12811

REAL ESTATE

BUREAU POWELL STREET

FILE No. 12811

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: KITSILANO BUDDHIST MISSION Branch Church of Hompa Buddhist Temple.

HOME ADDRESS: 1684 W. 1st Ave., Vancouver, B. C.

REGISTRATION NUMBER SEX: AGE:

OCCUPATION:

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

EMPLOYER:

MARRIED?

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: 1684 W. 1st Ave., X City of Vancouver, R. Lot 3, Block 219, District lot 526, Group 1, New Westminster, District, Plan590. Title Deed No. 3035L.

2. BUILDINGS AND OTHER IMPROVEMENTS: One church, ~~(alcove with buddhist images)~~ 2 storey, wooden building.

3. INSURANCE (Give particulars; state where policies are) The Occidental Fire Insurance Co. $2500.00. Policy #159068. Policy in Imperial Bank, Granville St.

4. TAXES (Amount and where payable) none

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) none

6. OCCUPANCY AND LEASES (If vacant so state) Vacant. Key ~~will be~~ has been brought to the Custodian.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Imperial Bank of Canada, 2000 block Granville St.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN

none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

KITSILANO BUDDHIST MISSION, 1684 W. 1st Ave., Vancouver, B. C.

1 table, 1 pair of gold candlesticks, 2 lamps for the shrine, 1 incense stand, 2 vases, 2 candlesticks, church bells, 1 temple gong, 2 oil lamps, 6 tablecloths, church kitchen utensils.

Buddhist images in ~~the sleeve~~ a trunk. These things ~~will be~~ have been left in the church at the above address and the basement key ~~will be~~ has been brought to the Custodian.

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

---

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

FORM "AP"

FILE No._____

4. INSURANCE CARRIED ON ABOVE PROPERTY: Occidental Fire Insurance Co. $500.00 on the Buddhist images. Policy #159125 Policy in Imperial Bank, Granville St.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

8. BANK ACCOUNTS: Imperial Bank, 2000block Granville St. $67.51. Account # unknown.

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTATES OR TRUSTS.

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

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

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

Attested by the hands of the proper officer in that behalf:

Dated this 8th day of September 1942.

(Signature) KITSILANO BUDDHIST MISSION

& President: Yasukichi KOBORI File # 1073

D. M. Chope.

Witness

President left Vancouver calling Caretaker to sign for property) Kanjiro Yachida

(Caretaker)

FOR DEPARTMENTAL USE

LIST OF OFFICERS OF THE KITSILANO BUDDHIST MISSION

as supplied by the Registrar of Companies,

January 19, 1943.

Last return states directors appointed for 1942 as follows

	Last address available from B. C. M. P. records.
Y. KOBORI, 1747 W. 3rd Ave., Vancouver, B. C., President (Labourer) #02210	Deceased
S. HISHIZAKI, 1673 W. 2nd Ave., Vancouver, B. C., Vice-Pres. (Labourer) #03051	(c/o Chatham General Hospital, (Chatham, Ontario. "Vice President"
S. NAKAMAYASHI, 2145 W. 4th Ave. Vancouver, B.C., Secretary (Salesman) #10206	(3467 Ontario Avenue, Secretary (Montreal, Quebec.
H. Matsuyama, 1648 W. 2nd Ave, Vancouver, B.C., Secretary (Labourer) #06336	(Camp 72, Pigeon Timber Co., (Hays, Ontario.
K. SAWADA, 1524 W. 3rd Ave., Vancouver, B.C., Chairman (Labourer) #01168	(Box 176, (Kelowna, B. C.
K. TEHARA, 1668 W. 1st Ave., Vancouver, B. C., Vice-Chairman (Labourer) #09365	(Returned to Japan, May 31, 1946.
T. NAKAYASHI, 1805 Pine Street, Vancouver, B. C., Treasurer (Labourer) #00720	(212½ Piccadilly Street, Treasurer (London, Ontario.
T. TSUJI, 1613 W. 3rd Ave., Vancouver, B. C., Treasurer (Labourer) #01050	(Returned to Japan, (September, 1946.
I. KOBAYASHI, 1519 W. 3rd Ave., Vancouver, B. C., Auditor (Labourer) #00681	(201 Concord Avenue, (Toronto, Ontario.
K. FUJINO, 1955 W. 3rd Ave., Vancouver, B. C., Auditor (Labourer)	(no record
H. NISHIMURA, 1658 West 2nd Ave., Vancouver, B. C., (Merchant)	(no record
K. YOSHIDA, 1672 W. 2nd Ave., Vancouver, B. C. (Retired) # 01899	(no record 937-Broughton St. Treasurer
H. ORASHI, 1648 W. 2nd Ave, Vancouver, B. C. (Retired)	(no record

12811

May 17, 1950.

Albert H. Young, Esq.,
1009 Dominion Bank Building,
207 West Hastings St.,
Vancouver, B.C.

Dear Sir:

Re: Kitsilano Buddhist Mission

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

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

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

Yours truly,

F. G. Shears,
Director.

FGS/GH

Albert H. Young

Barrister and Solicitor
Notary Public

OFFICE: 1009 DOMINION BANK BUILDING
207 WEST HASTINGS STREET

PHONE: MARINE 2825

Vancouver, B.C.,
Canada

July 15,1948.

EVACUATION SECTION
Rec'd JUL 16 1948
File No. 12811
Ans.
Referred

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

Dear Sirs:- Re: Your File No.12811.

I enclose duplicate Vacating Certificates re property belonging to the Kitsilano Buddhist Mission with the Land Registry filing numbers stamped on them.

The sale of this property was completed yesterday and I am remitting the proceeds of the sale as directed by the officers of the Mission.

Yours truly.

AHW:H.

ENCLS.

12611

June 29, 1948.

Mr. Albert H. Young,
Barrister, Solicitor,
1009 Dominion Bank Building,
207 West Hastings Street,
Vancouver, B. C.

Dear Sirs

Re: Kitsilano Buddhist Mission

We beg to acknowledge receipt, with thanks, of your letter of the 6th instant, enclosing statement of adjustments for our file.

As agreed in our letter of June 5th last, we enclose Custodian cheque in favour of the Kitsilano Buddhist Mission, in the amount of $402.21, which represents the balance of the account at this office, as per statement sent to you in our letter.

We also enclose Custodian cheque in favour of the above Mission for $400.00, which was a deposit made by the Trans-Canada Films Limited at the time they made their offer for the purchase of the property.

London Guarantee and Accident Co. Ltd. Insurance Policy No. 973822, with transfer duly signed is attached hereto.

City of Vancouver tax statement is also attached, and you will observe that the taxes are payable on July 5th next in order to receive the discount.

Kindly acknowledge receipt.

Yours very truly,

CHR/fm
enc. (4)

C. H. Reed,
Office of the Custodian.

PHONE: MARINE 2825

Albert H. Young

Barrister and Solicitor
Notary Public

OFFICE: 1009 DOMINION BANK BUILDING
207 WEST HASTINGS STREET

Vancouver, B.C.,
Canada

June 8,1948.

EVACUATION SECTION
Rec'd JUN 9 1948
File No.
Ans.
Returned

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

Dear Sirs:-

Re: Your File No.12811
KITSILANO BUDDHIST MISSION.

I thank you for your letter of the 5th inst., enclosing statement and vacating certificate in duplicate.

I enclose a copy of letter I sent to Trans-Canada Films Ltd., which contains the statement of adjustments required for your file.

Yours truly,

AHY:H.

ENCL.

408 3½ cts
400 Receipts

Albert H. Young

Barrister and Solicitor
Notary Public

OFFICE: 1009 DOMINION BANK BUILDING
207 WEST HASTINGS STREET

PHONE: MARINE 2825

C O P Y

Vancouver, B.C.,
Canada

June 8,1948.

Trans-Canada Films Ltd.,
#1684 - 1st Avenue. West,
VANCOUVER, B.C.,

Dear Sirs:-

I write to advise you that the Directors of the Kitsilano Buddhist Mission have accepted your offer contained in your letter to me of the 27th of April last to purchase its property and have sent me the deed in favour of Messrs. Arthur Bell Christopher and John Nellis Turvey executed by its authorised officers.

The amount payable by you is as follows:-

Purchase price, ...		$4000.00
Portion of 1947 taxes ($146.95)		
Portion of premium ($24.75)	...	36.74
on fire insurance policy		
which expires May 21-1949,		
Total ...	...	13.75
	...	$4050.49
Less:		
Deposit made to Custodian $400.00		
Rent paid to Custodian from		
Oct.1-47 to April 30-48 350.00		
Balance ...	...	750.00
	...	$3300.49

I have a power of attorney from the Kitsilano Buddhist Mission to receive the purchase money, so please make the cheque payable to me and on receipt of which I shall deliver to you the deed and other papers to vest the property in Messrs. Arthur Bell Christopher and John Nellis Turvey.

Yours truly,

ANY:H.

"A. H. YOUNG"

12811

June 5, 1948.

Albert H. Young, Esq.,
Barrister and Solicitor,
1009 Dominion Bank Building,
207 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: KITSILANO BUDDHIST MISSION

We have to acknowledge your letter of May 28 enclosing copy of Power of Attorney given to you by the Kitsilano Buddhist Mission, together with Secretary's certificate as to the passing of the resolutions authorizing sale of the property, for which we thank you.

In accordance with your request we are enclosing a complete statement of the Kitsilano Buddhist Mission account in this office from inception to date. Rent for the premises has been paid by Trans-Canada Films to April 30. At the present time the building is insured against fire damage in the London Guarantee and Accident Company Limited through Messrs. Ker and Ker, Agents, Vancouver, in the sum of $2500.00, premium for three years being $24.75 and the expiry date May 21, 1949. If the purchasers so desire, the Secretary of State of Canada will assign his interest in this insurance to them and this can be taken into consideration in figuring the adjustments. If, however, the purchasers wish to make other arrangements, the policy will be cancelled and the return premium credited to the account of the Kitsilano Buddhist Mission in this office.

Certificate, in duplicate, Vacating the Custodian's interest in this property is enclosed. We would appreciate your having this Certificate filed in the Land Registry Office immediately preceding the documents of conveyance and returning the duplicate, stamped with the date and number of filing, to this office. We would also appreciate receiving a copy of the Statement of Adjustments for our file record.

As arranged in our telephone conversation this morning, a cheque for the balance of funds in the Kitsilano Buddhist Mission account in this office will be forwarded to you as soon as we are advised whether the purchasers wish to continue the insurance.

Yours very truly,

/AC
Enc. Vacating Certificate
Statement.

for
A. G. McArthur,
OFFICE OF THE CUSTODIAN.

MEMORANDUM

File No. 12811

May 31, 1948.

To: Mr. F. G. Sheers

FROM: Mr. Ian Macpherson.

Re Kitsilano Buddhist Mission
and Lot 3, Block 219, D.L. 526,
Gr. 1, New Westm. Dist. Plan 590.

This property has been sold by the Mission to the Trans-Canada Films Limited as at October 1, 1947 for $4000.00 cash. Mr. A. H. Young is acting as solicitor for the Mission and has requested a certificate vesting the vesting in the Custodian by registered filing No. 35141. A copy of the offer to purchase dated April 27, 1948, is on file.

Attached is a certified copy of resolutions adopted by the Mission at a meeting held in Toronto on 15 May 1948 authorizing this sale and granting to A. H. Young a power of attorney to receive and give receipts for the consideration and for monies due the Mission from the Custodian in respect to this property. Mr. Young is procuring conveyance.

A vesting certificate is submitted herewith for your signature, if approved.

Ian Macpherson

IM/GM
Attch.

KNOW ALL MEN BY THESE PRESENTS

that the KITSILANO BUDDHIST MISSION, a Society, incorporated under and by virtue of the "Societies Act" of the Province of British Columbia (hereinafter called the Society) APPOINTS ALBERT HENRY YOUNG, Barrister and Solicitor of #1009 Dominion Bank Building, in the City of Vancouver, British Columbia, the true and lawful attorney of the Society to perform and do the following acts and things namely:-

1. TO RECEIVE from Arthur Bell Christopher and John Nellis Turvey, of the City of Vancouver, British Columbia, purchase moneys after making adjustments for rent, taxes, insurance, etc., in respect of real property situate at the City of Vancouver, British Columbia, and described as:- Lot 3, Block 219, District Lot 526, Group 1, New Westminster District, Plan 590, sold to them by the Society and to give effectual receipts and discharges for said purchase moneys.

2. TO RECEIVE from the Custodian's Office at the City of Vancouver, British Columbia, all moneys that are or may be to the credit of the Society also all moneys which the Society is entitled to receive from the said Custodian's Office and to give effectual receipts and discharges therefor.

3. TO TRANSFER and remit all moneys which shall or may come to his hands by virtue of this power of attorney, after deducting therefrom his fees for services rendered the Society and his out of pocket expenses in connection therewith, by bank draft or drafts in the joint names of Messrs. B. Nishizaki and T. Wakabayashi in care of Mr. B. Nishizaki, Public General Hospital, Chatham, Ontario.

AND the SOCIETY hereby ratifies and confirms and agrees to ratify and confirm whatsoever the said Attorney shall lawfully do or cause to be done in or concerning the premises by virtue of these Presents.

IN WITNESS WHEREOF the said KITSILANO BUDDHIST MISSION has caused its corporate seal to be hereunto affixed on the 22nd day of May, A.D. 1948.

The Corporate Seal of
KITSILANO BUDDHIST MISSION
was hereto affixed in the
presence of:

Bunzaburo Nishizaki
CHAIRMAN.

Nobuyoshi Wakabayashi
SECRETARY.

KITSILANO BUDDHIST MISSION
INCORPORATED
1934
SEAL
UNDER
SOCIETIES ACT

KITSILANO BUDDHIST MISSION.

I, the undersigned, being the Secretary of the Kitsilano Buddhist Mission, do hereby certify that the following is a true copy of the Resolutions passed at the Special Meeting of the Board of Directors of the Kitsilano Buddhist Mission, held at the City of Toronto in the Province of Ontario, on the 15th day of May 1948:-

1. RESOLVED that Kitsilano Buddhist Mission sell to Arthur Bell Christopher and John Nellis Turvey, both of the City of Vancouver, British Columbia, Lot 3, Block 219, District Lot 526, Group 1, New Westminster District, Plan 590, for the price of $4000.00, payable cash on delivery of deed. The deed in duplicate from Kitsilano Buddhist Mission to said Arthur Bell Christopher and John Nellis Turvey covering said property were produced at this meeting and approved and the Chairman of the Board of Directors and the Secretary were authorized to subscribe their names to the said deed in duplicate and affix the Seal of Kitsilano Buddhist Mission thereto in their presence in accordance with its By-laws.

2. RESOLVED that Kitsilano Buddhist Mission give to Albert Henry Young, Barrister & Solicitor of the City of Vancouver, British Columbia, a power of attorney, empowering him to receive from Arthur Bell Christopher and John Nellis Turvey, the purchase money after making adjustments for rent, taxes, insurance, etc., in respect of said sale of real property to them by Kitsilano Buddhist Mission and also empowering him to receive from the Custodian's Office, at Vancouver, British Columbia, all moneys that are or may be to the credit of Kitsilano Buddhist Mission also all moneys which the Kitsilano Buddhist Mission is entitled to receive from the said Custodian's Office and to transfer and remit all moneys which shall or may come to his hands by virtue of the powers so given to him, after deducting therefrom his fees for services rendered the Kitsilano Buddhist Mission and his out of pocket expenses in connection therewith, by bank draft or drafts in the joint names of Messrs. S.Nishisaki and T. Nakabayashi; the power of attorney in triplicate from the Kitsilano Buddhist Mission to Albert Henry Young were produced at this meeting and approved and the Chairman of the Board of Directors and the Secretary were authorized to subscribe their names to said power of attorney in triplicateand affix the Seal of Kitsilano Buddhist Mission thereto in their presence in accordance with its By-laws."

DATED this 15th day of May, A.D. 1948.

Nabuyoshi Nakabayashi
SECRETARY.

PHONE BA. 0988.

TRANS-CANADA FILMS LTD.

1684 FIRST AVENUE WEST, VANCOUVER B.C.

April 27, 1948.

COPY

Mr. Albert E. Young,
207 West Hastings Street,
Vancouver, B.C.

Dear Mr. Young:

Further to my recent visit to your office Trans-Canada Films Ltd. hereby make a firm offer to Kitsilano Buddhist Mission as follows:-

1. The firm offer covers property at 1684 West First Avenue the legal description of which is:
   Lot 3, Block 219
   District Lot 526
   Group 1
   N.W. District Plan 590

2. Trans-Canada Films Ltd. agrees to pay $4,000.00 as full price for clear title to the above property free of all encumbrances and liens.

3. The adjustment date is to be October 1st, 1947.

   All rent paid to the Custodian of Enemy Property from October 1st, 1947, onward to be credited to the buyers account.

   All taxes and insurance premium charges from October 1st onward to be debited to the buyers account.

4. The title to the property is to be made out jointly in the two Trans-Canada Films Ltd. Directors names shown below:

   A.E. Christopher,
   3006 S.W. Marine Drive,
   Vancouver, B.C.
   Laundry Owner

   J.H. Turvey,
   5987 Churchill Street,
   Vancouver, B.C.
   Logging Machinery Manufacturer

5. A Certified cheque for $400.00 as part payment was deposited with the Custodian of Enemy Property on February 21st, 1947. The balance owing in accordance with the above will be paid by a Certified cheque

(1) Cont'd.

in return for clear title made out jointly in the names of A.E. CHRISTOPHER and J.N. TURNEY.

Yours truly,

TRANS-CANADA FILMS LTD.,

K.G. Traynor

Secretary-Treasurer.

KGT/G

Mr. Hoshizaki
Mr. Buddha
Public Health Nurse
Chatham, Ontario

Mr. Nosomi Nakabayashi Secretary
Mayfair Apartment
Apartment 12
1180 Drummond Street
Montreal, Quebec

Mr. Tatsuro Nakahashi Treasurer
212½ Piccadilly St.
London, Ontario

Mr. Kanjiro Yoshida, Officer
127 Ossington Ave.
Toronto, Ontario

Yours truly,

K. Nakazawa

12811

November 26, 1947.

A. H. Young, Esq.,
Barrister & Solicitor,
207 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: KITSILANO BUDDHIST MISSION
1664 West 1st Avenue, Vancouver.

Further to our telephone conversation of today, we are enclosing copy of list of officers of the above society as supplied by the Registrar of Companies. Our correspondence relative to sale of the property at 1664 West 1st Avenue has been directed to Mr. Yasukichi Kobori, President, Kamloops, B. C., but other officers who appear to have been actively interested in this property on behalf of the society are Mr. Nobuyoshi Wakabayashi, Registration No. 10206, 3467 Ontario Avenue, Montreal, Quebec; Mr. Takejiro Wakabayashi, Registration No. 00720, 212½ Piccadilly Street, London, Ontario; Mr. Kanjiro Yoshida, Registration No. 01899, 937 Ossington Street, Toronto, Ontario, who signed himself "Vice President-Secretary" on a letter dated July 11, 1946. Mr. Yoshida signed the declaration to the Custodian as Caretaker, together with Mr. Kobori as President.

We have looked through our file for any reference to either the Articles of Incorporation or the Seal and regret that we have no information to give you in this regard.

The Japanese declaration indicated that Certificate of Title was deposited with the Imperial Bank of Canada, 2000 Block, Granville Street, but we have no information concerning the present whereabouts of this document or whether it was deposited in the name of the society or one of its officers.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc.

157 Seymour St. W.,
Kamloops B. C.
October 24th. 1947.

EVACUATION SECTION
Rec'd OCT 25 1947
File No. 12811
Ans.
Referred

A.G. McArthur, Esq.,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver B. C.

Dear Sir:-

I am writing for Mr. Yasukichi Kobori, Registration No. 02210. President, Kitsilano Buddhist Mission, Vancouver. and in answer to your letter of October 6th.

I have translated the letters sent to Mr. Kobori, for him, and he feels that the Trans-Canada Films Ltd., should be given first chance at the purchase of the building in question as they are already tenants and have spent money in making the place suitable for their occupation.

I have on behalf of Mr. Kobori written to A. H. Young Esq., Barrister and Solicitor, 1009 Dominion Bank Bldg., 207 West Hastings St., who in the past has handled legal matters for Mr. Kobori asking him if will act in behalf of Mr. Kobori and the Buddhist Mission. I have asked Mr. Young to contact your office for further information regarding the offers already made. Any co-operation given Mr. Young will be appreciated.

On behalf of Mr. Kobori I also thank you for your very full explanation of how the matter regarding the sale of the building stands.

Yours truly,

Kathleen Lange (Miss)

c.of E. Missionary
for Mr. Yasukichi Kobori.

Oct 27/47
Mr Young will see his
Re Directors as soon
as poss. about Completing
the deal & will advise us.
A.G.M.

MEMORANDUM

File No. 12811 October 2, 1947.

TO: MR. F. G. SHEARS

FROM: MRS. A. G. McARTHUR

Attached is the Kitsilano Buddhist Mission File 12811. The property is situated at 1684 West 1st Avenue, Vancouver, B.C.

You will recall that Morrow Realty Company Limited (Mr. Perry) called to see you with reference to his letter to the Japanese dated January 29, 1947, in which he offered to buy this property on behalf of his client, Garaway. At that time you made it clear to Mr. Parry that the property, if sold, did not include the improvements installed by the tenants, Trans-Canada Films, and that this would have to be taken into consideration by anyone making an offer. You also covered this in your letter dated February 14, 1947, to the Morrow Realty Company Limited.

On February 21, 1947, Trans-Canada Films made a firm offer of $4000.00 ($400.00 deposit now in our Property Suspense Account). This offer was made by Trans-Canada Films direct to the Japanese but, since there seemed to be some confusion relative to the names of the officers, you set all this out in a letter to the Japanese dated February 26.

Your Memo of March 10, 1947, covers a visit to this office by Garaway with his solicitor, W. Chandler Thomson. At this interview you explained fully to Garaway that he would not be buying the improvements installed by Trans-Canada Films. As far as I can see, no subsequent offer has been made by Morrow Realty to, or through, our office. Apparently no offer was submitted direct to the Japanese as Kobori's communication refers to Morrow Realty Company's letter of January 29, 1947.

Under the circumstances, do you think we should labour the substance of your letter of February 26 all over again?

You will note also there is the matter of re-instating this Society and they need a good lawyer. Indications are that Morrow's client's lawyer is Mr. Thomson and the Japanese will not only have this to contend with but the offer will be subject to 5% commission, as you have pointed out. What would you suggest?

AGM/AC

P.S. No deposit was received by this office or by the Japanese from Morrow Realty Company Limited relative to the offer. In fact it does not appear that this offer remained in force after they were aware of the condition of the building.

10th March, 1947.

MEMORANDUM

To: The File

From: Mr. F.G. Shears

Re: 1684 West 1st Ave.

Mr. W. Chandler Thompson called at our office today and stated that he was acting on behalf of the Morrow Realty Company for their client, Mr. Garroway.

I informed Mr. Thompson that under the lease arrangements the Trans-Canada Films Ltd. had the right to remove the furnace blower and electric wiring and that some consideration was to be given to them in case they were required to vacate in the middle of a film contract. I intimated that four or five months at least might be necessary, apart from any requirements of the Rent Control Board.

Mr. Thompson stated that the Morrow Realty Company had received a reply from Mr. Wakabayashi stating that he was agreeable to a sale but that the members would have to be consulted and that his opinion in regard to price was around $6,000.--.

Without mentioning the price offered, I read a portion of our letter of February 26th to Mr. Kabori, emphasizing paragraph 4 and paragraph 7 in regard to re-instating the Association with the Registrar of Companies.

Mr. Thompson asked if they should submit any bid to us but I advised him to make any offer direct advising us of same, and if they so desired, remitting any deposit to this office.

F. G. Shears,
Director.

FGS/FMH

12811

26th February, 1947.

Mr. Yasukichi Koberi,
Registration #02210,
President, Kitsilano Buddhist Mission,
c/o. Mrs. Tamiko Nishimura,
Kamloops, B.C.

Dear Sir:

Re: 1664 West 1st Avenue.

We have received a letter from the Trans-Canada Films Ltd. enclosing a copy of their letter to you dated February 21st.

We note that they are offering to purchase the above property for the sum of $4,000.- cash and this will advise you that their certified cheque of $400.- has been received and is being held by this office.

We understand that the Morrow Realty Company Limited wrote to you recently asking for a price which you would be prepared to accept and that your reply to them indicated an amount of $4,000.-. We are not aware whether the Morrow Realty Company will be prepared to offer this amount. It was necessary for us to point out to them that certain items now in the building are the property of the Trans-Canada Films Ltd. and could be removed by the Trans-Canada Films Ltd.

Trans-Canada Films Ltd. are the present occupants and tenants of your building and for your information this firm has spent a considerable amount in improving the building and installed a furnace, blower and special wiring. Under the lease arrangements they have a right to remove the furnace, blower and electric wiring and should the building be sold to any persons other than themselves they might also make a claim for the value of the improvements they have made over and above the amount which has been allowed, although we are not admitting that they have any such claim.

However, should you decide to accept the Trans-Canada Film's offer it would mean that the price would be $4,000.- net cash and there would be no possibility of dispute in regard to any claim for the improvements which they had made. On the other hand, if the Morrow Realty Company made a definite offer we presume that the Agents' 5% commission would be deductable and there might be the possibility of a claim as referred to above.

While the decision is in your hands it would therefore appear that the present offer of $4,000.- in cash from the Trans Canada Films Ltd. should receive very careful consideration as a similar offer from any other party might not net this amount to your organization.

As advised you in our letter of October 24th, the matter of re-instating your Association with the Registrar of Companies in Victoria will require attention and we would suggest that you employ a Solicitor on your behalf. You may wish to arrange this at Kamloops, but as a matter of information some Associations have appointed Messrs. Norris & MacDonnan, Solicitors of this city who have been interested in Japanese affairs, to act on their behalf, and you may wish to employ this firm to carry out all the legal work which will be required so that your Association can properly convey to the purchaser.

We note that the Trans-Canada Films' letter was apparently addressed to Mr. Yasukichi and the name Koberi was omitted. You may have received their letter, but in case it failed to reach you we are enclosing a copy herein.

We would suggest that you advise this office, or the Trans-Canada Films Ltd. direct and indicate whether their offer is acceptable and advise us how you intend to proceed.

Yours truly,

F. G. Shears,
Director.

FGS/FMH
encl.

12811

14th February, 1947.

The Morrow Realty Company Limited,
1525 West Broadway,
Vancouver, B.C.

Dear Sirs:

Re: 1684 West First Avenue.

With reference to your recent call at our office together with your client, Mr. Garroway. As arranged we are giving you the available information in connection with the lease arrangements on the above property.

As already indicated, at the time this property was leased to the present occupants, the Trans-Canada Films Ltd., the building was in such a condition that considerable repairs were necessary before it could be occupied. The Custodian not having funds available for this purpose entered into an arrangement with the Trans-Canada Films whereby they were to make certain repairs, the cost of which was deductable from rentals.

In addition to making the improvements agreed upon a considerable amount of additional work was also done. Our arrangements provided that the furnace and blower and special wiring installed by them would remain their property and might be removed if the premises were sold to any other purchaser.

At the time these arrangements were made the Trans-Canada Films Ltd. were desirous of purchasing but we were not at that time able to offer the property for sale. They were advised, however, that if and when the property was available they would be given an opportunity to purchase.

It is a part of our policy to have properties appraised at the time they are offered for sale and in view of the fact that the repairs made by Trans-Canada Films would tend to increase the valuation, we were advised by Ottawa that this should be taken into consideration when offers were being considered.

A rental of $50.- per month was established and the lease is now on a month to month basis, but some consideration is to be given in regard to the period of notice if the tenants are in the middle of an uncompleted film contract.

At the time you were in our office I was aware that the Trans-Canada Films had already written to the Officers of the Association in regard to purchasing, but they had informed me that no reply had been received from the two Wakabayashis and their registered letter to the President had been returned, apparently on account of Mr. Koberi's name being wrongly spelt.

Mr. Koberi replied to your letter of January 29th in which you

asked the Society to establish a price, indicating that as far as he was concerned an acceptable price would be $4,000.-. We are not aware whether your client would be prepared to offer this amount, and as indicated to you, even if he were prepared to do so the equipment above mentioned would not form a part of what is available for sale.

As far as the Japanese are concerned they will need to be informed that the value of their property has been improved by the repairs made by the Trans-Canada Films and that any adjustments for same would affect the net amount which they would receive.

We have drawn Mr. Koberi's attention to our policy of advertising and calling for tenders. However, if they do not desire to follow this course we have no objection to their making any deal satisfactory to their organization and subject to the above conditions.

We pointed out to you that in the event of any sale being agreed upon it would be necessary for the proper Officers of the Association to execute the necessary documents and that title to the new purchaser would not be given by the Custodian.

On October 31st, 1946, we wrote advising Mr. Koberi that liquidation could be effected by following the required legal procedure and have suggested that this could be carried out by placing the matter in the hands of a Solicitor, or other competent agent, so that liquidation could be proceeded with on a voluntary basis.

With the information now supplied, you will be in a position to continue negotiations with the Association if you desire to do so, and if you so wish, submit a specific offer for their consideration.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

File 49291

4th November, 1946.

MEMORANDUM TO THE FILE

Re: Kitsilano Buddhist Mission

Mr. Parry of Trans-Canada Films telephoned in regard to their desire to purchase this property. Mr. Parry stated that he was disturbed to find that other parties had made an offer direct to the Association and he was not aware that this was necessary in view of information he received when in Ottawa, that he would have an opportunity to purchase when the property was advertised for sale.

I informed Mr. Parry that at the time he was in Ottawa, and previous to that time, it was not the Custodian's policy to sell property registered in the name of Associations. However, it had been expected by Mr. Wright that a time would come when a policy of liquidation would be made effective and at such time we would follow the procedure of advertising and calling for tenders. It was because of this that assurances had been given by Mr. Wright and this office that interested parties would have an opportunity to purchase if and when the property was offered for sale by the Custodian.

However, up to the present time no change had been made in the Custodian's policy in regard to Associations, except that the Custodian would have no objection to voluntary liquidation by the Associations themselves.

I advised Mr. Parry that the Association had already been informed that Trans-Canada Films had expressed interest in buying and suggested to him that if they were prepared to make an offer they should immediately submit it to the Officers of the Association:

President:	Yosukichi KOKORI, #02210, Kamloops, B.C.
Secretary:	Nobuyoshi WAKABAYASHI, #10206, c/o. Dept. of Labour, Montreal
Treasurer:	Takajiro WAKABAYASHI, #10720, 212 Picadilly St., London, Ont.

F.G. Shears,
Director.

FGS/PMM

12811

October 31, 1946.

Mr. Yasukichi KOBORI,
Reg. No. 02210,
President, Kitsilano Buddhist Mission,
Kamloops, B.C.

Dear Sir:

Re: 1684 W. 1st Ave., Vancouver,
Lot 3, Blk. 219, D.L. 526.
Our File 12811.

The Morrow Realty Co. Ltd., which previously submitted an offer of $2400.00 on behalf of Mr. H. Garaway, 1381 Franklin Street, for the above described property has sent us an increased offer on behalf of the same person in the sum of $2500.00 and has asked for an early reply.

Since this property is registered in the name of an incorporated society the Custodian will have no objection to the society selling direct to a purchaser as long as this office is given an opportunity to approve of the sale before it is actually made.

In the event of your society deciding to sell, liquidation can be effected by following a required legal procedure which could be carried out by placing the matter in the hands of a solicitor or other competent agent with instructions to proceed with a Voluntary liquidation. The proceeds of sale could then be distributed to those entitled to receive them. In this connection we would draw your attention to our policy of advertising and calling for tenders in order to obtain the widest publicity and best possible offers. It has also been the practice of this office to obtain a valuation from an independent appraiser as a guide to a satisfactory price and you might wish to follow this procedure. While the assessment of property is not always an indication of its actual value, for your information this property was assessed, Land $500.00, Improvements $2900.00 according to the 1946 tax statement. You will however appreciate that even with adequate protection deterioration in this type of building can be very rapid.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AS

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

OFFICE OF
REGISTRAR OF COMPANIES

VICTORIA October 25th, 1946.

EVACUATION SECTION
Rec'd OCT 26 1946
File No. 8911
Ans.
Reference

A. G. McArthur, Esq.,
Office of the Custodian,
Dept. of the Secretary of State,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B. C.

Dear Sir:-

Re: Kitsilano Buddhist Mission

Replying to your letter of the 24th instant, with reference to notice sent some time ago to this Society which is incorporated under the Societies Act, I beg to advise that no steps have been taken, up to the present time, to advertise it in the British Columbia Gazette.

I note you have drawn the attention of the President of the Society to the necessity of filing returns. The last report on file is dated the 4th of January, 1941. Reports for 5 years are, therefore, due.

I am,

Your obedient servant,

W. L. Lellwood

Deputy Registrar of Companies.

WLL/HH

File 12811 — Kitsilano Buddhist Mission. — October 23, 1946

Officers - as per letter from Registrar January 19, 1943.

File 12873 —	Mr. Yasukichi KOBORI, Reg. No. 02210, P.O. Box, 294, Kamloops, B.C. (formerly 1747 W. 3rd Ave., Vancouver)	President.
14357 —	Mr. Busaburo NISHIZAKI, Reg. No. 03051, c/o L.M. Schemch, R. R.#3, St. Catherines, Ontario. (formerly 1673 W. 2nd Ave., Vancouver)	Vice-President.
Int.919. —	Mr. Nobuyoshi WAKABAYASHI, Reg. No. 10206, Montreal, Quebec. (formerly 2125 W. 4th Ave., Vancouver)	Gen. Secretary
15080 —	Mr. Heishiro MATSUYAMA, Reg. No. 06336, Camp 72, Piegon Timber Co., [illegible], Ontario. (formerly 1646 W. 2nd Ave., Vancouver)	Secretary.
14022 —	Mr. Kyoji SAWADA, Reg. No. 01168, ~~c/o G. Buchland, R.R. 3,~~ Kelowna, B.C. (formerly 1520 W. 3rd Ave., Vancouver)	Chairman.
11179 —	Mr. Kiichiro TEHARA, Reg. No. 09365, Returned to Japan May 31, 1946. (formerly 1668 W. 1st Ave., Vancouver.)	Vice-Chairman.
14424 —	Mr. Takejiro WAKABAYASHI, Reg. No. 00720, 212 Picadilly St., London, Ontario. (formerly 1803 Pine Street, Vancouver)	Treasurer.
9917 —	Mr. Tokichi TSUJI, Reg. No. 01050, Returned to Japan September 1946. (formerly 1613 W. 3rd Ave., Vancouver)	Treasurer
9367 —	Mr. Isojiro KOBAYASHI, Reg. No. 00681 c/o M.K. Madson, R.R. 2, Jane St., Weston, Ontario. (formerly 1519 W. 3rd Ave., Vancouver.)	Auditor.
	K. Fujino, (formerly 1955 W. 3rd Ave., Vancouver.)	Auditor.

/AS

Above addresses as at Oct 23.46
supplied by Dept. Labour.

File 1281

Kitsilano Buddhist Mission,
Slocan, B. C.,
July 11, 1946.

The Manager,
Custodian Office,
Vancouver, B. C.

Dear Sir:

We wish to advise you that the following resolutions were passed at the special General Meeting of the Kitsilano Buddhist Mission duly held on July 2, 1946 in Slocan, B. C.

Resolved:

That every removable assets of the Kitsilano Buddhist Mission which were reported to the Custodian prior to the Japanese evacuation to be transferred and carried on under the ownership of the Okanagan Buddhist Mission.

That in conformance with the regulations of the Custodian, we hereby give full authority to the Okanagan Buddhist Mission to remove and transfer all interior belongings of the former mission to the district of Okanagan Centre.

The above resolutions were passed due mainly to meet with the complexity as to the disposition of the Mission's properties which arises from the general policy set by the Department of Labour in handling the former Japanese residence of the coastal area to be dispersed east of the Rockies.

We urge that your good office will reason our resolutions and give all possible assistance to the Okanagan Buddhist Mission in connection necessary for all settlement and release.

Yours truly,

Tasukichi Kobori
.....
President.

Kanjiro Yokoida
.....
Vice President--Secretary.

12611

23rd July, 1946.

Mr. Iwajiro Yamaoka,
R.R. #3,
Kelowna, B.C.

Dear Sir:

Re: Kitsilano Buddhist Mission.

We have your letter of the 15th instant in regard to the removal of the shrine from the Kitsilano Buddhist Mission property at 1684 West 1st Avenue.

All arrangements for permission to visit Vancouver must be made through the Department of Labour, Japanese Division, at 360 Homer Street, Vancouver, B.C. and it will be necessary for you to write to them in this regard. This office, however, would have no objection to two of your members coming to Vancouver for the purpose mentioned and any time would be suitable as far as we are concerned.

We presume that you are aware that this shrine has been badly damaged as Mr. Yasukichi Kobori, who registered this property with us as President of the Buddhist Mission, has been so advised on different occasions.

This office secured the co-operation of the Police Department as far back as November 1942 in an endeavour to give adequate protection to this and other buildings. Inspite of this, however, and the fact that the building was boarded up from time to time, it has been broken into on several occasions.

No advice was received until August 1945 to our suggestion that the Trustees might agree to this property being rented so as to give some protection. The breakings in have apparently not only been for the purpose of robbery, but in addition considerable wanton destruction has taken place.

We presume that the removal of the shrine at the present time would be desirable and that you may be in a position to make the necessary repairs to restore it for the use to which it was intended.

As mentioned above, this office will co-operate with any of your members who are permitted to visit Vancouver for this purpose.

Copy of this letter has been sent to the Department of Labour so that they will be prepared to receive a direct request from you regarding arrangements for the removal of this shrine.

Yours truly,

FGS/FMM

F. G. Shears,
Director.

This is to certify that I, Yasukichi KOBORI, do herewith resign all power of attorney hereunto invested in me, in the administration of the Kitsilano Buddhist shrine (now in the hands of the Custodian of Alien Property at Vancouver) to Iwajiro YAMAOKA of Okanagan Buddhist Association.

Dated at Slocan, B. C.
July 6th, 1946.

Yasukichi Kobori
Yasukichi KOBORI

Rev. Takami Osaka.
Witness

Seitaro. Ohashi.
Witness

M E M O R A N D U M

File No. 12811 July 23, 1946.

TO: Mr. F. G. Shears

FROM: Mr. G. B. Spain

RE: Kitsilano Buddhist Mission
3684 W. 1st Ave., Vancouver

The undermentioned is a resume of references to the protection of the above property, and vandalism that occurred in order of sequence.

Nov. 25/42. Letter from Mr. Edgar T. Reed to the Chief Constable requesting special police supervision.

Septs. 27/43. Letter to Chief Constable McKay reporting depredation by vandals.

Septs. 28/43. Mr. Green's report to Mr. Shears reporting destruction to interior of property.

Septs. 30/43. Mr. Shears' report to Mr. G. B. McPherson regarding thieving and vandalism at this address.

Oct. 20/43. Mr. Shears' letter to Yasukichi KOSORI reporting on breaking and entering and suggesting better protection by renting.

June 13/44. Mr. Doust's memo regarding report from Police that building had been entered and ransacked and been boarded up again by Protection Department.

Nov. 4/44. Memorandum from Protection Department to Mr. Doust reporting another incident of breaking and entering. Vandalism, destruction and thieving.

June 13/45. Mr. Doust's report to Mr. Shears regarding further efforts to protect this property.

July 25/45. Letter from M. Doust to Mr. Yasukichi KOSORI reporting on vandalism and damage and recommending the renting of this property to secure better protection.

Aug. 1/45. Letter from Yasukichi KOSORI approving the renting of this building.

Aug. 2/45. Mr. Doust's memo to file reporting on property, condition of damaged shrine and impossibility of offering further protection under existing conditions.

Sept. 23/45. Memorandum from Mr. Doust to Mr. Shears and definite action being taken to rent the property.

Nov. 23/45. Property rented to Trans-Canada Films Ltd.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

Winnipeg Building, 7 O'Connor St.,
Ottawa, Ontario.
June 11th, 1946.

Rec'd JUN 13 1946
File No. 1537
Acc.
Sub. 15 A 2 a-1

J. G. Shearer, Esq.,
Barrister,
Office of the Custodian,
308 Royal Bank Building,
Vancouver, B.C.

Dear Mr. Shearer:

Re: Victoria Buddhist Mission
169A West 1st Avenue

We have for acknowledgment your letter of the 4th instant, and wish to thank you for same.

The information contained therein is in line with statements made by Mr. L. M. Parry when he called at this office the early part of May.

If, at and when the property is offered for sale it would appear desirable not only to take into account the heavy expenditure the tenants have made, but consideration might also be given to permitting the occupants to meet the highest bid in case their bid turns out to be lower than others.

Yours very truly,

E. M. Wright,
Counsel to the Custodian.

EMW/MM

506 Royal Bank Building,
Vancouver, B.C.

4th June, 1946.

12811

K. W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. Wright:

Re: Kitsilano Buddhist Mission
1684 West 1st Avenue

Referring to your letter of the 3rd May. This property is under lease to the Trans-Canada Films Ltd. for a term of 12 months from December 1st, 1945 at a monthly rental of $50.-.

The lease provides for repairs to be expended by the Lessees up to the sum of $400.- and this amount to be credited in lieu of rent. Under this arrangement actual payments of rental will commence on August 1st next.

Copy of Mr. Doust's letter of December 15th is enclosed which refers to additional expenditure which the Trans-Canada Films Ltd. advised us they had made. In this connection I asked the Pemberton Realty Corporation, who have been the Rental Agents for this property, to inspect and report on the repairs which have so far been made. Their reply is as follows:

> "As requested, we have made an inspection of the premises at 1684 West 1st Avenue, occupied by Trans-Canada Films. We find that this Company have done considerable work to the premises and improved the premises in many ways.
>
> After making an inspection, Mr. Parry, the manager of the Company, showed us receipted invoices for most of the work that was done. Included in these invoices was one from Allan & Viner, General Contractors, for $807.00; one from Pearson Wire & Iron Works for $152.20; one for the installation of a new furnace for $850.00, and several invoices for smaller amounts which would total approximately $200.00."

It is evident therefore that considerable work has been done which would tend to increase the value of the property and in the event of a sale this would be a matter which would require to be considered when an independent appraisal of the present value of the property was being taken.

12811

K. M. Wright, Esq.

We understand that the Trans-Canada Films Ltd. are interested in purchasing this property if and when it is made available for sale. Our file indicates that other parties have made enquiries in regard to the rental and purchase of this property and they have been advised that if a sales policy is adopted at any time the property would be advertised and tenders called for. However, in accordance with our previous custom, when tenders are received they would be submitted to our Advisory Committee and the facts in regard to tenancy considered before the final acceptance of any tender.

Yours truly,

F. G. Shears,
Director.

FGS/PMH
encl.

[redacted]

[redacted]
Washington, D.C.

22nd May, 1944.

[redacted]
Counsel to the Commission,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Sir, Wright

Re: Liquidation of Associations

The following are cases where there is some indication that known interested are desirous or agreeable to the disposal of their assets and the distribution of the proceeds:

[redacted] - Exterior Japanese Language School - 154 West 13th Ave.

Rented to Fairview Youth Club.

The title to this property is in the name of Fairview Higashi Go-dokai (Fairview Japanese Language School) Maintenance Association.

Messrs. Davis & Jackson write stating:

"We are in receipt of instructions from Mr. Masaichi Nagasaki requesting us to advise you that the trustees of the School have come to the conclusion that this will be a good time to sell the property including the lot and all the equipment which belongs to the Schools.

We have written Victoria to obtain a list of the [illegible] here at this office and to be interpreted in any sale that [illegible] Can you, in the meantime, let us know approximately what amount the trustees might anticipate receiving if a sale were entered into at this time.

We understand your policy is not to dispose of property of this nature without the owner requesting it and we wonder whether you would like to request it in the present case. Mr. Masaichi Nagasaki is President and his home address [illegible] and the Treasurer is Mr. Kiichi Okura who is also in the Internment Camp with Mr.

Rabbi Brickhaber

Shepherd: Presumably a request by both these individuals will suffice for your purposes but we would like to have your advice on that point.

I wrote to Mr. Sheppard asking him to advise whether he considered the letter received constituted sufficient authority for us to proceed in full or that authority he suggested the Executive might first obtain and also asked for his advice in regard to the distribution of the proceeds.

Mr. Sheppard has replied:

"The title to this property was held by an incorporated Association known as 'Petrikov Rigas Sadraudzes Biedriba', and that Association appears to be active in view of the recent flow of solicitors having been furnished by the President and Treasurer. As this company has not been located or an enemy association we would recommend that the Association through its solicitors be informed that in the event of the association effecting a sale of the premises, which is acceptable to the Custodian, the Custodian would permit the sale to be completed and the monies received by the Association. The monies in the hands of the Association are then to be disbursed according to law."

Rabbi Brickhaber - Property purchased in the name of Petrikov Buddhist Church - Title held by Trustees

Earnest to Thornton, Greek Orthodox Church.

I advised Mr. Sheppard that a somewhat similar enquiry had been received in regard to this property. Rev. Hyuki Hirakawa, who signs as Superintendent of the Buddhist Mission of Canada wrote:

"As I would like to clear matters pertaining to the above named Church before my departure from this country, would you kindly inform me, at once as possible, if in the case we should desire to make a sale, the money received will be forwarded to me.

Immediately upon receiving an answer from you, I shall have a meeting with my former committee.

[illegible]

"Thanking you for your prompt attentiongiven[illegible]

In an interview with Mr. Sheppard yesterday he explained that it would be in order for us to agree to allow the Committee to dispose of this property in a voluntary way by the regular process of application to Liquidator who would be satisfactory to the Custodian and who would carry out the liquidation and make distribution according to law.

[illegible] has not been further.

On December 7th last I wrote to you attaching copy of a letter received from Mrs. K. Hirayama, sighing as Secretary, asking if the church could be sold. The letter stated that most of the members were residing at Pleasant Hatton.

The title to this property is in the name of two Japanese [illegible] the Trust stating that they had acquired this property for and on behalf of the Buddhist Church and as Trustees thereof and that required by a 2/3ths majority resolution of the members would sell and convey.

You replied on December 13th suggesting that Mr. Sheppard be contacted as to the procedure which should be followed if a purchaser could be found. Mr. Sheppard's reply is as follows:

"This property is in the name of two parties of the Japanese [illegible] Trust". One of the trustees is still alive and [illegible] the property sells. We could suggest that the trustee [illegible] effect a sale and so enlarge the powers of the trustees. [illegible] that the sale is acceptable to the Custodian. Just to be sure [illegible] will be held by [illegible] and the duty of administering [illegible] you need not concern yourself."

[illegible] Trustees of the Maple Ridge Buddhist Mission are the registered owners of a property in the Municipality of Maple Ridge.

You have enclosed that there a title stands in the name of individuals and they [illegible] evidence to indicate that they hold the same for the association that [illegible] should be carried out with the funds

[redacted]

[redacted] agreement be placed on the agenda of the association meeting determination of their rights to such funds.

Almost a year ago Mr. Ian Macpherson spoke to the Rev. Jackson, Executive acting for the Board of the Brethren. Rev. Jackson replied that he would advise us as soon as he was informed.

We have recently received a reply from Mr. A. Temple reporting to this matter and while he does not give the names of any trustees he states

"I wish to say you know that the trustees are willing to sell. Should we get some of the trustees to sign. The title to this property is in the hand of the Trustees."

At the present no further action has been taken.

In my interview with Mr. Sheppard yesterday I referred to your letter of May 2nd in which you advised that Mr. Bill, Navy of the Toronto Sunday Sun, was interested in the purchase of this property.

As you recall, Mr. Sheppard had already considered the title problem in relation to this type of asset and recommended an amendment to the Order-in-Council.

I have written to Mr. Sheppard and have asked him to give full consideration to the question of drafting a suitable amendment and I expect to receive this from him shortly.

If the Order-in-Council is amended so as to make provision for the incorporation of companies and associations, would it not still be desirable to permit the voluntary liquidation of such organizations where this is desired by the officers of the association?

In this letter I am just touching where enquiry has been made but I feel that it is a matter which requires careful consideration and a policy and procedure outlined which will apply to the circumstances of each case.

[redacted]

[redacted] may be prepared to give some specific advice in regard to the particular steps referred to in this letter or, as I understand you expect to be in Vancouver in a few weeks time, it may be considered desirable to delay the whole matter until you can have out an understanding with Mr. Sheppard serve as a satisfactory method of dealing with these questions.

Yours very truly,

J. A. Donnelly
Director.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

REGISTERED

MAY 5 1946

File No. 145 2160

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

May 3, 1946.

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

Dear Mr. Shears:

Mr. L. M. Parry of Trans-Canada Films Ltd., Vancouver, called upon me yesterday in regard to acquiring premises which they now hold under lease and known as 1684 West 1st Ave., Vancouver.

The writer recalls that this building is situate close to the Kitsilano Japanese Language Association School building described as 1672 West 1st Avenue. Mr. Parry informed us that the premises were leased from you some eight months ago on a basis of $50.00 per month but they undertook to make extensive repairs and were allowed $400.00 to be credited as payment for eight months' rent. He indicated they had expended approximately $2100.00 but advised that provision has been made to remove the heating plant in case they are obliged to vacate.

I explained to him that this title was recorded in the Registry Office as an association property and that in our opinion the Order-in-Council permitting liquidation was not sufficiently wide to cover properties owned by associations, etc. I also explained that we had hoped to clear up this question last December as the Hon. Paul Martin expected to visit Vancouver but his plans were changed by reason of his trip to England as a member of the UNO Council. Mr. Martin did not return to Canada until a few days before the House convened and since that time he has been so pressed with work that no progress has been made in regard to the liquidation of Japanese association property. I also informed him that the Custodian did not wish to execute a conveyance to anyone in the absence of proper authority, having in mind that such a deal might be attacked to the embarrassment of the purchaser.

According to Mr. Parry eight returned men are associated with him in the present enterprize and they are making educational films for the Dominion Film Board. They have faith in the future prospects and plan to further improve the building, especially the front, provided there is a reasonable chance of acquiring the property.

As a matter of record, I might add that in the absence of Ministerial direction a private sale to the occupants could not be considered. It was explained that independent appraisals were always obtained from competent real estate agents and the Custodian's decision in regard to acceptance or rejection of offers was based on such valuations. I outlined the procedure as to calling for tenders and indicated that this property would likely be advertised and that they would have an opportunity to submit a tender. I explained that the Advisory Committee, with the Minister's approval, had permitted us to give the occupants an opportunity of meeting the highest bid in order to avoid a sale to a so-called "outsider". Mr. Parry realized that, while this entailed risk in the event that someone might make an offer out of line with the value, the Department was obliged to protect itself from criticism in relation to private sales. He went so far as to state that in his opinion the practice was fair to all.

Mr. Parry is to write me in the near future presenting their case in order that the matter may be submitted to Dr. Coleman who will, no doubt, confer with the Minister. It appears that the receipt of such a letter will again permit me to bring the matter of the liquidation of association and religious properties to Dr. Coleman's attention. I would be glad to have a memorandum from you as to the exact situation in regard to these premises and suggest that you have one of your officers attend and make a report upon the improvements already effected.

Mr. Sheppard has already considered the title problem in relation to this type of asset and recommended an amendment to the Order-in-Council. I would be obliged if you would again confer with him and submit a list of the properties which we feel cannot at present be conveyed for want of title. As I recall, many of these are held by religious organizations and societies and in order to avoid further amendments to the Order-in-Council in the future, Mr. Sheppard should draft an amendment which in his opinion will empower you to convey all properties held by the various bodies pursuant to British Columbia legislation.

I would appreciate it if you would give this matter the earliest possible attention and furnish me with the suggested amendment for the reason that I have a heavy program between now and the end of June and, if it is possible to get the amendment through, I would like to do so before going to the Coast the end of June or early in July.

Yours very truly,

K. W. Wright
Counsel to the Custodian

KWW/FC.

12811

December 15th, 1945.

Attn: Mr. K. G. Tryon,
Secretary.

Trans-Canada Films Limited,
1684 West 1st Avenue,
Vancouver, B. C.

Dear Sirs: Re: Kitsilano Buddhist Mission building,
1684 West 1st Ave., Vancouver, B. C.

With reference to Mr. Tryon's call at this office on the 13th instant, we understand that your earlier rough estimate of what it would cost to put the above building into serviceable condition has proved quite inadequate and that excluding the furnace you have already expended in the neighborhood of $700.00 or $800.00 on general repairs, plumbing, electric wiring, window replacements, etc., etc. You further advised us that the small furnace that you had earlier in mind was quite unsuitable owing to the size of the building and that it has been necessary for you to put in concrete foundations for a 26" furnace and air blower, enclosed in a furnace room.

We understand you have also been involved in considerable tinsmith's work in putting in air ducts, etc. All the above work, we understand, including the cost of the furnace and blower, has amounted to about $450.00, and in view of the special circumstances attached to this case and the fact that excluding the installation of the furnace and blower you will have spent more than double the allowance of $400.00 made to you by us for repairs, we confirm the arrangements made on the telephone yesterday whereby we agree that the $400.00 allowed you shall exclude the furnace and blower. It is recognised that these shall remain your property in the event that you vacate the premises at the end of the lease, or subsequent date. As arranged when signing the lease forwarded to you with our letter of December 7th, if you will please strike through the words "including the installation of a furnace" in the second paragraph on page two, and initial this alteration, this will be all that is necessary.

The reference in Paragraph three in our letter to you of November 23rd to the inclusion of a furnace in the cost of the repairs is, of course, cancelled by this letter.

During the course of our conversation Mr. Tryon requested that we give you an option to purchase this building. We regret our policy will not permit us to make such an arrangement. As explained, at present none of the buildings of this type which are owned by Associations have yet been agreed

upon for sale by Ottawa and we do not know when a decision on such matters will be reached. We are prepared, however, if and when this property is advertised for sale that consideration at that time be given to the matter of your tenancy and the improvements you have made which would have enhanced the value of the property.

We shall be glad if you will let us have the three copies of the Lease, duly signed, that we may in due course return one copy to you for your records.

Yours truly,

P. Douet,
Administration Department

PD/ER

[illegible]

November 28th, 1945.

MEMORANDUM

To: Mr. Shears,

From: Ian Macpherson.

Re Kitsilano Buddhist Mission,
Lot 7, Blk. 329, D.L. 526, Plan 590.

The Administration Department has negotiated a lease of this property and a form of lease is being prepared in accordance with their instructions.

A Vesting in the ordinary form was filed on November 3rd, 1942 but subsequently it was decided that a Special form of Vesting is required in respect to properties owned by Associations. A Special form is hereby attached for signature.

The Kitsilano Buddhist Mission is a registered Association and is one of those presently in good standing on the records of the Registrar of Companies at Victoria and is an Association of which all the members are of the Japanese race.

IMacM.
Attch.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

PHONE PACIFIC 6181
PLEASE REFER TO
FILE No. 12811

JAPANESE EVACUATION SECTION

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

November 23rd, 1945.

Attn: Mr. L. H. Parry, Mgr.

Trans-Canada Films Limited,
#105 - 1915 Beach Avenue,
Vancouver, B. C.

Dear Sirs: Re: Kitsilano Buddhist Mission building at 1684 W. 1st Avenue, Vancouver, B. C.

With reference to your letter of October 26th and the various conversations we have had with Mr. Parry respecting the proposed rental of this building, as arranged the writer finally discussed this matter with our Director, Mr. Shears, yesterday and we are prepared to rent this building to you on the following conditions:

1. The rental term to be for a period of one year, commencing December 1st, 1945. Any extension of this term will be on the basis of monthly tenancy.

2. The rental to be $50.00 per month, paid in advance.

3. It is agreed that you take over the building "as is" but that we will allow you up to $400.00 for repairs to the building in view of its condition, this figure to include the installation of a furnace which we understand you will require. It is agreed, however, that if the actual expense incurred by you is less than $400.00, allowance will only be made for the actual amount expended. The allowance will be made in lieu of rent, that is to say, if the total expense incurred by you is $300.00 you will be allowed six months rent free at $50.00 per month. In any event, the amount allowed will not exceed eight months rent, namely $400.00, you to provide us in due course with full particulars and receipted accounts of amounts expended.

4. We understand that you have already obtained from the Fire and Building Departments, City Hall, sanction to use this building for the manufacture of films and that you will be contacting the Electrical Department, City Hall, as to your special requirements for electric power. In this connection it is understood that any special electric wiring or appliances you install will be your property and will be removed by you when you vacate the premises.

5. As advised you, the building itself is insured for $2500.00 with The London Guarantee & Accident Company Limited under policy No. 569427, expiry date being May 21, 1946. Any additional premium which may be required in connection with this policy will be for your account.

6. Before clearing away the considerable rubbish in the building you will contact this office that our representative may meet you on the premises and mutually agree what goods shall be stored in a corner of the basement. We will then also decide as to exactly what shall be done with the shrine.

7. You will be responsible for electricity and/or gas consumed and will also pay water charges. Property taxes of course will be for our account.

As we understand you wish to take possession at the earliest possible opportunity, if you are in agreement with this letter will you please sign the attached copy and return same to this office. In the meantime, we will have a formal Lease prepared for your signature.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc. 1

WE AGREE TO THE ABOVE CONDITIONS:

L. M. Parry
for TRANS-CANADA FILMS LIMITED.

(Miss Wrinkler)

TRANS-CANADA FILM CORPORATION LTD.

~~503 HALL BUILDING~~ - VANCOUVER, B. C.

Mr. Jack Tierney
Md. 8221.

#105 - 1915 Beach Ave.,
Vancouver, B.C.
October 26th, 1945.
MA 2764

Mr. P. Douet,
Administration Offices,
Alien Property Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Re - Kitsilano Buddist's Mission,
1684 West 1st. Ave., Vancouver.

Dear Sir,

Complying with your request, we herewith make application in writing for consideration as tenants in the building known as the Kitsilano Buddist's Mission. Our need for this building is based on the following conditions.

Our company is being organized for the purpose of making motion pictures. These films will be used for the promotion of sales of Canadian products abroad. Other films will also be produced for educational and propaganda purposes under the direction of the National Film Board, which body favors the location of this production unit in Western Canada. The policy of the company is to engage ex-service officers wherever possible.

The company is being properly financed and is also properly connected. Initial contracts are pending but what is likely to hold up progress is the lack of space. We therefore ask that kind consideration be given to this request. The writer will be pleased to submit credentials and to appear for an interview at any time.

In hopes of an early reply, I remain,

Yours very truly,

L.M. Parry
Managing Producer
TRANS-CANADA FILMS LIMITED
(Phone MA 2761)

11 a.m. at 1684 W 1st Ave

MOTION PICTURE PRODUCTION FOR CANADIAN BUSINESS

Form R.C. 220
(Commercial)

Landlord to file two copies of this form at
The Wartime Prices and Trade Board Office

ACCEPTED FOR FILING

Number.....

RENTALS ADMINISTRATION
WARTIME PRICES AND TRADE BOARD

LANDLORD'S

APPLICATION FOR AN INCREASE OR FIXATION OF A MAXIMUM RENTAL

1. Address of Commercial Accommodation.....
(Street No.) (Street) (City)

2. Type of property of which the Commercial Accommodation forms the whole or a part or parts (check which):

☐ Office Building ☐ Store ☐ Office Building and Store or Stores ☐ Warehouse ☐ Warehouse and Office Space

☐ Warehouse and Light Manufacturing Space ☐ Factory ☐ Garage ☐ Service Station ☐ Vacant Land

☐ Other—Specify Church Building

3. Name of Landlord The Custodian

4. Address of Landlord 906 Royal Bank Building, Hastings & Granville Sts., Vancouver, B.C.

5. Name of Tenant Nil

6. Address of Tenant Nil

7. Maximum Rental now in effect $ Nil per week, month

8. Actual Rental now being charged $ Nil per week, month

9. Maximum Rental applied for $ Fixation now required. per week, month

10. If any previous maximum rental decision has been issued in respect to this accommodation, state date on which issued and the Decision Number Nil

11. This application is for ☐ Fixation, ☐ Increase. (If the application is for increase by reason of the existence of one or more of the following special circumstances indicated below, the landlord should mark an "X" in each box opposite the clause on which the application is based. Give full particulars in the space provided in Item 12.)

☐ (a) an increase in the taxes or water rates payable by the landlord since the date on which the maximum rental was last fixed and resulting otherwise than from a structural alteration, addition or improvement;

☐ (b) an increase in the amount of the accommodation or the supplying of appurtenances, furniture, furnishings, equipment, fixtures, services or facilities that were not supplied or to be supplied for the maximum rental;

☐ (c) the maximum rental is substantially lower than the rental generally prevailing on October 11, 1941, for similar accommodation in a similar neighbourhood, or location in the same municipality.

12. Note: Use this space to give further particulars of the circumstance upon which this application is based.

This is a Church building known as the Fitetimo Buddhist Mission. Since the premises were evacuated in early 1942 it has not been rented and fixation of rent is now requested. The property is in very poor condition due to depredations by vandals, but the property will be cleaned up and put in fair shape before renting.

If you are willing cooperative with the enterprise we shall be glad to either let you have the keys or make suitable arrangements for the inspection of this building.

Note: If this application is for a Fixation or is an application for Increase based in whole or in part upon the circumstances covered by Clause 11 (c) above, the landlord must file in duplicate with the Rentals Appraiser a full description of the accommodation, the whole or part of which forms the basis of this application together with an analysis of space and schedule of leases affecting all the space in the building and the date of expiration of each such lease must be shown thereon. The landlord shall also include therein a list of comparable accommodations in the locality, together with all rentals known to the landlord in respect thereof.

October 25, 1945
(Date)

P. Beverly-Administration Department,
Office of the Custodian

The Wartime Leasehold Regulations provide severe penalties for any false statement or representation.

Applicant May Use This Space and the Additional Sheets Required for Giving Further Information.

For Use of Rentals Appraiser Only

DISPOSITION OF APPLICATION

☐ Increase disallowed

Maximum rental increased to $.....per.....as follows:

(a) Increase $.....per.....by reason of $.....per year increase in Taxes and/or Water Rates.

(b) Increase $.....per.....for (i) addition valued at $.....or

(ii) added monthly operating cost of new service $.....

(c) Increased to $.....per.....

— OR —

Maximum rental fixed at $.....per.....(Being the fixation of maximum rental not previously fixed.)

Rentals Appraiser's Comments:.....

(Date)

(Signature)

12811

October 25th, 1945

Rentals Administration,
Wartime Prices and Trade Board,
6th Floor,
Royal Bank Building,
Hastings & Granville Sts.,
Vancouver, B. C.

Dear Sirs: Re: Kitsilano Buddhist Mission,
1684 W. 1st Ave., Vancouver, B.C.

Respecting the above property we enclose two copies of Form R. C. 220 requesting fixation of rental on this building, and shall be glad if you will kindly give this matter your early attention.

Yours truly,

P. Douet,
Administration Department

PD/E R
Enc. 2

12611

August 2, 1945.

The Morrow Realty Co. Ltd.,
1521 Broadway at Granville,
Vancouver, B.C.

Dear Sirs:

Re: Kitsilano Buddhist Mission.
Lot 3, Blk. 219, D.L. 526.
1846 W. 1st Avenue, Vancouver.

I am in receipt of yours of the 28th ultimo in which you offer to purchase the above property for the sum of $2400.00.

While under instructions from Ottawa we have been carrying out a policy of liquidation of Japanese properties, an exception has been made in regard to buildings formerly used for religious purposes. The building in which you are interested comes under this category and is therefore not available for sale, at least at the present time.

Our Advisory Committee are not meeting regularly at the present time and it may be two or three weeks before they again meet. I will submit your offer to them at that time, but I am doubtful if they will favourably consider the disposition of this property.

If and when liquidation is agreed upon it would be necessary for the property to be advertised and tenders called for. I will be glad to advise you if this matter can be proceeded with.

Yours truly,

F. G. Shears,
Director.

FGS:AS

MEMORANDUM

File No. 12811

August 2nd, 1945.

TO: Mr. F. C. Shears

FROM: Mr. Daust

Re: KITSILANO BUDDHIST MISSION
1684 West 1st Avenue, Vancouver, B. C.
Lot 3, Blk. 219, D.L. 526, Gp.1, N.W.D., Plan 990.
Church.

As requested the following is the data relating to the above property:

Assessed Value: Land - $ 900.00
Improvements - $2900.00
Total - $3800.00

Taxes : 1945 - $102.38. (There are arrears of taxes amounting to $314.48, including 1945 taxes).

Insurance : $3000.00. ($2500.00 on building and $500.00 on shrine).

Agent : Kerr & Kerr Limited

This property has been very badly damaged by vandals and will need considerable repairs before it can be occupied. It is, however, quite a good building and I hazard a guess that if $200.00 or $300.00 was spent on repairs and bare necessities, including fixing some of the wiring, the building could be utilized.

In their report on this property on September 24th, 1942, Kerr & Kerr Limited expressed the opinion that the rental value of the church (in its then good condition) would be $50.00 per month.

PD/MK

EVACUATION SECTION
Rec'd FEB 1 1944
File No. 1-2-8-61
Ans.
Referred Spence

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

Date: JAN 27/44

Address: NEW DENVER
B.C.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, G.Y. KOBORI, Police Registration No. 02210

hereby request you to release to me the under-noted articles stored at

KITSILANO BUDDIST MISSION, ~~1678~~ 1684 1st AVE W. VAN.

in possession of THE CUSTODIAN of JAPANESE PROP.

and I release you from any claim whatsoever with respect to such articles, and ship same through the B.C.Security Commission.

Description of articles wanted:

BOOKS:— UPSTAIRS, INSIDE of BOOKCASE

RICE BOWLS:— BASEMENT. IN BOX, INSIDE SMALL KITCHEN CABINET.

JAR. TEACUP (SMALL) 5doz:— BASEMENT, INSIDE KITCHEN CABINET.

" " (") " " — " BESIDE STOVE.

BRASS. RESONANT BOWL, STICK, CUSHION & PEDESTAL (COMPLETE) SEE ILLUSTRATION — INSIDE, ALTAR BEHIND SCREEN (MAIN FLOOR).

Original Address: 1747 3rd. AVE. W. VAN. B.C.

Date Evacuated to Present Address: AUG. 1942

Total Number in Family: 2

CHARGES:

I agree to pay all charges as required by the British Columbia Security Commission.

Deposit received: $_____

Approved:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

G Kobori
(Claimant Signs Here)

12811

30th November, 1943.

Mr. Yasukichi Kobori,
Registration #02210,
New Denver, B.C.

Dear Sir:

Re: Kitsilano Buddhist Mission.

We have recently received an enquiry from a church organization of this City for the use of the Church at 1684 West 1st Avenue.

We have not entered into any negotiations with them as we wish first to have the views of the Trustees. We presume that if the building is to be used at all you would likely prefer it to be used for religious purposes rather than for a commercial project.

At the present time there is a certain amount of Japanese goods being stored in this building but under our present policy the chattels, except purely personaly goods and items of a religious nature are being sold and the building will then be empty.

This church has been broken into on one or two occasions inspite of it being boarded up. For this reason you might think it desirable for the building to be used for the purpose suggested as it would give better protection to the property.

While the rent for the building would not mean much in the way of revenue, it would at least take care of insurance and taxes and keep the building in better shape with less depreciation.

The part containing the altar could be boarded up.

It would be appreciated if you would reply as soon as possible whether the Trustees would consider this property being used by another religious body.

Yours truly,

F. G. Shears,
Director.

FGS/FMH

506 Royal Bank Building,
Vancouver, B.C.

19th November, 1943.

12811

G.W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
Ottawa, ONT.

Dear Mr. McPherson:

Re: Kitsilano Buddhist Mission

This building was the one we advised you on September 30th had been broken into.

I have had an enquiry as to whether this building can be rented. There is a certain amount of goods being stored here but Mr. Green advises me they will be taken care of in a short time by removing and disposition at auctions.

So far we have not rented any buildings formerly used for religious purposes, except one in the Valley where the permission of the Trustees was first obtained and the building used as a Pickers' Hostel.

I am aware of course that liquidation of such buildings is not to be proceeded with at present but if possible I would like a fairly definite ruling in regard to the matter of renting.

You will remember I recently addressed an enquiry to you with regard to the use of the Buddhist Temple at Steveston by the P.C.M.R. for use as a gymnasium and you advised me that Dr. Coleman approved of this providing that proper arrangements were made. Nothing further has developed in this connection and it so happened that we have just had another enquiry for the use of the Steveston building for the purpose of showing movie pictures. The idea is something of a community project to keep young people off the street. I do not know whether the project would conflict with the rights of commercial movie interests and that angle of course would have to be considered. In this case they were expecting the use of the building either free or at a very nominal rental.

G.E. McPherson, Esq.

You possibly have the answer to this question already but if not you might arrive at your conclusion in regard to the Kitsilano Church before reading further. That is to say, I do not want you to be prejudiced by the party who may be interested in using this building. The enquiry came to me from the First Baptist Church !!! The purpose would be for work as a Mission in this district if a satisfactory rental arrangement could be arrived at.

I suppose that sooner or later the matter of dealing with the Buddhist altars installed in such places will have to be dealt with. If the property could be rented this part could be boarded up as they are nearly always built in a recess of the building.

Yours very truly,

F. G. Shears,
Director.

FGS/FHH

306 Royal Bank Building,
Vancouver, B.C.

30th September, 1943.

12811

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

Dear Sir:

Re: Kitsilano Buddhist Mission

Just as a matter of information I am advising that we received word from the Fire Warden that the door of the above premises had been broken open.

I went with Mr. Smith and Mr. Green to 1684 West 1st Avenue and the place was in a terrible mess. Two circulating heaters had been removed but trunks, papers and almost everything else had been strewn around all over the floor.

There is a fair sized altar in this building and this has been badly broken and what may be marriage, birth certificates and other records strewn all over the place.

I instructed Mr. Smith to do the cleaning up of the condition around the altar himself before having the rest of the building tidied up. As far as I know no public notice will be given of this.

This is one of the properties at which we asked the police to give special supervision and we have again written them in this connection.

Yours very truly,

F. G. Shears,
Director.

FGS/PMH

(This has been done and all easily movable articles of value taken away)

EVACUATION SECTION
Rec'd AUG 26 1943
File No. 12873
Ans.

G-165-A

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

Address New Denver
British Columbia

Date Aug 15, 1943

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, Yoshichi Kobori, Police Registration No. 02210

hereby request you to release to me the under-noted property stored at 1684 First Ave. W., Vancouver B.C.,
in possession of Kitsilano Buddhist Temple.
and I release you from any claim whatsoever with respect to such property.

Description of Property:

Gong and mallet — stored in the back office of the Temple. The shape of the gong is 

Original Address 1747 W. 3rd. Ave. Vancouver, B.C.

Date Evacuated to Vancouver March 24, 1942

Date Evacuated to Present Address Aug. 10, 1942

Number in Family - 12 years and over —

Number in Family - 5 to 11 years old —

Number in Family - under 5 —

TOTAL NUMBER IN FAMILY 2

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

Y. Kobori
Claimant Signs Here

N.B. Kindly ship above property to the Lemon Creek Buddhist Temple, Lemon Creek, Slocan, B.C. K. Yoshida 5 Holy Ave Lemon Cr

...UATION SECTION
Rec'd MAY 26 1943
File No. 12473-4
Ans.
Referred G-165-A

12811

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address _____ Date May 18, 1945

NEW DENVER, B. C.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, KOBORI Yasuhichi, ~~Police~~ Registration No. 02210

hereby request you to release to me the under-noted property stored at Kitsilano Buddhist Church, 1678 First Avenue, Vancouver in possession of The Custodian and I release you from any claim whatsoever with respect to such property.

Description of Property:

Church Bell (on church steeple)

Organ (left in church hall)

Original Address 1747 Third Avenue, West. Vancouver, B. C.

Date Evacuated to Vancouver _____

Date Evacuated to Present Address August 10/42.

Number in Family - 12 years and over _____.

Number in Family - 5 to 11 years old _____

Number in Family - under 5 _____

TOTAL NUMBER IN FAMILY _____

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: Hayden

K. Kobori
Claimant Signs Here

Mr. Kobori wished the above property sent to [illegible]
where their [illegible] will be [illegible]

Curbs [illegible] Hayden [illegible] Kitsilano
Shall arrange shipt Soon
5/7/47
B.C. Security Com



NAME

KITSILANO SUBURBAN MISSION

COMPANY	POLICY NO.	AMOUNT	EXPIRATION MONTH	EXPIRATION DAY	EXPIRATION YEAR	PROPERTY
London Guarantee & Accident Co. Ltd.	Renewed to 519599. London Guar. & Acc. 566614	$1500.	Oct.	17	1943	1684 W. 1st Ave. Vancouver, B.C.
Occidental Fire Insurance Company	Cancelled 159066	$2500.	April	28	1944	1684 W. 1st Ave. Vancouver, B. C.
Occidental Fire Insurance Company	Cancelled 159125	$500.	Oct.	29	1944	1684 W. 1st Ave. Vancouver, B. C.
London Guarantee & Accident Co. Ltd.	Renewed to 573822 - Policy Sent 569627	$2,000.	May	21	1945	1684 W. 1st Ave., Vancouver, B. C.
London Guarantee & Accident Co. Ltd.	Cancelled - Not required 569599	$1500.00	Oct.	17	1946	1684 West 1st Avenue, Vancouver, B.C.
London Guarantee & Accident Co. Ltd.	573822	$2500.00	May	21	1949	1684 West 1st Avenue, Vancouver, B.C.

Replaced by Purchase June [illegible]

NO.	NAME	FILE NO.
	KITSILANO BUDDHIST MISSION	[illegible]

ASSURED

THE SECRETARY OF STATE OF CANADA ACTING IN HIS CAPACITY AS CUSTODIAN.

COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
London Guarantee & Accident Co. Ltd.	369427	$3,000.	$25.10 / for	.82 .92	36 mos.	May 21, 1946.

PROPERTY INSURED

$2,500. on the 2-storey frame bldg., shingle roof, occupied as Kitsilano Buddhist Mission.

$ 500. on one Japanese shrine, cont. in above bldg.

LOCATION

No. 1684 W. 1st Ave., Vancouver, B. C.

Explosion Insurance not Required

2-7-46 By Endt'd cancel'd from 809 chgd. Insured Bldg occupied as "Moving Picture

LOSS PAYABLE	INSURANCE AGENT	RENTAL AGENT
Assured.	Ker & Ker Ltd.	Nothing

ENDORSEMENTS

REG. NO.	NAME	FILE NO.
	KITSILANO BUDDHIST MISSION	12811

A[illegible]ED THE SECRETARY OF STATE OF CANADA ACTING IN HIS CAPACITY AS CUSTODIAN.

COMPANY	POLICY NO:	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
London Guarantee & Accident Company Ltd.	573822	$2500.00	$24.75	.99%	3 yrs.	May 21, 1949

PROPERTY INSURED

$2500.00 - on two-storey frame building with shingle roof, occupied as MOVING PICTURE MAKING.

LOCATION

1684 West 1st Avenue, Vancouver, B. C.

LOSS PAYABLE	INSURANCE AGENT	RENTAL AGENT
Assured	Ker & Ker Limited	

E[illegible]SEMENTS

INTERIM REAL PROPERTY SUMMARY

File 12811.

Kitsilano Buddhist Mission

An Association registered under the Societies Act with the Registrar of Companies, Victoria.

ADDRESS: 1684 West 1st Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 3, Block 219, District Lot 526, Group 1, N.W.D., Plan 590.

TITLE: In the name of Kitsilano Buddhist Mission.

ENCUMBRANCES: Vesting 31541 - 3rd November, 1942 in name of Kitsilano Buddhist Mission.
Vesting 41127 - 20th December, 1945, Special Vesting Certificate under P.C. 1665 as amended, vesting the title to land above descri of the Kitsilano Buddhist Mission as an Association, to permit registration of a lease.

ASSESSED VALUE: 1944 - Land $ 500.00
Improvements $2900.00 - $3400.00. Taxes - $102.38.

CLASSIFICATION: Inspector reported September 24th, 1942, size of lot 25x120' on which was a large frame and shingle church situated on the South side of 1st Avenue between Pine and Fir Streets. The lower half o the building is shingled and the upper half of siding, in good con- dition. The entrance to the church is on the second floor with a flight of steps from the ground level. A large section of the ground floor beneath the main body of the church was closed in a manner to prevent inspection. At the rear of this space there wer two rooms and a kitchen stored with household effects.

HISTORY OF ADMINISTRATION: It was at first proposed to use this building as a warehouse for t storage of Japanese chattels and as such it was used until 1st Dec ember, 1945.

During this period of vacancy, although boarded up and despite a request for special police protection, the building was broken int and ransacked by burglars in September 1943, June 1944, November 1944 and June 1945. From these incursions there was sustained a considerable amount of damage to the building and particularly the contents.

Iwamatsu YAMAOKA and Kankichi ONODERA were appointed by the member at Kelowna to visit Vancouver and inspect the shrine to determine the possibility of moving it to Kelowna. Upon investigation on th 5th August 1945, they decided that the shrine was so much damaged that it was not worth transporting.

Yasukichi KOBORI, President of the Mission, having given conse to the renting of the premises in his letter dated 1st August an application to lease the property dated 26th October 1945, the Trans-Canada Films Ltd., was taken into consideration. Th

Corporation proposed to use the premises for the purpose of making motion pictures of a commercial and educational character.

On application by the Custodian the Rentals Administration of the War-Time Prices & Trade Board inspected the premises and fixed a maximum rental of $50.00 per month on the 14th November 1945.

The property was then leased to the Trans-Canada Films Ltd., as from the 1st of December 1945, for a period of 12 months at $50.00 per month payable on the 1st of each month. The lease gave the Tenant the right to make repairs not to exceed the amount of $400.00 which would be credited in lieu of rent for such amount as might be expend By letter dated 23rd November 1945, the Lessee was informed that the lease would be granted on the understanding that the Lessee pay electric, gas and water charges and any additional increase in the fire insurance premium rate that might accrue from the use of its occupation. The Lessor to pay the taxes.

The Lessee expended on repairs between 700 and $800.00 which include the installation of a new furnace and blower. In view of this the Lessee was advised on the 15th December 1945, that as the repairs had exceeded $400.00 the furnace and blower should remain the proper of the Lessee. The extend of the repairs made was reported on by th Pemberton Realty Corporation on the 3rd June 1946. Invoices for repairs amounted to a total of $2000.00 and were exhibited to the in specting agent. The Lessee continues to occupy the building on a month to month basis.

Two firms are prospective purchasers of the property, the Trans-Canada Films Ltd. having made considerable expenditure on the build- ing as tenants, desire to purchase, and the Morrow Realty Co., actin for the Capital Bedding Co., have made an offer of $2500.00. Both of these and other inquirers have been informed that when the Custod is authorized to sell, tenders will be invited by advertisement. They have also been given the names and addresses of officers of the church to whom they may make application if they so prefer. These are Yasukichi KOBORI, President, Kamloops, B. C., Nobuyoshi WAKABAYASHI, Secretary, c/o Department of Labour, Montreal, Quebec, and Takejiro WAKABAYASHI, Treasurer, 212 Picadilly Street, London, Ontario.

The Custodian received on the 30th May 1946, notice from the Registr of Companies of his intention to strike the Kitsilano Buddhist Missi from the list of Registered Societies. On the 25th October 1946, he advised that up to that date no steps to that end had been taken. The last annual report to the Registrar was that of the 4th January 1941.

The ledger account of the Kitsilano Buddhist Mission shows the follo ing receipts and expenditures in respect to real property: Rentals received from the Trans-Canada Films Ltd., $600.00, plus refund of insurance $11.60, total $611.60, less taxes $12.00, repairs $403.50

$403.50

insurance $58.00, sundries $6.75, Certificate of Encumbrance $1.00, valuation fee $7.50, total $488.75. Net amount standing to the credit of the Mission from real estate operation - $122.85.

OLD CERTIFICATE OF TITLE No. 3035-L: Was declared by Yasukichi KOBORI, President and Kanjiro YOSHIDA, Caretaker, to be with the Imperial Bank, Granville Street in the 200 Block. The Mission account was transferred on the 16th January, 1943 to the Bank of Commerce, Fairview Branch. Neither of these Banks has knowledge of the present whereabouts of this title.

INSURANCE:

Insurance in the Occidental Fire Insurance Co., Policy 159068 - $2500.00 on building and Policy 159125 - $500.00 on shrine, in effect at date of evacuation and expiring April 28th and October 29th, 194 respectively, were cancelled by the Insuring Company on the 4th June, 1943.

Upon cancellation of the Occidental Fire Insurance Policies as above the building was insured in the London Guarantee & Accident Co. Ltd. Policy 569427 in the amount of $3000.00, expiring on 21st May, 1946, and this was renewed by Policy 573822 in the amount of $2500.00 for 3 years, expiring 21st May, 1949.

Insurance was placed on the 17th October, 1942 with the London Guarantee & Accident Co. Ltd., Policy 566614 in the amount of $1500. on church furniture and effects for 1 year expiring 17th October, 1943. This policy was renewed in the same amount by Policy 569599, expiring 17th October, 1946, renewal of which was not necessary as the property insured had been removed.

This summary is certified to be in accordance with information on file and on record by the accounting department.

DATED: December 19th, 1946.

Ian Macpherson

CATALOGUE NO_____

KITSILANO BUDDHIST MISSION

File No. 12811

Civic Address: 1684 West 1st Avenue, Vancouver, B.C.

Legal Description: Lot 3, Blk. 219, D.L. 526, Group 1, N.W.D., Plan 590

Classification: Church

Appraisal: Rent 3000 Mar 27. 1945

NOTE: Rented to Trans Canada Films (Mr. Parry), from December 1, 1945 for 1 year at $50.00 per month.

Allowance of $400.00 for repairs, etc. (no rent to be paid for 8 months, i.e.August 1/46)

See Pemberton letter June 3rd 1946
+ Newspaper May 3rd + Prov. Gazette

Agents: Pemberton
Tenant Trans. Can Films interested in buying.

Offers: May 18/43. W.H. W Hardwick
Price. Henry Hudson Doh.
Cypress + Cornwall St. Van
Vancouver Finding Committee on behalf
of Alexandra non-Sect. Childrens Home
of Vancouver. no amt stated.

Refer May 26/43 Asst water commissioner re Official ability to act on behalf of Rev Okabayashi

July 28/45 The Morrow Realty Co Ltd on behalf of Maxwell Garroway $2400 Increased to 2500

Addresses Oct 4/46

Officers: Last return 1942 + on file June 19, 1943.
Pres: Shunkichi Kobori #03210. Kamloops, BC. File 12873.
Secy: Nobuyoshi Hokabayashi #10206 Co Dept Z. Montreal, PQ
Treas: Takejiro Hokabayashi #10720 212 Piccadilly St. London Ont.

Catalogue No. _____ File No. 12811

KITSILANO BUDDHIST MISSION Reg. No. ____

Civic Address: 1684 West 1st Avenue, Vancouver.

Legal Description: Lot 3, Block 219, D. L. 526, Group 1, New Westminster District, Plan 590.

Classification: Church

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NOTE: This church is being used for storage purposes by the Protection Department and no rentals are being received. (19/4/44).

not used now
3/4/45 by P.S.

Rental to Trans can films for 1 yr from Dec 1.45
Agent Plumbertons.

File No. 12811

LITTLLARD BUDDHIST MISSION

Date	Particulars	Debit	Credit	Balance
1942 November 19	Insurance premium	$ 7.35	$	
December 29	Frost protection	3.50		
1943 January 13	Sale of wood		2.00	
	Keys	1.00		
January 27	Land Registry Office - Certificate of Encumbrance	1.00		
April 5	Cheque to apply on overdraft		17.60	
April 7	Water	6.75		
June 11	Insurance premium	25.90		
August 27	Refund fire insurance premium		11.60	
1945 April 2	Valuation fee	7.50		
September 6	Boarding up building	12.00		
1946 January 1	B. C. Electric - refund security deposit		3.71	
December 31	Rents collected 1 Dec/45 to 31 Dec/46		650.00	
	Repairs	400.00		
	Insurance premium	24.75		
1947 May 7	On account taxes	440.00		
September 20	Balance taxes 1946/47	146.95		
December 31	Rents collected to Dec 31/47		600.00	
1948 May 1	Rents collected to Apr 30/48		200.00	
		$1,076.70	$1,484.91	

CR $ 408.21

Accounting Department
June 4th, 1948