No. 58995 | NAME Canada Mio Company Ltd.

58995

— film '94.
Lennan.
19/3/63.

No. 58995 NAME Canada Mio Company Ltd.
formerly Mio Mining Co. Ltd.
Mr. Mepham's file V.121.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE
PLEASE REFER TO
FILE No. 9571

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

October 20, 1950.

OFFICE OF THE CUSTODIAN
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PASS TO.....
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ANS'D BY FILE

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

Dear Mr. Wright:

Re: Canada Mio Company Limited

We have your letter of October 11th in which you refer to P. S. Ross & Sons' Report on Liquidation of the above Company and the reference on page 3, that many shareholders cannot be located.

Exhibit "D" at the end of this Report shows a distribution to various shareholders totalling $5,087.08 and this amount has been received by this office.

In due course we will make some endeavour to locate and contact these people from our records, and endeavour to find if they are the persons entitled to receive the amounts indicated. However we will not be able to attend to this for some while due to concentrating on the work in connection with the Claims Commission.

Yours very truly,

F. G. Shears,
Director

FGS/GN

— film 94.
Lennon -
19/3/63.

NO. 58995 NAME Canada Mio Company Ltd. formerly Mr. Mcpherson's file J. 121.

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
October 11, 1950

J-121

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

Re: Canada Mio Company Limited

Dear Mr. Shears:

We have for acknowledgment your communication of the 26th ultimo enclosing Messrs. P. S. Ross & Sons' Report on Liquidation of the above Company, dated 19th September, 1950.

It is noted on Page 3 that many of the shareholders cannot be located. Has a list of these been furnished? Would you also advise if such cheques are being handed over to the Custodian by P. S. Ross & Sons.

Yours very truly,

K. W. WRIGHT
CHIEF COUNSEL

KWW/JF

...71 — film "94.
...Lennan -
19/3/63.

No. 58995 NAME Canada Mio Company Ltd.
formerly Mio Properties Ltd.
Mr. Properties Ltd. J.121.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE
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FILE No. 9571

506 Royal Bank Bldg.,
Vancouver, B. C.,
September 26, 1950.

MR. Arpin

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

Dear Mr. Wright:

Re: Canada Mio Company Limited

We enclose herein P. S. Ross & Sons' Report on liquidation of the above Company, dated 19th September, 1950.

Yours very truly,

F. G. Shears,

F. G. Shears, per G.R.
Director.

/GN
Encl.

Pls spk to me about this
K. W. W.
2-10-50

-71 — film 94.
Lennan -
19/3/63.

No. 58995 NAME Canada Mio Company Ltd.
Formerly Mr. Mepheenie Ltd. V. 121.

Attention: K. W. Wright

411 Royal Bank Building,
Vancouver, B. C.
25th September, 1950

Our File 295-184

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

Attention: Mr. F. G. Shears

Dear Sir:

re: Canada Mio Company Limited

We enclose herewith two copies of our report on liquidation, dated 19th September, 1950, of the above mentioned company.

Yours faithfully,

encl.

-71 — film 94.
Lennan -
19/3/63.

No. 58995 NAME Canada Mio Company Ltd.
Formerly Mr. Mepherson Ltd. J. 721.

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

July 31st, 1950.

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

Dear Mr. Shears:

Re: Canada Mio Company Limited

I have for acknowledgment your communication of the 27th instant.

I return herewith both copies of the final account,for Services Rendered by P.S. Ross & Sons in connection with the liauida-tion and winding up of the above company, duly approved for payment.

Yours very truly,

K. W. Wright,
Chief Counsel.

KWW/G
Enc.

-71 — film 94.
Lennan -
19/3/63.

No. 58995 NAME Canada Mio Company Ltd.
formerly Mr-Mio Company Ltd.
Dept. Secretary of State file 5.721.

VIA AIR MAIL

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO FILE NO. 9571

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

July 27th, 1950

OFFICE OF THE CUSTODIAN
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ANS'D BY

K. W. Wright, Esq., K. C.,
Chief Counsel,
Office of the Custodian,
Victoria Building,
Ottawa, Ontario.

Dear Mr. Wright:

Re: Canada Mio Company Limited

We are enclosing herein final account for Services Rendered by P. S. Ross and Sons in connection with the liquidation and winding up of the above company.

Will you kindly consider this account for approval for payment and return in due course.

Yours very truly,

F. G. Shears

F. G. Shears
Director

FGS:BK
Encls.

No. 58995 NAME Canada Mio Company Ltd. formerly Mio Copper Mines Ltd.

-71 — film 94.
Lennan -
19/3/63.

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

J-121

January 11th, 1950.

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

Dear Mr. Shears,-

Re: Canada Mio Company, Limited.

We have for acknowledgment your communication of the 5th instant, enclosing P. S. Ross & Sons' Report on the Winding Up of the above Company, dated 31st ultimo, for which please accept our thanks.

Yours very truly,

K. W. Wright,
Chief Counsel.

KWW/G

Re: Canada Mio Company Ltd. J-121.

11 — film "94.
Lennan -
19/3/63.

No. 58995 NAME Canada Mio Company Ltd.
Formerly Pro-Mio Company Ltd.
Prospectus filed 5.12.21.

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 Bldg.,
Vancouver, B.C.,
January 5, 1950.

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

Dear Mr. Wright: Re: Canada Mio Company Limited

Enclosed please find P.S. Ross & Sons' Report on Winding-up, dated 31st December, 1949.

Yours very truly,

F G Shears

F.G. Shears,
Director.

FGS/GN
Encl.

-71 — film "94.
Lennan -
19/3/63.

No. 58995 NAME Canada Mio Company Ltd.
formerly Mr. Mepherson file J.121.

411 Royal Bank Building,
Vancouver, B. C.
4th January, 1950

Attention: K. W. Wright

Our File 295-184

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

Attention: Mr. F. G. Shears

Dear Sir:

re: Canada Mio Company Limited

We enclose herewith two copies of our report on winding-up in connection with the abovementioned company, dated 31st December, 1949.

Yours faithfully,

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.

FORM 2

WHEREAS pursuant to the Revised Regulations Respecting Trading with the Enemy 1943, the Secretary of State on the 21st day of November, 1944, has appointed Frederick Field, Chartered Accountant of the City of Vancouver, in the Province of British Columbia, a representative of P. S. Ross and Sons, as Controller of the Canada Mio Company Limited with such powers as are exercisable by a liquidator in a voluntary winding-up of a Company;

AND WHEREAS the Secretary of State now requires that the Company be wound up and dissolved under the provisions of the Companies Act, R.S.B.C. 1936, Cap. 42.

NOW THEREFORE the Secretary of State by his duly authorized and lawful deputy hereby requires you, the said Frederick Field, to have commenced and continued all proceedings for a voluntary winding-up of this Company, and the Secretary of State as a shareholder of the said Company does hereby appoint you as his proxy to vote for him and on his behalf at any meeting of the Company to be held in connection with such winding-up proceedings, and in particular:-

(a) To pass a Special Resolution that the Company be wound up and that you be appointed as liquidator, and

(b) To pass resolutions introduced at the final meeting before dissolution held pursuant to Sec. 222 of the Companies Act.

DATED at Ottawa, this 17th day of August, A.D. 1946.

Under Secretary of State

No. 58995 NAME Canada Mio Company Ltd. formerly Prn. Mepheson Ltd J.121.

-71 — film 94. Lennan - 19/3/63.

CC: MR. MCPHERSON

File No. 9571 (Evac)

June 14th, 1945

CANADA MIO COMPANY LIMITED

Liquidation Order - November 21, 1944

Order Vesting Shares - November 21st, 1944

Warrants Transferring Shares -November 21st, 1944

To Custodian - 9,998 shares
To Mr. Shears - 1 share
To Mr. Wright - 1 share

Remarks:

This Company is the registered owner of property described as City of Vancouver, Lots 14 and 15, Block 4, District Lot 196, Group 1, New Westminster District, Plan 184, known as 241-251 Powell Street, Vancouver, B. C.

This property is rented at $100.00 monthly but no revenue is accruing to the Company at this time owing to repairs done by the tenant, amounting to over $2,000.00, deductable from rentals.

Mr. Field has been in touch with Mr. Hem, the tenant, who asked that the offering for sale be left until closer to the expiry of his tenancy in August, 1945.

Mr. Field has also been in touch with Mr. Spain with a view to determining the ownership of the furniture etc., on the premises. Before the property is offered for sale, it is essential that there be no doubt as to ownership.

No. 58995 NAME Canada Mio Company Ltd. formerly Mr. Mcpherson file J. 12 1.

71 — film 94.
Lennan -
19/3/63.

No. 58995 NAME Canada Mio Company Ltd. formerly Mr. Mefferson's file J.721.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE
PLEASE REFER TO
FILE No. 9571
Evacuee Section

509 Royal Bank Building,
Vancouver, B.C.,
29th November, 1944.

Miss F. Carroll,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Miss Carroll:

Re: Canada Mio Limited

This will acknowledge your communication of 22nd instant returning documents duly executed by the Assistant Deputy Custodian.

Yours truly,

K.W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/DG

...71 — film 94.
...Lennan -
19/3/63.

No. 58995 NAME Canada Mio Company Ltd. (formerly Mr. Mefferson's file J. 121.

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

November 22, 1944.

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

Dear Mr. Wright:

Re: Canada Mio Limited

Your letter of November 17th enclosing documents has been received.

The documents have been executed by the Assistant Deputy Custodian and are returned herewith.

Yours very truly,

Miss F. Carroll

FC.

-71 — film 94.
Lennan -
19/3/63.

No. 58995 NAME Canada Mio Company Ltd. formerly Mr. Nepheusemo Lot J. 121.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE
PLEASE REFER TO
FILE No. 9571
Evacuee Section

509 Royal Bank Building,
Vancouver, B.C.,
17th November, 1944.

OFFICE OF THE CUSTODIAN
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Miss F. Carroll,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Miss Carroll:

Re: Canada Mio Limited

Will you kindly have the following signed by the Assistant Deputy Custodian:

Vesting Order

Warrant transferring shares to the Custodian

Order appointing Mr. Field Liquidator

Letter to the Company removing Japanese Officers and Directors and appointing Mr. Shears and the writer Directors.

Yours truly,

K.W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/DG
Encl.

No. 58995 NAME Canada Mio Company Ltd. formerly Mr. Mepherson's file J.121.

OFFICE OF THE CUSTODIAN, VANCOUVER, B. C.

ENEMY TRUST SECTION

Requisition for Cheque on No. 2 Bank Account

No. E 5250

Date Aug. 8/51

Issue to Kiyoshi YADA File 15248, Regn. No.02223 $244.18

Particulars: Transfer of funds derived from final distribution of Canada Mio Co.Ltd. Certificates forwarded to this office by son, Kiyoshi. See also confirmation by Terashita on File 15248.

Charge to Harumatsu YADA Deceased File No. E/1710

whose unpaid liabilities as per file amount to $Nil

Authorized by H.G. Shears Requisitioned by J. Allan

Cash Balance at Credit $244.18

Deduct Above Cheque $244.18

Credit Balance Remaining $ Ø

Issued Cheque No. 4605

Approved for Payment

Comptroller

Additional Particulars:

...71 — film 94.
...Lennan -
...14/3/63.

No. 58995 NAME Canada Mio Company Ltd. formerly Mr. Mefferson's file J. 121.

OFFICE OF THE CUSTODIAN, VANCOUVER, B. C.
EVACUEE TRUST SECTION
Requisition for Cheque on No. 4 Bank Account

No. 800
Date Nov. 15/50

Number 2 Account credit
Issue to Haramatsu YADA File 1710 Regn. No. Japan $ 244.18

Particulars: Final distribution to shareholders of the
Canada Mio Company Ltd. - 480 shares

Charge to CANADA MIO COMPANY LIMITED Regn. No. File No. 9571

whose unpaid liabilities as per file amount to $ Not considered

Authorized by D Means Requisitioned by C. A. Keeb

Cash Balance at Credit $ 5,087.08

Deduct Above Cheque $ 244.18

Credit Balance Remaining $ 4,842.90

Approved for Payment

Issued Cheque No. 8010

Comptroller

Additional Particulars: P. S. Ross & Sons' report of September 19, 1950

No. 5893

...11 — film '94.
Lennan -
14/3/63.

Canada Mio Company Limited

Report on Winding-up

31st December 1949

P. S. Ross & Sons

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG CALGARY VANCOUVER

No. 58995 NAME Canada Mio Company Ltd.

ESTABLISHED 1858

CABLE ADDRESS PHILROSS

P. S. Ross & Sons

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER

MAJ. GEN. J. G. ROSS, C.M.G.,
J. W. ROSS, LL.D.,
S. R. CAMPBELL,
J. A. GRANT,
W. L. GATEHOUSE,
G. M. HAWTHORN,
I. A. ROSS,
H. I. ROSS,
G. M. SMITH,
G. E. HOULT,
S. B. PECKHAM,
W. G. JEPHCOTT,
H. S. HAWTHORNE,
F. E. H. GATES,
J. A. ROSS,
F. A. COFFEY,
G. G. HARRIS.

ROYAL BANK BUILDING
360 ST. JAMES STREET
MONTREAL, QUE.

31st December, 1949

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

Attention: Mr. F. G. Shears, Director

Dear Sir:

re: Canada Mio Company Limited

Under date of 21st November, 1944, you appointed our Mr. Frederick Field as Controller with the powers of a liquidator to dispose of the remaining assets of this company. This action took place after the affairs of the company had been under the joint control of your evacuee section and Mr. Harold D. Campbell, Chartered Accountant. Our efforts in this estate were, therefore, directed towards recording the transactions which had taken place since the evacuation of the Japanese and disposing of the real estate.

Attached to and forming part of this report, are the following:

Exhibit "A" - Balance Sheet as at 31st December, 1949.

Exhibit "B" - Deficit Account for the period 31st December, 1941 to 31st December, 1949.

Exhibit "C" - Statement of Cash Receipts and Disbursements for the period 1st January, 1942 to 31st December, 1949.

Schedule 1 - Appraisal.

Schedule 2 - Advertisement for Tenders.

In reporting on this company we would like to point out that our work has been made extremely difficult through lack of proper entries in the records after the end of 1941 and the period of time that had elapsed

Office of the Custodian,
Vancouver, B. C.

31st December, 1949

prior to our appointment in 1944.

The following comments are made relative to the attached statements.

1. Funds and bonds unaccounted for - $1,670.50

This balance has been arrived at as follows:

Cash on hand - not accounted for	$ 570.50
March 7, 1942 - entry in Japanese credited to cash account	200.00
March 11, 1942 - unexplained debit on bank statement	200.00
April 15, 1942 - unexplained debit on bank statement	150.00
April 23, 1942 - unexplained debit on bank statement	50.00
Victory bonds not located	500.00
	$ 1,670.50

Cash on hand - $570.50

In arriving at this balance we have recorded all the information available to us. The cash on hand at 31st December, 1941 according to the old Japanese ledger amounted to $686.01 to which was added certain rental receipts up to and including August, 1942. The balance so determined was reduced by deposits of $450.00, a reduction of $200.00 charged to suspense, and miscellaneous disbursements. We have been unable to determine the disposition of the balance.

Unidentified cheques - $400.00

We have been unable to identify the nature of three debits on the bank statements. Presumably they are cheques which have been issued

No. 58995 NAME Canada Rio Company Ltd.

Office of the Custodian,
Vancouver, B. C.

31st December, 1949

but we have been unable to determine the payees of the cheques or the nature of the disbursements.

Victory bonds - $500.00

This entry was made in the records on 21st June, 1941 but the bonds have not been located.

2. Rents receivable - $6,210.00

This balance is one that had been accumulating over the years. At 31st December, 1940 it amounted to $5,957.80 and had increased to $6,007.00 at 31st December, 1941 and to $6,210.00 at 31st August, 1942. Of this amount $4,546.00 was owing by Chiyomatsu Terashita who had operated the building as a rooming house. Much of the furniture in the building was owned by Terashita and was valued at $334.45. When the property was disposed of these furnishings were included and the proceeds taken into the company accounts. It was not possible to collect the balance of the Terashita account or any of the others and they were subsequently written off.

3. Bills receivable - $1,762.50

This balance had remained unchanged since 1938 and was written off.

4. Sale of property

At the time of Mr. Field's appointment it was determined that the company property was being rented to Mr. Peter Hem on the basis of an agreement entered into by one Joe Mizuhara on behalf of the Canada Mio Company. Mr. Mizuhara had no official position with the company although his uncle, Mr. S. Mizuhara, was supposed to be secretary and a director but does not

No. 58995 NAME Canada Mio Company Ltd.

Office of the Custodian,
Vancouver, B. C.

31st December, 1949

appear as a shareholder. This agreement called for payment of rent of $100.00 per month with the tenant being allowed to reduce the rental through payment of certain building repairs. The agreement made by Mizuhara was not very clear and in order to arrange for a settlement with Hem to enable us to sell the property we consulted with Mr. Sheppard of Locke, Lane, Guild and Sheppard. In the meantime the existing tenancy was allowed to continue until the end of September, 1946.

On 31st May, 1946 an appraisal report was obtained from Messrs. Johnson, Reeve and Watson which indicated the property to be in poor condition and to be worth between $4,000.00 and $5,000.00. As Mr. Hem was not interested in purchasing the property it was advertised for sale by public tender in the following papers.

Vancouver Daily Province	-	31st July, 1946
Vancouver Sun	-	1st August, 1946
Vancouver News Herald	-	2nd August, 1946

This offer included certain furnishings and the only tender received was that of Mr. Quon Wong in the amount of $5,105.00. After consultation between yourself, Mr. F. Sheppard and our Mr. Field, it was decided to approve the sale.

In addition to this sale there were also sundry furnishings sold which together with the real estate resulted in a loss on realization of $31,767.74, made up as follows:

Book value - 31st December, 1941

Real estate		$ 37,089.04
Furniture and fixtures		36.83
		37,125.87
Deduct: Sales		
Real estate and furnishings - P. Hem	5,105.00	
Sundry furniture	100.00	
Safe - net	153.13	5,358.13
		$ 31,767.74

No. 58995 NAME Canada Rio Company Ltd.

Office of the Custodian,
Vancouver, B. C.

31st December, 1949

5. Shareholders

The company's capital consists of 10,000 shares of $10.00 each. All shares have been issued but there remains a total of $33,500.00 unpaid. The company was organized in 1912 as a real estate business but the majority of the entries in the shareholders ledger were made in 1919. The last information available to us shows a total of 50 shareholders and it is of interest to note that we have not had any enquiries from these shareholders as to the disposition of the funds received by us from the sale of the company's assets.

6. General

Since the date of our appointment we have made many attempts to obtain information regarding this company and the unexplained entries referred to earlier in this report. To the date of this writing, we have been unable to obtain the information we require.

Under date of 25th November, 1946, the company was placed in formal liquidation as a result of your order of 17th August. No claims from creditors were received as a result of our advertisements at that time and since then we have received clearances from the Income Tax Department, the Unemployment Insurance Commission and the Workmen's Compensation Board.

As the physical assets of this company have now been disposed of we would appreciate release of our appointment as controllers.

We shall be pleased to furnish any additional information you may require.

Yours faithfully,

Chartered Accountants.

No. 58995 NAME Canada Rio Company Ltd.

Exhibit "A"

Canada Mio Company Limited

Balance Sheet

As at 31st December, 1949

A s s e t s

Cash at bankers	$ 5,044.83
Funds and bonds unaccounted for	1,670.50
Deficit	59,784.67
	$ 66,500.00

C a p i t a l

Authorized and issued		
10,000 shares of $10.00 each	$ 100,000.00	
Deduct: Unpaid	33,500.00	$ 66,500.00

No. 58995 NAME Canada Mio Company Ltd.

Exhibit "B"

Canada Mio Company Limited

Deficit Account

For the period 31st December, 1941 to 31st December, 1949

Deficit - 31st December, 1941			$ 18,868.85
Deduct:			
Reserve fund written off		450.00	
Rentals		4,466.00	
Miscellaneous		30.00	4,946.00
			13,922.85
Add:			
Rental accounts receivable written off		6,210.00	
Bills receivable written off		1,762.50	
Loss on sale of fixed assets		31,767.74	
Property expense			
Maintenance - P. Hem	3,206.57		
Property taxes	2,489.76		
Insurance	306.91		
Miscellaneous	1.00		
	6,004.24		
Deduct: Recoveries - P. Hem	153.45	5,850.79	
Office expense		44.51	
Liquidation expense			
Legal fees	39.50		
Advertising	71.88		
Appraisal	53.00		
Miscellaneous	61.90	226.28	45,861.82
Deficit - 31st December, 1949			$ 59,784.67

No. 58995 NAME Canada Mio Company Ltd.

No. 58995 NAME Canada Mio Company Ltd.
Appraisal

Schedule 1

Canada Mio Company Limited

Appraisal

JOHNSON, REEVE and WATSON
Estate Agents

Bank of Nova Scotia Building
602 West Hastings Street
Vancouver, B. C.

31st May, 1946.

Messrs. P. S. Ross & Sons,
675 West Hastings Street,
Vancouver, B. C.

Your file 295-184

Dear Sirs:

re Canada Mio Co. Ltd.
241-251 Powell Street, Vancouver
Lots 14 and 15 Block 4, D.L. 196

In accordance with your instructions we have inspected this property and beg to report as follows:-

The main building is a 3 storey and basement wood frame structure containing 40 rooms on the upper floors. The ground floor was originally used for shops but these have been subdivided with wood partitions into rooms, with an office used by the tenant, Mr. Peter Hem.

The upper floors are heated by a hot water system and there is a separate boiler for heating water for domestic use and a large storage tank.

The plumbing is very limited there being only 4 w.c.'s on the upper floors and 3 primitive shower cubicles. On the ground floor there is similar accommodation for general use.

The building is old but the upper floor rooms are in fairly good condition for the class of occupants available. The rooms on the first floor are not as good and are not heated.

The foundations appear to be sound but the basement is in a very dirty condition.

The old buildings at the rear were formerly used as rooms but are in very bad condition, with apparently only one or two occupants.

We understand that the income derived at present is $1,200 per year but that the tenant is in arrear. Although the main building is fully occupied at present we think that the rooms would not rent as well if there were no shortage of housing. There is a possibility that the rent may be reduced later on.

Messrs. P. S. Ross & Sons,
Vancouver, B. C.

31st May, 1946.

The taxes being $403.45., insurance estimated at $83. and collection of rent $60. there should be a surplus yearly of $654, before allowing for maintenance and depreciation.

With property of this character the usual policy of an owner is to spend as little as possible on maintenance, leaving it to the tenant to do what is necessary in the interior. Such a policy results in rapid depreciation and shortens the life of the building, which will not be lengthy in any case. However, some allowance for occasional repairs to the roof and the exterior should be made.

The maximum surplus on the present basis is not more than $600. per year and there is no telling how long this will last.

There is a risk that the dilapidated buildings at the rear may be condemned and ordered destroyed by the Health or Fire departments of the City.

There are people who will buy a property of this sort but they are usually unwilling to pay a price based on abnormally high income in view of the risks of vacancies, bad debts, epidemics and vermin, as well as the relatively short life of the building and the chance of major repairs becoming necessary.

We are of the opinion that the maximum value is $5,000 and that if this is not obtainable an offer of as low as $4,000 should not be lightly refused.

Except for an owner who is willing to spend his time in operating the building and exploiting it, we are of the opinion that it is not advisable to hold a property of this kind for very long.

The revival of business on Powell Street is evidently a very slow process, but if it does improve in course of time this building could not be used to take advantage of the improvement without a large expenditure of money.

Yours faithfully,

JOHNSON, REEVE & WATSON

per "D.W. REEVE"

DWR

No. 58995 NAME Canada Permanent Trust Company Ltd.

NO. 58995 NAME Canada Mio Company Ltd.

Schedule 2

Canada Mio Company Limited

Advertisement for Tenders

REAL PROPERTY AND FURNISHINGS
FOR SALE BY TENDER

By virtue of my appointment as Controller made by the Secretary of State of Canada, acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading with the Enemy (1943) I am authorized to offer for sale by public tender such interests as are vested in the Custodian in the following property:

Lots 14 and 15, Block 4, District Lot 196,
being 241-251 Powell Street, Vancouver, B.C.,
including certain furnishings but excluding
the contents of the office, designated 245
Powell Street

Tenders for the purchase of such interests in the above described property as are vested in the Custodian will be received by the undersigned at his office up to noon (Pacific Daylight Saving Time) on the 14th day of August, 1946, upon the following terms and conditions:

(1) A certified cheque payable to the order of the Controller for ten percent (10%) of the amount offered must accompany each tender. The deposit will be forfeited as liquidated damages if the tender is accepted and not completed by the purchaser immediately upon his being required to do so by the Controller.

(2) Each tender must be in a separate sealed envelope, addressed to

Frederick Field, Controller,
c/o P. S. Ross & Sons,
675 West Hastings Street,
Vancouver, B. C.

and each envelope must be marked on the outside "Tender for Real Estate".

(3) The balance of the purchase price shall be paid in cash.

(4) All adjustments shall be made as of the date of conveyance.

(5) The property is sold subject to existing tenancies, and encumbrances, if any.

(6) The property is offered for sale without any warranty whatsoever by the Controller as to location or condition of buildings or improvements or the existence or non-existence of any encroachments. The furnishings are sold "as is" and without any warranty as to quantity and condition and any shortages and overages are for the account of the tenderer.

NO. 58995 NAME Canada Rio Company Ltd.

(7) The Controller reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.

(8) Neither the highest nor any tender will necessarily be accepted.

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

Further particulars may be obtained from and arrangements made with the undersigned to inspect the premises and inspect the inventory of furnishings.

DATED at Vancouver, British Columbia, this 29th day of July, 1946.

FREDERICK FIELD, Controller,
c/o P. S. Ross & Sons,
675 West Hastings Street,
Vancouver, B. C.

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No. 58095

Canada Mio Company Limited

Report on Liquidation

19th September, 1950

P. S. Ross & Sons

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG CALGARY VANCOUVER

No. 58995 | NAME Canada Mio Company Ltd.

ESTABLISHED 1858

CABLE ADDRESS PHILROSS

P. S. Ross & Sons

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER
SAINT JOHN N.B.

ROYAL BANK BUILDING
360 ST. JAMES STREET
MONTREAL 1, QUE.

MAJ. GEN. J. G. ROSS C.M.G.
G. E. HOULT — S. B. PECKHAM
S. R. CAMPBELL — W. G. JEPHCOTT
W. L. GATEHOUSE — H. S. HAWTHORNE
G. M. HAWTHORN — F. E. H. GATES
J. A. ROSS — H. I. ROSS
F. A. COFFEY — G. M. SMITH
G. J. HARRIS — W. M. BRACE

19th September, 1950

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

Attention: Mr. F. G. Shears, Director

Dear Sirs:

re: Canada Mio Company Limited

Since the date of our last report on 31st December, 1949, we have obtained certain information from a shareholder, Mr. Yoneichi Sakai, which has enabled us to complete the winding-up of the company. We now submit our final report along with the following exhibits:

Exhibit "A" - Balance Sheet as at 31st December, 1949.

Exhibit "B" - Deficit Account for the period 31st December, 1949 to 28th July, 1950.

Exhibit "C" - Statement of Cash Receipts and Disbursements for the period 31st December, 1949 to 28th July, 1950.

Exhibit "D" - Statement showing Distribution to Shareholders as at 28th July, 1950.

In our report of 31st December we referred to certain funds and bonds amounting to $1,670.50, which had not been accounted for. We detail hereunder the final treatment of this amount.

Cash on hand - not accounted for	$ 570.50
Mr. Sakai has advised that there was a cash shortage at 1st January, 1942 which Mr. Mizuhara, the bookkeeper, was to have made up by personal salary deductions. Mr. Mizuhara has since died and we have written this amount off as uncollectible.	
CARRIED FORWARD	570.50

Office of the Custodian,
Vancouver, B. C.

19th September, 1950

BROUGHT FORWARD	$ 570.50
March 7, 1942 - entry in Japanese credited to cash account Mr. Sakai has advised that this item represented the purchase of a victory bond. Mr. Sakai has since contacted Mr. Shinde and obtained this bond from him along with bonds valued at $500.00 which are referred to later in this report.	200.00
March 11, 1942 - unexplained debit on bank statement Mr. Sakai has advised us that an honorarium of $200.00 was payable to Mr. Shinde and that this may be the charge. In the absence of any added information the item has been written off to expense.	200.00
April 15, 1942 - unexplained debit on bank statement Mr. Sakai has advised that this was a payment to Yonezo Yamamoto on the strength of his father's share in the paid up capital of the company. We are informed that Inosuke Yamamoto, the shareholder in question, has returned to Japan. We contacted a Mr. Yonezo Yamamoto by mail at 54 Fairleigh Avenue North, Toronto, Ontario, under date of 27th June, 1950. This individual disclaimed all knowledge of the account and as a result we have written the balance off	150.00
April 23, 1942 - unexplained debit on bank statement This was an additional amount paid to Yamamoto on account of capital and has been dealt with in the same manner as above	50.00
Victory bonds not located Mr. Sakai paid a visit to Mr. Shinde and obtained these bonds in addition to the $200.00 bond referred to above. The bonds were turned over to our office and have since been sold.	500.00
	$ 1,670.50

Distribution to shareholders

The final distribution to shareholders amounted to $.508708 per share of which full details are shown on Exhibit "D". These shareholders are in accordance with the shareholders records in our office.

We have had two claims made to us for return of capital of the company. It is evident from these claims that certain transfers of shares have been made between shareholders that have not been recorded in the

No. 58995 NAME Canada Rice Company Ltd.

Office of the Custodian,
Vancouver, B. C.

19th September, 1950

records. Before making any distributions as shown on exhibit "D", we recommend that shareholders be contacted with a view to establishing existing shareholdings. We detail hereunder differences noted by us:

1. Mataichi Tamaki - 165 shares

   We have been advised by Iwa Mukai through J. W. Hamagishi of Box 422, Greenwood, B. C., that 165 shares of stock held by Tanaki were transferred to Yoshizo Mukai on 25th March, 1938. Mukai died in 1943 and left these shares equally to Iwa Mukai, Kanzi Mukai and Hiroshi Mukai. In Mukai's letter the first name is shown as Motakichi rather than the spelling shown in the ledger.

2. Yoshizo Mukai - 50 shares

   Hamagishi has advised that these shares were also divided between the beneficiaries referred to in 1. above.

3. Kukumatsu Hama - 110 shares

   Mr. M. Shinde has advised that he purchased these shares from Hama in 1942 in the presence of Mr. Mizuhara and Mr. C. Terashita. He has forwarded to us a blank share certificate signed on the back by the parties concerned. We have advised Shinde that this certificate cannot be honoured and he has informed us that he will contact Hama and Terashita in Japan for proof of this transaction.

4. Matsunosuki Shinde - 540 shares

   In a letter to this office dated 13th January, 1950, Shinde claimed to hold 550 shares.

From the foregoing examples it is evident that there are outstanding share transactions which must be reconciled. We have been advised by Mr. Yoneichi Sakai that many of the shareholders cannot be located now. He believes that they may be dead or in Japan and has undertaken to provide us with whatever additional information he can obtain.

Mr. Sakai is presently engaged in the fishing industry and will not return until later in the year. We will forward to your office any information he may provide.

No. 58995
NAME Canada Rice Company Ltd.
formerly Mr. Mitsuzuru Ltd. J.121.

Office of the Custodian,
Vancouver, B. C.

19th September, 1950

General

The final meeting of shareholders of this company was held on 28th July, 1950 after which the required returns were filed with the Registrar of Companies.

We have not yet received release of our appointment as controllers and would appreciate this as soon as possible.

We shall be pleased to furnish any additional information you may require.

Yours faithfully,

P. L. Ross & Co.

Chartered Accountants.

No. 58995
NAME Canada Rice Company Ltd.
formerly Mr. Mechanic's Ltd. J. 121.

No. 58995 NAME Canada Mio Company Ltd. formerly Mr. McPhillamy's Ltd. J. 121.

Exhibit "A"

Canada Mio Company Limited

Balance Sheet

As at 31st December, 1949

A s s e t s

Cash at bankers	$ 5,044.83
Funds and bonds unaccounted for	1,670.50
Deficit	59,784.67
	$ 66,500.00

C a p i t a l

Authorized and issued

10,000 shares of $10.00 each	$ 100,000.00	
Deduct: Unpaid	33,500.00	$ 66,500.00

No. 58995
NAME Canada Mio Company Ltd.
Formerly Mr. Prefluorine Ltd. J.121.

Exhibit "B"

Canada Mio Company Limited

Deficit Account

For the period 31st December, 1949 to 28th July, 1950

Deficit - 31st December, 1949			$ 59,784.67
Add:			
Old balances written off			
Cash difference not accounted for	570.50		
Sundry bank entries			
11 March, 1942	200.00		
15 April, 1942	150.00		
23 April, 1942	50.00	970.50	
Custodian fees and expenses		700.00	
Legal fees		50.00	
Miscellaneous		98.89	1,819.39
			61,604.06
Deduct:			
Bond interest and premium			191.14
Deficit - 28th July, 1950			$ 61,412.92
Paid up capital		66,500.00	
Deduct: Final distribution		5,087.08	$ 61,412.92

No. 58995
NAME Canada Mio Company Ltd.
formerly Mr. Prefuranio Ltd. J.121.

Exhibit "C"

Canada Mio Company Limited

Statement of Cash Receipts and Disbursements

For the period 31st December, 1949 to 28th July, 1950

Balance - 31st December, 1949		$ 5,044.83
Add:		
Proceeds of sale of bonds, including interest and premium		886.14
		5,930.97
Deduct:		
Custodian fees and expenses	700.00	
Legal fees	50.00	
Miscellaneous	93.89	843.89
Final distribution to shareholders		$ 5,087.08

No. 58995 NAME Canada Mio Company Ltd. Formerly Mr. Prefontaine Ltd J.121.

Exhibit "D"

Canada Mio Company Limited

Statement Showing Distribution to Shareholders

As at 28th July, 1950

Name	Former Address	Shares	Final Distribution
Turunosuke Sakai	474 Alexander Street, Vancouver, B. C.	324	$ 164.82
Toraichi Hama	Steveston, B. C.	66	33.58
Harumatsu Yada	Steveston, B. C.	480	244.18
Chiyonosuke Okuyama	Steveston, B. C.	550	279.79
Inosuke Yamomoto	Steveston, B. C.	1,032	524.99
Masakichi Hashimoto	Steveston, B. C.	66	33.58
Gennosuke Itani	Steveston, B. C.	55	27.98
Senkichi Ishida	Steveston, B. C.	220	111.92
Masasuke Hamanishi	Steveston, B. C.	418	212.64
Ichitaro Morishita	Steveston, B. C.	22	11.19
Katsujiro Nishi	Steveston, B. C.	22	11.19
Motokichi Tanaka	Steveston, B. C.	160	81.38
Kiichiro Sakada	Steveston, B. C.	22	11.19
Jiromatsu Nishi	Steveston, B. C.	110	55.96
Mitsutaro Okimi	Steveston, B. C.	55	27.98
Tojuro Koyama	Steveston, B. C.	44	22.38
Matsunosuke Shinde	Steveston, B. C.	540	274.69
Yonekichi Kurahashi	Steveston, B. C.	88	44.78
Nobukichi Sakai	Steveston, B. C.	22	11.19
Toranosuke Hashimoto	Steveston, B. C.	262	133.27
Torakichi Tamura	Steveston, B. C.	110	55.96
Tanakichi Nitsui	Steveston, B. C.	44	22.38
Koyo Nakata	Steveston, B. C.	22	11.19
Kamekichi Hashimoto	Steveston, B. C.	44	22.38
Kikamatsu Hama	Steveston, B. C.	110	55.96
Kichijiro Hama	Steveston, B. C.	88	44.78
Yoshimatsu Miyashita	Steveston, B. C.	110	55.96
Bunnosuke Nishi	Steveston, B. C.	77	39.18
Yasuichi Sakai	Steveston, B. C.	220	111.92
Chyoichiro Hamaguchi	Steveston, B. C.	22	11.19
Toypjiro Yashida	Steveston, B. C.	44	22.38
Sannosuke Matsuba	Steveston, B. C.	22	11.19
Inosuke Irieje	Steveston, B. C.	44	22.38
Sannosuke Nakata	Steveston, B. C.	80	40.70
Hideo Nishihama	Steveston, B. C.	22	11.19
Yoshizo Mukai	Steveston, B. C.	50	25.44
Toichi Tanaka	Steveston, B. C.	77	39.18
Gannosuke Yamashita	Steveston, B. C.	22	11.19
Yuwakichi Kakiuchi	Steveston, B. C.	22	11.19
Uichi Nakade	Steveston, B. C.	44	22.38
Sankichi Tanaka	Steveston, B. C.	1,080	549.40
Matsutaro Morishita	Steveston, B. C.	110	55.96
Yoshigoro Hamada	Steveston, B. C.	22	11.19
Mataichi Tamaki	Steveston, B. C.	165	83.94
Yorokichi Shimono	Steveston, B. C.	500	254.35
Yasumatsu Yoshida	Steveston, B. C.	44	22.38
Yoneichi Sakai	Steveston, B. C.	330	167.87
Mrs. Kikuno Noda	229 Powell St., Vancouver	110	55.96
Jusaburo Kasho	15 Cordova St., Vancouver	1,275	648.60
Toshiko Tabata		532	270.63
		10,000	$ 5,087.08