms	Richards, Akroyd & Gall Ltd.	11960
192.	355-7 Powell St.	30	40	196	Store and suites	Pemberton Realty Corp. Ltd.	12771
193.	359 Powell St.	29	40	196	Store and suites	P. C. Gibbens & Co.	10985
194.	366, 374-8 Powell St.	15, 16	55	196	Store and rooms	Pemberton Realty Corp. Ltd.	11056
195.	417-21 Powell St.	29	41	196	Store and rooms	Ker & Ker Ltd.	11587/11588
196.	427 Powell St.	27	41	196	Store and rooms	Campbell & Pemberton	3358
197.	437-41 Powell St.	24, 25	41	196	Stores and rooms	Richards, Akroyd & Gall Ltd.	10830
198.	451 Powell St.	23	41	196	Store & rooms & dwelling	Campbell & Pemberton	3869
199.	455-7 Powell St.	21	41	196	Dwelling with store front	Charles Wrinch	3348
200.	461-463 Powell St.	20	41	196	Dwelling with store front	Ker & Ker Ltd.	9348
201.	473 Powell St.	18	41	196	Store and rooms	Campbell & Pemberton	4207
202.	477 Powell St.	17	41	196	Store and suites	Ker & Ker Ltd.	1730/3371
203.	519 Powell St.	29	42	196	Store and 2 shacks	P. C. Gibbens & Co.	10072/10081
204.	537-9 Powell St.	25	42	196	Store and dwelling	Johnson, Reeve & Watson	12285
205.	551 Powell St.	22	42	196	Dwelling	Richards, Akroyd & Gall Ltd.	9349
206.	566 Powell St.	13	53	196	Store and rooms	Pemberton Realty Corp. Ltd.	8834
207.	567 Powell St.	19	42	196	Dwelling	Pemberton Realty Corp. Ltd.	11330
208.	600 Blk. Powell St.	19	43	196	Vacant land	Pemberton Realty Corp. Ltd.	5963
209.	617 Powell St.	29	43	196	Dwelling (duplex)	Ker & Ker Ltd.	13218/11187

Catalogue No.	Civic Address
210.	620-22 Powell St.
211.	633 Powell St.
212.	636 Powell St.
213.	641 Powell St.
214.	654 Powell St.
215.	657 Powell St.
216.	733 Powell St.
217.	762 Powell St.
218.	810 Powell St.
219.	856 Powell St.
220.	1166 Powell St.
221.	1170 Powell St.
222.	1740-44 Powell St.
223.	1774-1776½ Powell S
224.	3377 Price St.
225.	215 Princess Ave. (578-82 Powell St.)
226.	248 Princess Ave.
227.	825-825½ Prior St.
228.	1108 Raymur Ave.
229.	23 Renfrew St.
230.	Renfrew St.
231.	Renfrew St.
232.	Renfrew St.
233.	700 Blk. Renfrew
234.	2100 Blk. Renfre
235.	402 Robson St.
236.	St. Margarets Rd 45th Ave. E.
237.	8600 Blk. Selkir
238.	8622 Selkirk S
239.	8636 Selkirk S
240.	8700 Blk. Selki
241.	8722 Selkirk S
242.	8700 Blk. Selk
243.	8700 Blk. Selk
244.	8730 Selkirk S
245.	8738 Selkirk S
246.	8741 Selkirk
247.	8746 Selkirk
248.	8754 Selkirk
249.	8770 Selkirk
250.	8800 Blk. Se
251.	8800 Blk. Se
252.	8814 Selkirk

Agent	Custodian File No.
Akroyd & Gall Ltd.	11708
Realty Corp. Ltd.	10353
Ltd.	1628
Realty Corp. Ltd.	1658
eeve & Watson	10621
	8270
Nicolls, Maitland & Co. Ltd.	9603
ments Ltd.	10004
surance Co. of Canada	1676
ty Co.	3361
alty Corp. Ltd.	3311
oyd & Gall Ltd.	3303
& Watson	11773/11774
lty Corp. Ltd.	9760/7833
mberton	2783
	11267
y Corp. Ltd.	7037/11755
	5090
berton	10711
	10449
& Gall Ltd.	11767
	10449
o. Ltd.	2791
& Gall Ltd.	11960
Corp. Ltd.	12771
	10985
orp. Ltd.	11056
	11587/11588
ton	3358
Gall Ltd.	10830
on	3869
	3348
	9348
	4207
	1730/3371
	10072/10081
on	12285
ll Ltd.	9349
Ltd.	8834
Ltd.	11330
Ltd.	5963
	13218/11187

GROUP "B" — (Continued)

Catalogue No.	Civic Address	LEGAL DESCRIPTION Lot	Block	D.L.	Classification	Agent	Custodian File No.
210.	620-22 Powell St.	5	52	196	Store and suites	Pemberton Realty Corp. Ltd.	679
211.	633 Powell St.	26	43	196	Dwelling	Macaulay, Nicolls, Maitland & Co.	8278
212.	636 Powell St.	8	52	196	Dwelling	Hugh M. Fraser & Co.	5412
213.	641 Powell St.	24	43	196	Dwelling	Pemberton Realty Corp. Ltd.	473/3893
214.	654 Powell St.	11	52	196	Dwelling	Hugh M. Fraser & Co.	5412
215.	657 Powell St.	21	43	196	Dwelling	Pemberton Realty Corp. Ltd.	3897
216.	733 Powell St.	34	44	181	Store and suites	Pemberton Realty Corp. Ltd.	2260
217.	762 Powell St.	13	51	181	Store and rooms	P. C. Gibbens & Co.	7699
218.	810 Powell St.	3	50	181	Dwelling	P. C. Gibbens & Co.	8274
219.	856 Powell St.	12	50	181	Dwelling	P. C. Gibbens & Co.	10017
220.	1166 Powell St.	24	2/A	182	Dwelling	Macaulay, Nicolls, Maitland & Co.	6767
221.	1170 Powell St.	25	2/A	182	Dwelling and shed	Johnson, Reeve & Watson	3352
222.	1740-44 Powell St.	16	2/D	183	2 dwellings, store fronts	A. W. Goodrich & Co. Ltd.	11069
223.	1774-1776½ Powell St.	12	2/D	183	Stores and rooms	Macaulay, Nicolls, Maitland & Co.	8275
224.	3377 Price St.	A	94	36, 51	Dwelling	Pemberton Realty Corp. Ltd.	8311
225.	215 Princess Ave. (578-82 Powell St.)	15, 16	53	196	3 stores and rooms	Pemberton Realty Corp. Ltd.	9780
226.	248 Princess Ave.	A/31 & 32	52	196	Dwelling	Pemberton Realty Corp. Ltd.	3313
227.	825-825½ Prior St.	34, 35, 36	99	181	Apartment house	Ker & Ker Ltd.	11071
228.	1108 Raymur Ave.	12	116	181	Rooming house	Ker & Ker Ltd.	11651
229.	23 Renfrew St.	11	23	T.H.S.L.	Dwelling	George F. Jacobs Ltd.	11224
230.	Renfrew St.	9	23	T.H.S.L.	Vacant land	George F. Jacobs Ltd.	11224
231.	Renfrew St.	10	23	T.H.S.L.	Vacant land	George F. Jacobs Ltd.	11224
232.	Renfrew St.	12	23	T.H.S.L.	Vacant land	George F. Jacobs Ltd.	11224
233.	700 Blk. Renfrew St	4	82 S½	T.H.S.L.	Vacant land	Collingwood Realty	5066
234.	2100 Blk. Renfrew St.	6	3	Sec. 36 N½ T.H.S.L.	Vacant land	Collingwood Realty	5129
235.	402 Robson St.	A/37 & 38	65	541	Store and suites	Pemberton Realty Corp. Ltd.	1728
236.	St. Margarets Rd. nr. 45th Ave. E.	F/4-7	2/1-4 & 12-15	721	Vacant land	J. W. Fairhall	2143
237.	8600 Blk. Selkirk St.	12	D	318	Vacant land	J. W. Fairhall	11059
238.	8622 Selkirk St.	13	D	318	Dwelling	J. W. Fairhall	11059
239.	8636 Selkirk St.	11	D	318	Dwelling	J. W. Fairhall	1474
240.	8700 Blk. Selkirk St.	5	8	318	Vacant land	J. W. Fairhall	3056
241.	8722 Selkirk St.	10	C	318	Dwelling	J. W. Fairhall	11667
242.	8700 Blk. Selkirk St.	11	C	318	Vacant land	J. W. Fairhall	11667
243.	8700 Blk. Selkirk St.	12	C	318	Vacant land	J. W. Fairhall	11667
244.	8730 Selkirk St.	9	C	318	Dwelling	J. W. Fairhall	12928
245.	8738 Selkirk St.	8	C	318	Dwelling	Ker & Ker Ltd.	10979/4597
246.	8741 Selkirk St.	4	8	318	2 Dwellings	J. W. Fairhall	1542
247.	8746 Selkirk St.	7	C	318	Dwelling	J. W. Fairhall	11271
248.	8754 Selkirk St.	6	C	318	Dwelling	J. W. Fairhall	9586
249.	8770 Selkirk St.	4	C	318	Rooming house	J. W. Fairhall	9957
250.	8800 Blk. Selkirk St.	5	7	318	Chicken house	J. W. Fairhall	9957
251.	8800 Blk. Selkirk St.	11	B	318	Vacant land	J. W. Fairhall	9957
252.	8814 Selkirk St.	12	B	318	Dwelling	J. W. Fairhall	9957

GROUP "B" — (Continued)

Catalogue No.	Civic Address	LEGAL DESCRIPTION Lot	Block	D.L.	Classification	Agent	Custodian File No.
253.	8828 Selkirk St.	10	B	318	Dwelling	J. W. Fairhall	4390/9957
254.	8837 Selkirk St.	6	7	318	Dwelling	J. W. Fairhall	2205
255.	8842 Selkirk St.	8	B	318	Dwelling	J. W. Fairhall	9957
256.	8856 Selkirk St.	6	B	318	Apartment house	J. W. Fairhall	11062
257.	8859 Selkirk St.	4	7	318	Dwelling	Montreal Trust Co.	10844
258.	8864 Selkirk St.	5	B	318	Dwelling	Montreal Trust Co.	10843
259.	8870 Selkirk St.	4	B	318	Rooming house	A. W. Goodrich Co. Ltd.	3169
260.	8871 Selkirk St.	3	7	318	Dwelling	Montreal Trust Co.	10843/10844
261.	600 Blk. Semlin Dr.	C/1 & 2	2	264A	Vacant land	Macaulay, Nicolls, Maitland & Co.	9044
262.	620 Semlin Dr.	D/1 & 2	2	264A	Dwelling	Macaulay, Nicolls, Maitland & Co.	9044
263.	1149 Semlin Dr.	A/14-17	2/A & B/136	264A	Dwelling	Macaulay, Nicolls, Maitland & Co.	9936
264.	1610 Semlin Dr.	B/1 & 2	6/138	264A	Dwelling	Yorkshire & Pacific Securities Ltd.	6638
265.	3577 Tanner St.	10	100	36, 51	Dwelling	Pemberton Realty Corp. Ltd.	7831
266.	20 & 40 N. Templeton Dr.	16	21	184	Stores and rooms	Pemberton Realty Corp. Ltd.	9755
267.	S. W. cor. Trafalgar & 39th Ave. W.	D/22 & 23 E/22 & 23	9 9	2027 2027	Vacant land Vacant land	Martin & Shannon Martin & Shannon	5129/13568 5129/13568
268.	2666 Trinity St.	291W½		H.T.	Dwelling	E. B. Morgan & Co. Ltd.	1578
269.	2687 Trinity St.	228E½		H.T.	Dwelling	Bell & Mitchell Ltd.	711/8663
270.	2696 Trinity St.	293E½ Ex. S.8′		H.T.	Dwelling	The Toronto General Trusts Corp.	493
271.	2704 Trinity St.	302 Ex. S.8′		H.T.	Dwelling	J. D. Swanson	9326
272.	2016 Triumph St.	2	29	184	Dwelling	Collingwood Realty	4269/9753
273.	2052 Triumph St.	6W½	29	184	Dwelling	Pemberton Realty Corp. Ltd.	11563/3305
274.	2200 Blk. Triumph St.	12	24	184	Vacant land	Campbell & Pemberton	5150
275.	2503 Triumph St.	32	20	T.H.S.L.	Dwelling	J. D. Swanson	9217
276.	2642 Triumph St.	7	34	T.H.S.L.	Dwelling	Canada Permanent Trust Co.	1898
277.	2712 Triumph St.	E	1, 2, 3/33	T.H.S.L.	Dwelling	Home Investments	11832
278.	6800 Blk. Tyne St.	5	6	338 SE¼	Vacant land	J. W. Fairhall	3112
279.	245 Union St.	18, 19, 20	20	196	Factory	Ker & Ker Ltd.	10108
280.	3154 Vanness St.		143 Ex. N15′	37	Dwelling	Pemberton Realty Corp. Ltd.	2300
281.	3380 Venables St.	16	2	Sec. 26W½	T.H.S.L. Dwelling	Collingwood Realty	8985
282.	2005-7-9 Victoria Dr.	38, 39	B/146	264A	Dwelling, suites	London & Western Trusts Co. Ltd.	1466
283.	5284 Victoria Dr.	3	1/7 & 8	394	Dwelling	Pemberton Realty Corp. Ltd.	1612
284.	6600 Blk. Victoria Dr.	1	1	725	Vacant land	Ker & Ker Ltd.	7036
285.	6751 Victoria Dr.	21, 22	3	735	Dwelling	Ker & Ker Ltd.	7036
286.	6700 Blk. Victoria Dr.	25	3	735	Shed	Ker & Ker Ltd.	7036
287.	6700 Blk. Victoria Dr.	18	3	735	Vacant land	Ker & Ker Ltd.	7036
288.	6700 Blk. Victoria Dr.	19	3	735	Vacant land	Ker & Ker Ltd.	7036
289.	6700 Blk. Victoria Dr.	23	3	735	Vacant land	Ker & Ker Ltd.	7036
290.	6700 Blk. Victoria Dr.	20	3	735	Vacant land	Ker & Ker Ltd.	7036
291.	6700 Blk. Victoria Dr.	24	3	735	Vacant land	Ker & Ker Ltd.	7036
292.	7900 Blk. Victoria Dr.	27	16	328	Vacant land	J. W. Fairhall	3329
293.	2700 Blk. Waverley St.	5	7	336	Vacant land	J. W. Fairhall	3395
294.	5971-75-79 W. Boulevard	12	7/16	526	3 stores	S. E. Peters & Co.	10724
295.	2798 Yale St.	198 Ex. S.8′		H.T.	Dwelling	Charles Wrinch	2791
296.	2818 Yew St.	1	404	526	Dwelling	Macaulay, Nicolls, Maitland & Co.	1765/7749

Catalogue No.	Civic Address	L
297.	130 West 1st Ave.	
298.	1748 West 1st Ave.	
299.	1788 West 1st Ave.	
300.	1927 West 1st Ave.	
301.	1323 East 1st Ave.	
302.	1618 West 2nd Ave.	
303.	1622 West 2nd Ave.	
304.	1632 West 2nd Ave.	
305.	1635 West 2nd Ave.	
306.	1642 West 2nd Ave.	
307.	1646 West 2nd Ave.	
308.	1661 West 2nd Ave.	
309.	1662 West 2nd Ave.	
310.	1672 West 2nd Ave.	
311.	1723 West 2nd Ave.	
312.	1726 West 2nd Ave.	
313.	1733 West 2nd Ave.	
314.	1737 West 2nd Ave.	
315.	1752 West 2nd Ave.	
316.	1767 West 2nd Ave.	
317.	1782-84 West 2nd Ave.	
318.	1533 West 3rd Ave.	
319.	1534 West 3rd Ave.	
320.	1618 West 3rd Ave.	
321.	1747 West 3rd Ave.	
322.	1817 West 3rd Ave.	
323.	123 West 4th Ave.	
324.	128-30 West 4th Ave.	
325.	344 West 4th Ave.	
326.	344 West 4th Ave.	
327.	325 West 4th Ave.	
328.	1607 West 4th Ave.	
329.	1758 West 4th Ave.	
330.	1778 West 4th Ave.	
331.	1907 West 4th Ave.	
332.	1952 West 4th Ave.	
333.	2002-6 West 4th Ave.	
334.	1531 East 4th Ave.	

Agent	Custodian File No.
l	4390/9957
	2205
	9957
	11062
Co.	10844
Co.	10843
Co. Ltd.	3169
Co.	10843/10844
s, Maitland & Co.	9044
, Maitland & Co.	9044
, Maitland & Co.	9936
ic Securities Ltd.	6638
Corp. Ltd.	7831
Corp. Ltd.	9755
	5129/13568
	5129/13568
Ltd.	1578
	711/8663
Trusts Corp.	493
	9326
	4269/9753
p. Ltd.	11563/3305
n	5150
	9217
st Co.	1898
	11832
	3112
	10108
Ltd.	2300
	8985
Co. Ltd.	1466
Ltd.	1612
	7036
	7036
	7036
	7036
	7036
	7036
	7036
	3329
	3395
	10724
	2791
Co.	1765/7749

Catalogue No.	Civic Address	LEGAL DESCRIPTION Lot	Block	D.L.	Classification	Agent	Custodian File No.
297.	130 West 1st Ave.	8	10	200A	Rooming house	Ker & Ker Ltd.	8614
298.	1748 West 1st Ave.	11	218	526	Dwelling	Macaulay, Nicolls, Maitland & Co.	3387
299.	1788 West 1st Ave.	3	218	526	Dwelling	Simpson-MacPherson Ltd.	12988
300.	1927 West 1st Ave.	13W½	206	526	Dwelling	Pemberton Realty Corp. Ltd.	10561
301.	1323 East 1st Ave.	21	60	264A	Dwelling	Charles Wrinch	2791
302.	1618 West 2nd Ave.	17	229	526	Apartment house	Macaulay, Nicolls, Maitland & Co.	11661
303.	1622 West 2nd Ave.	16	229	526	Dwelling	Ker & Ker Ltd.	7249
304.	1632 West 2nd Ave.	14	229	526	Dwelling	Ker & Ker Ltd.	3369/3381
305.	1635 West 2nd Ave.	28	219	526	Dwell'g with store front	Ker & Ker Ltd.	11676
306.	1642 West 2nd Ave.	12	229	526	Apartment hse. & cottage	Campbell & Pemberton	12818/7824
307.	1646 West 2nd Ave.	11	229	526	2 dwellings	Western City Co. Ltd.	10932/11332
308.	1661 West 2nd Ave.	33	219	526	Store & rooms, & 5 cabins	Western City Co. Ltd.	11749
309.	1662 West 2nd Ave.	8	229	526	Dwelling	Canada Permanent Trust Co.	3391/1538
310.	1672 West 2nd Ave.	6	229	526	Dwelling	London & Western Trusts Co. Ltd.	3367
311.	1723 West 2nd Ave.	25	218	526	Dwelling	J. L. Clark Realty Co.	11576
312.	1726 West 2nd Ave.	15	228	526	Dwelling	Ker & Ker Limited	11594
313.	1733 West 2nd Ave.	27	218	526	Dwelling	Gordon M. Thompson	13049
314.	1737 West 2nd Ave.	28	218	526	Dwelling	J. L. Clark Realty Co.	11598
315.	1752 West 2nd Ave.	9, 10	228	526	Dwelling	J. L. Clark Realty Co.	11681
316.	1767 West 2nd Ave.	34	218	526	Dwelling	J. L. Clark Realty Co.	12964
317.	1782-84 West 2nd Ave.	3, 4	228	526	Dwelling & shed	Ker & Ker Limited	11978/I.934
318.	1533 West 3rd Ave.	30	230	526	Dwelling	E. B. Morgan & Co.	11584
319.	1534 West 3rd Ave.	9, 10	240	526	Dwelling & Shed	Ker & Ker Limited	11611
320.	1618 West 3rd Ave.	17	239	526	Dwelling	Ker & Ker Limited	9011
321.	1747 West 3rd Ave.	30	228	526	Dwelling	Simpson-MacPherson Ltd.	12873
322.	1817 West 3rd Ave.	24	227	526	Dwelling	Homer J. Moore	10582
323.	123 West 4th Ave.	15E½	20	200A	Dwelling and shed	W. H. Gallagher & Co.	3349
324.	128-30 West 4th Ave.	7	21	200A	2 Dwellings & room. hse.	Western City Co. Ltd.	10805
325.	344 West 4th Ave.	3	11	302	Garage & greenhouse	Western City Co. Ltd.	10807/1973
326.	344 West 4th Ave.	4	11	302	Apt. house & 2 cottages	Western City Co. Ltd.	10807
327.	325 West 4th Ave.	10, 11, 12	7	302	Rooming house	Ker & Ker Ltd.	8614
328.	1607 West 4th Ave.	22	239	526	Dwelling with store front	Ker & Ker Ltd.	3365
329.	1758 West 4th Ave.	9	248	526	Dwelling with store front	H. A. Roberts Ltd.	8556
330.	1778 West 4th Ave.	5	248	526	Dwelling	H. A. Roberts Ltd.	3863
331.	1907 West 4th Ave.	22	236	526	Dwelling	J. L. Clark Realty Co.	10734
332.	1952 West 4th Ave.	10	246	526	Dwelling	J. L. Clark Realty Co.	10446, 11301
333.	2002-6 West 4th Ave.	19, 20	245	526	Store & Dwelling	General Business Exchange	3326
334.	1531 East 4th Ave.	31 W½	145	264A	Dwelling	Western City Co.	12496

GROUP "C"

Catalogue No.	Civic Address	LEGAL DESCRIPTION Lot	Block	D.L.	Classification	Agent	Custodian File No.
335.	45 West 5th Ave.	13 E. 33′	22	200A	Dwelling	H. A. Roberts Ltd.	3863
336.	49 West 5th Ave.	13 Ex. E. 33′ 14 Ex. W. 33′	22	200A	Dwelling	P. C. Gibbens & Co. Ltd.	1896
337.	55 West 5th Ave.	14 W. 33′	22	200A	Dwelling & room'g house	H. Hargreaves	4949
338.	133 West 5th Ave.	17	21	200A	Dwelling	Western City Co.	11600
339.	145 West 5th Ave.	19 W½	21	200A	Dwelling	Ker & Ker Ltd.	8774/10933
340.	162 West 5th Ave.	2	33	200A	Dwelling	Ker & Ker Ltd.	10154/10026
341.	221 West 5th Ave.	7	10	302	Terrace	Pemberton Realty Corp. Ltd.	3311
342.	238 West 5th Ave.	F/1 & 2	14	302	Dwelling	H. Hargreaves	2085
343.	2013 West 5th Ave.	23	245	526	Dwelling	Pemberton Realty Corp. Ltd.	1344
344.	43 East 5th Ave.	12 W½	23	200A	2 dwellings, 1 store front	Pemberton Realty Corp. Ltd.	1392/1548
345.	498 East 5th Ave.	8 N½	88	264A	Dwelling	Edward S. Anthony	10007
346.	2348 East 5th Ave.	L/8-21	D/149	264A	Dwelling	Ker & Ker Ltd.	10655
347.	161 West 6th Ave.	C/20 & 21	33	200A	Dwelling & store, rooms	Pemberton Realty Corp. Ltd.	635
348.	414 West 6th Ave.	A/7 & 8	17	302	Dwelling	Macaulay, Nicolls Maitland & Co.	12621
349.	874 West 6th Ave.	3	297	526	Apartment house	Ker & Ker Ltd.	1366/5412/9451/I.321
350.	1525 West 6th Ave.	18 W 35′	270	526	Dwelling	Richard Evans	1624
351.	2326 West 6th Ave.	8	282	526	Dwelling	Ker & Ker Ltd.	14565/12461
352.	303 East 6th Ave.	16	28	200A	Dwelling	Campbell & Pemberton	13051/1735
353.	473 East 6th Ave.	D/9&10	88	264A	Dwelling	Arthur A. Cameron	12408
354.	2595 East 6th Ave.	17	14	Sec. 34N½T.H.S.L.	Dwelling	Ker & Ker Ltd.	8209
355.	833 West 7th Ave.	13	297	526	Dwelling	H. Hargreaves	10107
356.	838 West 7th Ave.	7	317	526	Dwelling	H. Hargreaves	11143/11142
357.	847 West 7th Ave.	15W½	297	526	Dwelling	Johnson, Reeve & Watson	3895/8545
358.	925 West 7th Ave.	13	296	526	Dwelling	George F. Jacobs & Co.	707/9454
359.	934 West 7th Ave.	7	316	526	Dwelling	London & Western Trusts Co. Ltd.	461
360.	983 West 7th Ave.	19	296	526	Rooming house	Pemberton Realty Corp. Ltd.	3293
361.	1017 West 7th Ave.	13E½	295	526	Rooming house	Administration & Trust Co.	8279, I.285
362.	1037 West 7th Ave.	14W½	295	526	Dwelling	Pemberton Realty Corp. Ltd.	3395
363.	1182 West 7th Ave.	1, 2	314	526	Dwelling	Reed, Phipps & Davies Realty Co. Ltd.	13802
364.	1266 West 7th Ave.	4W. 33′	313	526	Dwelling	A. E. Austin & Co. Ltd.	12077
365.	1372 West 7th Ave.	3E½	312	526	Dwelling	Macaulay, Nicolls, Maitland & Co. Ltd.	10336/6647
366.	1758 West 7th Ave.	5E.23′	308	526	Dwelling	Ker & Ker Ltd.	1402
367.	1349 East 7th Ave.	20	A/155	264A	Dwelling	A. W. Goodrich Co. Ltd.	9778/11069/13020
368.	2700 Blk. East 7th Ave.	28	14	Sec.35N½T.H.S.L.	Vacant land	Pemberton Realty Corp. Ltd.	4632
369.	2725 East 7th Ave.	29, 30, 31	14	Sec.35N½T.H.S.L.	Dwelling	Pemberton Realty Corp. Ltd.	4632
370.	2700 Blk. East 7th Ave.	32	14	Sec.35N½T.H.S.L.	Vacant land	Pemberton Realty Corp. Ltd.	4632
371.	137 West 8th Ave.	17W½	47	200A	Dwelling	Pemberton Realty Corp.Ltd.	4951/1486
372.	786 West 8th Ave.	1	338	526	Dwelling	Richards, Akroyd & Gall Ltd.	1438/12971
373.	944 West 8th Ave.	6	336	526	Dwelling	Administration & Trust Co.	11341
374.	1075 West 8th Ave.	18, 19 E.5′	315	526	Dwelling	Ker & Ker Ltd.	9215/7034
375.	1864 West 8th Ave.	4	327	526	Dwelling	J. L. Clark Realty Co.	1582
376.	1096 West 10th Ave.	1	375	526	Dwelling	Ker & Ker Ltd.	5096/8514
377.	1245 West 10th Ave.	15	353	526	Dwelling	Johnson, Reeve & Watson	11774/11773
378.	3203 West 10th Ave.	7	59	540	Dwelling & green-house	Homer J. Moore	9866

379. 153-155
380. 2416 W
381. 1071 Ea
382. 1390 W
383. 2145 W
384. Cr. W.
385. Nr. W.
386. 620 Ea
387. 3100
388. 261 W
389. 351 W
390. 2964
391. 2800
392. 2880
393. 538
394. 2996
395. 3600
396. 2867
397. 941
398. Nr.
399. Nr.
400. Nr.
401. 606
402. 25
403. 49
404. 26
405. 19
406. 30
407. N
408. N
409. S
410. 1
411.
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422.

rgent	Custodian File No.
	3863
Ltd.	
	1896
Co. Ltd.	4949
	11600
	8774/10933
	10154/10026
Corp. Ltd.	3311
	2085
	1344
Corp. Ltd.	1392/1548
Corp. Ltd.	10007
y	10655
	635
Corp. Ltd.	12621
Maitland & Co.	1366/5412/9451/I.321
	1624
	14565/12461
	13051/1735
on	12408
	8209
	10107
	11143/11142
tson	3895/8545
.	707/9454
sts Co. Ltd.	461
. Ltd.	3293
Co.	8279, I.285
Ltd.	3395
Realty Co. Ltd.	13802
	12077
nd & Co. Ltd.	10336/6647
	1402
	9778/11069/13020
Ltd.	4632
Ltd.	4632
Ltd.	4632
td.	4951/1486
td.	1438/12971
o.	11341
	9215/7034
	1582
	5090/8514
	11774/11773
	9866

GROUP "C" — (Continued)

Catalogue No.	Civic Address	LEGAL DESCRIPTION Lot	Block	D.L.	Classification	Agent	Custodian File No.
379.	153-155 East 10th Ave.	F/4-6	28	302	Store & rooms	Ker & Ker Ltd.	7832
380.	2416 West 12th Ave.	9	401	526	Dwelling	Ker & Ker Ltd.	10181
381.	1071 East 12th Ave.	A/33-35	D/158	264A	Dwelling	P. C. Gibbens & Co. Ltd.	7555/12413
382.	1390 West 13th Ave.	1	432	526	Dwelling	Pemberton Realty Corp. Ltd.	11529
383.	2145 West 13th Ave.	15	404	526	Dwelling	Administration & Trust Co.	13594
384.	Cr. W. 16th Ave. & Carnarvon	13	118	540	Vacant land	Simpson-MacPherson Ltd.	8834
385.	Nr. W. 16th Ave. & Carnarvon	14	118	540	Vacant land	Simpson-MacPherson Ltd.	8834
386.	620 East 16th Ave.	B/2 & 3	92	301	Dwelling	Pemberton Realty Corp. Ltd.	2135
387.	3100 Blk. West 19th Ave.	2	E	139	Vacant land	Simpson-MacPherson Ltd.	13126
388.	261 West 20th Ave.	24	562	526	Dwelling	Pemberton Realty Corp. Ltd.	9751/10170
389.	351 West 20th Ave.	32	562	526	Dwelling	Atherton Realty Co. Ltd.	12704
390.	2964 West 20th Ave.	7/4	11	139	Dwelling	J. B. Allan & Son	9848/13126
391.	2800 Blk. East 20th Ave.	12	2	Sec. 44 SE¼ T.H.S.L.	Vacant land	Ker & Ker Ltd.	1586
392.	2880 East 20th Ave.	13	2	Sec. 44 SE¼ T.H.S.L.	Dwelling	Ker & Ker Ltd.	1586
393.	538 East 22nd Ave.	4 E. 33′	21	301	Dwelling	London & Western Trusts Co. Ltd.	1466
394.	2996 West 29th Ave.	1	67	2027	Dwelling	Pemberton Realty Corp. Ltd.	1826/10899/10900
395.	3600 Blk. East 29th Ave.	28	4	Sec.51SE¼THSL	Vacant land	Collingwood Realty	13233
396.	2867 West 37th Ave.	46	29	2027	Dwelling	Simpson-MacPherson Ltd.	12787
397.	941 East 41st Ave.	12	3/12-21	666	Dwelling	Atherton Realty Co. Ltd.	5187
398.	Nr. E. 41st Ave. & Knight Rd.	11	4	711	Vacant land	Ker & Ker Ltd.	11590
399.	Nr. E. 41st Ave. & Knight Rd.	12	1	715	Vacant land	Collingwood Realty	9353
400.	Nr. E. 41st Ave. & Knight Rd.	14	1	715	Vacant land	Collingwood Realty	3293
401.	606 East 45th Ave.	16, 17	1	646	Dwelling	Collingwood Realty	9061
402.	258 East 46th Ave.	5	8	647	Dwelling	London & Western Trusts Co. Ltd.	11781
403.	49th Ave. W. and Bruce St.	19	13, 14, 21, 22, 27, 28, 29	733	Vacant land	J. W. Fairhall	3355
404.	2600 Blk. East 49th Ave.	28	9	336NE¼	Vacant land	J. W. Fairhall	4621
405.	1900 Blk. East 51st Ave.	17	3	735	Vacant land	J. W. Fairhall	7036
406.	3000 Blk. East 54th Ave.	12	1	333 N. pt. E½ of NE¼	Vacant land	J. W. Fairhall	665
407.	N.W. Cr. 57th Ave. & Culloden	6	24	200	Vacant land	Ker & Ker Ltd.	8049
408.	N.W. Cr. 57th Ave. & Culloden	7	24	200	Vacant land	Ker & Ker Ltd.	8049
409.	S.E. Cor. E. 58th & Carlton	42		333 SW¼ of NE¼	Vacant land	Collingwood Realty	8049
410.	1450 West 64th Ave.	3/2N½	B	319, 324 & Pt. 323	Dwelling	J. W. Fairhall	9852
411.	1612 West 64th Ave.	26	2	325	Dwelling	Homer J. Moore	9867
412.	1600 Blk. West 64th Ave.	27	2	325	Vacant land	Homer J. Moore	9867
413.	1274 East 67th Ave.	24	B, E. pt.	327	Dwelling	A. E. Austin & Co. Ltd.	3925
414.	700 Blk. West 68th Ave.	18	19/D	319, 324 & Pt. 323	Vacant land	J. W. Fairhall	4946
415.	743 West 68th Ave.	12	18/D	319, 324 & Pt. 323	Dwelling & greenhouse	Montreal Trust Co.	5077
416.	747 West 68th Ave.	9	18/D	319, 324 & Pt. 323	Vacant land	J. W. Fairhall	4211
417.	700 Blk. West 69th Ave.	17	20/D	319, 324 & Pt. 323	Vacant land	J. W. Fairhall	13234
418.	700 Blk. West 69th Ave.	18	20/D	319, 324 & Pt. 323	Vacant land	J. W. Fairhall	13234
419.	725 West 69th Ave.	16	20/D	319, 324 & Pt. 323	Dwelling	J. W. Fairhall	8552
420.	727 West 69th Ave.	15	20/D	319, 324 & Pt. 323	Dwelling	J. W. Fairhall	8552
421.	198 West 70th Ave.	14, 15	D	318	Dwelling	J. W. Fairhall	11059
422.	1191 West 71st Ave.	A/1-3	D	318	Dwelling	J. W. Fairhall	9586

GROUP "C" — (Continued)

Catalogue No.	Civic Address	LEGAL DESCRIPTION Lot	Block	D.L.	Classification	Agent	Custodian File No.
WEST VANCOUVER							
423.	563 Esquimalt Ave.	6		1038 W½	Dwelling	The Toronto General Trusts Corp.	1470
424.	2152 Marine Drive	6	12	775(7-12)	Dwelling with store front	H. A. Roberts Ltd.	4779/I. 780
425.	2631 Nelson St.	9	B/7	555	Dwelling (duplex)	H. A. Roberts Ltd.	8006
NORTH VANCOUVER							
426.	Cr. Denis & Main St.	14, 15	26	204	Gas station	Pemberton Realty Corp. Ltd.	6366
	Nr. Cr. Denis & Main St.	16	26	204	Vacant land	Pemberton Realty Corp. Ltd.	6366
427.	Dollarton	1	3/J	230	Greenhouses & dwelling	Jack Loutet & Co.	8079
428.	Frederick St.	7/1	10	2023	Dwelling & 3 sheds	Jack Loutet & Co.	1660
429.	Frederick St.	8/1	10	2023	Vacant land	Jack Loutet & Co.	1660
430.	519 West King's Rd.	10	5	617 SE¼	Dwelling	Irwin & Billings Co. Ltd.	8549
431.	500 Blk. West King's Rd.	11	5	617 SE¼	Vacant land	Irwin & Billings Co. Ltd.	8549
432.	519 West King's Rd.	12	5	617 SE¼	Shack	Irwin & Billings Co. Ltd.	13411
433.	Lonsdale & 23rd Ave.	1	215	545	Vacant land	Jack Loutet & Co.	1763
434.	701 E. 4th (380 Queensb'ry Av.)	1	24	273	Store & rooms	Jack Loutet & Co.	1763
435.	Nr. E. 4th & Queensbury	2	24	273	Vacant land	Jack Loutet & Co.	1763
436.	700 Blk. Queensbury Ave.	15	3	273	Vacant land	North Vancouver Realty Ltd.	10725
437.	725-729 Queensbury Ave.	14	3	273	Store	North Vancouver Realty Ltd.	10725
438.	Rear Tide Flats, Bridge Rd.	9	36	611	Vacant land	Irwin & Billings Co. Ltd.	3632
439.	Seym'r Cr. Nr. Pipe L. R. 107,	108	1	791	Vacant land	Jack Loutet & Co.	13690
440.	Tide Flats, E. Seymour Creek	7	36	611	Shack	Jack Loutet & Co.	13696
441.	Tide Flats E. Seymour Creek	8	36	611	Vacant land	Jack Loutet & Co.	5564
442.	Tide Flats Lower Dollarton Rd.	15	40	611	Vacant land	Irwin & Billings Co. Ltd.	12787
443.	Tide Flats Lower Dollarton Rd.	16	40	611	Dwelling	Irwin & Billings Co. Ltd.	3632
444.	Tide Flats W. Capilano	3, 4	24	264	Vacant land	Irwin & Billings Co. Ltd.	4625/4624
445.	Tide Flats W. Capilano	1, 2	24	264	Shack		4192

Catalogue No.	Civic Addr
BURNABY	
446.	4600 Blk. A
447.	4621 Albert
448.	204 Alpha
449.	300 Beta Av
450.	320 Beta A
451.	4055 Franc
452.	5061 East
453.	3798 East
454.	4400 Blk.
455.	4472 East
456.	Kent & N
457.	221 Marsh
458.	4300 Blk.
459.	4337 Park
460.	5195 Roy
461.	2500 Blk.
462.	2586 Tho
463.	4671 Triu
464.	325 Willi

Agent	Custodian File No.
to General Trusts Corp.	1470
rts Ltd.	4779/I. 780
rts Ltd.	8006
ealty Corp. Ltd.	6366
ealty Corp. Ltd.	6366
Co.	8079
Co.	1660
Co.	1660
Co. Ltd.	8549
Co. Ltd.	8549
Co. Ltd.	13411
o.	1763
o.	1763
	1763
Realty Ltd.	10725
Realty Ltd.	10725
o. Ltd.	3632
	13690
	13696
	5564
Ltd.	12787
Ltd.	3632
td.	4625/4624
td.	4192

GROUP "C" — (Continued)

Catalogue No.	Civic Address	LEGAL DESCRIPTION Lot	Block	D.L.	Classification	Agent	Custodian File No.
BURNABY							
446.	4600 Blk. Albert St.	5	2	122	Vacant land	Pemberton Realty Corp. Ltd.	9658
447.	4621 Albert St.	6	2	122	Dwelling	Pemberton Realty Corp. Ltd.	9658
448.	204 Alpha Ave.	A	2	122	Dwelling	Pemberton Realty Corp. Ltd.	2284
449.	300 Beta Ave.	2, 3, 4	6	122	Vacant land	Collingwood Realty	7823
450.	320 Beta Ave.	1	6	122	Dwelling	Collingwood Realty	7823
451.	4055 Frances St.	W16'12,13E17'	13	116/186	Dwelling	Pemberton Realty Corp. Ltd.	12969
452.	5061 East Georgia St.	11	H	127	Vacant land	Collingwood Realty	10174
453.	3798 East Hastings St.	10	9	116/186	Dwelling with store front	Campbell & Pemberton	9053
454.	4400 Blk. East Hastings St.	17	12	121	Vacant land	Macaulay, Nicolls, Maitland & Co.	7254
455.	4472 East Hastings St.	18	12	121	Dwelling with store front	Macaulay, Nicolls, Maitland & Co.	7254
456.	Kent & North Rd.	8	2, 1 & 24 pt.	6	Dwelling	Joseph Dorgan	11925
457.	221 Marsh St.		134	163/5	Vacant land	Collingwood Realty	7720
458.	4300 Blk. Parker St.	27	30	121	Vacant land	Ker & Ker Ltd.	10216
459.	4337 Parker St.	28	30	121	Dwelling	Ker & Ker Ltd.	10216
460.	5195 Royal Oak Ave.	1	2	74S½	Dwelling	Baird & Baird, Barristers	13431
461.	2500 Blk. Thorne Ave.	3	10	173	Vacant land	Ker & Ker Ltd.	655
462.	2586 Thorne Ave.	2	10	173	Dwelling	Ker & Ker Ltd.	655
463.	4671 Triumph St.	26	26/C Central	188	Vacant land	Collingwood Realty	11683
464.	325 Willingdon Ave.	18	5	121	Dwelling	Ker & Ker Ltd.	8551

PRINTED BY
THE CLARKE & STUART CO. LIMITED
VANCOUVER, B.C.

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

15th July, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: P.S. Ross & Sons' Advertisement.

Referring to yours of the 7th instant in connection with Messrs. P.S. Ross & Sons' advertisement calling for tenders on 27 parcels of land.

Parcels 1 - 14 are owned by Toru Tamura and 13 of these parcels are vacant lots and the other parcel covers a vacant house which is in very bad order and will cost a considerable expenditure to render it habitable. Mr. Noritaki expressed opinion before he left that all these properties should be sold.

Parcels 15 - 26 cover properties owned by the Japan & Canada Trust Savings Company for which a Liquidation Order has been issued.

Parcels 15 - 18 are improved and the balance are vacant lots.

In regard to Parcel 27, this was included in this advertisement in order to secure a bid with the minimum expense of advertising and is a store building owned by M. Ebisuzaki. The property is valued at less than the first mortgage and it has been previously advertised but no bids received.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO FILE No. 10004

506 Royal Bank Building,
Vancouver, B.C.

15th July, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: Eizaburo KITIGAWA.

Further to my letter of the 2nd July I am now enclosing copy of a letter I have received from Mr. Kitagawa dated 8th July together with a copy of my reply of to-day's date.

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

PMH
encl.

COPY

10004

15th July, 1943.

Mr. Eizaburo Kitagawa,
Registration #01842,
20 Crewe Avenue,
Toronto, Ont.

Dear Sir:

This will acknowledge your letter of the 8th instant.

The position of this office was outlined in our letter to you of the 2nd July and we can only assure you that in carrying out the policy of liquidation we will endeavour to secure the best possible results on your behalf.

Our Catalogue listing Japanese Properties is in three parts and your property is in the group for which tenders are not at present being called for.

We note that you have advised Mr. George Webber of the Home Investment Corporation in regard to the disposition of a stoker and other items.

The rental arrangements which you have with Mrs. Fee, your tenant, were made by yourself prior to evacuation and we presume that Mr. Webber will be able to make arrangements mutually agreeable to yourself and the tenant.

You will understand that at such time as your property is sold it will be subject to the lease, or the usual rental control regulations so that the tenant will not be required to leave immediately.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

20 Crew Avenue,
Toronto, Ont.,
July 8th, 1943.

C
O
P
Y

Mr. F. G. Shears:

I received your letter of July 2nd, File No.10004, yesterday and I must say was not too greatly surprised. The reason for writing you at all was because the government had vested in you the final authority to sell or not to sell our homes, and perhaps I took a vain-hope gamble.

Would you give up a legitimate fight to defend what is yours though the odds are enough to overwhelm you? Britain didn't did she? This war, for the common soldier, is a war for a Principle: the rights and liberties and the pursuit of happiness for every man; and I'm on the side of that common soldier, giving his heart's blood that the oppressed may be free. Who would have thought that one day I would be unable to stand up for my country's government, out of sheer shame and disillusion, against the slurs of the scornful? The bitterness, the anguish is complete. You, who deal in lifeless figures, files, and statistics could never measure the depth of hurt and outrage dealt out to those of us who love this land. It is because we are Canadians, that we protest the violation of our birthright. If we were not we would not care one jot or tittle whatever you did, for then we could veil our eyes in contempt. You..... and by 'you' I designate all those in authority who have piled indignity upon indignity on us..... have sought to sully and strain our loyalty but, I'm telling you, you can't do it. You can't undermine our faith in the principles of equal rights and justice for all with 'malice towards none, and charity for all'.

Why can't you differentiate between those owners who don't care one way or the other what happens to their homes, and those who, born in this country, hate to lose their homes. If you are worried for our sakes about the depreciation of property values, then why will you not allow the owners a say in the sale price, the choice of prospective buyers? Can you, with a clear conscience, commit this breach of justice, and face the accusing eyes of all bereft and absent owners? Do you think it is logical after what happened to the boats, the cars and radios, that we have any faith in any promise of a fair price, which 'proceeds of liquidation will be available .... from time to time' ? What will happen is the gradual dribbling away to nothing of the pitiful price, and then what shall we have left to show for our lifetime of struggling and saving and loving the bit of land we call our own? You may rightly say that wartime sacrifices are inevitable and honourable, but can you say with any truth that this sacrifice forced on us will be sanctified by a spirit of voluntary giving? What are platitudes against this humiliation!

Now you understand a little why I must contest the sale to the last bitter ditch, if we are to hold up our heads. You will concede us that, especially as this is the very principle for which the democracies are fighting.

However, if all fails and you are upheld in your purpose, then kindly send us our 'proceeds' in one sum that we may personally reinvest it in something solid..... Victory Bonds, for instance.

There are still a few personal possessions in our home for which I shall send at once. You would not deny us that, I hope.

(Signed) T.M. Kitagawa
#10406

Note:

It is our purpose to remove the automatic stoker and air-conditioner attached to the furnace, and to retrieve the $400. and more invested in it, as we enjoyed the convenience barely two winters. This stoker and air-conditioner are luxuries and not at all necessary to the wholly inadequate furnace we installed about four years ago. Unless we sell the stoker etc. separately we know we will not get our money on it. We wish to sell it back to Ross and White Company where we bought it. There is no excuse of depreciation of this stoker as it is still new, and the market value has risen because the manufacturers are not making it for the duration. Furthermore we need the money we can realize on it for medical services for the children.

Also, though we're truly sorry to inconvenience the tenants who are decent folk, we need our light fixtures, curtain rods, linoleums, radio aerial, which things we are now doing without, and other odds and end still left in the house. Our agent, Mr. George Webber, has our complete instructions. We have instructed Mr. Webber, also, to sell our Moffat Gas range and annex for $80. or more. The money realized from the sales we wish to receive immediately upon receipt. I do not think you would withhold any moneys lawfully belonging to us... especially if you are going to sell the house anyway, and its liabilities will cease to be our responsibility.

(signed) T.M. Kitagawa

(for Mr. and Mrs. E. Kitagawa)
01842 #10406

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 850

Legal Department

912 Royal Bank Building,
Vancouver, B. C.
July 12th, 1943.

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: P/W A-112, NAGANO, Saimatsu
and 203-205 #3 Road, Lulu Island.

We wish to acknowledge and thank you for your communication of the 7th instant, returning documents herein duly executed.

In accordance with your request, future documents will be prepared for signature of the Deputy Custodian.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

8th July, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Sir:

Re: P/W A-579, Takahashi, Hideo
and 25 West 5th Avenue.

We are in receipt of your letter of the 30th June addressed to Mr. K.W. Wright enclosing Deed of Land in favour of Maria Biscaro which has been duly signed by yourself, for which we thank you.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

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

July 7, 1943.

K. W. Wright, Esq.,
Counsel to the Custodian,
912 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Wright:

Re: P/W A-112, NAGANO, Saimatsu,
203-205 No. 3 Rd., Lulu Island

I have your letter of June 28th, with enclosures, and am returning the documents duly completed.

The Custodian has personally considered this matter and concurs in the sale. I have executed the documents on his behalf.

I hope that future documents will be drawn for the signature of the Deputy Custodian, who always discusses the matter with the Custodian.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

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

July 7, 1943.

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

Dear Mr. Shears:

Re: P. S. Ross & Sons

I have a copy of P. S. Ross & Sons' advertisement calling for tenders on twenty-seven parcels of land.

I assume that this is enemy property as distinct from evacuee property but I am wondering on what basis they are advertising enemy property for sale in view of the Custodian's policy of not selling enemy property at the moment which it is economically sound to carry.

There is, no doubt, an explanation and I would appreciate receiving it from you.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

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

July 6, 1943.

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

Dear Mr. Shears:

I am enclosing a copy of a letter received from the Wartime Prices and Trade Board, together with a copy of my reply.

I think you might keep the local office advised if there are any large sales being made.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

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

July 6, 1943.

The Wartime Prices and Trade Board,
Birks Building,
107 Sparks Street,
Ottawa, Ontario.

Attention: M. W. Mackenzie, Deputy Chairman.

Dear Sir:

Your letter of July 2nd, addressed to Dr. Coleman, has been referred to me for reply and I have been in touch with your Mr. Roy Geddes.

The Custodian has had considerable correspondence over the last few months with a firm in Toronto who have complained about the Custodian's policy of selling Japanese merchandise but have never supplied any detailed information to support their complaint.

Briefly the picture is that many of the Japanese merchants in the Protected Area of British Columbia liquidated their own stocks before they were evacuated, while in other cases the Custodian's agents took over retail stores and operated same until it became economically unsound to do so. The merchandise was then advertised for sale in the local press, it being out of the question in view of the value of the assets to advertise in the press across Canada, and tenders having been called for the highest tender was accepted if reasonable and the stock turned over to the person placing the bid. He, of course, was at liberty to dispose of it in any way he saw fit insofar as the Custodian was concerned.

I do not think there is any large supply of merchandise undisposed of with the exception of T. Maikawa Stores Limited, Powell Street, Vancouver, and this stock may be advertised for sale within the next ten days or two weeks if the Custodian approves. Any person or firm in Canada will then be at liberty to tender on such stock. I have advised Mr. Geddes that our Vancouver Office has been in touch with your local office and will be instructed to contact that office when any considerable quantity of merchandise is being placed on the market.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO FILE No. 11773

506 Royal Bank Building,
Vancouver, B.C.

6th July, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Dr. Kozo Shimotakahara.

You may have noticed in the issue of the New Canadian dated July 3rd a statement in regard to the special advertisement offering Dr. K. Shimotakahara's property for sale.

This advertisement was not of course made for the purpose of a Test Case as suggested.

Just for your information this property was being administered by Messrs. Johnson, Reeve & Watson who were originally appointed by Dr. Shimotakahara. He was desirous of selling his house and was prepared to consent to its sale at a certain price. We advised Messrs. Johnson & Reeve that there would be no objection to this provided that the deal was completed prior to the publication of our catalogue. No deal was consummated and this property was included in our catalogue under group "C".

Just at this time, however, the tenants decided to leave and in view of the fact that the house was empty Messrs. Johnson & Reeve suggested that it would be an ideal time for the property to be offered for sale.

In view of the fact that this property was listed in our catalogue we advised Messrs. Johnson & Reeve that it would be necessary to advertise but that we would be prepared to run a special advertisement, and this was agreed to and the cost will be charged to Dr. Shimotakahara.

Yours very truly,

F. G. Shears,
Director.

FGS/PMH

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

5th July, 1943.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: Injunction Proceedings
Lack of funds hold up Japs.

You will be interested in the attached which appeared in Saturday's "Sun".

The item headed "No Rush for Jap Property" was not the result of any information given out by this office. It is a fact, however, that up to the present time, and two weeks have passed since the initial advertisement, only nine tenders have been received by us. Of course some people may be delaying until nearer the deadline.

You will be saying "I told you so" as I recollect you doubted my prophesy that the response would be good. However, my alibi is that the response is light on account of restricting offers to a cash basis. !!

Yours very truly,

F. G. Shears

F. G. Shears,
Director.

Clippings placed on newspaper clipping file July 2 + July 5

FGS/PMH

encl.

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

J-71

July 3, 1943.

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

Dear Mr. Shears:

Re: Real Estate

I have your letter of June 29th, with enclosure, and think you did a good job.

I note that you are continuing to sign as "Acting Director" and I am wondering if you have not received the letter in which I enclosed a copy of the memorandum from Dr. Coleman.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

CANADA

THE WARTIME PRICES AND TRADE BOARD

Ottawa, Ontario,
July 2nd, 1943.

OFFICE OF THE CUSTODIAN
RECEIVED
JUL 5 1943
PASS TO.....
TRANSFER TO.....
ANS'D BY | FILE

The Custodian of Enemy Property,
Secretary of State Department,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

Dear Mr. Coleman,

W R Brock.

It has been drawn to our attention that recently a large quantity of Japanese handkerchiefs which were seized from Japanese stores in British Columbia were released in Western Canada, and we are informed that these goods were sold through one particular company.

I am not concerned with this particular transaction, nor do I suggest that anything need be done about it. I would, however, like to ask that because of the growing shortages of so many civilian needs it becomes of great importance to get as much equity as possible into the distribution of the limited supplies available of consumer goods.

Accordingly, if the Custodian finds himself in possession of any goods of a civilian nature in considerable quantity it would be most helpful if the disposition of such goods could be made after consultation with our Administrator, so that the goods may be directed to the place or places where the need is greatest.

The Board would be grateful if any matters of this nature could be brought to the

attention of our Supply Division which is under the direction of Mr. Roy Geddes.

The quantity of goods involved in the transaction which has been reported to us is not stated, and I am therefore not expressing any view as to whether or not that particular transaction would have been one in which we had an interest. However, it would be appreciated if you could bear the general problem in mind.

Yours very truly,

W. W. Mackenzie

Deputy Chairman

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

June 30, 1943.

K. W. Wright, Esq.,
Counsel to the Custodian,
912 Royal Bank Building,
Vancouver, B. C.

Dear Mr. Wright:

Re: P/W A-579, TAKAHASHI, Hideo
and 25 West 5th Avenue

I have your letter of June 22nd, with enclosures.

The sale of the property known as 25 West 5th Avenue has been approved by the Custodian and the documents, which have been duly executed, are returned herewith.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

FC.

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

29th June, 1943.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

It appeared necessary to have a meeting of the Real Estate Agents and this was arranged and held in one of the rooms of the Vancouver Hotel.

I am enclosing some brief notes of the meeting and I think a number of points were satisfactorily cleared up and several appreciated the opportunity of having the meeting.

Yours very truly,

F.G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

encl.

MEMORANDUM of MEETING WITH REAL ESTATE AGENTS
Salon A, Vancouver Hote, 25th June, 1943.

Reasons for calling Meeting.

First, tenders being received not properly marked.

Suggested advertisements by Real Estate Agents under their own names not being acceptable.

Questions being asked by Real Estate Agents in regard to submitting tenders on term basis.

Complaints from some Real Estate Agents in regard to sharing of commission.

Representatives from about 45 Real Estate firms were present.

Mr. Shears stated that all the Agents whose names were in our catalogue had been asked to attend and he thanked those present for coming at such short notice.

Mr. Shears assumed that no reporters were present and stated that the present conference was strictly confidential. The purpose of the meeting was to clarify some misunderstandings.

Mr. Shears stated that the Agents names in the catalogue were the Agents who had either been appointed by the Japanese or by the Custodian's office at the time of evacuation and that no new agents had been introduced in connection with the matter of liquidation.

Mr. Shears pointed out that the present circumstances were exceptional, that it was not the usual case of a real estate agent having a client desiring to sell and where prices and terms could be arranged by negotiations. It was the Custodian offering these properties for sale by tender and real estate agents were brought into the picture

for the purpose of supplying information to the general public and arranging for inspection.

Mr. Shears stated that tenders had to be for cash but that he had already had a number of agents asking whether tenders could be made on a time basis. Mr. Shears stated that at the present time there would be absolutely no use making such tenders as it would not be possible to give them any consideration.

With reference to the matter of commissions, it was stated that the Custodian would pay one commission and this in every case would be paid to the agent whose name was set opposite each property in question provided that a tender on that particular property was accepted.

Mr. Shears stated that a considerable amount of expense normally paid by agents would be borne by the Custodian's Office, namely, cost of advertising and completion of deeds etc. but that being desirous of receiving the full co-operation of the real estate agents he was prepared to pay the usual 5% commission on any sale that was completed.

Mr. Shears then referred to the catalogue itself and stated that he had received some favourable comments in regard to its set-up but that it almost appeared that businessmen like themselves had not read some parts very carefully as some tenders had already been received from them where the envelopes were not properly marked and as a consequence had been opened by the Custodian's office.

Mr. Shears read a few clauses from a copy of the advertisement.

Mr. Shears then referred to the fact that he understood some agents desired to place their own advertisements in newspapers but that

there were some suggested advertisements which he could not approve. He stated that the wording would have to be carefully chosen and would definitely have to relate to the Custodian's own advertisement and that such wording as :

"Japanese properties for sale by ."

could not be permitted.

Mr. Shears suggested that there would be no objection to the following being used:

"With reference to recent advertisements of the Secretary of State of Canada calling for tenders for the sale of the interests in Japanese properties vested in the Custodian, a portion of the properties referred to are as follows:

Particulars regarding these properties and arrangements for inspection can be made by calling at the office of (insert their own name).

Copies of Custodian Catalogues may also be obtained from us."

or

"Information on Japanese properties advertised for sale by tender by the Custodian can be had by consulting (insert their own name).

Mr. Shears mentioned that besides the approximately sixty agents whose names appeared in the catalogue there were about 200 other licensed estate agents and that he had been approached by some as to why their names did not appear in the catalogue, and he had also received some complaints that these agents thought they might not get much co-operation from the agents whose names were in the catalogue.

Mr. Shears read from the letter which had been sent to our own agents:

"If any other Real Estate Agent performs any service entitling him to compensation in connection with property on which a tender is accepted, this must be a matter of adjustment as between yourself and such other agent. The Custodian will only pay one commission and this will be paid to the Agent whose name is opposite the property concerned.

Other real estate agents whose names do not appear in the catalogue have been advised that further information, including matters of commission and arrangements for inspection, can be had by communicating with the agent whose name appears opposite any property in which they may be interested and we trust that in such cases you will give them full co-operation."

and Mr. Shears also read the letter which had been sent to the other Agents:

"The interest of Japanese persons in certain real property in Greater Vancouver is being offered by the Custodian to the public for sale by tender.

Initial advertisements are appearing in Vancouver and other newspapers on Saturday, June 19th.

A catalogue of the real property being offered is enclosed herein.

Further information regarding any of these properties including matters of commission and arrangements for inspection, may be had by communicating with the agent whose name appears opposite any property in which you may be interested."

Mr. Shears then asked for any discussion and comments.

Mr. Homer J. Moore asked if the Custodian would need to be advised when the client of an outside agent was submitting a tender otherwise how would the Custodian know how the commission should be split.

Mr. Shears suggested that if an outside agent had a client wishing to make a tender he should agree with the main agent for a share of the commission at the time he arranged for the inspection of the property. This should be confirmed in writing . All arrangements

for splitting of commission would have to be made between the agents and the Custodian could in no way become involved in this matter. The property could only be inspected by arrangement with the main agent. The outside agent would only be entitled to receive a share of the commission provided his client happened to be the successful tenderer.

Some general discussion took place and this matter appeared to be fully understood.

Mr. Alan Ker stated that he had submitted a tender on behalf of a client on a property for which Pembertons were the main Agents and had sent the tender to Pembertons to forward to the Custodian. He could now see that this was not correct.

Mr. McPherson of Pembertons then stated that this gave them knowledge of the tender submitted by Ker & Ker's client and made it embarrassing for them, but with the explanation already outlined by Mr. Shears they could see that the tender should have gone direct to the Custodian's office.

Both Mr. McPherson and Mr. Ker admitted they had perhaps not read our instructions as carefully as they should and thanked Mr. Shears for the clear outline he had given.

Mr. Hargreaves asked what would be done where chattels were stored on the premises.

Mr. Shears stated that the policy of liquidation would extend to that. If the owner desired and could arrange with the British Columbia Security Commission, the chattels could be shipped to the owner at his expense and that as the property was being sold subject to existing leases sufficient time would be available to dispose of chattels before the new owner took possession.

Mr. Sharples of the Yorkshire Trust critisized very strongly the method of selling. He suggested that if the situation was placed before Ottawa that they would agree to this within 48 hours. He stated that the Vancouver Real Estate Board valuations were acceptable in any Court and the property should be sold for those prices.

Mr. Shears stated that the present policy was not a policy which had just come into being but that it was the fixed policy of the Custodian to advertise and call for tenders, this being the only way by which the department could avoid criticism.

Mr. Shears stated that the properties were being appraised but that the appraisals would not be divulged so that no-one might have unfair advantage and use such appraisals in influencing any bid.

Mr. Irwin of Irwin & Billings said he agreed entirely with the policy of advertising and tender but that if the properties were not sold he wondered if an upset price could be agreed upon for which the properties might then be sold.

Mr. Shears stated that after the properties had been advertised and tenders called for the Custodian was in a better position to negotiate sales.

Reference was made by several to the fact that tenders were restricted to cash offers. It was stated by several of the real estate agents that many present tenants who were interested in purchasing were people of small means and that no doubt better prices would be offered if they could pay say 1/3rd cash and the balance by $50.00 per month.

Mr. McPherson of Pembertons enlarged upon this.

Mr. Reeve also stated that greater interest and better offers would be made if terms were allowed.

Mr. Sharples said that less than one person in ten who might be interested in the property would be able to pay cash. His Trust Company had always sold for approximately 25% down and kept the balance of the payments within five years, at 6% and had been quite successful.

The matter of all cash being prejudicial to the success of our sales policy was referred to so frequently that Mr. Shears asked if this was the general opinion and a show of hands revealed that it was unanimous.

A statement was made to the effect that the present policy would only encourage speculators and they thought the offers would be correspondingly low.

The opinion was expressed that Real Estate Agents would be prepared to co-operate with other agents irrespective as to whether they were agents whose names appeared in the catalogue or other real estate agents who had clients interested in a proerty.

Some general discussion took place and the Meeting adjourned.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE NO. 850

Legal Section

912 Royal Bank Building,
Vancouver, B.C.,
June 28th, 1943.

G.W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: P/W A-112, NAGANO, Saimatsu
203-205 No. 3 Rd., Lulu Island

We are enclosing herewith application for Transmission and Conveyance in duplicate for execution.

This property was advertised along with others on May 20th, 21st and 22nd. The highest offer amounted to $2,000.00. Mr. Reeve's reports, dated May 13th, 1943 and June 26th, 1943, are attached.

Reasons for selling are as follows:

Store building, 18x38, frame building with store in front and living quarters consisting of two rooms with bath.

No bath or hot water tank.

Foundations consist of wood sills laid on the ground and subject to rot.

Store used as Fish & Chip establishment and owing to the scarcity of potatoes, we may be forced to accept a lower rental.

Tenament Building, 28x74, frame structure divided into one five-room suite and three three roomed suites.

No baths for three-roomed suites.

Only one toilet for three-roomed suites.

Foundations of posts set in the ground are rotting and there is evidence that the building is already settling.

Buyers of this kind of building are not attracted unless they can get a high rate of interest in good times, to offset the lean years that inevitably occur.

Some repairs and exterior painting should be done in the near future, on the tenement building and a buyer would take this into account.

We are of the opinion that $2,000 is a fair and adequate offer for the property and recommend acceptance.

Yours faithfully,

JOHNSON, REEVE & WATSON

per D.W. Reeve

DWR

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

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

Mr. McPherson

The building is eighteen years old.

Mr. Reeve states that the property is not an attractive investment as it may not be possible to maintain present rentals.

The property has been vested and is free of encumbrances.

We have received the full amount of purchase price and recommend that same be accepted. Your kind attention to this matter will be appreciated.

Yours truly,

K.W. WRIGHT
COUNSEL TO THE CUSTODIAN

Mr. McPherson
KWW/DG
Encls.
Discussed with Custodian who concurs in sale.
6/7/43

...ve already mentioned in the report.

Buyers of this kind of building are not attracted unless they can get a high rate of interest in good times, to offset the lean years that inevitably occur.

Some repairs and exterior painting should be done in the near future, on the tenement building and a buyer would take this into account.

We are of the opinion that $2,000 is a fair and adequate offer for the property and recommend acceptance.

Yours faithfully,

JOHNSON, REEVE & WATSON

DWR

per

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON AND REEVE
ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

26th June, 1943.

JUN 28 1943
Rec'd JUN 26 1943
File No.
Ans.
Referred

The Custodian's Office,
Room 912,
Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B.C.

Attention of Mr.K.W.Wright

File No. 850

Dear Sir: re P/W A-112 - NAGANO, Saimatsu
Lots 15 and 16, Block 75 Sections 21 and 22
Block 5 North, Range 6 West, Map 1555
Municipality of Richmond
203-205 No. 3 Road, Lulu Island, B. C.

In reply to your enquiry as to whether we would recommend acceptance of an offer of $2,000 cash, which you have received for this property, we have read over our report of 13th May last, and our notes.

In our report we described the buildings and need only add that, in cheap structures of this class, depreciation is rapid, especially with wood foundations. The latter, on the wet soil of Lulu Island, require frequent renewals. Although there is a minimum of plumbing it is exposed to damage by frost in winter. The lack of fall for drainage from the septic tank impairs its efficiency. I understand that you have recently paid out $57. for repairs to the tank. The 2 chimneys of the tenement building are not built from the ground, but on wood brackets above floor level.

We attach an estimate of the revenue from the property, in which we have allowed $150. for maintenance, current and periodical. This is not too much for five occupancies, even when the tenants are not exacting. The taxes are low in this Municipality but the water rates are high. We have only allowed five per cent for vacancies, because of the current shortage of housing accommodation, but in previous years the owner had some difficulty in keeping the dwellings fully occupied, as we have already mentioned in the report.

Buyers of this kind of building are not attracted unless they can get a high rate of interest in good times, to offset the lean years that inevitably occur.

Some repairs and exterior painting should be done in the near future, on the tenement building and a buyer would take this into account.

We are of the opinion that $2,000 is a fair and adequate offer for the property and recommend acceptance.

Yours faithfully,

JOHNSON, REEVE & WATSON

per D.W.Reeve

DWR

G. W. REEVE, F.S.I.
LAND SURVEYOR AND VALUER

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

203-205 No. 3 Road, Lulu Island, B.C.
File No. 850

ESTIMATE OF REVENUE

RENTS			
Store No. 205. per month		$18.	
Bldg. No. 203			
Suite 1. 5 rooms		20.	
2. 3 "		10.	
3. 3 "		10.	
4. 3 "		7.	
Total		$65. yearly	$ 780.
EXPENSES			
Taxes 1943		$38.96	
Water rates		120.	
Fire Insurance			
Store $1000.	$21.70		
Dwg. 2500.	60.25	81.95	
Maintenance		150.	
Collections 5% of $780		39.	
		$429.91	430.
			$ 350.
Allow for vacancies 5%		$ 39.	
Depreciation		100.	
		$139.	140.
			$ 210.

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON AND REEVE
ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

13th May, 1943.

The Custodian's Office,
Room 912,
Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B.C.

File No. 850
Legal Department

Attention of Mr. K.W.Wright

Dear Sir: re P/W A-112 - NAGANO, Saimatsu
Lots 15 and 16, Block 75, Sections 21 and 22
Block 5 North, Range 6 West, Map 1555
Municipality of Richmond
203-205 No. 3 Road, Lulu Island

In accordance with your instructions we have inspected this property and beg to report as follows:

The location of this property is convenient of access and in view of the proximity of sawmills and other industries, there would be no difficulty in obtaining tenants for the living quarters at any time. The store premises are rented at present, but the mainstay of the business apparently used to be fish and chips which is practically discontinued because of the scarcity of potatoes. We mention this to indicate that there is some possibility that the rent of the store may be reduced. The buildings are as follows:-

1. A one storey frame building with a small shop in front and two rooms for living quarters at the back. The size of the building is approximately 18' x 38'. We could not examine the foundations but understand that these are woodsills laid on the ~~concrete~~ ground. The only plumbing is a w.c. and sink. There is no hot water tank. The ceilings and walls are lined with V-joint and the shop front is not plate glass.

2. A one storey frame building with a basement space underneath finished with siding and shingles outside and lined with V-joint inside. The building is 28' x 74' approximately, and is divided into four suites, One containing five rooms, bath and w.c., and the other three containing three rooms each. There is a sink in each of these but only one w.c. for the three tenants at the end of a long verandah which gives access to the suites. The foundations are woodsills and appear to be in fairly good condition. There are two beams running the length of the building, but the posts are not set on concrete and there is, of course, a liability that these will decay in course of time and will have to be renewed. There is some evidence of settlement in the building already.

The rents obtained for the suites total $47. which is very satisfactory, but we understand that the Japanese owner had some difficulty in finding tenants until he employed Mr. Darroch, who occupies Suite 4, to look after the renting. Mr. Darroch has been there about eight years and is of the opinion that the building is about 18 years old.

W. REEVE, F.S.I.
SURVEYOR AND VALUER

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
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BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

The Custodian's Office,
VANCOUVER, B.C.

13th May, 1943.

The taxes are $39. per year and the water rates, $120. per year.

This kind of property is not attractive as an investment except perhaps to some localman who has employees or a man who might occupy part of the premises himself and sublet the remainder. In this connection, it may not be possible in hard times to maintain the rents now being obtained.

We are of the opinion that the present market value of the property is Two Thousand Dollars ($2,000).

Yours faithfully,

JOHNSON, REEVE & WATSON

per D W Reeve

DWR

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

June 28, 1943.

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

Dear Mr. Shears:

Re: Lot 1, Block 2, S½ D.L. 74, Group 1,
N.W.D. 5195 Royal Oak Ave., Burnaby.

I have your letter of June 23rd, with enclosures.

My instructions at the moment are that the Custodian will deal with all evacuee owned property on the same basis. I do not think I can suggest any further arguments than that it is dangerous to make exceptions of this kind to an important policy but the Custodian would be prepared to consider any recommendation that might be made by Mr. Justice Smith's committee.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

DEPARTMENT OF THE SECRETARY
OF STATE
OFFICE OF THE CUSTODIAN

REAL ESTATE FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian, and being the vested owner of the interests of all persons of the Japanese race evacuated from the protected areas of British Columbia, hereby offers for sale by public tender such interests as are vested in him in certain commercial, residential and unimproved properties situate in Greater Vancouver.

A catalogue listing the properties above referred to may be examined and further particulars obtained on application to local Real Estate agents.

Tenders for the purchase of such property interest vested in the Custodian will be received subject to the following terms and conditions.

1. Each tender must be for one of the parcels described in the catalogue but a separate tender may be filed for each of several parcels.

2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.

3. A certified cheque payable to the order of "The Custodian" for ten percent (10%) of the amount offered must accompany each tender.

4. Each tender must be in a separate sealed envelope addressed to "The Custodian", 506 Royal Bank Building, 675 West Hastings Street, Vancouver, B. C. and each envelope must be marked on the outside showing the catalogue number of the parcel in the enclosed tender. The following form may be used to mark the envelope:-
"Tender for Real Estate - Catalogue Parcel No....."

5. Tender must be for purchase for cash.

6. All adjustments will be made at the date of conveyance.

7. Properties will be sold subject to existing leases and encumbrances, if any.

8. The Custodian reserves the right to cancel every accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance.

9. The properties are offered for sale without any warranty whatsoever bythe Custodian of location or condition of buildings or improvements.

Cheques in respect of unaccepted bids will be returned in due course.

Neither the highest nor any tender will necessarily be accepted.

Tenders will be received by the undersigned up to noon daylight saving time on the 19th day of July, 1943, on those properties designated in the Catalogue as Group "A". Further advice will be given of the date on which tenders will be received on properties in other groups of the Catalogue.

DATED at Vancouver, British Columbia, this 19th day of June, 1943.

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

PUBLISHED IN CANADA GAZETTE,
JUNE 26, 1943
Page 2673.

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

June 24, 1943.

K. W. Wright, Esq.,
Counsel to the Custodian,
912 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Wright:

Re: P/W A-137 Saito, Naotoshi
and 279 East 5th Avenue.

I have your letter of June 18th, with enclosures.

The proposed sale has been submitted to the Custodian and approved by him. I have, therefore, executed the documents and return same herewith.

In future would you kindly prepare all such documents for the signature of the Deputy Custodian.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

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

June 24, 1943.

K. W. Wright, Esq.,
Counsel to the Custodian,
912 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Wright:

Re: P/W A-760 Shimoyama, Kichinosuke
and 8377 Osler Street

I have your letter of June 18th, with enclosures.

The proposed sale has been submitted to the Custodian and approved by him. I have, therefore, executed the documents and return same herewith.

In future would you kindly prepare all such documents for the signature of the Deputy Custodian.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

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

June 24, 1943.

K. W. Wright, Esq.,
Counsel to the Custodian,
912 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Wright:

Re: P/W A-732, Shibata, Sadao,
and 8821 Osler Street

I have your letter of June 21st, with enclosures.

The proposed sale has been submitted to the Custodian and approved by him. I have, therefore, executed the documents and return same herewith.

In future would you kindly prepare all such documents forthe signature of the Deputy Custodian.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

OTTAWA, June 22nd, 1943,
Victoria Bldg, 7 O'Connor St.,

EM/SR,

Stationery.

Dear Sir:-

Following our telephone conversation of even date, I am enclosing herewith "Copy of Notice" to be inserted in the Canada Gazette of June 26th, 1943.

Thanking you, I remain,

Yours very truly,

E. Massé,
For Assistant Deputy Custodian,

J.L.A. Boyer, Esq.,
Department of Public Printing & Stationery,
St-Patrick Street,
OTTAWA, ONTARIO.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 522

Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
June 22nd, 1943.

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: P/W A-579, TAKAHASHI, Hideo
and 25 West 5th Avenue.

We are enclosing herewith application for Transmission and Conveyance in duplicate for execution.

This property was advertised on May 20th, 21st and 22nd along with others, and bids received ranged from $1410.00 to $2000.00. Mr. Reeve valued the property at $1250.00 and in his report states that the neighborhood is a poor residential district in an industrial area and the surroundings are not particularly good.

The house is an old 2½ storey frame building with an unfinished attic and containing three rooms and pantry on ground floor and four bedrooms and bathroom upstairs. There are a good many signs of wear and tear in the house, particularly in the plumbing. The basement floor is of plank and is rotten in so many places that it should be renewed, and the furnace is very old. The house requires painting. There is a double garage with an earth floor.

The property has been vested and there are no encumbrances. This internee has a credit balance of $111.36.

We have received the full amount of the highest offer, and recommend acceptance of same.

Your kind attention to this matter will be very much appreciated.

Yours truly,

Approved
Custodian
29/6/43

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Encls.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 303

Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
June 21st, 1943.

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson: Re: P/W A-732, SHIBATA, Sadao
and 8821 Osler Street.

We are attaching hereto application for Transmission and Conveyance in duplicate for execution.

This property was advertised along with others on May 21th, 21st and 22nd, and the bids ranged from $900.00 to $2100.00. Mr. Reeve values this property at $1750.00 and his report states that it is situated in the Marpole District about six miles from city centre. The surrounding houses are small and fairly old, and this district suffers in hard times from rental vacancies. The interior of the house is badly in need of decorating throughout and the exterior siding and woodwork require painting. The window boxes and front porch pillars are rotten and the stucco is falling off. All the downpipes need repairs. The approximate cost of immediate repairs will be $250.00. The house was built about 18 years ago.

The property has been vested and there are no encumbrances. The internee's credit balance amounts to $137.17.

We recommend acceptance of the highest offer of $2100.00 received from Mrs. Daisie N. Yewdall.

Your early attention to this matter will be very much appreciated.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Encls.

June 21, 1943.

MEMORANDUM FOR DR. COLEMAN

Re: Sale Japanese Vancouver Property

I am attaching the catalogue being used by the Vancouver Office in conjunction with the sale of properties now being conducted there.

I thought this catalogue might be of interest to the Custodian since it is some indication of the excellent work being done under Mr. Shear's control.

A copy of the public advertisement is also attached which refers to the catalogue.

GWMcP/FC.

(G. W. McPherson)
Executive Assistant.

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

Your wire received.

I have made no move to advise any of the papers and will therefore side-step them a little longer and they can then make their own comments after the advertisement appears on Saturday.

Yours very truly,

F. G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

VANCOUVER NEWS HERALD, JUNE 19, 1943

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

REAL PROPERTY
FOR SALE BY TENDER

THE Secretary of State of Canada, acting in his capacity as Custodian and being the vested owner of the interests of all persons of the Japanese race evacuated from the protected areas of British Columbia, hereby offers for sale by public tender such interests as are vested in him in certain commercial, residential and unimproved properties situate in Greater Vancouver.

A catalogue listing the properties above referred to may be examined and further particulars obtained on application to local Real Estate agents.

Tenders for the purchase of such property interest vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described in the catalogue but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque payable to the order of "The Custodian" for ten per cent (10%) of the amount offered must accompany each tender.
4. Each tender must be in a separate sealed envelope addressed to "The Custodian," 506 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside showing the catalogue number of the parcel in the enclosed tender. The following form may be used to mark the envelope:
   "Tender for Real Estate—Catalogue Parcel No._____"
5. Tender must be for purchase for cash.
6. All adjustments will be made at the date of conveyance.
7. Properties will be sold subject to existing leases and encumbrances, if any.
8. The Custodian reserves the right to cancel every accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance.
9. The properties are offered for sale without any warranty whatsoever by the Custodian of location or condition of buildings or improvements.

Cheques in respect of unaccepted bids will be returned in due course.

Neither the highest nor any tender will necessarily be accepted.

Tenders will be received by the undersigned up to Noon daylight saving time on the 19th day of July, 1943, on those properties designated in the Catalogue as Group "A." Further advice will be given of the date on which tenders will be received on properties in other groups of the Catalogue.

DATED at Vancouver, British Columbia, this 19th day of June, 1943.

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

PUBLISHED IN CANADA GAZETTE, JUNE 26, 1943
Page 2673.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 875

Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
June 18th, 1943.

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson: Re: P/W A-137, SAITO, Naotoshi
and 279 East 5th Avenue.

Attached hereto you will find application for Transmission and Conveyance in duplicate for execution.

Tenders were called for on May 20th, 21st and 22nd, and the bids received ranged from $660.00 to $1404.00. Mr. Reeve values the property at $900.00 and his report indicates that it is located in a shabby district and surrounding houses are old. Repairs are needed to the plaster and plumbing in the house and the staircase needs redecorating. The exterior siding requires repairs and painting, verandah posts need renewing and the concrete walk in front and wooden walks at back are badly broken. The garage is in poor condition and has a dirt floor. The approximate cost of immediate repairs would be $200.00.

There are no encumbrances and the property has been vested. The internee's present credit balance is $38.96.

Payment of $1404.00 has been received from Mr. Earl Gerrard and we have advised him that these documents will be forwarded to you, and Acceptance is hereby recommended. Your kind attention to this matter will be very much appreciated.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Attach.

Submitted to Custodian for signature by him
Ack of funds
DVC.

22/6/43

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 1197

Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
June 18th, 1943.

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson: Re: P/W A-760, SHIMOYAMA, Kichinosuke
and 8377 Osler Street.

Attached hereto you will find application for Transmission and Conveyance in duplicate for execution.

Tenders were called for on May 20, 21st and 22nd, and the bids received ranged from $550.00 to $1500.00. We asked Mr. Reeve for a valuation, copy of which is attached. You will note that he values the property at $1250.00, and that it is located in the Marpole District, six miles from the centre of town, and suffers in hard times from rental vacancies. The house is in fairly good condition, but the rooms are small and there is no furnace or fireplace. The garage at the back of the property is in very poor state of repair.

There are no encumbrances and the property has been vested. The internee's present credit balance amounts to $79.03.

Payment of $1500.00 has been received from Mrs. Annie Bell Neil and we have advised her that these documents will be forwarded to you for acceptance. Your kind attention to this matter will be very much appreciated. We suggest the offer be accepted.

Y ours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Attachs.

Submitted to Custodian
and approved by me.
E.S.W.
23/6/43

The ceilings and walls throughout are V-joint and the floors are fir, all in good condition. There is no fireplace.

The basement stairs are steep and there is a good concrete floor and walls, also laundry tubs, but no furnace. The construction under the floors is unnecessarily heavy having three 8' x 10' beams, five 6" x 6" cross beams and above those 2' x 6' floor joists.

At the back of the lot there is a large garage with concrete floor, but the building and the floor are in a very bad state of repair.

We are of the opinion that the value of the property is One Thousand Two Hundred and Fifty. ($1,250).

Yours faithfully.

JOHNSON, REEVE & WATSON
per D.W. Reeve

DWR

DOUGLAS W. REEVE, F.S.I.
CHARTERED APPRAISER AND VALUER

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON AND REEVE
ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

28th May, 1943.

The Custodian's Office,
Room 912,
Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B. C.

File No. 1197
Legal Department

Attention of Mr.K.W.Wright

Dear Sir:

Re Kichinosuke Shimoyama P/W A-760
Lot 18 Block 35 and 36 Subdivision B
District Lot 319,324 part 323
8377 Osler Street.

In accordance with your instructions we have inspected this property and beg to report as follows.

The property is situated in the Marpole District, which is six miles from the centre of the City and suffers in hard times from rental vacancies. The surrounding houses are all small.

The lot is 33' x 122' and the front yard is enclosed with a picket fence, the back yard with rough wire netting fences. There are concrete walks and five good fruit trees at the back.

The house is in pretty good condition inside and outside, the exterior having been recently painted white and the roof stained. The original front verandah has been enclosed on one side as an addition to the living room and on the other side to create a very small den; for this reason there is no landing at the top of the front steps. There is an entrance lobby, but the door to the living room has been removed. The doors to the small den have also been removed. There is a kitchen and breakfast nook and two small bedrooms. The bathroom is off the kitchen and contains two fixtures, the bathtub looking quite old and worn. Off the bathroom there is a small cabin with two small bunks in it.

The ceilings and walls throughout are V-joint and the floors are fir, all in good condition. There is no fireplace.

The basement stairs are steep and there is a good concrete floor and walls, also laundry tubs, but no furnace. The construction under the floors is unnecessarily heavy having three 8' x 10' beams, five 6" x 6" cross beams and above those 2' x 6' floor joists.

At the back of the lot there is a large garage with concrete floor, but the building and the floor are in a very bad state of repair.

We are of the opinion that the value of the property is One Thousand Two Hundred and Fifty. ($1,250).

Yours faithfully.

JOHNSON, REEVE & WATSON
per D.W.Reeve

DWR

CD 2X

CLASS OF SERVICE	
Full Rate	
Day Letter	
Night Message	
Night Letter	
Evening and Sunday Messages	

Please mark an X opposite the class of service desired.

CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

W. D. NEIL, General Manager of Communications, Montreal

CHECK	
TIME FILED	

Send the following message, subject to the conditions on the back thereof, which are hereby agreed to.

7 O'Connor Street,
Ottawa, Ontario.
June 16, 1943.

F G SHEARS ESQ
ACTING DIRECTOR
OFFICE OF THE CUSTODIAN
506 ROYAL BANK BLDG
VANCOUVER B C

IN VIEW PRESS RELEASE APPEARING SATURDAY FEEL RELEASE

THURSDAY UNNECESSARY

G W MCPHERSON

Charge to Custodian's Office.

File J-71. GWMcP/FC

June 12, 1943.

MEMORANDUM FOR DR. COLEMAN

Re: Greater Vancouver Property

A notice calling for tenders on Japanese real estate situated in Greater Vancouver has now been finally drafted and its terms approved by Mr. Justice Smith's committee. A copy of the notice which will be published in the various papers in and around Vancouver on June 19th is attached.

The suggestion was made that this notice should be published in the Canada Gazette and I would appreciate your approval of my making arrangements to have this done with the notice appearing in the Gazette published on June 19th.

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

Approved by Coleman.
18/6/43.
Send 6 slips printed for insertion in Canada Gazette.

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

12th June, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

The newspapers have been fairly quiet lately although they still ring up frequently because of the expected announcement of a sale of Japanese property. I have kept them satisfied by saying that I would advise them when there was anything definite to report.

About Thursday I intend to let them have something along the lines of the following for their use if they so wish:

"That on Saturday next advertisements will appear which will offer Japanese Evacuee property for sale by public tender.

A Catalogue has been prepared which will be available for inspection which will contain most of the Greater Vancouver Properties and tenders in the first instance will be received on only a portion of these properties and tenders will be received for these properties up until July 19th.

Particulars of same and facilities for inspection will be given upon application to Real Estate Agents.

All properties will be sold subject to existing leases and rental arrangements.

The Custodian's office emphasizes the fact that it is the intention to liquidate in an orderly manner and that tenders will not be accepted unless they are in line with the value of the properties as established by expert independent valuators.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE NO.

G.W. McPherson, Esq.

The proceeds of liquidation will be placed to the credit of the Japanese owner and will be available for his own use. It will therefore be seen that no question of confiscation is involved.

I do not think there will be any harm if they want to publish such a statement and it may give some increased publicity to our forthcoming advertisement.

Yours very truly,

F.G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

June 12, 1943.

MEMORANDUM FOR DR. COLEMAN

Re: Greater Vancouver Property

A notice calling for tenders on Japanese real estate situated in Greater Vancouver has now been finally drafted and its terms approved by Mr. Justice Smith's committee. A copy of the notice which will be published in the various papers in and around Vancouver on June 19th is attached.

The suggestion was made that this notice should be published in the Canada Gazette and I would appreciate your approval of my making arrangements to have this done with the notice appearing in the Gazette published on June 19th.

GWMcP/FC.

(G. W. McPherson)
Executive Assistant.

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

J-71

June 12, 1943.

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

Dear Mr. Shears:

Re: Greater Vancouver Property

I have your letter of June 10th, with enclosures.

You should, of course, abide by the advice of the Advisory Committee.

I will make arrangements to have the notice inserted in next week's Canada Gazette which will be published on June 19th.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No._____

506 Royal Bank Building,
Vancouver, B.C.

10th June, 1943.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Greater Vancouver Properties.

Mr. Justice Smith has apparently been very busy and has also been out of town.

The Committee did not meet on Wednesday, June 2nd, as I had anticipated, and I was therefore unable to have them consider matters in connection with the final steps in regard to our advertisement and catalogue etc.

I wrote fairly fully to the Committee and my letter was considered at a meeting which they held yesterday. While I have not yet received the written advice and recommendation from Mr. Durkee, he has told me that the Committee have approved of our suggestions with the exception that they recommend that properties should only be sold on a cash basis.

While this was perhaps our own original thought, we have felt that public interest would be much wider if offers on terms were at least not excluded. The offers could then be considered on their merits and undoubtedly offers for cash would receive preferential consideration.

I need not go into all the angles of this matter as it has been discussed with you. Both Mr. Wright and myself and in fact Mrs. McArthur and the Real Estate Agents all think that in the long run it would be more desirable to make the tenders optional.

Last week I did have an informal meeting with Alderman Jones and Kimura and they were in agreement with the suggestions which were made. Since the meeting I have asked Kimura if much discussion took place and he tells me that he and Alderman Jones introduced the matter of purchase by part cash and deferred payments on the balance but that

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

G.W. McPherson, Esq.

the Judge was quite emphatic that only cash offers should be requested. Kimura indicated to me that although he did not agree with it he thought it useless to stress the point and that in his judgment better results would be obtained by allowing the tenders to be optional.

After some consideration I telephoned Mr. Justice Smith to-day and would have called on him but he preferred to speak on the telephone and apparently did not think that any other recommendation needed further consideration. His idea is that we should try the sales out on a cash basis and depending upon the results a change in the policy at a later date could then be considered.

In view of this I take it that we should act upon this recommendation and we are therefore changing our advertisement where necessary. The advertisement will appear in the three Vancouver papers, the Victoria Times, the Victoria Colonist, the Nanaimo Free Press, Prince Rupert News, and the New Westminster Daily Columbian on Saturday week, June 19th and in each of the Vancouver papers on different days of the following week.

The first page of the catalogue will refer to our sales being without warranty etc. and on the second page will be printed a copy of the advertisement and I enclose a copy of these herein.

You will remember that you mentioned that a copy of the advertisement should appear in the Canada Gazette and I presume that you will take care of this at Ottawa.

Yours very truly,

F.G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

encl.

CATALOGUE OF REAL PROPERTY FOR SALE BY PUBLIC TENDER.

The Properties listed in this Catalogue are offered for sale without any warranty on the part of the Custodian as to the accuracy of the information contained herein. All prospective purchasers are required to satisfy themselves as to the correctness thereof.

Persons interested in the purchase of any of the properties listed herein are asked to contact the Agent whose name is set opposite each property. These Agents will be pleased to supply available information and arrange for the inspection of the property.

Group "A" of this Catalogue consists of:

Those Streets in alphabetical order from A to O, found on pages 1 to .

Group "B" of this Catalogue consists of:

Those Streets in alphabetical order from P to Y and also 1st, 2nd, 3rd and 4th Avenues, found on pages to .

Group "C" of this Catalogue consists of:

5th Avenue to 71st Avenue, and also Burnaby, North and West Vancouver, found on pages to .

N O T E:

TENDERS WILL BE RECEIVED ON PROPERTIES IN GROUP "A" UP TO NOON DAYLIGHT SAVING TIME ON THE 19TH DAY OF JULY, 1943.

DATE FOR RECEIVING TENDERS ON PROPERTIES IN GROUPS "B" AND "C" WILL BE ANNOUNCED LATER.

ATM

OFFICE OF THE CUSTODIAN
RECEIVED
JUN 11 1943
PASS TO.....
TRANSFER TO.....
ANS'D BY | FILE

Ottawa, June 10, 1943.

Dear Sirs,- re Murphy Estate

I have received your letter of the 7th June. Your informant is mistaken in the impression which you seem to have that there is any policy which prevents owners of property in the district formerly largely populated by Japanese in Vancouver dealing with their property in the ordinary way. There is no such policy.

The Custodian has been charged with the responsibility of looking after the property of the Japanese who have been evacuated from the defence area and in due course may announce a policy of liquidation, having regard to the advice of an Advisory Committee which was set up to review the situation and make a report.

As a matter of fact, however, at the present time many of the properties owned by Japanese evacuees are rented. In some cases, however, the City health authorities have decided that the buildings are not fit for habitation. I assume also there may be a reluctance on the part of some people to move into premises which had formerly been occupied by persons of the Japanese race, but so far as our information goes this is entirely a matter of individual decision. The area in which the Japanese formerly lived is not, I think, regarded by most of the residents as a very desirable residential area in Vancouver and, as I have said, there are people who have a reluctance to move into a house previously occupied by a Japanese family.

Yours truly,

E. H. Coleman
Under Secretary of State
and Deputy Custodian.

Messrs. Bothwell & Roth,
Barristers, etc.,
Swift Current, Sask.

BOTHWELL & ROTH
BARRISTERS, SOLICITORS, NOTARIES, ETC.

C. E. BOTHWELL, K.C. G. F. ROTH, K.C.

SOLICITORS FOR
CITY OF SWIFT CURRENT

SWIFT CURRENT, SASK.
CANADA

OFFICE OF THE
JUN 10 19
Under Secretary of State

June 7th, 1943.

Mr. E. H. Coleman,
Under Secretary of State and Deputy Custodian,
Department of the Secretary of State of Canada,
OTTAWA, Ontario.

Dear Sir:

Re: Murphy Estate.

We have your favour of the 31st ult. and in reply beg to advise that Edith May Dawson told us a few days ago that she had received a return within the last few days from her agents in Vancouver. She tells us that the agents had not informed her of the steps that they had taken and she wished us to express to you her regrets that there has been an overlapping.

Apparently the houses and buildings occupied by the Japanese in this area in Vancouver are uninhabited. We understand there is a housing shortage in Vancouver and we were wondering if there is any obstacle in the way of repopulating this area. It seems too bad to have the vast investment that the various parties interested in this locality have lying idle with the taxation completed, a situation which arose through the war conditions and no fault of anyone apparently but from a complication of circumstances. Would you please advise if the Government has taken any step or if there is any obstacle in the way of the owners of these buildings proceeding on their own.

We would appreciate an answer giving us any information you can as these parties are extremely anxious to protect their investment.

Yours truly,

BOTHWELL & ROTH

Per

GFR/JC

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

J-71

May 31, 1943.

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

Dear Mr. Shears:

Re: City Real Estate

I have your letter of May 28th, with enclosure.

Insofar as the enclosure is concerned it was my understanding that you were going to leave the precentage of initial payment, the period over which payments could be made and the time for filing tenders, in blank so that Judge Smith's committee could determine these matters and make recommendations rather than our making suggestions to them.

I would also point out that in paragraphs 8 and 9 and the signature for the advertisement the words - The Custodian - should not be in quotation marks. I think it is quite right they should be in quotation marks in paragraphs 3 and 4. You will note that you have no quotation marks in the last sentence of the introductory remarks and I think this is correct.

Insofar as the question of including all the property in the catalogue is concerned, this is a matter which I think should be discussed with Judge Smith's committee and their recommendation accepted. You will, of course, cut down expenses considerably by only having to publish one advertisement and I do not think you should assume that tenders have to be accepted within any limited time and titles transferred immediately.

With regards to the Soldier Settlement deal, there will be a considerable number of discussions and negotiations before this is completed and your organization will be relieved of the administration of the farms.

TheCustodian will be quite prepared to act on the recommendation of the committee in this regard.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

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

May 31, 1943.

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

Dear Mr. Shears:

Re: City Property

The Deputy Custodian has advised me this morning that the Custodian is prepared to accept the recommendation of Mr. Justice Smith's committee as to the method of selling the city properties.

As soon as you are ready, therefore, you may proceed with the insertion of the advertisement but I would suggest that you have the advertisement and the catalogue approved by the committee. The committee should also recommend the newspapers in which the advertisement should be published.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

ATM

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

1/6/43

MEMORANDUM

FOR MR. McPHERSON :

The Custodian considered the letter from Mr. Shears to you dated 19th May, 1943, and your letter to me of the same date.

The Custodian has instructed me to say that he is prepared to follow the advice of the Advisory Committee concerning the Vancouver property.

E. H. Coleman
Under Secretary of State,
and Deputy Custodian.

Ottawa, May 31, 1943.

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

28th May, 1943.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson,

Judge Smith's Committee expects to meet on Wednesday next and I intend to submit to them the suggested advertisement enclosed herein.

I contacted Mr. Reeve yesterday and had quite a talk with him regarding appraisals. To do this in a manner satisfactory to himself and so that he would be prepared if necessary, to justify his valuations in Court, it would be a physical impossibility for him to cover all the properties involved in the time that he can spare apart from his regular business.

As far as he is concerned he would have no objection to this work being shared and this may be a point I will take up with the Committee.

I have been thinking again of what we may be faced with if any considerable response is received from our advertisement and I am coming back to my earlier thought that while it may be desirable to include all properties in the Catalogue, it may be well for us to split it say into three sections and stagger the time for calling for tenders.

We could start with 30 days from the 15th June for group 1 and the catalogue could state that at a later date a further advertisement would appear calling for tenders of group 2 etc. This would give us a chance to see how we can cope with the problems of receiving and accepting tenders and completing sale arrangements upon say 150 properties.

Depending upon the success we have, we would then be in a position to continue to deal with further groups of properties.

Neither the highest nor any tender will necessarily be accepted.

Tenders will be received by the undersigned up to Noon Daylight Saving Time on the 15th day of July, 1943.

DATED at Vancouver, British Columbia, this day of May, 1943.

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

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

G.W. McPherson, Esq.

Assuming that the Soldier Settlement deal goes through there will be a great amount of work to be done in regard to that and in addition the question of the disposal of chattels will in many cases have to be handled in conjunction with sales of Vancouver real estate.

I am frankly fearful that to try and deal with all of the properties at one fell swoop we may find that we have tackled more than we can properly handle.

I would appreciate a line from you by return before Wednesday if possible as to your re-action in regard to these matters.

Yours very truly,

F. G. Shears,
Acting Director.

FGS/PMH

encl.

Neither the highest nor any tender will necessarily be accepted.

Tenders will be received by the undersigned up to Noon Daylight Saving Time on the 15th day of July, 1943.

DATED at Vancouver, British Columbia, this day of May, 1943.

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

Department of the Secretary of State
Office of the Custodian

REAL ESTATE FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian, and being the vested owner of the interests of all persons of the Japanese race evacuated from the protected areas of British Columbia, hereby offers for sale by public tender such interests as are vested in him in certain commercial, residential and unimproved properties situate in Greater Vancouver.

A catalogue listing the properties above referred to may be examined and further particulars obtained on application to local Real Estate agents.

Tenders for the purchase of such property interest vested in the Custodian will be received subject to the following terms and conditions.

1. Each tender must be for one of the parcels described in the catalogue but a separate tender may be filed for each of several parcels.

2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.

3. A certified cheque payable to the order of "The Custodian" for ten percent (10%) of the amount offered must accompany each tender.

4. Each tender must be in a separate sealed envelope addressed to "The Custodian", 506 Royal Bank Building, 675 West Hastings Street, Vancouver, B. C. and each envelope must be marked on the outside showing the catalogue number of the parcel in the enclosed tender. The following form may be used to mark the envelope:-
"Tender for Real Estate - Catalogue Parcel No....."

5. Tender may be for purchase for cash or on deferred payments. An offer on deferred payments must be for at least thirty percent (30%) of the purchase price payable on acceptance of the offer and the balance by installments over a period not exceeding three (3) years.

6. All adjustments will be made in the case of cash sales at the date of conveyance and in the case of sales on deferred payments, as of the date of the formal Agreement of Sale.

7. Properties will be sold subject to existing leases and encumbrances, if any.

8. "The Custodian" reserves the right to cancel every accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance in the event of a cash sale and of the formal Agreement of Sale in the event of a sale on deferred payments.

9. The properties are offered for sale without any warranty whatsoever by "The Custodian" of location or condition of buildings or improvements.

Cheques in respect of unaccepted bids will be returned in due course.

Neither the highest nor any tender will necessarily be accepted.

Tenders will be received by the undersigned up to Noon Daylight Saving Time on the 15th day of July, 1943.

DATED at Vancouver, British Columbia, this day of May, 1943.

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

2nd May, 1943.

MEMORANDUM

To: Mr. Shears

From: Mr. G.W. McPherson.

Re: Liquidation of Enemy Property.

I have been receiving memorandums from Mr. Wright and have noticed advertisements in the press advertising enemy property for sale.

I understand that as a result of our consultations in the last few days Mr. Wright in future sales will use the form of notice which is now being set up and which I hope will be approved by Mr. Justice Smith's Committee as well as Mr. Sheppard.

I would again point out that it is not the Custodian's policy to liquidate enemy property unless circumstances indicate liquidation is desirable. As a general rule a property will carry itself and this will include an accumulating of a surplus to cover repairs and possible vacancy. The property should not be sold, but if it appears undesirable to continue the management of the property, when it can be sold in a favourable market as apparently exists to-day, this factor may be considered in arriving at a decision as to the policy to be adopted.

Mr. Wright should consider whether or not the continued management of the property is a good investment and since the documents of sale have to be completed in Ottawa, I think that where he is prepared to recommend the acceptance of a bid, he should make his recommendation at the time he forwards the documents for completion, since in a majority of cases his and your recommendation will be accepted.

I do not think he should advise the person bidding that the bid has been accepted until the documents have actually been returned from Ottawa. Obviously no person should be allowed in possession until the Custodian has accepted the bid.

In any future recommendations to Ottawa it would be greatly appreciated if you would see that a definite statement is made that a valuation has been obtained, that there are no encumbrances, that the property has been vested and that the title is in such a state that it can be transferred by the Custodian.

A definite recommendation should, of course, always be made.

G. W. McPherson,
Executive Assistant.

GWMcP/PMH

NEWS HERALD, MAY 21, 1943

REAL ESTATE
FOR SALE BY TENDER

The Secretary of State of Canada and/or Custodian offers for sale by tender the following properties situated in Vancouver:

Lot 11, Block 23, District Lot 200A, Group 1, New Westminster District, Plan 197, known as **25 West 5th Avenue**, being a seven-room frame dwelling and garage;

Lot 18, Blocks 35 and 36, Subdivision "B", District Lots 319, 324 and part of 323, Group 1, New Westminster District, Plan 4315, known as **8377 Osler Street**, being a small one-storey frame dwelling;

Lot 3 of Parcel "B" of Lot 14, Block "C", District Lots 319, 324 and part of 323, Group 1, New Westminster District, Plan 5525, known as **8821 Osler Street**, being a four-room frame dwelling with basement;

Lot 9, Block 61, District Lot 181, Group 1, New Westminster District, Plan 196, known as **840 East Cordova Street**, being a one-storey frame dwelling and garage;

Lot 10, Block 61, District Lot 181, Group 1, New Westminster District, Plan 196, known as **846 East Cordova Street**, being a one-storey frame dwelling and garage;

Lot 13, except the West 24 feet 6 inches and the West 13 feet of Lot 12, Block 25, District Lot 200 "A", Group 1, New Westminster District, Plan 197, known as **279 East 5th Avenue**, being a two-storey seven-room frame dwelling and garage;

Lot 20, Block 53, District Lot 196, Group 1, New Westminster District, Plan 196, known as **561 East Cordova Street**, being a two-storey eight-room frame dwelling;

Lot 24, Block 40, District Lot 196, Group 1, New Westminster District, Plan 196, known as **337 Powell Street**, being a one-storey brick store building with part-basement;

South Half of the South Half of Lots 23 and 24, Block 21, District Lot 200 "A", Group 1, New Westminster District, Plan 197, known as **2040 Columbia Street**, being a six-room two-storey frame dwelling;

Lot 12, Block 59, District Lot 196, Group 1, New Westminster District, Plan 196, known as **656 East Cordova Street**, being a six-room two-storey frame dwelling;

ALSO

Lots 15 and 16, Block 75, Sections 21 and 22, Block 5 North, Range 6 West, Map 1555, Municipality of Richmond, known as **203-205 No. 3 Road, Lulu Island**, being a one-storey frame store building and a one-storey frame shingled building, containing 5 suites;

West Half of Lot 1, Block 11 of South Half of Lot 116, Group 1, Map 2223, New Westminster District, known as **3906 Union Street, Burnaby**, being a single-storey frame dwelling.

Tenders for the individual parcels will be received by and should be addressed to the Office of the Custodian, 912 Royal Bank Building, Vancouver, B.C., marked "Tender for Real Estate," up to Noon, Daylight Saving Time, on the fifth day of June, 1943, and must be accompanied by a certified cheque, payable to the Custodian, for ten percent (10%) of the amount tendered.

The assets are offered for sale without any warranty whatsoever on the part of the undersigned as to condition or state of repair of such assets, and are subject to existing leases and/or encumbrances, if any.

Cheques in respect of unaccepted bids will be returned in due course.

Neither the highest nor any tender will necessarily be accepted. Further particulars may be obtained during office hours any day up to Noon on the 4th day of June, 1943, and arrangements made with the undersigned to inspect the said premises.

DATED at Vancouver, B.C., this 20th day of May, 1943.

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

May 19th, 1943.

MEMORANDUM

TO: Mr. G.W. McPherson

FROM: Mr. K.W. Wright

Why are we selling?

REPORT ON LIQUIDATION - ENEMY SECTION

Tenders were called for on six (6) parcels of real estate in Vancouver on the 3rd of April, 1943, tenders to close on the 17th of April, 1943. The following is a brief summary of the result.

Parcel 1 - 1809 Venables Street
Valuation - $3,250.00.
Tenders all rejected, as highest cash offer was $3,000.00 and the best offer on terms was $3,650.00. Subsequent negotiations resulted in a sale at $3,500.00 cash. Deposit was received and we are awaiting a cheque for the balance of the purchase price. Deed will be submitted for signature before you return East.

Parcel 2 - 711 Keefer Street
Valuation - $1,750.00.
No tenders received.

Parcel 3 - 629 East Cordova Street
Two buildings on this property were partially destroyed by fire.
This property was advertised following the fire, but no sale resulted.
Valuation - $550.00.
Negotiations have been carried on for sale of the property to one Trusov. Agreement virtually reached when notice to demolish was received from the City. Since that time we have had several interviews with the City Officials and the prospective buyer. We expect a favourable decision from the City Officials this week, in which case Trusov will go on with the deal. He agrees to pay $530.00 cash and this offer will be accepted, as an adjustment due to tax rates must be made.

Parcel 4 - 8686 Osler Street
Valuation - $1,000.00.
Cash offer of $1,050 accepted.
Conveyance in your hands for signature.

Parcel 5 - 1001 Denman and 1808 Nelson Street
This property valued by H.A. Roberts at $8,500.00.
All bids were rejected. The highest offer in response to the advertisement was $5,000.00 - afterwards increased to $6,000.00.
The income is sufficient to warrant holding for a better deal.

Parcel 6 - 1950 Nelson Street
Valuation - $5,000.00.
All offers were rejected, as the highest amounted to $4,512.50.
Negotiations have been carried on with all who tendered and an offer was finally received from Messrs. Ker & Ker Limited of $5,250.00, less commission of 5%, amounting to $262.50, leaving a net amount of $4,987.40. They have been informed that we will accept $5,000.00 cash. We hope to close this sale in the matter of a few days.

KWW:HW.

MEMORANDUM

TO: MR. G. W. McPHERSON May 19th, 1943.

FROM: MR. K. W. WRIGHT

REPORT ON LIQUIDATION - ENEMY SECTION.

Tenders were called for on twelve (12) parcels of Real Estate, ten (10) in Vancouver, one (1) in Richmond, and one (1) on Quadra Island, on the 17th of April, 1943, tenders to close on the 1st of May, 1943. The following is a brief summary of the result.

Parcel 1 - 304 East Cordova Street, Vancouver.
Valuation - $600.00
A tender amounting to $1,000.00 was received. Acceptance is held up owing to the tenderer having made bids on three properties. We have written the tenderer asking him to come in and discuss the matter.

Parcel 2 - 235 Powell Street, Vancouver (Store building)
Valuation - $6,500.00
No offers received.

Parcel 3 - 237-237½ Powell Street, Vancouver (Store building)
No valuation.
No offers received.

Parcel 4 - 459 East Hastings Street, Vancouver.
Valuation - $3,000.00
All offers rejected as highest offer was $2,900.00
Negotiations are being carried on with tenderers with a view to obtaining valuation figure.

Parcel 5 - 1149 Keefer Street, Vancouver.
Valuation - $1,000.00
The best offer was $1,400.00. The offer is made by the same party as Parcel 1 - 304 East Cordova Street - and the matter will be determined when he calls at the office.

Parcel 6 - 332-334-336 West 5th Avenue, Vancouver.
Valuation - $5,600.00
The best offer for cash was $3,100.00 - terms, $4,000.00.
All bids rejected. We are endeavoring to obtain better offers.

Parcel 7 - 1652 West 2nd Avenue, Vancouver.
No valuation.
No offers received.

Parcel 8 - 1658 West 2nd Avenue, Vancouver.
No valuation.
No offers received.

Parcel 9 - 7 West 19th Avenue, Vancouver.
Valuation - $1,250.00 to $1,600.00
Best offer $1,530.00. All bids rejected. Four bids were received all within $55.00 of the highest offer. Second highest offer in this case amounted to $1525.00. All tenderers have been requested to revise their bids in an effort to obtain valuation price of $1600.00.

Parcel 10 - 2993 West 23rd Avenue, Vancouver.
Valuation - $3,500.00
Best offer $2,550.00. All offers rejected. All tenderers have been writtento, suggesting increased offers be submitted.

Parcel 11 - 343 Granville Road, Richmond.
Valuation - $1,300.00.
This is a property administered by the Ottawa office and the best offer of $1,825.00 was forwarded to Ottawa on the 6th instant. One tenderer submitted second offer for $2100.00 on 10th instant and this was sent to Mr. Biron. We now await instructions. We suggest if this is to be considered, all others should have an opportunity to file second offers if they so desire.

Parcel 12 - Quathiaski Cove, Quadra Island.
Valuation - $150.00
Best offer of $300.00 accepted.

It will be noted that no offers were received on Parcels 2 and 3, which are commercial buildings in the business section of Powell Street. The Custodian has numerous similar properties in this district under his control, which will be difficult to sell under the existing conditions.

The Enemy Section has an interest in 331 Powell Street and Mr. Milsom is looking after the Evacuee interest. A report was obtained from Mr. Reeve and copy is attached. Comments therein applicable to so many properties on Powell Street well worth perusal.

KWW/W

K. W. WRIGHT

May 19th, 1943.

MEMORANDUM

TO: Mr. G.W. McPherson

FROM: Mr. K.W. Wright

Attached hereto you will find a copy of an advertisement, calling for tenders on ten (10) parcels of real estate in Vancouver, one (1) in Richmond, and one (1) in Burnaby.

Why are we selling?

This advertisement will appear in tomorrow's Sun, Friday's News Herald and Saturday's Province. The advertisement will be two column by nine inches and the cost will be somewhat less than the advertisement of April 17th, due to publication on Thursday and Friday, as against Saturday. It was thought advisable to stagger the advertisement.

The cost of the previous advertisement of a similar size amounted to $115.92 and was divided among the twelve (12) parcels at a cost of $9.66 each.

K.W.W.

KWW:HW.
Attach.

We must get a uniform add

[illegible] 200 "A", Group 1, New Westminster District, Plan 197, known as 2040 Columbia Street, being a six toom two-storey frame dwelling;

Lot 12, Block 59, District Lot 196, Group 1, New Westminster District, Plan 196, known as 656 East Cordova Street, being a six room two-storey frame dwelling;

A L S O

Lots 15 and 16, Block 75, Sections 21 and 22, Block 5 North, Range 6 West, Map 1555, Municipality of Richmond, known as 203-205 #3 Road, Lulu Island, being a one-storey frame store building and a one-storey frame shingled building containing 5 suites;

West Half of Lot 1, Block 11 of South Half of Lot 116, Group 1, Map 2223, New Westminster District, known as 3906 Union Street, Burnaby, being a single storey frame dwelling.

REAL ESTATE FOR SALE BY TENDER.

The Secretary of State of Canada and/or Custodian offers for sale by tender the following properties situated in Vancouver:

Lot 11, Block 22, District Lot 200A, Group 1, New Westminster District, Plan 197, known as 25 West 5th Avenue, being a seven-room frame dwelling and garage;

Lot 18, Blocks 35 and 36, Subdivision "B", District Lots 319, 324 and part of 323, Group 1, New Westminster District, Plan 4315, known as 8377 Osler Street, being a small one storey frame dwelling;

Lot 2 of Parcel "B" of Lot 14, Block "C", District Lots 319, 324 and part of 323, Group 1, New Westminster District, Plan 5525, known as 8821 Osler Street, being a four-room frame dwelling with basement;

Lot 9, Block 61, District Lot 181, Group 1, New Westminster District, Plan 196, known as 840 East Cordova Street, being a one-storey frame dwelling and garage;

Lot 10, Block 61, District Lot 181, Group 1, New Westminster District, Plan 196, known as 846 East Cordova Street, being a one-storey frame dwelling and garage;

Lot 13, except the West 24 feet 6 inches and the West 12 feet of Lot 12, Block 25, District Lot 200 "A", Group 1, New Westminster District, Plan 197, known as 279 East 5th Avenue, being a two-storey seven room frame dwelling and garage;

Lot 20, Block 53, District Lot 196, Group 1, New Westminster District, Plan 196, known as 561 East Cordova Street, being a two-storey eight room frame dwelling;

Lot 34, Block 40, District Lot 196, Group 1, New Westminster District, Plan 196, known as 337 Powell Street, being a one-storey brick store building with part basement;

South Half of the South Half of Lots 23 and 24, Block 21, District Lot 200 "A", Group 1, New Westminster District, Plan 197, known as 2040 Columbia Street, being a six toom two-storey frame dwelling;

Lot 12, Block 59, District Lot 196, Group 1, New Westminster District, Plan 196, known as 656 East Cordova Street, being a six room two-storey frame dwelling;

A L S O

Lots 15 and 16, Block 75, Sections 21 and 22, Block 5 North, Range 6 West, Map 1555, Municipality of Richmond, known as 203-205 #3 Road, Lulu Island, being a one-storey frame store building and a one-storey frame shingled building containing 5 suites;

West Half of Lot 1, Block 11 of South Half of Lot 116, Group 1, Map 2223, New Westminster District, known as 3906 Union Street, Burnaby, being a single storey frame dwelling.

Tenders for the individual parcels will be received by and should be addressed to the Office of the Custodian, 912 Royal Bank Building, Vancouver, B. C. marked "Tender for Real Estate" up to Noon, Daylight Saving Time, on the fifth day of June, 1943, and must be accompanied by a certified cheque, payable to the Custodian, for ten percent (10%) of the amount tendered.

The assets are offered for sale without any warranty whatsoever on the part of the undersigned as to condition or state of repair of such assets, and are subject to existing leases and/or encumbrances, if any.

Cheques in respect of unaccepted bids will be returned in due course.

Neither the highest nor any tender will necessarily be accepted. Further particulars may be obtained during office hours any day up to Noon on the 4th day of June, 1943, and arrangements made with the undersigned to inspect the said premises.

DATED at Vancouver, B. C. this 20th day of May, 1943.

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

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

19th May, 1943.

Dr. E.H. Coleman, K.C.,
Under Secretary of State,
West Block,
Ottawa, Ontario.

OFFICE OF THE
MAY 21 1943
Under Secretary of State

Dear Dr. Coleman,

Re: Judge Smith's Committee

In accordance with our conference in Winnipeg which was attended by Mr. Shears, I have on your instructions obtained from Mr. Shears a letter outlining the work of the Advisory Committee on Greater Vancouver Properties and the policy which that Committee is prepared to recommend to the Custodian for his approval.

I am enclosing the original letter received from Mr. Shears for the Custodian's consideration and being thoroughly familiar with the situation here I have no hesitancy in recommending that the policy as outlined in this letter, and as recommended by the Advisory Committee, be approved by the Custodian.

It would be of considerable assistance to this office and to the Honourable Mr. Justice Smith's Committee if the Custodian's decision could be conveyed to me before I leave Vancouver in order that the machinery may be put into operation with as little delay as possible.

Yours very truly,

G. W. McPherson,
Executive Assistant.

GWMcP/PMH

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No._____

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

19th May, 1943.

G. W. McPherson Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Advisory Committee
on Greater Vancouver Properties.

Since your visit in March when you held the initial meetings with the above Advisory Committee, I have maintained contact with the Committee through Mr. A.E. McMaster.

Mr. McMaster was appointed as Executive Assistant to the Committee at a salary of $400.00 per month and Miss Sullivan as Secretary to Mr. McMaster at a salary of $125.00 per month.

The Committee have definitely given their approval to the principle of a general policy of liquidation both of real estate and of chattels. I addressed a letter to them in regard to the best methods of implementing this policy and they have given careful consideration to the matters involved.

A comprehensive plan of advertising was considered by the Committee and J.J. Gibbons Ltd. were approached by them for suggestions. The Gibbons plan was somewhat elaborate involving folders, maps and the description of properties etc. After further conference it was decided that such a scheme was not essential.

The Committee agreed that the public should be fully informed by newspaper advertisements from time to time of the Government's policy to liquidate and that offers should be submitted by tender to the Custodian.

The Committee agreed that a catalogue should be prepared which would designate each property by a catalogue number, our file number, the legal and civic description and indication as to the type of property such as dwelling, store etc. The Committee were agreeable to the inclusion of enemy property in this catalogue if the Custodian so desired, but in view of your comments in this regard it has been decided not to include enemy property. Material for this catalogue has been prepared during the

CANADA

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FILE No.

G.W. McPherson Esq.

past several weeks and is now nearly complete. Estimates for printing have been obtained and for quantities of 10,000 or more the approximate cost will be between 2¢ to 2½¢ per copy.

The Committee's investigation led to the conclusion that the City Assessor's valuations could not be accepted as a basis for sales purposes and that it would be necessary to have an independent valuation made of each property.

Some few properties on which we had received specific offers for purchase by firms requiring these properties for war purposes were valued by Mr. A.R. Mackenzie upon the request of Mr. McMaster. It appeared that Judge Smith and his Committee after giving further consideration to the matter of valuations decided that Mr. Douglas Reeve of the firm of Johnson & Reeve was ably qualified to value properties and that his recommendations would be acceptable to the Committee.

Mr. Reeve was approached by Mr. McMaster and myself and an agreement reached for him to do this work as and when required. His fees in view of the number of properties involved will usually be from $5.00 to $7.50 per valuation.

The Committee were in favour of utilising the facilities and services of Real Estate Agents of the City. I recently held a meeting with the main Real Estate Agents and discussed very fully with them the problems involved. It has been decided that the Real Estate Agent now administering any particular property on our behalf in regard to rentals etc. should be considered the Agent in connection with the sale of such property. It has therefore been decided to show such Agent's name against the property listed in the catalogue. The general public will be referred to such Agent for inspection of the property and for full information concerning it.

The Committee agree that a commission should be paid to the Agents for such services. In view of the fact that certain expenses usually incurred by Real Estate Agents, such as advertising, searching titles and preparation of documents will be done by our office, some adjustment from the usual Agent's commission of 5% has been discussed. It is thought, however, that if the payment of the usual commission would ensure the fuller co-operation of Real Estate Agents, that this co-operation would more than offset any saving which might appear to be made by a reduction in the rate of commission.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

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FILE No.

G.W. McPherson Esq.

This matter has not been fully determined but the Advisory Committee would be prepared to recommend the payment of the full commission if this appears desirable.

Commission would be paid on the sale of any property to the Agent to which such property had been assigned. The Real Estate Agents through their own organization and internal arrangements would provide for the division of commission where other agents had participated in the work of providing the purchaser whose tender was accepted.

The Committee consider that 30,days should be the time allowed for receiving tenders after the properties have been advertised and the catalogue made available.

Mr. Justice Smith is of course aware of the agitation among some groups of Japanese in regard to the possibility of injunction proceedings being taken, but in this regard he and his Committee are prepared to continue to give their guidance in connection with the problems of liquidation and feel that any complaints or injunctions which may arise will be taken care of by the Department of Justice and the Custodian's policy upheld.

As you are aware, representations have been made to Mr. Kimura by certain groups of Japanese who style themselves "The Japanese Property Owners Association", asking him to withdraw from membership of the Committee. I have discussed this matter with him and it does not appear that he will resign. He views the work of the Committee as being advice in the carrying out of a policy established by the Government rather than as a Committee responsible for such policy, and as a member of such a Committee believes he can be of help in approving methods that will tend the liquidation of the property in the best possible manner and interest of the Japanese.

Both the Committee and the Real Estate Agents are definitely of the opinion that a sales policy which requires the purchase price to be paid in cash will very materially restrict sales and reduce the amount of the tenders received. Results of calling for tenders on enemy property would indicate that there will likely be a difference of 20% between the tender for cash and for a tender for part cash and the balance on terms.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

G. W. McPherson Esq.

The suggestion at the present time is to call for tenders in the ordinary way without specific reference to terms and according to the results obtained, consider each tender on its individual merits.

It is appreciated that in regard to certain types of property that a sale should only be made for cash but that other properties might well be sold upon receipt of a reasonable cash deposit and limited terms for payment of the balance with the usual interest rate.

Unless you advise me that there can be no deviation from the policy of selling entirely for cash, our intention is to proceed as suggested above and this will have the full concurrence of the Advisory Committee.

For your information Mr. McMaster has accepted a position with a Government Department in Ottawa and the Committee have appointed Mr. H.S. Durkee in his place at a salary of $275.00 per month.

Yours very truly,

F. G. Shears

F. G. Shears,
Acting Director.

FGS/PMH

C
P
Y

MEMORANDUM May 7th, 1943.

TO: MR. F. G. SHEARS

FROM: MR. K. W. WRIGHT

Recent conversations with Mr. Sheppard relative to the production of Certificates of Title caused some concern, for the reason that Mr. Sheppard was definitely of the opinion that the Custodian would have to follow the usual course and that the Registrar would advertise that applications had been made for the issuing of duplicate Certificates.

Few Certificates of Title are found with the papers of Internees, and although evacuees have been requested to forward their Certificates to the office, they have steadfastly refused to comply.

I telephoned Mr. Crane, Inspector of Legal Offices at Victoria, and pointed out the difficult position that we find ourselves in, and he has advised that they will accept our application under Sub Section 2 of Section 23 of the Consolidated Regulations Respecting Trading With The Enemy (1939) and transfer to the Custodian regardless of the production of the Certificates. I have undertaken that we will produce all Certificates that come into our possession, but it is a relief to know that we will not be delayed by reason of having to follow the usual procedure in the event that Certificates are not on file.

I have just spoken to Mr. Sheppard about this over the telephone, and while he is of the opinion the Inspector is possibly going further than he should under the existing legislation, states that we are extremely fortunate in having such co-operation.

Mr. Sheppard pointed out that as Mr. McPherson will be signing the transfers, it would be advisable to send a few copies of the Order of his appointment pursuant to Sub-Section 2 of Section 6 of the Regulations. We may then file these with the local and outside Registry Offices and no question will arise as to the signature in future conveyances.

Will you be good enough to arrange this with Mr. McPherson when you see him in Winnipeg.

"K. W. Wright"

KWW/W

C
O
P
Y

LOCKE, LANE, GUILD & SHEPPARD

Barristers & Solicitors,
703 Rogers Building,
Vancouver, B. C.

May 7th, 1943.

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

Attention Mr. Wright

Dear Sirs:

Re: P/W A-757, NAKA, Tomijiro and
8686 Osler Street, Vancouver,
Your File No. 1209

We have your enquiry of the 5th instant as to whether the Consolidated Regulations are sufficient to procure the issuing of a new title to the Custodian, and will dispense with the production of the duplicate title held by a former Japanese owner. The difficulty arises in that while the Registrar will register a certificate of ownership issued by the Custodian upon the existing Japanese title the Registrar will not issue a new certificate of title without a formal application therefor, payment of the fees in respect thereof and surrender of the outstanding title in the name of the Japanese. We are of the opinion that the Regulations do not require the issuing by the Registrar of a new duplicate certificate of title and that the Regulations are complied with by the Registrar registering the certificate of the Custodian upon the existing title. While Regulations 21 effects the vesting in the Custodian and Regulations 23 provides for registration of a certificate without charge, that can be complied with by registration of that certificate on the existing title.

The matter has been determined by our Court of Appeal in Attorney General v. The Registrar, 1934 3 W.W.R. 161. In that case the Dominion acquired lands under the Expropriation Act, which Act provides for the vesting upon filing of the plan and description of the lands expropriated. The question was whether the Registrar was required to issue a new certificate without charge. The Court held he was not, for the reason that there were two distinct methods of obtaining title:-

(a) Under the Expropration Act, which Act vested the title, and deposit or registration in the Land Registry was under the Expropriation Act for the purpose of notice.

(b) Under the Land Registry Act whereby the Province can issue an indefeasible title.

Accordingly the Crown in the right of the Dominion under the Expropriation Act had acquired a vested title to the land but if it wished also to obtain registration under the Land Registration Act it must comply with the

COPY

provisions thereof and pay the statutory fees on the basis that this was a service which the Crown requested. Applying that decision we are of the opinion that the Registrar would be held to comply with the Regulations in registering the Custodian's application as a charge upon the title, and he is quite right in demanding formal application for issuing title, payment of the fees and surrender of the duplicate title.

We are further of the opinion that the terms on which a certificate of title may issue are exclusively provincial matters and beyond the legislative competence of the Dominion either by Statute or by Order-In-Council. That appears to follow from the Attorney General v. The Registrar and therefore any amendment to the Dominion order-in-council would be ineffective, and on the contrary the assistance of the province is required to dispense with the duplicate certificate. We see some difficulty under the Land Registry Act in the Registrar dispensing with the duplicate certificate in that the statute requires its production and surrender under the respective Sections 155 and 157, subject to permitted dispensing with the production by proof of loss and advertising under Section 160. These provisions are limitations on the powers of the Registrar. We observe, however, that Mr. Crane, Supt. of Legal offices thought that a remedy might be obtained by regarding the Orders-In-Council as an expropriation. The Land Registry Act, Sec. 37, S.S.1 (f) makes every title subject to "any right of expropriation by Statute." If on consideration he should finally decide to adopt this procedure we would advise that the other requirements, namely formal application and payment of fees be accepted. If we obtain the assistance of the Province by such ruling there appears to be no reason why we should enquire as to whether this be expropriation proceedings.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD

Per: F.A.S.

FAS/EB

COPY

JOHNSON and REEVE
Bank of Nova Scotia Bldg.,
602 West Hastings Street,
Vancouver, B. C.

6th May, 1943.

The Custodian's Office,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

File No. 10711/1

Attention of Mr. G. D. Milsom
Administration Department.

Dear Sir: Re: NIMI Toragoro
331 Powell Street.

In reply to your letter of the 5th inst., it would appear that the equity of the mortgagee, on the basis of our valuation is well under $1,000., because the City has a first charge for the taxes and interest on arrears until paid, and taking into account the expense of obtaining title.

The proposed lease would enable the mortgagee to increase the value of the property, without providing any money, to the extent of the value of the improvements to be made by the tenant.

The rent of $40. per month, less administration expenses and the cost of fire insurance, would take 15 or 16 months to overtake the allowance of $500., to be made to the tenant towards the cost of improvements, so that, in a two year lease there would only be 8 or 9 months' net rent realization to devote to the payment of taxes. This however would not provide more than the amount of one year's taxes under the present assessment, so that by the end of the lease period the amount of the arrears would have increased.

Assuming, for the moment, that the assessment will not be changed, and that the arrears of taxes will be about $900., with accrued interest, at the end of two years, it is apparent that unless the rent can be increased after two years, the yearly surplus after deducting expenses and one year's taxes would only be about $100. This would not absorb the arrears in less than nine years.

In the meantime the mortgagee would receive no interest on his investment.

It is imperative, in the first place, that every effort be made to obtain a reduction in the assessments of both land and building for next year and subsequently. If the Assessor makes a reduction of his own volition, as is quite likely, the amount may not be entirely satisfactory, but the Court of Revision is reluctant to enlarge such reductions. We believe that early negotiation with the Assessor, before he makes up his mind, would effect a greater reduction than he might make voluntarily.

The possibility of increasing the rent after two years is difficult to forecast. From the mortgagee's point of view an increase of revenue is an important factor in considering the long period of waiting before any interest is earned by the investment, in comparison with the advantage of realizing some part of the principal sum at an early date, if this is found possible. In this connection the mortgagee must consider the risk of not being able to make a sale readily, becuase of accruing taxes and other expenses, which are reducing the value of his equity, day by day.

Apart from these considerations, there are distinct advantages in making the proposed lease. Not the least of these is the creation of business acticity on Powell Street. This would be a stimulant for the neighboring properties, and any gain made by those in the way of mercantile occupancy would, in turn, re act beneficially upon the property under consideration. The other advantages are comprised in the stoppage of waste, building up of value and the creation of some prospect for the future.

We are assuming that the covenant of the proposed tenant is satisfactory; also that he will provide for any expenditure on the premises in excess of $500., also that he will pay the water rates and be responsible for any bfeakage of plate glass in the shop front.

All of the foregoing deals primarily with the position of the mortgagee, who is vertually the owner. We have analysed the proposal in detail, in order to ascertain whether the acceptance of it can be justified by a trustee and also whether it is consistent with a policy of liquidation.

In the latter connection the first point to be considered is the effect of such a lease upon the prospects of a sale. A rent producing property has an investment aspect which is lacking in a vacant building. As there are so many vacant buildings on Powell Street which will attract only buyers for use and occupancy or speculators, we are inclined to think that the investment aspect might enlarge the field of prospective purchasers. This would assist the process of liquidation.

Although a new owner would only collect 9 months' rent in two years, and his outgoings for taxes and insurance for two years would exceed the amount of rent received (only slightly if nest years' taxes are reduced by one third) he would avoid the expenditure on improvements which may be considerably higher than $500.

If the lessee intends to sublet the whole or part of the building at a profit, the purchaser may be able to divert that profit to himself after the lease expires.

Another possibility is that the lessee may become a purchaser.

It is bound to take some time to sell all of the Powell Street properties, and if it should take as long as two years, the liquidation as a whole would not suffer materially if the making of the lease delayed the sale of this one property.

The development of this property would very likely encourage buyers to take an interest in some of the other buildings. In other words it might accelerate the process of liquidation.

We are of the opinion that it would be advisable to make the proposed lease.

Yours faithfully,

JOHNSON REEVE & WATSON

DWR

Per: Douglas W. Reeve

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

22nd April, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Sale of Enemy Real Estate.

I wrote you yesterday in reply to your letter re the above.

You will be interested in the enclosed Memorandum from Mr. Wright giving some details of the properties advertised and the tenders received.

The Mr. Reeve to whom reference is made is of the firm of Johnson & Reeve and is the valuator which is acceptable to Justice Smith and his Committee and who, therefore, it is our intention to use when valuations are required.

Yours very truly,

F. G. Shears

F. G. Shears,
Acting Director.

Check letter

FGS/PMH
encl.

Building Department and Mr. Rogers of the Municipal [illegible] fall, and I quote Mr. Reid: "We sympathize with you. You have a collection of sub-standard buildings and the Government has no idea of the condition that these are in. We do not wish to add to your problem and are willing to co-operate but remember, Coroners' juries are embarrassing." Follow this up with the views expressed by Mr. Reeves in the course of our meeting with Mr. McMaster last week and I think you will recall that he made a statement along

MEMORANDUM April 21st, 1943.

TO: MR. F. G. SHEARS

FROM: MR. K. W. WRIGHT

RE: OFFERINGS OF REAL ESTATE.

Attached hereto you will find two copies of the tenders received in response to advertisements appearing in the local papers on April 3rd. All tenders were opened by you in my office on Monday last, as the time was up on Saturday.

We offered six properties for sale, four residential and two dwellings with store fronts. The results are, in my opinion, highly satisfactory as it is altogether likely that we will close four sales. We did not get an offer for the property at 711 Keefer Street, but this is not to be wondered at due to location and condition. The offerings on the property at 1001 Denman and 1808 Nelson were low, but failure to sell need not concern us as the property is more than carrying itself.

I have received your memo with copy of Mr. McPherson's letter of the 15th instant, and am more than pleased with his decision to separate the offerings of enemy property from the evacuees. We are going about this in an orderly manner and as you know, offered twelve more properties last Saturday and so far it has not been necessary to engage agents. We make all arrangements with tenants as regards inspection and then deliver letters to prospective purchasers. Interviewing prospective buyers in the office entails a lot of work, as we have had a flood of callers for the last three weeks, but I would like to continue the present practice until such time as we find it impossible to cope with the situation.

We only had two vacancies in the last offering, and it was arranged that Mr. Smith of the Protection Department would be on the Osler Street premises from 1:30 p.m. to 4:30 p.m. the Friday following publication of the ad and the afternoon before the tenders closed. This plan worked out very nicely and we have satisfied all prospects and at the same time have not unduly disturbed the tenants who occupy the properties, for the reason that they did not permit anyone through without a letter from this office. No one asked to see Keefer Street property.

If we offer a dozen or more properties every two weeks, it will not be long before we have covered the list, and will be in a position to entertain private offers or list unsold parcels with agents. In this connection, Mr. McPherson's instructions will be followed with respect to the wording of the advertisements. His letter did not reach us in time to amend those appearing in Saturday's papers.

It is somewhat difficult to interpret Mr. McPherson's remarks as follows: "There is also the other consideration that it is not the Custodian's policy to liquidate enemy property where it is economically sound to carry on" and I would be obliged if you would submit the following for his consideration and comment.

A meeting was held in my office with Mr. Reid of the Municipal Building Department and Mr. Rogers of the Municipal Health Department last fall, and I quote Mr. Reid: "We sympathize with you. You have a collection of sub-standard buildings and the Government has no idea of the condition that these are in. We do not wish to add to your problem and are willing to co-operate but remember, Coroners' juries are embarrassing." Follow this up with the views expressed by Mr. Reeves in the course of our meeting with Mr. McMaster last week and I think you will recall that he made a statement along

the following lines: "you must remember that the rents of today will not be maintained and are brought about by lack of accommodation." We had another meeting with Mr. Reeves in Mr. McMaster's office yesterday afternoon, and he stressed the heavy expenditure required if we hold on to many of these properties. I am sure Mr. McPherson realizes from personal inspection that few Japanese parcels of real estate may be classified as "economically sound to carry on".

In order to clarify the situation, I will review the parcels offered on the attached list and the reasons for selling.

1950 Nelson Street.

Property owned by a resident in Japan. It is rented at $40.00 per month including all furniture which belongs to an internee and for which allowance of $5.00 per month is made in accord with Bell-Irving's recommendation. The taxes on this property amount to $219.50 annually - much too high for the revenue, bringing the net revenue down to approximately $200.00. This property is being handled by Messrs. P. S. Ross & Sons and when Mr. Field heard that we were advertising, he asked that we include this one as a cash offer had been received.

1809 Venables Street.
Owned by a resident in Japan.
This property is rented at $35.00 per month. Taxes, insurance etc. reduce the annual revenue to $250.00. Two offers to purchase had been received, and as there appeared to be a demand for the property, it was considered advisable to offer it for sale. Mr. Reeves is to inspect and make recommendation regarding acceptance or rejection of highest offer.

8686 Osler Street.
Owned by an internee.
The tenant moved out, and as immediate possession was possible, we advertised and secured an offer which is now being considered by Mr. Reeves. I wrote you on 19th instant as follows:

"I spoke to Mr. Smith of our Portection Department this afternoon, as he attended the property with prospective buyers. When advised that we had an offer of $1000.00, he said that in his opinion, it should be accepted.

Mr. Smith pointed out that the house has a five foot basement and therefore head room only for persons of the Japanese race. The roof is in a state of disrepair, and should be replaced. The house needs painting on the outside for protection purposes. The fences are down and there is no bath or wash basin in the house. Evidently the kitchen was added, and the pipes from the stove are so installed as to break the fire department regulations. Mr. Smith also stated that there is no head clearance in the attic.

Apart from the above, it seems to be a pretty good house. I will have Mr. Reeve check the valuation with the least possible delay. "

1001 Denman & 1808 Nelson Street.
Owned by a resident in Japan.
We already expended $387.20 for repairs and further expenditures amounting to about $125.00 are required on 1001 Denman Street. 1808 Nelson Street is in a rundown condition and money must be spent for both exterior and interior repairs. Tenders were not satisfactory and all were rejected. This property is well rented, however, and taxes amounting to $267.31 are low compared with other assessments we have unearthed.

N.B. There should be a downward revision of assessments on a great number of Japanese properties, but I hesitate to press without Mr. McPherson's approval. The City will oppose loss of income, but if we get the green light (pardon the use of your pet expression) we might succeed. We are too late for this year, but if we fail to sell a large number of properties, a lot of time will be necessary in order to go before the Court of Revision properly prepared.

629 East Cordova Street.
Owned by a resident in Japan.
The reasons for selling are given on Page 3 of the attached list.

711 Keefer Street.
Owned by a resident in Japan.
No offers were received for this parcel.

Since Saturday we have had a number of callers at the office in connection with the advertisement, but the interest seems to be centered on two or three properties and it would appear that the results may not be as satisfactory, but of course tneders do not close until a week from Saturday. We included a German property at 343 Granville Road, Lulu Island, B.C. - File 1250, and there is a definite demand for this one. We also have numerous enquiries for all City offerings with the exception of Powell Street, and parties calling have been shown the catalogue which includes photos of these properties, but their comments are not complimentary.

This somewhat lengthy report is submitted with a view to furnishing a picture gained from experience, and I hope that it will be helpful to Mr. McPherson as well as yourself.

K. W. WRIGHT

KWW/W
Attach.

TENDERS FOR REAL ESTATE RECEIVED BY CUSTODIAN
IN RESPONSE TO ADVERTISEMENT APPEARING IN THE
VANCOUVER PAPERS ON APRIL 3rd & 5th, 1943.

1950 Nelson Street. (Bell-Irving Valuation - $3750.00 to $4,000.00)

Mr. W. S. MacKenzie,
647 Windemere Street,
Vancouver, B. C. (Reject) $3500.00 (Cash)
$4000.00 (Terms)

Mr. J. Hardwick
P.O. Box 189,
Vancouver, B. C. (Reject) $3506.00

Mr. William Snowdon,
998 Thurlow Street,
Vancouver, B. C. $3500.00
(Tender for furniture at 1950 Nelson St.) 150.00
(Reject)

Mr. S. Holiski and Lillian Head,
3449 West 41st Avenue,
Vancouver, B. C. (Reject) $3650.00

Mr. Hugh Bernet Johnston & Jessie Denton Johnston
(Messrs. Ker & Ker Limited)
475 Howe Street, $4750.00 less 5% commission $4512.50
Vancouver, B. C. (Being considered)
(Prepared to make offer re furniture.)
(Have requested Mr. D.W. Reeve to submit valuation)
(This offer includes fixtures, linoleum, range boiler etc.)

1809 Venables Street. (Ker & Ker Valuation - $3500.00 (Maximum))

Mr. S. Holiski,
3449 West 41st Avenue,
Vancouver, B. C. (Reject) $2700.00

Mrs. G. Antonelli,
533 Woodland Drive,
Vancouver, B. C. (Reject) $2505.00

Mr. Perry A. Moore,
(Messrs. Ker & Ker Limited)
475 Howe Street,
Vancouver, B. C. (Reject) $3000.00

Mr. John Vrlak,
193 East Hastings Street,
Vancouver, B. C. (Being considered) $3000.00 (Cash)
(Have requested Mr. D.W. Reeve to submit valuation) $3650.00 (Terms)

Venables Street (Con'd)

Mr. S. Shaw, 1803 - 4th Avenue East, Vancouver, B. C.	(Reject)	$2700.00 (Terms)
Mrs. Nunziata Gentile, 1825 Venables Street, Vancouver, B. C. (Messrs. Goodlad & Goodlad)	(Reject)	$2800.00
Mr. C.T. Lawrence, Pacific Properties Ltd., 829 West Pender Street, Vancouver, B. C.	(Reject)	$2500.00 (Cash) $2700.00 (Terms)

8686 Osler Street. (Ker & Ker Valuation - $1150.00)

Mr. C.T. Lawrence, Pacific Properties Ltd., 829 West Pender Street, Vancouver, B. C.	(Being considered) (Have requested Mr. Reeve to submit valuation).	$1000.00
Mr. Frank Kryzanoski, 1228 - 77th Avenue West, Vancouver, B. C.	(Reject)	$ 806.00
Mr. A. J. Taylor, P.O. Box 76, Ladner, B. C.	(Reject)	$800.00
Mr. J. Penrice, c/o Hire & Drive Ltd., 945 West Hastings Street, Vancouver, B. C.	(Reject)	$750.00
Mr. J. Brown, 8616 Oak Street, Vancouver, B. C.	(Reject)	$700.00

1001 Denman Street & 1808 Nelson Street. (H.A. Roberts Ltd. Valuation-$8500.00)

Mr. S. Holiski and Lillian Head, 3449 West 41st Avenue, Vancouver, B. C.	(Reject)	$2500.00

1001 Denman Street & 1808 Nelson Street.

Mr. Benjamin Lotzkar,
(Messrs. Macaulay, Nicolls, Maitland & Co. Ltd.)
435 Howe Street,
Vancouver, B. C. (Reject) $5000.00

Mr. W. S. Hynes,
1625 West 14th Avenue,
Vancouver, B. C. (Reject) $4260.00

629 East Cordova Street.

Mr. John Trusov,
54 East Cordova Street,
Vancouver, B. C. (Being considered) (Prospective buyer to call re demolition) $550.00

Messrs. Reed, Phipps & Davies' valuation on this property amounted to approximately $1900.00. On June 30th, 1942, the premises were destroyed by fire, and on November 2nd, 1942, we received a cheque for $1307.99 in settlement of the fire loss. We have been ordered to demolish the two front buildings, and the contractors advised that there is little to salvage. The lowest cost to us for the work of demolition will be $100.00. In a report following the fire, Messrs. Ker & Ker valued the property at $950.00, but this included an item of $200.00 for the front buildings we are now ordered to tear down. This, added to the cost of demolition, brings the valuation to $650.00. The rental from the rear building, amounting to $14.00 per month, will not pay the taxes.

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

April 15, 1943.

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

Dear Mr. Shears:

Re: Judge Smith's Committee

I have your letter of April 13th, with enclosure.

In view of the possibility of injunction proceedings, I do not think the enemy property should be listed with the evacuee property. There is also the other consideration that it is not the Custodian's policy to liquidate enemy property where it is economically sound to carry on. Would you, therefore, see that the enemy property is not included in the catalogue.

The Notice of Sale of real estate applies, I assume, to enemy property and I also assume that it is not economically sound for the Custodian to continue to administer such property.

In future advertisements I think it might be advisable for the advertisement to be headed - "The Secretary of State of Canada acting in his capacity as Custodian" rather than referring to the Authorized Deputy, and in order not to confuse Japanese evacuee property with enemy property it might be more desirable, instead of signing the statement - "The Custodian of Japanese Property" to have it signed - "The Custodian of Enemy Property", since we do not distinguish between nationalities insofar as enemy property is concerned.

These matters might be discussed with Mr. Wright.

Yours very truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No._____

506 Royal Bank Building,
Vancouver, B.C.

13th April, 1943.

G.W. McPherson, Esq.,
Executive Assistant of the
Secretaryof State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson:

Judge Smith's Committee met last week and I have just received a letter from Mr. McMaster, copy of which I enclose.

I have had a lengthy conference with Mr. McMaster and will write you more fully tomorrow.

See file J- 49B

"The New Canadian" again contains some articles relative to the disposition of Japanese property and I have had a copy of these articles made and enclose same herein for your perusal.

We have a catalogue pretty well underway and have been giving consideration to matters connected with liquidation, but before making any active move to advise the public I intend to submit to you our suggested advertisement, copy of the catalogue, and other arrangements which we think it necessary to make so that it may have your approval before we launch on any selling campaign. This will mean that until we advise you, you may be assured that no action will be taken with which you might not be in agreement.

Yours very truly,

F. G. Shears,
Acting Director.

FGS/PMH

encl.

April 12th, 1943.

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

Dear Mr. Shears:

At a meeting of this Committee held on April 7th, various matters of general policy in respect to the liquidation of Japanese properties in Greater Vancouver were discussed, particularly those listed in your letter of March 29th, 1943. Unanimous conclusions were reached and specific policies adopted by the Committee on the principal immediate problems of our respective offices.

The substance of these policies are contained in the minutes of that meeting, therefore we submit for your information an extract of these minutes as follows:

"Custodian's Questionaire on general matters of policy - Mr. F. G. Shear's letter of March 29th, 1943.

The Executive Assistant advised that he had discussed at length the questions propounded in this letter, and submitted a memorandum dated April 3rd, 1943, containing comments on each principal subject concerned, in order to facilitate discussion by the Committee. This memorandum was discussed in detail and conclusions reached unanimously in accordance with the following:

REAL ESTATE

1. Nature of Sales Policy; Advertising; etc.

"i. The necessity or desirability of advertising and calling for tenders.

ii. The type of any such advertisement, whether it should be general or specific.

iii. The period of time to be allowed for submitting tenders."

Ruled that, it was advisable to develop and implement a comprehensive plan of informing the public of the Government's policy to liquidate the properties concerned and inviting tenders for the purchase of these properties, and that if in the opinion of the Custodian enemy properties should be included in this plan, such inclusion had the approval of the Committee.

2. Form of Catalogue suggested.

"i. The possible need of a catalogue of properties being prepared which would be available to the public.

ii. The form of such catalogue.

iii. The question of including enemy properties in any such catalogue.

iv. The question of whether any such catalogue should be divided into specific areas so that tenders might be called for at different times."

Agreed that,

it is desirable to have catalogue sheets prepared for all properties and made available to the public, in any form consistent with the general sales plan, when adopted.

3. Appraisals; Method; Personnel.

"i. The matter of obtaining appraisals of the value of each property."

The difference in the market value of the properties concerned, between the period prior to the evacuation and the present, is recognized. The City Assessor's valuations for taxation purposes while indicative, cannot be accepted as authoritative for sales purposes, and as it is highly desirable that the present owners are protected on sound, current market values, it was recommended that a fully qualified appraiser be employed to value all properties as required by the Committee and the Custodian.

4. Question of rental leases, existing and new.

"i. The question of any preference being given to existing tenants.

ii. The matter of negotiating new rental leases, either for short term or for extended periods, pending the disposition of such properties."

Under the principle of inviting tenders, it is impracticable to give preference to present lessees generally, but it is recognized that individual cases may arise where such preference is advisable. Therefore it was ruled that no general preference be given to present lessees, but that meritorious exceptions be left to the discretion of the Custodian.

5. Question of sales through rental agents or direct.

"i. The channels through which the intended purchaser can inspect the properties.

ii. The question of listing properties with Real Estate

Agents, either by exclusive listing or otherwise.

iii. The question of disposing of properties through the Vancouver Real Estate Agents now administering properties for us and collecting rentals, etc.

iv. The question of allowances for Agents' Commissions."

The principle of utilizing the facilities and services of Real Estate Agents in the proposed general sales plan was approved by the Committee.

6. Deposition of Certificates of Title.

"i. The desirability of influencing Japanese owners to deposit Certificates of Title with the Custodian."

It was agreed as desirable that in so far as possible the Japanese owners should deposit their certificates of title with the Custodian, but that liquidation of properties should not be contingent upon such deposition.

CHATTELS

1. Method of Disposing of Chattels.

"i. The general method by which chattels should be disposed of would also need to be considered as follows:

a. By advertisement calling for tenders.

b. By public auction, and if so, the method of distribution among various Auctioneers.

c. The matter of valuations and reserve bids.

d. The question of Auctioneer's expenses."

The general principle of effecting disposal of chattels through experienced auctioneers was approved.

It was suggested that the Custodian work out the most effective plan of distributing these chattels through several auctioneers, having in mind the market potentialities in different districts in the City.

It was suggested as highly desirable that a careful study be made of chattels which may have a religious or sentimental value to owners, and that in so far as practicable, these be excepted from sale."

We are submitting this letter in duplicate in case you desire to forward one copy to Mr. C. W. McPherson.

Yours very truly,

A. E. McMaster
Executive Assistant

AEM/ms
Enc. 1

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

February 22, 1943.

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

Dear Mr. Shears:

Re: Urban Properties

I have your letter of February 18th. I doubt that Dr. Coleman will visit Vancouver before the summer but it is possible that I may make a hurried trip in the near future.

Insofar as the liquidation of city properties is concerned, if you receive an offer and the Japanese approves of the offer then you should go ahead and sell the property.

Yours truly,

(G. W. McPherson)
Executive Assistant.

GWMcP/FC.

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No._____

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Building,
Vancouver, B.C.

18th February, 1943.

G.W. McPherson Esq.,
Executive Assistant to the
Secretary of State of Canada,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. McPherson,

Your letter of the 16th instant received from which I note that, as you also mentioned over the telephone, you are unable to say just when you or Dr. Coleman may be able to come.

I think that things are moving along fairly well here and nothing is transpiring that urgently needs a visit from you.

I was figuring of course that in view of the question of liquidation you would be here about this time and the whole matter would be clarified. However, enquiries are falling off in this regard and we will just carry on until something definite develops in regard to the Committee that is to be appointed, and the policy which may be outlined.

Thinking that liquidation was likely to become effective at any minute I advised our Administration Department to hold in abeyance any enquiries for the purchase of properties, even if the offer was specific. We do not have a great number of these enquiries but we have had the occasional enquiry and a definite offer.

Seeing that it may be some while before any definite change is made, I believe we should now revert to our policy of asking the Japanese his wishes in regard to any offer that is made to us. In this way we would avoid any possibility of future criticism. If we do not do this and at a later date a property was sold, say for less than our present offer, we might be criticized for not having at least submitted the offer to the Japanese owner.

AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No._____

G. W. McPherson Esq.

This is really about the only point in connection with this matter that I would like you to advise me upon, and a reply by return would be appreciated.

You might make clear your wishes in connection with both city and farm properties. In regard to the latter you might wish us to refrain from endeavouring to negotiate any sales or submit any offers to the Japanese in view of the Soldier Settlement interest in farm lands.

Yours very truly,

F.G.Shears

F. G. Shears,
Acting Director.

FGS/PMH

Legal Section
CWM/DI
12th January, 1943

Memorandum for Dr. Coleman.

Re: Cabinet Committee Meeting.

My understanding of the decisions reached at the Committee meeting held in the office of the Hon. T.A.Crerar, on Monday, January 11th, at 2.30 p.m., is as follows:

(1) A policy of liquidating Japanese Evacuee real estate was approved. It was decided that in so far as the City of Vancouver is concerned, an advisory committee of three, with a representative of the Dominion Government, the City of Vancouver and the Spanish Consul, be appointed; and a similar committee be appointed to deal with the liquidation of agricultural lands.

(2) In so far as the agricultural lands are concerned, the Soldier Settlement of Canada withdraw from the picture entirely, transferring Mr. McKay to the Custodian's office to handle such lands.

The Soldier Settlement of Canada will consider taking over the agricultural lands suitable for their purpose, which they estimate at 60% of the total, the purchase price to be as agreed upon, presumably with the approval of a special committee.

(3) The offer received for the Royston Lumber Company Limited, be accepted and the Deep Bay Logging Company Limited be advertised for sale.

(4) Radios and cameras be released to all evacuees residing outside of British Columbia, and the balance of these articles to be held in storage and released from time to time as the evacuees leave the Province.

(5) All disbursements incidental to the administration of the fishing vessels received from the Japanese Fishing Vessels Committee be charged against the sale price of the vessels on an equitable basis.

(6) The disposition of chattels is to be determined by yourself and Mr. MacNamara, the Deputy Minister of Labour.

(7) The policy now being followed with relation to insurance was approved and should continue in force.

(8) The necessary amendments to give effect to these decisions be put into draft form for submission to council on Thursday, the Custodian's Department to prepare the necessary draft recommendation.

Those present at the meeting were

Hon. T. A. Crerar,
Hon. Ian Mackenzie,
Hon. Humphrey Mitchell
Hon. N. A. McLarty,
Yourself, Mr. MacNamara, Mr. Murchison and myself.

vla

G. W. McPHERSON.

CD 1X

CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

W.D.NEIL, GENERAL MANAGER OF COMMUNICATIONS MONTREAL

STANDARD TIME INDICATED

VR HN 56/45 NL

VANCOUVER BC JANAURY 4TH 1943

G W MCPHERSON,
CUSTODIANS OFFICE,
VICTORIA BLDG, OTTAWA. 2447

CITY RECORDS SHOW 630 PROPERTIES ON ROLL IN MAY STOP SALES MADE BY JAPANESE POSSIBLY 30 LEAVING 600 STOP 120 OF THESE ARE VACANT LOTS WE HAVE SOLD ABOUT 20 PROPERTIES AND RENTED 410 LEAVING 50 PROPERTIES NOW VACANT PRACTICALLY ALL IN POWELL STREET AREA.

OFFICE OF THE CUSTODIAN

103A.M.

(Copy FT)

MEMORANDUM OF MEETING HELD Friday, December 18th at 10.45 a.m. to 12 noon at the City Hall with a Special Committee regarding Japanese Properties.

Present:

Alderman Buscombe	-	In the Chair.
Mr. Andrew Haggart	-	Representative of the Building Dept.
Mr. Lord	-	Legal Department.
Dr. Stewart Murray	-	Health Department.
Mr. G.W. McPherson		
Mr. K.W. Wright		
Mr. F.G. Shears		

Some members of the Press were present.

The Minutes of the previous Meeting held on September 1st were read in which reference was made, that at that time evacuation was not complete, and a decision was arrived at to hold any drastic action in abeyance and to meet at a later date. The present meeting was convened for this purpose.

Alderman Buscombe stated that he understood evacuation was now complete and that while housing conditions were serious, he thought it was desirable for Japanese houses to be used to relieve this condition. The question was whether such houses could be brought up to standard.

He stated that he understood that we were renting Japanese property through Real Estate Agents and asked if tenants were being placed in Japanese buildings without the knowledge of the City Council. He was informed that it was our policy to advise the tenant to contact City departments in regard to repairs which were necessary, and in some cases the cost of such repairs was allowed as a deduction from rents.

Alderman Buscombe asked whether if once the tenants were in possession they might then refuse to carry out these repairs. He was informed that our present policy was to have the tenant deposit funds with us to cover the repairs agreed upon as assurance that the mechanics liens would be paid.

Mr. Haggart stated that to bring many of the premises up to present standard would not warrant the expense involved and that it would be false economy to do so. There was a Bye-law which provided that structural repairs would not be permitted if more than 30% of the assessed value of the property was required to be spent in bringing a property up to standard. Dr. Murray agreed with this and stated that many of the places were in terrible shape and at the present time they had placards on fourteen of them as "unfit for human habitation".

Alderman Buscombe referred to certain stores on Powell Street with windows boarded up and asked if any such stores could be used as dwelling places and he was informed that there were a number of cases where stores were now in use as dwellings.

Alderman Buscombe asked what our policy was regarding the disposal of Japanese property and could it not be sold in the same manner as the fishing vessels etc.

Mr. McPherson stated that this question involved a major policy. With regard to vessels, these were sold because they would quickly deteriorate and also because they were necessary to the fishing industry and that other items that had been sold were of a perishable

perishable nature, such as grocery stock etc. Mr. McPherson stated t that an amount of enemy property was being sold but that it was not our policy to force liquidation with regard to evacuee owned property.

A question was asked regarding the disposition of revenues from Japanese properties which were rented and we stated that broadly speaking the interest on the mortgages was first paid, then taxes and insurance then creditors and the balance to the Japanese owner.

Mr. McPherson stated that it was not an easy matter to retain the Powell Street area as a commercial centre because while previously Japanese had used that as a shopping district, any new white tenants would not be so likely to do so but in the main would use stores in other sections of the city.

The question was asked if a Japanese could re-lease and he was informed that he could not do so without our consent.

Mr. McPherson stated that in the Powell Street and adjacent area there were about 240 Japanese owned properties and that about 170 had already been rented or leased by this department.

Alderman Buscombe again stated that he thought it would be an excellent time to get rid of all Japanese properties and that he sincerely hoped that Japanese would not be allowed to return and Mr. McPherson intimated that this was of course a matter of general policy which was outside the jurisdiction of this local office and for the present we could only sell with the consent of the Japanese owner and that we were administering his property as Trustees.

The matter of small additions, woodsheds and shacks having been built by the Japanese was mentioned. Alderman Buscombe asked if there was any Bye-law giving their department authority that such additional buildings be removed. There seemed to be some doubt as to what authority the city had in regard to this matter. Apparently the standards required for the erection of new buildings could not be made retroactive.

Mr. McPherson asked if, in view of the fact that liquidation had been suggested by Alderman Buscombe, whether the Committee had any views as to what should be done to this area in the event of liquidation being made a Government policy, as he would like to know what they had in mind so that he might be in a position to make some statement on his return to Ottawa.

After some discussion it was suggested that in view of this district's proximity to waterfront and railway, that it should be made an industrial area.

The poor condition of many of the properties was again referred to and Mr. McPherson made it very plain that if the City authorities condemned any particular building, either on structural grounds or because of fire or health hazards, that our department would act on such authority. It was stated that this had already been done in some cases and the opinion was very freely expressed that the Custodian's office here had co-operated in a very fine manner.

In this connection Mr. Lord stated that it would be the policy to survey each place and if necessary establish their legal rights and report to us what was required to be done, and he felt sure that we would co-operate as we had already done in the past.

Alderman Buscombe asked whether it would not be possible for revenues from Japanese properties to be put in what he termed a "Jack pot" and poor properties renovated out of such funds. Mr. McPherson stated that it would not be possible to use the revenues from the property of one Japanese owner in order to repair poor property of another Japanese owner. Alderman Buscombe could not see why this could not be done and Mr. McPherson further pointed out

that the matter would not be so simple as stated as among other things there would be the question of creditors of the Japanese whose revenues were being used for fixing up other Japanese property.

MEMORANDUM OF MEETING HELD Friday, December 18th at 10.45 a.m. to 12 noon at the City Hall with a Special Committee regarding Japanese Properties.

Present:

Alderman Buscombe	-	In the Chair.
Mr. Andrew Haggart	-	Representative of the Building Dept.
Mr. Lord	-	Legal Department.
Dr. Stewart Murray	-	Health Department.
Mr. G. W. McPherson		
Mr. K. W. Wright		
Mr. F. G. Shears		

Some members of the Press were present.

The Minutes of the previous Meeting held on September 1st were read in which reference was made, that at that time evacuation was not complete, and a decision was arrived at to hold any drastic action in abeyance and to meet at a later date. The present meeting was convened for this purpose.

Alderman Buscombe stated that he understood evacuation was now complete and that while housing conditions were serious, he thought it was desirable for Japanese houses to be used to relieve this condition. The question was whether such houses could be brought up to standard.

He stated that he understood that we were renting Japanese property through Real Estate Agents and asked if tenants were being placed in Japanese buildings without the knowledge of the City Council. He was informed that it was our policy to advise the tenant to contact City departments in regard to repairs which were necessary, and in some cases the cost of such repairs was allowed as a deduction from rents.

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506 Royal Bank Building,
Vancouver, B.C.
December 7th, 1942.

J.G. Walker, Esq.,
Pemberton Realty Corporation,
418 Howe Street,
VANCOUVER, B.C.

Dear Mr. Walker:

Re: Japanese Property

I wish to take this opportunity of thanking you for spending the afternoon, driving around the Japanese area of Vancouver and giving me the benefit of your experience insofar as the disposal of Japanese property is concerned.

I was very much interested in your suggestion that the Canadian Pacific might be interested in buying up the Powell Street area for additional trackage, establishing an industrial area there, although I do feel, as stated to you, that this is a long range policy and one which the Custodian is not prepared to consider at the moment.

In order that you may understand the Custodian's position, I wish to state that he is anxious to make the property under his control revenue bearing, so that taxes and other charges against same can be taken care of, thus minimizing the economic loss resulting from the evacuation of the Japanese owners. He is not, however, adopting a policy of liquidation at this time, although sales will be made where offers are reasonable and approved by the Japanese evacuees. Insofar as the enemy property is concerned, the Custodian's policy is to sell, unless the property is definitely a revenue bearing property, and this policy of liquidation is being followed at the present time.

I realize that the Custodian's policy is the short range policy and your suggestions about the C.P.R. may be the ultimate solution. It would be greatly appreciated, therefore, if you do pursue this matter any farther, that you keep this office informed of developments, since from a long range point of view I think the suggestions outlined by you might ultimately be acceptable.

Again may I take this opportunity of thanking you for having given up your time the other afternoon.

Yours very truly,

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

GWMcP:MW.

MEMORANDUM October 16th, 1942.

TO: MR. G. W. McPHERSON

FROM: MR. K. W. WRIGHT

Re: REAL ESTATE.

Notices have been received from various Departments of the City of Vancouver relative to the condition of properties owned by Japanese internees and evacuees. In the majority of such cases we have little or no money, and in order to have first-hand information Messrs. Shears, Milsom, Messenger and the writer visited several places yesterday afternoon as follows:

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"I wish to draw your attention to my letter dated September 29th, 1942, re the defective electrical wiring in the above-mentioned building, and which to date has not received attention. You are hereby notified that unless the required application for a permit is filed in this office, and the work installed to the satisfaction of this Department, on or before the 20th day of October, 1942, we shall immediately take Police Court proceedings against you as provided for in the By-law."

This property is owned by a man in Japan and another Japanese whose whereabouts are unknown. The net receipts from May, 1942, to September, 1942 amounted to $220.75. A general estimate of the probable cost furnished by the Canadian Credit Men's Trust Association Limited ranges from between $500.00 to $1,200.00. As such figures were not satisfactory, I asked Mr. Walker, Manager of Pemberton's, to recommend an electrical contractor and in accord with his advice will get an estimate from Lucas Electric Company. Evidently they are reasonable in their charges and reliable. We are trying to keep closer tabs on all such work instead of leaving these matters in the hands of agents. I anticipate no difficulty in arriving at an expenditure in keeping with our credit balance that will meet the requirements of the City.

No. 1652 and No. 1658 West 2nd Avenue. This place is boarded up

from top to bottom and was opened with some difficulty. No. 1652 has been rented by Pemberton Realty Corporation and No. 1658 is vacant. A rear room is securely fastened and we are advised that groceries are stored there valued at $2,000.00. These goods are owned by an evacuee and following examination will be sold. There are at least 46 rooms in this building and we used three searchlights while going through but could not find a bath. Some amusement was provided in the course of this inspection when the retired tenant of No. 1652, busily engaged rolling a cigarette, asked me to keep his wife in mind when the job of cleaning up next door was decided upon. Some men are still thoughtful of their wives.

The building at the rear has been condemned and will be demolished.

No. 1661 West 2nd Avenue has been condemned. There are eight suites and as a matter of interest when you visit the area, kindly notice our usual trespass sign and beside it the poster placed by the City condemning the premises.

Several other buildings on this street believed to be owned by Japanese have been boarded up.

No. 334 Fifth Avenue West. We next visited this address in response to a letter from the Chief Sanitary Inspector as follows: "The above premises have been inspected by the District Inspector and found to be badly infested with cockroaches. Will you have the necessary order given to clean up this condition." This matter is being attended to.

343 West 5th Avenue Will you be good enough to look at 343 West 5th Avenue, just across the street from 334. A fire occurred there a couple of weeks ago and we have settled the damage at $300.00. Unfortunately, the firemen arrived too soon and the building to the East remains standing untouched by fire and condemned. Your attention is drawn to numerous industries in this locality as it is our intention to advertise this property for sale. We have an idea that Bingham and Hobbs Equipment Company next door may be interested.

160 West 4th Avenue - the Okura Laundry. This was the next port of call. You are aware of the difficulties which we have met in this case due to lack of co-operation on the part of Mrs. Okura. She has carried on the business, including the operation of a laundry depot on Powell Street. We had a Chinaman interested and he made an excellent offer, but we could not guarantee peacable possession. The wife of our internee and two grown-up daughters were determined to carry on pending evacuation and the policy of protection was applied to the Chinaman and local war averted by calling off the deal. Miss Okura informed us that they had not received notice of evacuation but on checking with R.C.M.P. today we find written orders were delivered several days ago, requiring them to leave on the 23rd instant.

The Okuras live in a house just around the corner from the laundry at No. 1934 Columbia Street and this will be rented. There are arrears of taxes on all these places.

711 Keefer Street was our next stop, and there is a cleaning and pressing plant at the rear and a store in front. Some of the rooms behind the store are now occupied by a tenant who took possession a couple of weeks ago. The present occupant pleaded with us for immediate possession regardless of the condition of the building, for the reason that his worldly goods and his family were all packed and parked on a truck with no shelter in sight and it was nearly six p.m. This man works in a shipyard and is doing minor repairs himself. He paid us three months' rent in advance in order to get this place. If you have time to walk down the lane, you will find proof that one half of the world does not know how the other half lives.

We drove from Keefer Street to Powell Street and if you go there you might read the signs posted by the B. C. Security Commission that all Japanese were required to register before 10 a.m. yesterday. The Registration Bureau was doing a thriving business when we called and it was nearly five p.m. I do not feel that there is any need to detail the arrangements made on Powell Street in regard to numerous rooming houses etc., as you

are familiar with a number of cases. We are making some progress with our problem there, and the City acknowledges that we are doing the best that may be expected under the circumstances.

I spent more than an hour with Mr. Jack Walker, Manager of Pemberton Realty Corporation, this afternoon and we discussed many real estate problems. Mr. Walker is recognized as one of the best real estate men in Vancouver, and we have had the benefit of his advice frequently. This is pointed out in order that you may know that we avoid snap decisions except in cases of emergency.

A meeting was held this morning in my office with Mr. Reid of the Municipal Building Department and Mr. Rogers of the Municipal Health Department. I quote Mr. Reid: "We sympathize with you. You have a collection of sub-standard buildings and the Government has no idea of the condition that these are in. We do not wish to add to your problem and are willing to co-operate, but remember Coroners' Juries are embarrassing."

An arrangement has been made whereby all applicants for leases on questionable properties will be sent by us to the City Hall in order that they may ascertain the requirements as to improvements. The properties will be rented "as is" on terms that tenants meet the City's demands regarding installation of baths etc. We will protect ourselves as to Mechanics' Liens by having deposited with us an amount sufficient to cover the expenditure.

Accounts will be paid and payments credited to rent, and we hope in this way to at least meet the carrying charges.

On the subject of Baths, may I remind you that we have places on Powell Street and in other districts containing as high as 40 to 50 rooms without a bath of any description. The Japs had three Public Baths on Powell Street and they gathered their families and neighbors together and mixed bathing was the order of the day, with no thought of privacy. These places were gossip centres and is the answer to the question as to how they lived in congested quarters without thought of the conveniences recognized as an absolute necessity by the white man.

Cases will arise with only one course open, namely to demolish the buildings. Orders will be obeyed and application made in each case for reduced assessment. It is possible to arrange with contractors to do this work in return for the salvage and on more than one occasion, we have removed plumbing units and fixtures prior to the contractor taking over. Our work was made easier in a recent case when we found that already trespassers had loosened the fittings, and by taking them out around 8 o'clock in the evening the plans of the trespassers were upset. Their program probably called for removal around midnight.

We plan to forward copies of all notices received from the City to internees and evacuees, as they may be in a position to provide funds from sources unknown to us. If they fail and funds here are insufficient, there will be no ground for complaint. Permit me to assure you that we are doing everything possible to avoid future criticism from the City, the Jap owner and the man on the street.

K. W. WRIGHT

I concur

F. G. Shears.

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This matter is being attended to.

343 West 5th Avenue Will you be good enough to look at 343 West 5th Avenue, just across the street from 334. A fire occurred there a couple of weeks ago and we have settled the damage at $300.00. Unfortunately, the firemen arrived too soon and the building to the East remains standing untouched by fire and condemned. Your attention is drawn to numerous industries in this locality as it is our intention to advertise this property for sale. We have an idea that Bingham and Hobbs Equipment Company next door may be interested.

160 West 4th Avenue - the Okura Laundry. This was the next port of call. You are aware of the difficulties which we have met in this case due to lack of co-operation on the part of Mrs. Okura. She has carried on the business, including the operation of a laundry depot on Powell Street. We had a Chinaman interested and he made an excellent offer, but we could not guarantee peacable possession. The wife of our internee and two grown-up daughters were determined to carry on pending evacuation and the policy of protection was applied to the Chinaman and local war averted by calling off the deal. Miss Okura informed us that they had not received notice of evacuation but on checking with R.C.M.P. today we find written orders were delivered several days ago, requiring them to leave on the

23rd instant.

The Okuras live in a house just around the corner from the laundry at No. 1934 Columbia Street and this will be rented. There are arrears of taxes on all these places.

711 Keefer Street was our next stop, and there is a cleaning and pressing plant at the rear and a store in front. Some of the rooms behind the store are now occupied by a tenant who took possession a couple of weeks ago. The present occupant pleaded with us for immediate possession regardless of the condition of the building, for the reason that his worldly goods and his family were all packed and parked on a truck with no shelter in sight and it was nearly six p.m. This man works in a shipyard and is doing minor repairs himself. He paid us three months' rent in advance in order to get this place. If you have time to walk down the lane, you will find proof that one half of the world does not know how the other half lives.

We drove from Keefer Street to Powell Street and if you go there you might read the signs posted by the B. C. Security Commission that all Japanese were required to register before 10 a.m. yesterday. The Registration Bureau was doing a thriving business when we called and it was nearly five p.m. I do not feel that there is any need to detail the arrangements made on Powell Street in regard to numerous rooming houses etc., as you are familiar with a number of cases. We are making some progress with our problem there, and the City acknowledges that we are doing the best that may be expected under the circumstances.

I spent more than an hour with Mr. Jack Walker, Manager of Pemberton Realty Corporation, this afternoon and we discussed many real estate problems. Mr. Walker is recognized as one of the best real estate men in Vancouver, and we have had the benefit of his advice frequently. This is pointed out in order that you may know that we avoid snap decisions except in cases of emergency.

A meeting was held this morning in my office with Mr. Reid of the Municipal Building Department and Mr. Rogers of the Municipal Health Department. I quote Mr. Reid: "We sympathize with you. You have a collection of sub-standard buildings and the Government has no idea of the condition that these are in. We do not wish to add to your problem and are willing to co-operate, but remember Coroners' Juries are embarrassing."

An arrangement has been made whereby all applicants for leases on questionable properties will be sent by us to the City Hall in order that they may ascertain the requirements as to improvements. The properties will be rented "as is" on terms that tenants meet the City's demands regarding installation of baths etc. We will protect ourselves as to Mechanics' Liens by having deposited with us an amount sufficient to cover the expenditure. Accounts will be paid and payments credited to rent, and we hope in this way to at least meet the carrying charges.

On the subject of Baths, may I remind you that we have places on Powell Street and in other districts containing as high as 40 to 50 rooms without a bath of any description. The Japs had three Public Baths on Powell Street and they gathered their families and neighbors together and mixed bathing was the order of the day , with no thought of privacy. These places were gossip centres and is the answer to the question as to how they lived in congested quarters without thought of the conveniences recognized as an absolute necessity by the white man.

Cases will arise with only one course open, namely to demolish the buildings. Orders will be obeyed and application made in each case for reduced assessment. It is possible to arrange with contractors to do this work in return for the salvage and on more than one occasion, we have removed plumbing units and fixtures prior to the contractor taking over. Our work was made easier in a recent case when we found that already trespassers had loosened the fittings,and by taking them out around 8 o'clock in the evening the plans of the trespassers were upset. Their program probably called for removal around midnight.

We plan to forward copies of all notices received from the City to internees and evacuees, as they may be in a position to provide funds from sources unknown to us. If they fail and funds here are insufficient, there will be no ground for complaint. Permit me to assure you that we are doing everything possible to avoid future criticism from the City, the Jap owner and the man on the street.

K. W. WRIGHT

I concur

F. G. Shears.

October 6th, 1942.

MEMO: Mr. K.W. Wright.

Re: Enemy Property

I am very anxious that Enemy Property and Evacuee Property should not be mixed and that Messrs. P.S. Ross & Sons should continue to handle all Enemy Japanese Property in British Columbia.

I noticed on one file the other day where Mr. Messenger was handling Enemy Property that Messrs. P.S. Ross & Sons were supposed to be handling, and, while it may be that they were not taking the action that was desired, I do not think that another agent should be interposed in the matter. If this is necessary, in order to obtain efficiency, then I would like a memorandum from you, setting out the facts, and it will be discussed with Mr. Hoult upon his arrival from Montreal.

There will, no doubt, be cases where an Evacuee becomes an Internee and this would, strictly speaking, be Enemy Property. However, my information is that the internees will very likely be released in the majority and, therefore, the internee cases should not be switched from Evacuee Agents to Messrs. P.S. Ross & Sons.

Your co-operation in this matter will be of considerable assistance in keeping the accounts and the work of Messrs. P.S. Ross & Sons in order.

GWMcP:HW.