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UBCHEA ARCHIVES  
COLLEGE FILES  
RG 11

WCUU  
Administrative  
Regarding land ownership  
1908-1929, 1940

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0201

MEMORANDUM OF ACTIONS OF THE BOARD OF GOVERNORS RELATING TO PROPERTY FUNDS FROM THE MISSION BOARDS.

WEST CHINA

1926

TRANSFER

<u>Page</u>	<u>Action</u>	<u>Date</u>	
11	29	12/14/11	Estimate of \$500,000. required for buildings.
17	44	6/11/12	Reported that the China Emergency Appeal Committee increased their contribution for Normal School for Men to 2900. <u>Note:</u> Of this amount \$4388.01 was reported in Treasurer's report for Oct. 8, 1912.
23	90	10/11/12	Executive Committee authorized to advance from Current Fund, if necessary up to \$3500. toward a house for Mr. Wallace.
29	74	1/14/13	Purchase of additional 50 acres authorized provided each of the participating missionary organizations accept responsibility for one-fourth of the \$22,000. required.
32	83	3/28/13	Reported that Canadian Methodist Board appropriates \$5500. conditional upon other boards taking a similar action (see 74)
33	86	7/21/13	Executive Committee authorized instructions to Senate to buy 50 acres, assuring one-half available on demand, one-fourth in 4 months, one-fourth in 6 months.
38	107	7/21/13	Appreciation expressed to the China Emergency Appeal Committee for permission to apply Normal School contribution temporarily to University Administration Building.
38	108	7/21/13	Understood that \$2000. for University houses would be temporarily taken out of funds held for land if no objection made.
43	122	1/17/14	Governors request information if Boards will assure \$50,000. required for next two years for buildings.
43	123	"	Governors agree to assume for the present charge of the Middle School work providing the cooperating boards pay the Governors the sum necessary to maintain Middle School and amounts for land, building and equipment in addition to present appropriations.
45	132	"	Treasurer authorized to provide U.S. gold \$2000. for Administration Building, \$1000. for residences.
55	163	10/5/15	Cooperating boards requested to provide \$7500. each for land, building and equipment of Middle School and necessary maintenance fund.
55	166	"	Statement made that of the \$50,000. requested in action 122 above vis: \$12,500. from cash board, amounts received have been only from Canadian Meth. Board \$3125. and from F.P.M.A. (personal gifts) \$2914.61.
59	176	3/22/16	Senate cables Building Budget funds exhausted; Secretary authorized to cable field to draw up to \$5000.

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W.G.U.V. - Memo. of Actions Property Funds - 2

<u>Page</u>	<u>Action</u>	<u>Date</u>	
60	177	3/22/16	Boards asked to bring payments on the \$12,500. each for buildings up to \$5000. each. Noted that Canadian Board has a credit of \$5125. and P.P.M.A. \$4144.43 on this account.
73	193	10/4/16	Gift of \$15,000. B.C. Lamont for Library. Noted - this is a memorial to Maurice B. Lamont.
79	200	"	Board recognizes obligation to restore money contributed for land and applied in emergency to buildings. Authorizes Senate to draw up to \$11,000. for lands as authorized, and buildings, out of this sum the Senate to apply sufficient to complete Administration Building.
84	214	10/5/16	University budget includes \$737.50 for Middle School. Governors request boards to provide in mission budgets for Middle School.
85	221	"	Erection of Library authorized. Senate asked for specifications; donor asked for payment of \$5,000.
87	228	"	Gift of \$2000. from James Keen appreciated.
87	229	"	Gift of Frank Ryder of \$1000. appreciated.
93	216	3/7/17	Scattergood Middle School gift of \$17,500. recorded.
94	217	"	Understanding that Canadian Methodist Board will contribute \$5000. for subsidiary Middle School buildings recorded, and Canadian M.E. and Baptist Boards asked to supply \$5000. each for land for Middle School
101	253	3/7/17	Senate authorized to draw \$5000. for property purchased.
115	244	5/10/18	Committee refers purchased land for Middle School site to constituent boards and confirm loan of \$3500. in China from Yuan fund on account of purchase.
115	245	"	Beck cables request to use Mrs. Mason's \$4500. for Administration buildings. Treasurer reports gift not received. Field notified to proceed with Administration Building, \$5000. being available.
118	255	5/10/18	Treasurer authorized to provide funds for purchase of 400,000 brick.
123	284	9/25/18	Mission boards requested to complete the provision of the \$12,500. each, originally requested for plant funds.
129	307	"	Treasurer instructed to forward for completion of Administration Building not to exceed \$20,000. when funds are available, and to forward at once \$3000. from the Mrs. Mason's Estate.
129	308	"	All monies used for endowment to be handled by the Treasurer in the U.S. gifts from Chinese sources primarily to be used for permanent improvements unless otherwise designated.

~~Added amount to the total of the fund for all the time for the~~

W. O. U. U. Memo. of Actions Property Funds - 3

<u>Page</u>	<u>Action</u>	<u>Date</u>	
129	309	9/25/18	Cooperating Boards requested to advance \$1000. each for Scientific Equipment.
132	262	1/13/19	Reported that M.E. Board has voted \$3000. for building account; Baptist Board favorable action on all matters; Canadian Board \$7500. for building account and \$1000. for equipment.
141		9/11/19	Above item repeated.
141	326	"	Boards requested to contribute \$15,000. each for purchase of land and if they cannot do so to loan the amount to the University at 5% interest until the Board can appropriate this amount absolutely.
149	348	"	Receipt of \$14,760.75 from Scattergood family for Middle School Building noted; erection of building approved.
163		12/12/19	Meeting of British members state, however, that the principle of equal financial share should not be construed in a manner to hold back the advance of the University if one board or another is able to provide extra funds.
173	392	7/1/20	Cablegram from Methodist Board reports agreement to item 326 with reference to loan.
178	410	7/2/20	Voted that scheme for borrowing money (326-7-8) be abandoned.
179	417-18	"	Refer to Chair of Practical and Vital Religion founded by Dr. J.E. Johnson.
180	423	"	Treasurer authorized to charge Plant Account \$1000. gold paid Dr. C.M. Stubbs for petroleum gas engine.
181	427	"	Erection of center and one wing of biology building approved (Atherton gift of \$15,500.)
182	432	"	With reference to resolution 326 concerning borrowing or securing \$15,000. each from the Boards, American Baptist and Methodist Episcopal and Canadian Methodist Boards have agreed respectively to \$15,000., \$15,000., and \$5,000. provided all boards come in. Friends report their share impracticable. The three boards requested to waive requirement that all boards come in so far as to place 20% of the sums named at the disposal of the Governors.
191	290	12/9/20	Am. and Can. boards urged to pay \$5,000. each on building and land account.
191	291	"	President requested to secure additional funds from Scattergood family for Middle School Building.
197	471	6/29/21	Resolved, that the Bd. of Governors instruct the Treasurer to call the attention of the Senate to the fact that in most cases resolutions of the Board touching appropriations of money are simply recommendations to the respective constituent boards of missions, and therefore no action can be taken on the field on the basis of such resolutions until the constituent boards of missions have acted, and definite authorization for the expenditure of these

W.C.U.U. Memo. of Actions Property Funds - 4

Page Action Date  
471 (cont.)

- moneys has been received by the Senate from the Treasurer of the Board of Governors. In all cases in which expenditures on the field are authorized, it shall be the duty of the Treasurer to notify the Senate.
- 199 484 6/29/21 Refers to gift by Friends Foreign Mission Assn., of \$5,000. gold for plant. Governors request American boards each to furnish \$5000. gold for 1922.
- 199 485 " Grant of \$1000. gold by Senate for remodelling temporary Middle School buildings.
- 209 517 12/8/21 Treasurer authorized to advance \$2000. for medical equipment fund and Baptist and Methodist Episcopal Board asked to furnish \$1000. each to cover this.
- 215 49 6/29/22 Permission granted to Canadian Methodist Board to proceed with the construction of a medical college building and the Treasurer authorized to release for this purpose \$5000. already advanced by the Canadian Methodist Board, temporarily utilized by agreement to finance other projects.
- 222 559 11/1/22 Request for \$3,000. Max. for share in Wang property granted. Request for \$2023.75 Max. and \$600. Max. for purchase of graves granted. Request for \$1729.58 Max. for stamping deeds granted. Request for funds to purchase graves on site of medical building and Tsu property, estimated at Max. \$4,000. each granted, payment to be made when and if Treasurer can arrange with Mr. Morrell for the conversion of his stock.
- 222 560 " Request for \$5000. gold for President's house granted.
- 223 569 " Gifts of Cadbury, Atherton, Blackstone and Coles approved.
- 227 11/24/22 Additional costs of administration building referred to Treasurer and Secretary with power to provide funds which were, in their judgment, available. Ditto request for \$5000. gold Middle School Building wing.
- 251 409 2/13/24 M.E. Board request permission to use for dormitory \$12,000. of the \$25,000. promised for Bashford School of Religion. Board agrees that the money so used will not be recalled for erection of School of Religion Building until 1928.
- 262 445 4/23/24 Treasurer authorized to advance \$10,000. for purchase of materials for medical building after consultation with architect, building and Canadian Methodist Board.
- 271 634 7/2/24 Participating missions asked to contribute \$1000. gold each for erection of residences for Middle School teachers.
- 272 644 7/14/24 Voted to advise Senate if Canadian Mission reported money for medical building materials is available when consultations completed. Refer to 445.
- 281 476 10/31/24 Executive Committee authorized Treasurer to remit to the field \$5000. gold paid by Can. Meth. Board as initial payment toward cost of building

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W.C.L.U. Memo. of Actions Property Funds - 5

Page Action Date

286 491 2/5/25 No buildings other than those already approved to be undertaken unless funds are in hand for their maintenance as endowment or otherwise.

287 496 " Can.Meth. report appropriation of \$1000. Middle School teachers.

309 688 9/23/25 Assignment of gifts of James Keen, Matilda Mason and Mr.Morris to Library when they have been received, approved.

310 690 " Widening of roads required by municipal authorities; cost to University one-half or \$200. Meeting of this obligation approved.

319 561 1/27/26 Erection of two wings of medical building approved.

323 574 " Cost of widening and macadamizing South Gate Street and dirt road, \$1000. Senate requested missions to share equally. Governors Executive Committee request three No.Am.boards to furnish \$200. each; British boards \$200. together; Woman's Boards, \$200. together.

328 4/5/26 Building of President's house deferred for temporary use of funds to erect Chinese residences.

336 723 9/14/26 Referring to 574, secretary requested to inquire if boards will accept request for funds for road.

336 729 " Board allocates as much of amount indicated under will of Dr.Coles as may be needed to complete clock tower.

337 730 " Understood that Keen, Mason and Morris gifts cannot be forwarded to the field until the Undistributed Plant Account is cleared up.

341 743 " Senate Minute #1900 reports erection of Education Building cannot be completed because the necessary land and money are not available.

345 760 " Gift of \$2500. from Sir Joseph Flavelle for construction of residences appreciated.

346 763 " Beech reports gift through Mrs.H.O.Cady for endowment for Library \$1,000., (where is it)

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Shantung Christian University

February 4, 1927

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INDEXED

TRANSFER

WEST CHINA UNION UNIVERSITY

WEST  
CHINA

TITLES OF UNIVERSITY PROPERTIES

*Property titles  
See min. of Ex. Com.  
10/30/28*

INTERIM REPORT BY THE HON. NEWTON W. HOWELL, K.C.,  
PURSUANT TO BOARD OF GOVERNORS' MINUTE No. 786 OF  
SEPTEMBER 29th, 1927.

I have been going into the question of the title to the different properties of the University and its constituent colleges, but it is not possible to make a complete report, much of the necessary information being in China. However, I would submit the following interim report as giving the position as nearly as I can ascertain it from the documents on file in the Mission Rooms of the United Church in Toronto.

All the properties appear to have been purchased in the name of the Methodist Mission, or if not have been transferred to that body and all stand in its name at the present time. The only record of these properties in the office of the Mission Rooms in Toronto is an abstract from the Canadian Methodist Mission Property Register, this having been sent to the Mission Rooms here in answer to their request made some time ago. This consists of an English translation of the Chinese deeds. There is also an original declaration of trust, dated March 27, 1916, on file here, purporting to be made by the Methodist Church, of the first part; the Board of Governors of the West China Union University, of the second part; and American Baptist Foreign Mission Society, the Friends' Foreign Mission Association Great Britain and Ireland, the Board of Foreign Missions of the Methodist Episcopal Church, U.S.A., and the General Board of Missions of the Methodist Church, Canada, of the third part. The original document has been executed by the Methodist Church, but it does not appear to be executed on behalf of the Board of Governors of the West China Union University, nor on behalf of the constituent missionary societies. The document recites that it is executed by the constituent missionary societies, but apparently the document has not been completed by such execution. I am of the opinion that this should be done, as they are the parties for whom the property is taken and held. As the Methodist Church hold this property for the constituent missionary societies they could only hold it in trust for the Board of Governors of the University with the consent and approval of the missionary societies. I assume there is no question about the consent, and it is possibly only an oversight that the document has not been executed by the missionary societies. It is possible there may have been other copies of this Declaration in Trust executed by the societies, but if so they are not in the possession of the United Church Mission Rooms, and they are the ones who should have such a document.

Attached to the original Declaration of Trust is an old plan of the ground covered by the trust, marked "A" and enclosed in a

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red line on the original plan. I enclose herewith a copy of the Declaration of Trust and a photostatic copy of the plan. There does not appear to be any corresponding declaration of trust in favour of the different missions covering the property held by the Methodist Mission for them, and there is no doubt there should be such a declaration of trust executed.

I also enclose herewith a summary of the ten deeds of the properties.

Reference to these documents will show how vague the description is and how difficult it would be to execute suitable declarations of trust. It would require a surveyor to take the existing plan with the deeds and locate the properties on the plan, and it would not be possible to do it without a more accurate description than that in the documents enclosed. My suggestion would be that we should communicate with the University and get a more accurate description of the property. If this is not available and they have a surveyor there, the property should be laid out on the ground in a way that would be satisfactory to all the missions, and a description of the property prepared which could be included in a suitable declaration of trust in favor of the mission owing the property, unless the missions desire to acquire title to the property themselves. If they do, I assume the United Church would be only too pleased to give the necessary transfers.

There is another question of considerable importance -- the proper registration of the titles to the properties. Reference to the enclosed documents will show that some of the deeds have not been registered when they were prepared, and I have no knowledge of whether they have been registered since that date. There is also the question of the form of registration. I understand that prior to the revolution there was a recognized form or custom of registering deeds which was recognized by the Chinese authorities as being a complete title to the property. Under the treaties between China and the foreign powers transfers of land in treaty ports were registered with the consul of the foreign power concerned. This provision appears in the several treaties between China and Great Britain respecting the different treaty ports. While I have not the treaties with the other powers with me, I assume similar provisions appear in them. There does not appear to be any provision for registration of deeds with a consul in a non-treaty port, but a practice has grown up of registering deeds with a consul whether the land was in a treaty port or not. You will note that most of the deeds have been registered with the British Consul at Chengtu. The question now arises of whether, under the specific laws promulgated since the revolution, any change has been made in the system of registration. I do not suppose there would be any change which would affect documents registered prior to the date of the revolution, but changes may have been made which would affect registrations since that date, or which may hereafter be made.

In the report of the Commission on Extra territoriality in China (1926) p. 38, a reference appears to general regulations concerning registration, from which it would appear that certain regulations had been promulgated, but what these regulations are I do not know. This also should be carefully inquired into, and the Board should know just what the existing regulations are.

If I can be of any further assistance in the matter I shall be glad to pursue the investigation.

(sd) H.W. Rowell  
HF

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THIS INDENTURE made the Twenty-seventh day of March, one thousand nine hundred and sixteen.

BETWEEN

THE METHODIST CHURCH, a body corporate, duly incorporated under the laws of the Dominion of Canada

of the First Part

The Board of Governors of the West China Union University

of the Second Part

- and -

American Baptist Foreign Mission Society (formerly The American Baptist Missionary Union), The Friends' Foreign Mission Association, Great Britain and Ireland, The Board of Foreign Missions of the Methodist Episcopal Church, U.S.A. and The General Board of Missions of the Methodist Church, Canada

of the Third Part

WHEREAS by certain deeds duly executed according to the law of China, the plot of ground marked "A" shown on the plan hereto annexed and enclosed within red lines and the road allowances laid out on said plan were conveyed to the Methodist Mission -- under the control and direction of the party of the first part, acting through the General Board of Missions of the Methodist Church, Canada -- as trustees for the parties of the third part for the purpose of providing a site for the establishment by the said parties of the third part of a Union University.

AND WHEREAS the said Union University has been duly established by the said parties of the third part and the management thereof is vested in a Board of Governors created by the said parties of the third part and known as "The Board of Governors of the West China Union University"

AND WHEREAS the parties of the third part have joined in requesting the party of the first part to execute a declaration of trust of the said property in favour of the Board of Governors of the West China Union University, as evidenced by their execution of this document;

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the premises and of the request of the parties of the third part, IT IS

HEREBY AGREED AND DECLARED by and between the said parties hereto that the party of the first part its successors and assigns doth and shall stand seized of the land and premises above described and so conveyed to it, in trust for the said part of the second part its successors and assigns forever and will convey, lease or dispose of the same in such manner as the said party of the second part shall request or direct.

IN WITNESS WHEREOF the parties hereto have caused this document to be executed by their proper officers.

SIGNED, SEALED AND  
DELIVERED in the  
presence of

(Sgd) J. Milloy

S.D. Chown  
General Sup't. Methodist Church

James Endicott  
General Secretary, Missionary  
Society.

No. 1

CANADIAN METHODIST MISSION PROPERTY REGISTER  
WEST CHINA

LAND

(According to Deeds)

Station: Chengtu, College University.

Land Area, exact or approximate: 40 Chinese acres.

Present use or purpose : University site, East of Administration Building skirting east and west road to Silk School with some breaks.

Date of Purchase: 1914

Seller's name: Liang Fu Kong So.

Purchase price in Szechwan Silver dollars: \$4830.98

Date of Registration, and cost of registration in Szechwan Silver dollars: Registered in British Consulate Oct. 1922

Place where the deeds are deposited: This deed was formerly in the possession of the College Local Treasurer but was handed to Dr. J. Beech about May 1922 for registration at British Consulate and Chinese yamen and not returned up to date of November 30th, 1922.

The deeds for the University property are all in the name of the C.M.M.

No. 2

CANADIAN METHODIST MISSION PROPERTY REGISTER  
WEST CHINA

LAND

( According to Deeds )

Station: Chengtu, College University.  
Land Area, exact or approximate: 2 graves  
Present use or purpose: Part of University site.  
Date of Purchase 1913  
Seller's name: Ch'ao Hung Hain  
Purchase price in Szechwan silver dollars : \$221.00  
Date of Registration, and cost of registration in Szechwan silver dollars: Not registered.  
Place where the deeds are deposited: College Local Treasurer's safe.

No. 3

CANADIAN METHODIST MISSION PROPERTY REGISTER  
WEST CHINA

LAND

( According to Deeds )

Station: Chengtu, College University.  
Land Area, exact or approximate: 40 Chinese acres.  
Present use or purpose: Part of University site. See below.  
Date of Purchase: 1913  
Seller's Name: Hsieh P'ien Chu  
(School Land Office)  
Purchase Price in Szechwan silver dollars: Exchanged for 73 Chinese acres at Ta Shui Ch'iao and a payment of case \$985.95. This 73 acres was bought at Pts. 36.00 per acre and 30% paid in paper currency at about 70 cents to the dollar, which makes \$5331.00

No. 3 - Cont'd

Place where the deeds are deposited: College Local Treasurer's Safe.

Remarks, as e.g. Circumstances in connection with the purchase:

This deed covers the sites of the following:

1. C.M.M. houses No. 4, No. 5, and No. 6 and some land northwards on the campus.
2. University house A, and some campus to the North, about 7 acres.
3. The University Library site, about 8 acres.

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No. 4

CANADIAN METHODIST MISSION PROPERTY REGISTRY  
WEST CHINA

LAND  
(According to Deeds)

Station: Chengtu, College University.

Land Area, exact or approximate: 80 Chinese acres

Present use or purpose: Part of University site, See below:

Date of Purchase: 1913

Seller's Name: Su Chuan Hua

Purchase Price in Szechwan Silver dollars: \$9,577.46

Date of registration and cost of registration in Szechwan silver dollars:

Chinese date unknown. Fee \$563.15  
British \$10.00. September 25th,  
1913. Lot 67.

Place where the deeds are deposited: College Local Treasurer's Safe.

Remarks, as e.g. Circumstances in connection with the purchase:  
This deed covers the sites of the following buildings; Biological Building, Medical and other Sciences and part of the site of the C.M.S. house occupied by Rev. A. G. Lee during the November of 1922.

No. 5

CANADIAN METHODIST MISSION PROPERTY REGISTER  
WEST CHINA

LAND  
(According to Deeds)

Station: Chengtu, College University.

Land Area, exact or approximate: 181.7 Chinese acres

Present use or purpose: Part of University site: See below.

Date of purchase: 1908.

Seller's Name: Tu Fu Chee.

Purchase price in Szechwan silver dollars: \$20292.95

Date of registration and cost  
of registration in Szechwan  
Silver Dollars.

Chinese date and fee unknown. British  
\$10.00. August 27th, 1908. Lot No.32.

Place where the deeds are deposited: College Local Treasurer's Safe.

Remarks, etc. This deed covers the sites of the following buildings:  
C. M. M. residences, Nos. 1, 2, 3, 7 and 8. Canadian  
School, Hart College, C.M.M. campus in part,  
University campus, perhaps the Administration Build-  
ing, most of the Baptist property and the old Middle  
School.

The site for the Canadian School is about 3 acres in  
extent.

No. 6

CANADIAN METHODIST MISSION PROPERTY REGISTER  
WEST CHINA

LAND  
(According to Deeds)

Station: Chengtu, College University.

Land Area, exact or approximate: 11.59 Chinese acres.

Present use or purpose: Part of University site. See Below:

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No. 6 - Cont'd

Date of Purchase: 1908

Seller's Name: Chang Pao Shi.

Purchase price in Szechwan silver dollars: \$1,272.17

Date of registration and cost  
of registration in Szechwan  
silver dollars:

Chinese date and fee unknown.  
British, August 27th, 1908.  
\$10.00. Lot 34.

Place where deeds are deposited: College Local Treasurer's Safe.

Remarks, as e.g. Circumstances in connection with the purchase.

This deed covers land around the Administration  
Building.

No. 7

CANADIAN METHODIST MISSION PROPERTY  
WEST CHINA

LAND  
(According to Deeds)

Station: Chengtu, College University.

Land Area, exact or approximate: 123.4 Chinese acres

Present use or purpose: Part of the University site. See below:

Date of purchase: 1908

Seller's Name: Chang Cheng Shu

Purchase price in Szechwan silver dollars: \$12,686.58.

Date of registration and cost  
of registration in Szechwan  
silver dollars:

Chinese fee and date unknown.  
British, August 27th, 1908. No. 33.

Place where the deeds are deposited: College Local Treasurer's Safe.

Remarks, as e.g. Circumstances in connection with the purchase.

The deed covers the property of the M.E.M. and  
the Friends.

No. 8

CANADIAN METHODIST MISSION PROPERTY REGISTER  
WEST CHINA

LAND  
(According to Deeds)

Station: Chengtu, College University.  
Land Area, exact or approximate: About 3 Chinese acres.  
Present use or purpose: Dewey School  
Date of Purchase: 1908.  
Sellers name: Lo Hua Chai.  
Purchase price in Szechwan silver dollars: \$295.77  
Date of Registration etc. No registration.  
Place where the deeds are deposited. College Local Treasurer's Safe.  
Remarks etc. This is believed to be the land on which the Dewey School is built but the information is not absolutely certain.

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No. 9.

CANADIAN METHODIST PROPERTY REGISTER  
WEST CHINA

LAND  
(According to Deeds)

Station: Chengtu, College University.  
Land area, exact or approximate: 96 graves, area unknown.  
Present use or purpose: Part of the University site.  
Date of Purchase: 1906 - 9  
Seller's Name: Various.

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No. 9 - Cont'd

Purchase Price in Szechwan silver dollars: \$307.99  
Date of registration etc., No registration.  
Place where deeds are deposited: College Local Treasurer's Safe.

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No. 10.

CANADIAN METHODIST MISSION PROPERTY REGISTER  
WEST CHINA.

LAND  
(According to Deeds)

Station: Chengtu, College.

Land Area, exact or approximate: Chinese acres No. 9 house,  
3.744; No. 10 House, 3.872  
acres.

Present use or purpose: Site for Nos. 9 and 10 Houses.

Date of purchase: 1923

Seller's Name: Bought from the University who bought from the  
Wan Family.

Purchase Price in Szechwan Silver  
dollars: \$1616.92 C. \$337.76, according  
to University reckoning at C. \$110  
per Chinese acre.

Date of Registration etc. Transfer from University not registered.

Place where deeds are deposited: Deeds at College Local Treasurer's  
Safe.

Remarks etc. The money reported by W. Small, March 31, 1924.  
The College Local Committee have since renumbered  
these houses to make them fit in with the row and  
they are according to their reckoning Nos. 10 and  
11, No. 10 being next to the M.E.M. house, and No.  
11 next Sinkin's house.





location of the northern price subject  
to verification. See map.

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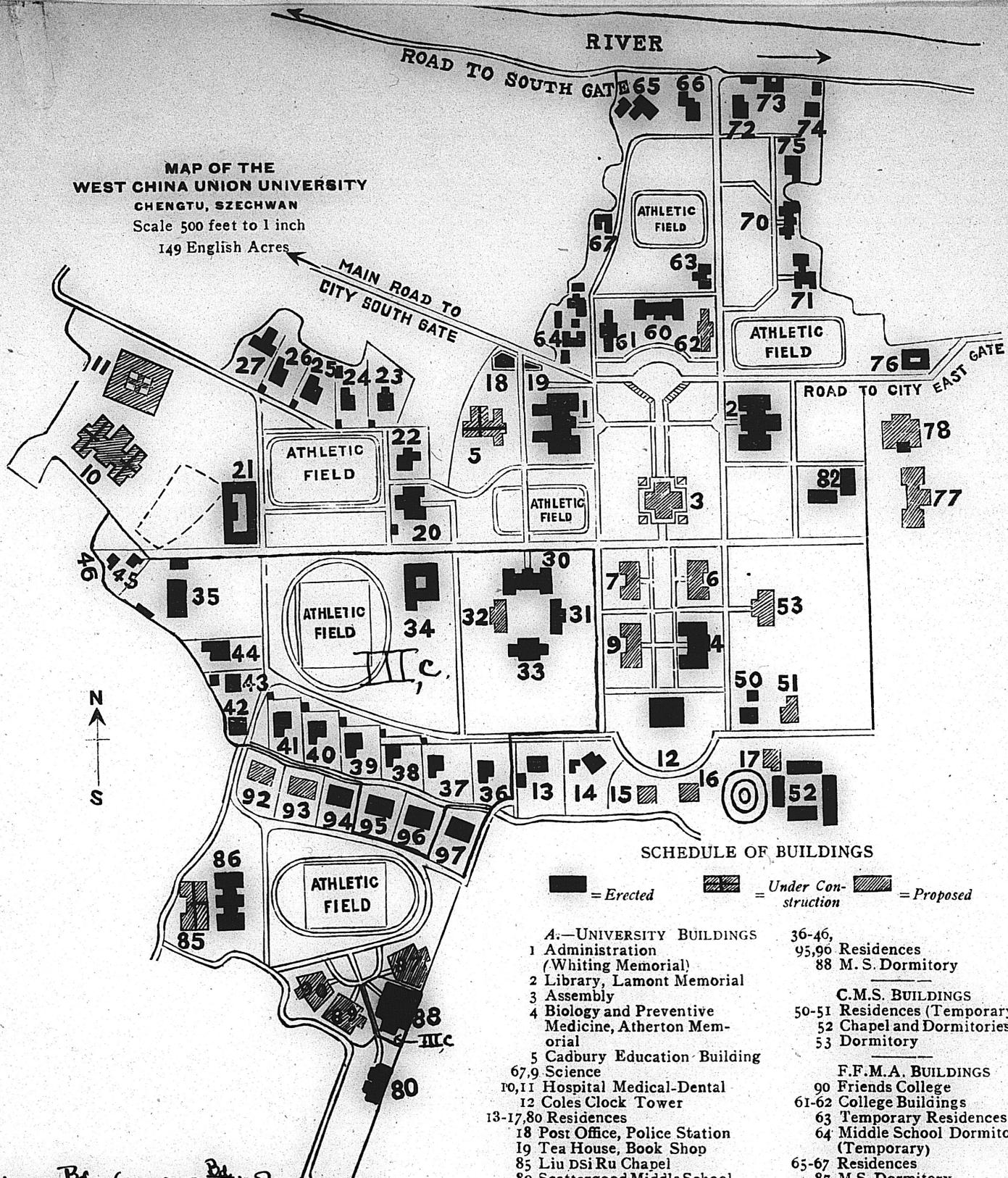
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MAP OF THE  
WEST CHINA UNION UNIVERSITY  
CHENG TU, SZECHWAN  
Scale 500 feet to 1 inch  
149 English Acres



SCHEDULE OF BUILDINGS

■ = Erected    ▨ = Under Construction    ▩ = Proposed

- |  |  |
|--|--|
| <b>A.—UNIVERSITY BUILDINGS</b>                       |  |
| 1 Administration (Whiting Memorial)                  | 36-46, 95, 96 Residences               |
| 2 Library, Lamont Memorial                           | 88 M. S. Dormitory                     |
| 3 Assembly   | <b>C.M.S. BUILDINGS</b>                |
| 4 Biology and Preventive Medicine, Atherton Memorial | 50-51 Residences (Temporary)           |
| 5 Cadbury Education Building                         | 52 Chapel and Dormitories              |
| 6, 7, 9 Science                                      | 53 Dormitory                           |
| 10, 11 Hospital Medical-Dental                       | <b>F.F.M.A. BUILDINGS</b>              |
| 12 Coles Clock Tower                                 | 90 Friends College                     |
| 13-17, 80 Residences                                 | 61-62 College Buildings                |
| 18 Post Office, Police Station                       | 63 Temporary Residences                |
| 19 Tea House, Book Shop                              | 64 Middle School Dormitory (Temporary) |
| 85 Liu Dsi Ru Chapel                                 | 65-67 Residences                       |
| 89 Scattergood Middle School                         | 87 M.S. Dormitory                      |
| <b>B—MISSION BUILDINGS</b>                           | <b>M.E.M. BUILDINGS</b>                |
| <b>A.B.F.M.S. BUILDINGS</b>                          | 70 Joyce Building                      |
| 20 Vandeman College                                  | 71 Ackerman Building                   |
| 21 Middle School Dormitory                           | 72-75, 94 Residences                   |
| 22-27, 93 Residences                                 | 76 Chinese Residence                   |
| 90 M.S. Dormitory                                    | 77 M.E.M. College                      |
| <b>C.M.M. BUILDINGS</b>                              | 78 Bashford School of Religion         |
| 30 Hart College                                      | 89 M. S. Dormitory                     |
| 31-32 University Dormitories                         | <b>A.F.B.F.M. BUILDINGS</b>            |
| 33 Gymnasium   | 97 Residence                           |
| 35 Canadian School (For Missionaries' Children)      | <b>WOMAN'S COLLEGE BUILDINGS</b>       |
|  | 82 Dormitories                         |

*Be*  
Cmru (W.C.M.) Property.  
Marked (IIIc) and enclosed  
in red lines on this map.  
Two sections.

Total, Eng. Acres 29.1514

*J. Deest July 16/29*

0223

**WEST CHINA UNION UNIVERSITY  
LAND AREAS**

(Areas based on map drawn by Mr. Ricker, 1922, and completed by him as to that date. Additions by Joseph Beech, 1929).

	(Eng.	Acres)
<b>I. Union Property of the Board of Governors.</b>		
1. Central plot, Science section, Former Medical Site, University Residences and Roads (1922)	38.5895	
2. Marquis Yang land, now new Medical-Dental Site, including .91 acres of Chen land (1922)	8.0230	
3. Wan Land, Middle School Site (1922)	20.4128	
4. Dung-hangdsi and rear Adm. Bldg. purchases	.4110	
5. Chen land, recent purchase to replace land transferred to C. M. S. exclusive .91 acre (2)	6.2897	
Total, land purchase	75.7260	
Less transferred to Missions		
1. To the C.M.S. Former Med-Den. Site	4.0533	
2. To the Missions from Wan Land	4.9920	
3. To the Woman's College (Old C.M.S. option)	.4627	10.5080
Total present holdings of B. of Governors		63.2180
<b>II. A. B. F. M. S. Land 1922.</b>		
U.U. Bd. Gov'rs' Wan land transferred	11.9120	
Later purchases, U.S. consulate register	1.08	
	.34	13.3320
<b>III. C. M. M. ( U. C. C. M. ) Land 1922</b>		
(Includes Childrens' School land)	27.1984	
U.U. Bd. Gov'rs' Wan land transferred	1.953	29.1514
<b>IV. F. F. M. A. Land 1922</b>		
U.U. Mr. Simkin, American Friends' land	11.2264	
(Wan)	.683	11.9094
<b>V. M. E. M. (Including Wang land), 1922</b>		
U.U. Bd. Gov'rs' Wan land transferred	22.1597	
Less transfer to Woman's College by M.E.M. of approximately, -- (Wang land)	1.2777	
	23.4374	
	3.0000	20.4374
<b>VI. C. M. S. U.U. Central plot, former Medical Site, transferred by Bd. Gov'rs</b>		
	4.0533	4.0533
<b>VII. Woman's College, Transferred Wang land by the M.E.M. Approximately</b>		
U.U. Bd. Gov'rs' Wang land, held for option of C.M.S. transfer approved by Senate, subject Board of Governors concurrence	3.0000	
	1.4627	4.4627
Total land held by the Missions		83.3462
<b>S u m m a r y</b>		
I. Union Land Board of Governors	63.2180	
II. - VII. Missions' Land	83.3462	
University, Total Land Area		146.5642



Opposite are photographic copies of five sundry deeds for patches of grave lands. These and many more have not had the government stamp & they are not registered in the Consulate.

As a rule grave land is not stamped by the government and in not a few cases these grave plots were within the boundaries of other purchases. An important group of these grave plots is indicated by the white sections in the center of shaded portion on No 4 purchase. ~~JB~~ JB Aug 8/28



The location of these properties, will be verified and indicated on map, to follow. *JP*

2

7

7

4

3

9

1

0228



See map - for more exact location & size of property

2

7

7

4

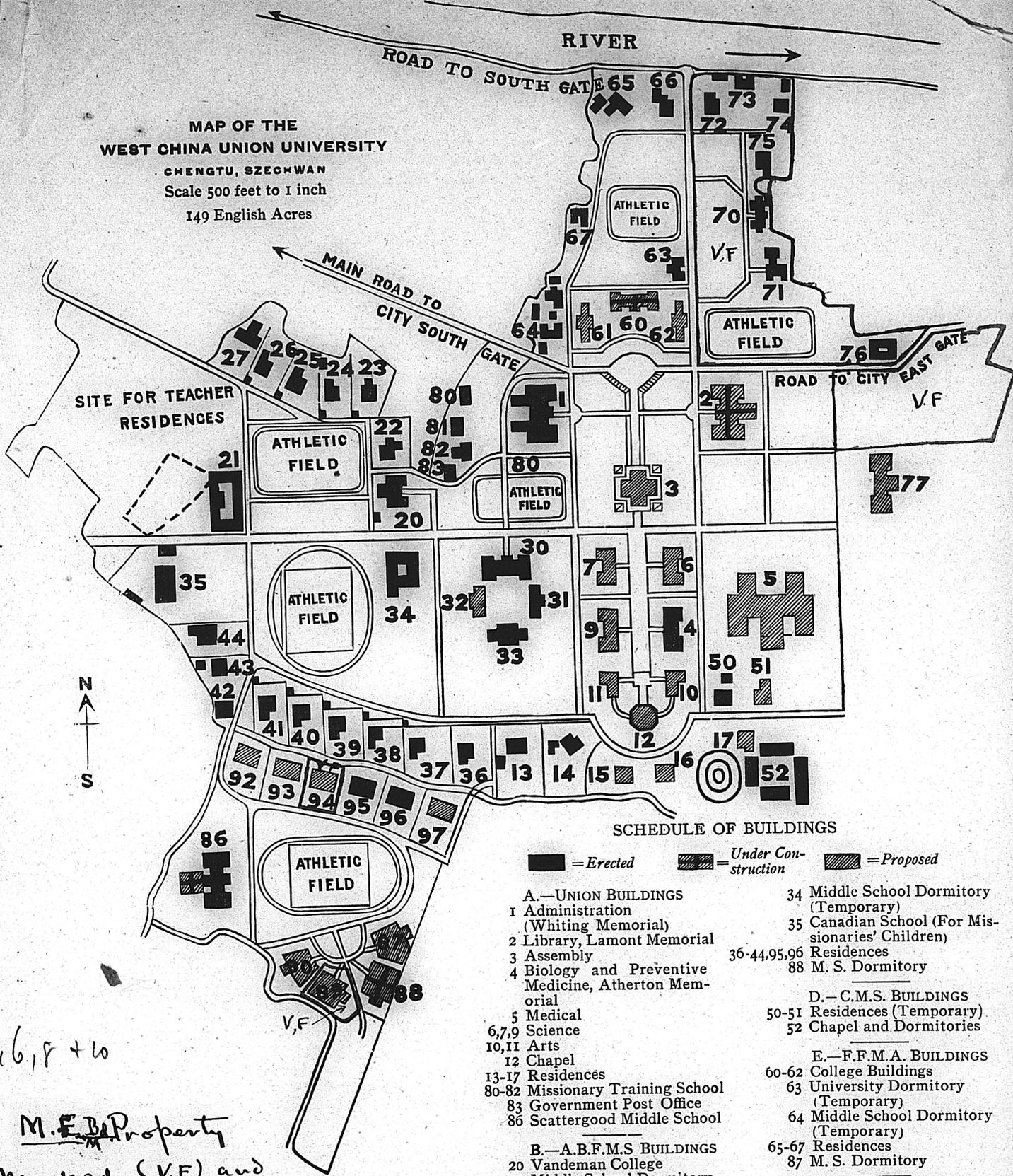
3

9

1

0230

MAP OF THE  
WEST CHINA UNION UNIVERSITY  
CHENGTU, SZECHWAN  
Scale 500 feet to 1 inch  
149 English Acres



SCHEDULE OF BUILDINGS

■ = Erected    ▨ = Under Construction    ▩ = Proposed

- |  |   |
|--|---|
| A.—UNION BUILDINGS                                   | 34 Middle School Dormitory (Temporary)          |
| 1 Administration (Whiting Memorial)                  | 35 Canadian School (For Missionaries' Children) |
| 2 Library, Lamont Memorial                           | 36-44, 95, 96 Residences                        |
| 3 Assembly   | 88 M. S. Dormitory                              |
| 4 Biology and Preventive Medicine, Atherton Memorial | D.—C.M.S. BUILDINGS                             |
| 5 Medical  | 50-51 Residences (Temporary)                    |
| 6,7,9 Science  | 52 Chapel and Dormitories                       |
| 10,11 Arts   | E.—F.F.M.A. BUILDINGS                           |
| 12 Chapel  | 60-62 College Buildings                         |
| 13-17 Residences                                     | 63 University Dormitory (Temporary)             |
| 80-82 Missionary Training School                     | 64 Middle School Dormitory (Temporary)          |
| 83 Government Post Office                            | 65-67 Residences                                |
| 86 Scattergood Middle School                         | 87 M. S. Dormitory                              |
| B.—A.B.F.M.S BUILDINGS                               | F.—M.E.M. BUILDINGS                             |
| 20 Vandeman College                                  | 70 Joyce Building                               |
| 21 Middle School Dormitory                           | 71 Ackerman Building                            |
| 22-27, 93 Residences                                 | 72-75, 94 Residences                            |
| 90 M. S. Dormitory                                   | 76 Chinese Residence                            |
| C.—C.M.M. BUILDINGS                                  | 77 M.E.M. College                               |
| 30 Hart College                                      | 89 M. S. Dormitory                              |
| 31-32 University Dormitories                         |   |
| 33 Gymnasium   |   |

216,18 + 10

M.E.M. Property  
Marked (V.F) and enclosed in red lines on this map. Four Sections.  
J. Beach July 16/29  
Total, Eng. Acres, 20.4374

0231

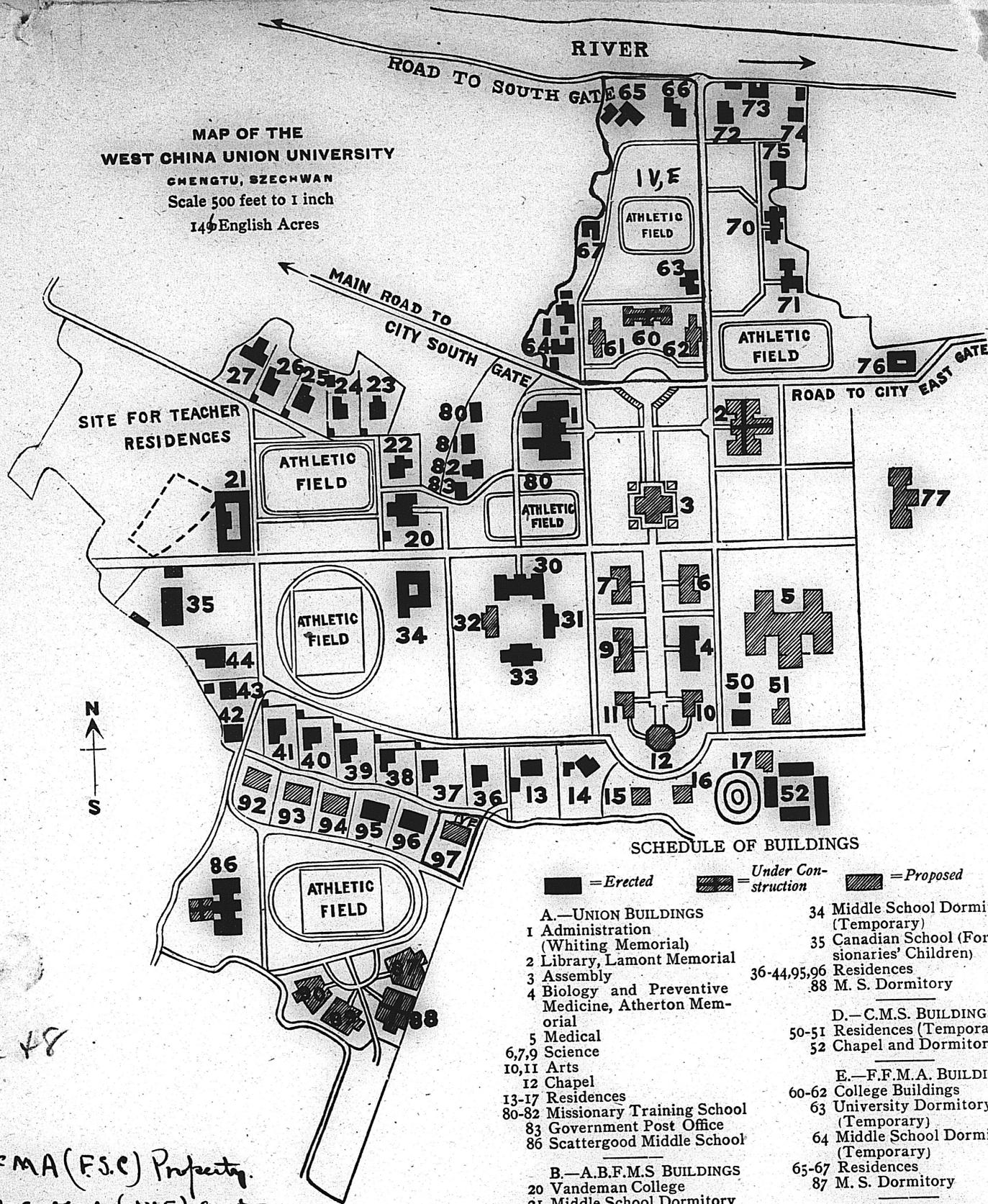
**WEST CHINA UNION UNIVERSITY**  
**LAND AREAS**

(Areas based on map drawn by Mr. Ricker, 1922, and completed by him as to that date. Additions by Joseph Beech, 1929.)

<b>I. Union Property of the Board of Governors.</b>		
1. Central plot, Science section, Former Medical Site, University Residences and Roads (1922)	(Eng. Acres)	38.5895
2. Marquis Yang land, now new Medical-Dental Site, including .91 acres of Chen land (1922)		8.0230
3. Wan Land, Middle School Site (1922)		20.4128
4. Dung-hangdsi and rear Admn. Bldg. purchases		.4110
5. Chen land, recent purchase to replace land transferred to C.M.S. Exclusive .91 acre (2)		<u>6.2897</u>
Total, land purchases		<u>73.7260</u>
Less transferred to the Missions :		
1. To the C.M.S. Former Med-Den. Site	4.0533	
2. To Missions from Wan Land	4.9920	
3. To Woman's College (Old C.M.S. option)	<u>.4627</u>	<u>10.5080</u>
Total present land holdings of Bd. Governors		<u>63.2180</u>
<b>II. A. B. F. M. S. Land 1922.</b>		
U.U. Bd. Gov'rs' Wan land transferred	11.9120	
Later purchases, U.S. consulate register	1.08	
	<u>.34</u>	13.3320
<b>III. C.M.M. (U.C.C.M.) Land 1922</b>		
(Includes Children's School land)	27.1984	
U.U. Bd. Gov'rs' Wan land transferred	<u>1.953</u>	29.1514
<b>IV. F. F. M. A. Land 1922</b>		
U.U. Mr. Simkin, American Friends' land	11.2264	
	<u>.683</u>	11.9094
<b>V. M. E. M. (Including Wang land), 1922</b>		
U.U. Bd. Gov'rs' Wang land transferred	22.1597	
Less M.E.M. transfer to Woman's College, of approximately, ---- (Wang land),	<u>1.2777</u>	
	23.4374	
	<u>3.0000</u>	20.4374
<b>VI. C. M. S. U.U. Central plot, former Medical site, transferred by Bd. Gov'rs</b>		
	<u>4.0533</u>	4.0533
<b>VII. Woman's College, Transferred Wang land by the M. E. M. Approximately</b>		
U.U. Bd. Gov'rs' Wang land, held for option C.M.S. transfer approved by the Senate, subject Bd. Gov. concurrence	3.0000	
Total land held by the Missions	<u>1.4627</u>	<u>4.4627</u>
		<u>83.3462</u>
<b>S u m m a r y</b>		
I. Union Land, Board of Governors		63.2180
II - VII. Missions' Land		<u>83.3462</u>
University, Total Land Area		146.5642



MAP OF THE  
WEST CHINA UNION UNIVERSITY  
CHENG TU, SZECHWAN  
Scale 500 feet to 1 inch  
146 English Acres



SCHEDULE OF BUILDINGS

■ = Erected    ▨ = Under Construction    ▩ = Proposed

- |  |   |
|--|---|
| <b>A.—UNION BUILDINGS</b>                            | 34 Middle School Dormitory (Temporary)          |
| 1 Administration (Whiting Memorial)                  | 35 Canadian School (For Missionaries' Children) |
| 2 Library, Lamont Memorial                           | 36-44, 95, 96 Residences                        |
| 3 Assembly   | 88 M. S. Dormitory                              |
| 4 Biology and Preventive Medicine, Atherton Memorial | <b>D.—C.M.S. BUILDINGS</b>                      |
| 5 Medical  | 50-51 Residences (Temporary)                    |
| 6, 7, 9 Science                                      | 52 Chapel and Dormitories                       |
| 10, 11 Arts  | <b>E.—F.F.M.A. BUILDINGS</b>                    |
| 12 Chapel  | 60-62 College Buildings (Temporary)             |
| 13-17 Residences                                     | 63 University Dormitory (Temporary)             |
| 80-82 Missionary Training School                     | 64 Middle School Dormitory (Temporary)          |
| 83 Government Post Office                            | 65-67 Residences                                |
| 86 Scattergood Middle School                         | 87 M. S. Dormitory                              |
| <b>B.—A.B.F.M.S BUILDINGS</b>                        | <b>F.—M.E.M. BUILDINGS</b>                      |
| 20 Vandeman College                                  | 70 Joyce Building                               |
| 21 Middle School Dormitory                           | 71 Ackerman Building                            |
| 22-27, 93 Residences                                 | 72-75, 94 Residences                            |
| 90 M. S. Dormitory                                   | 76 Chinese Residence                            |
| <b>C.—C.M.M. BUILDINGS</b>                           | 77 M.E.M. College                               |
| 30 Hart College                                      | 89 M. S. Dormitory                              |
| 31-32 University Dormitories                         |   |
| 33 Gymnasium   |   |

248  
FFMA (F.S.C) Property.

Marked (IVE) and enclosed in red lines.

Note. The section, No 97 is under indefinite lease to Mr. Simpson of American Friends, but is included in F.F.M.A. area.

Total. Eng. Acres 11,9094. J. Deach July 16/29

0234

**WEST CHINA UNION UNIVERSITY  
LAND AREAS**

(Areas based on map drawn by Mr. Ricker, 1922, and completed by him as to that date. Additions by Joseph Beech, 1929).

	(Eng. Acres)	
<b>I. Union Property of the Board of Governors.</b>		
1. Central plot, Science section, Former Medical Site, University Residences and Roads (1922)	38.5895	
2. Marquis Yang land, now new Medical-Dental Site, including .91 acres of Chen land (1922)	8.0230	
3. Wan Land, Middle School Site (1922)	20.4123	
4. Hung-hangdsi and rear Adam. Bldg. purchases	.4110	
5. Chen land, recent purchase to replace land transferred to C. M. S. exclusive .91 acre (2)	6.2897	
Total, land purchase	75.7260	
Less transferred to Missions		
1. To the C.M.S. Former Med-Den. Site	4.0533	
2. To the Missions from Wan Land	4.9920	
3. To the Woman's College (old C.M.S. option)	.4627	10.5080
Total present holdings of B. of Governors		65.2180
<b>II. A. B. F. M. S. Land 1922.</b>		
U.U. Bd. Gov'rs' Wan land transferred	11.9120	
Later purchases, U.S. consulate register	1.08	
	.34	13.3320
<b>III. C. M. M. ( U. G. C. M. ) Land 1922</b>		
(Includes Childrens' School land)	27.1984	
U.U. Bd. Gov'rs' Wan land transferred	1.953	29.1514
<b>IV. F. M. A. Land 1922</b>		
U.U. Mr. Sinkin, American Friends' land	11.2264	
(Wan)	.693	11.9094
<b>V. M. E. M. (including Wang land), 1922</b>		
U.U. Bd. Gov'rs' Wan land transferred	22.1597	
Less transfer to Woman's College by M.E.M. of approximately, -- (Wang land)	1.2777	23.4374
	3.0000	20.4374
<b>VI. C. M. S. U.U. Central plot, former Medical Site, transferred by Bd. Gov'rs</b>		
	4.0533	4.0533
<b>VII. Woman's College, Transferred Wang land</b>		
by the M.E.M. Approximately	3.0000	
U.U. Bd. Gov'rs' Wang land, held for option of C.M.S. transfer approved by Senate, subject Board of Governors concurrence	1.4627	4.4627
Total land held by the Missions		83.3462
<b>S u m m a r y</b>		
I. Union Land Board of Governors		65.2180
II. - VII. Missions' Land		83.3462
University, Total Land Area		146.5642



WEST CHINA UNION UNIVERSITY

LAND AREAS

(Areas based on map drawn by Mr. Ricker, 1922, and completed by him as to that date. Additions by Joseph Beech, 1929.)

<b>I. Union Property of the Board of Governors.</b>		
1. Central plot, Science section, Former Medical Site, University Residences and Roads (1922)	(Eng. Acres)	38.5895
2. Marquis Yang land, now new Medical-Dental Site, including .91 acres of Chen land (1922)		8.0230
3. Wan Land, Middle School Site (1922)		20.4128
4. Dung-hangdsi and rear Admn. Bldg. purchases		.4110
5. Chen land, recent purchase to replace land transferred to C.M.S. Exclusive .91 acre (2)		<u>6.2897</u>
<b>Total, land purchases</b>		<b>73.7260</b>
Less transferred to the Missions :		
1. To the C.M.S. Former Med-Den. Site	4.0533	
2. To Missions from Wan Land	4.9920	
3. To Woman's College (Old C.M.S. option)	<u>.4627</u>	<u>10.5080</u>
<b>Total present land holdings of Bd. Governors</b>		<b>63.2180</b>
<b>II. A. B. F. M. S. Land 1922.</b>		
U.U. Bd. Gov'rs' Wang land transferred	11.9120	
Later purchases, U.S. consulate register	1.08	
	<u>.34</u>	<u>13.3320</u>
<b>III. C.M.M. (U.C.C.M.) Land 1922</b>		
(Includes Children's School land)	27.1984	
U.U. Bd. Gov'rs' Wan Land transferred	<u>1.953</u>	<u>29.1514</u>
<b>IV. F. F. M. A. Land 1922</b>		
U.U. Mr. Simkin, American Friends' land	11.2264	
	<u>.683</u>	<u>11.9094</u>
<b>V. M. E. M. (Including Wang land), 1922</b>		
U.U. Bd. Gov'rs' Wang land transferred	22.1597	
Less M.E.M. transfer to Woman's College, of approximately, ---- (Wang land).	<u>1.2777</u>	<u>23.4374</u>
	<u>3.0000</u>	<u>20.4374</u>
<b>VI. C. M. S. U.U. Central plot, former Medical site, transferred by Bd. Gov'rs</b>		
	<u>4.0533</u>	<u>4.0533</u>
<b>VII. Woman's College, Transferred Wang land by the M. E. M. Approximately</b>		
U.U. Bd. Gov'rs' Wang land, held for option C.M.S. transfer approved by the Senate, subject Bd. Gov. concurrence	3.0000	
<b>Total land held by the Missions</b>	<u>1.4627</u>	<u>4.4627</u>
		<u>83.3462</u>
<b>S u m m a r y</b>		
I. Union Land, Board of Governors	63.2180	
II - VII. Missions' Land	<u>83.3462</u>	
<b>University, Total Land Area</b>		<b>146.5642</b>

See otherside

# WEST CHINA UNION UNIVERSITY

CHEN PROPERTY  
Area - 43.1985 CH. AL. 1929  
MAY 22, 1929



See 13.

此項地產係由前清... 承領... 業經... 呈請... 核准... 准予... 領照... 在案... 茲將... 領照... 日期... 開列... 於左... 此項地產... 係屬... 公有... 財產... 應予... 收回... 歸公... 所有... 此項地產... 係屬... 公有... 財產... 應予... 收回... 歸公... 所有... 此項地產... 係屬... 公有... 財產... 應予... 收回... 歸公... 所有...

此項地產係由前清... 承領... 業經... 呈請... 核准... 准予... 領照... 在案... 茲將... 領照... 日期... 開列... 於左... 此項地產... 係屬... 公有... 財產... 應予... 收回... 歸公... 所有... 此項地產... 係屬... 公有... 財產... 應予... 收回... 歸公... 所有... 此項地產... 係屬... 公有... 財產... 應予... 收回... 歸公... 所有...

2774391

On opposite side, above, is the deed given  
by Mr. Chen in evidence of the University's  
purchase.

Below is the deed given to the  
Chen family by the former owner.

This deed was not given to the  
University when property was purchased,  
owing to the fact that we did not buy  
the entire property covered by this deed.  
Consequently he retained the deed but  
permitted us to photograph it together  
with the new deed given to the University.

See No 13

J. B. Buech  
July 29/29

0239

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1



On the left side opposite is the Chen deed - same as that photographed on No. 12 where it appears without Government Stamp.

Here it bears the Government Stamp together with other official receipts etc. Joseph Reed July 8/29.

The shaded portions are based on a rough sketch. A survey of this property will be indicated on large map - to be forwarded as soon as it can be completed. J.R.

0241

2

7

7

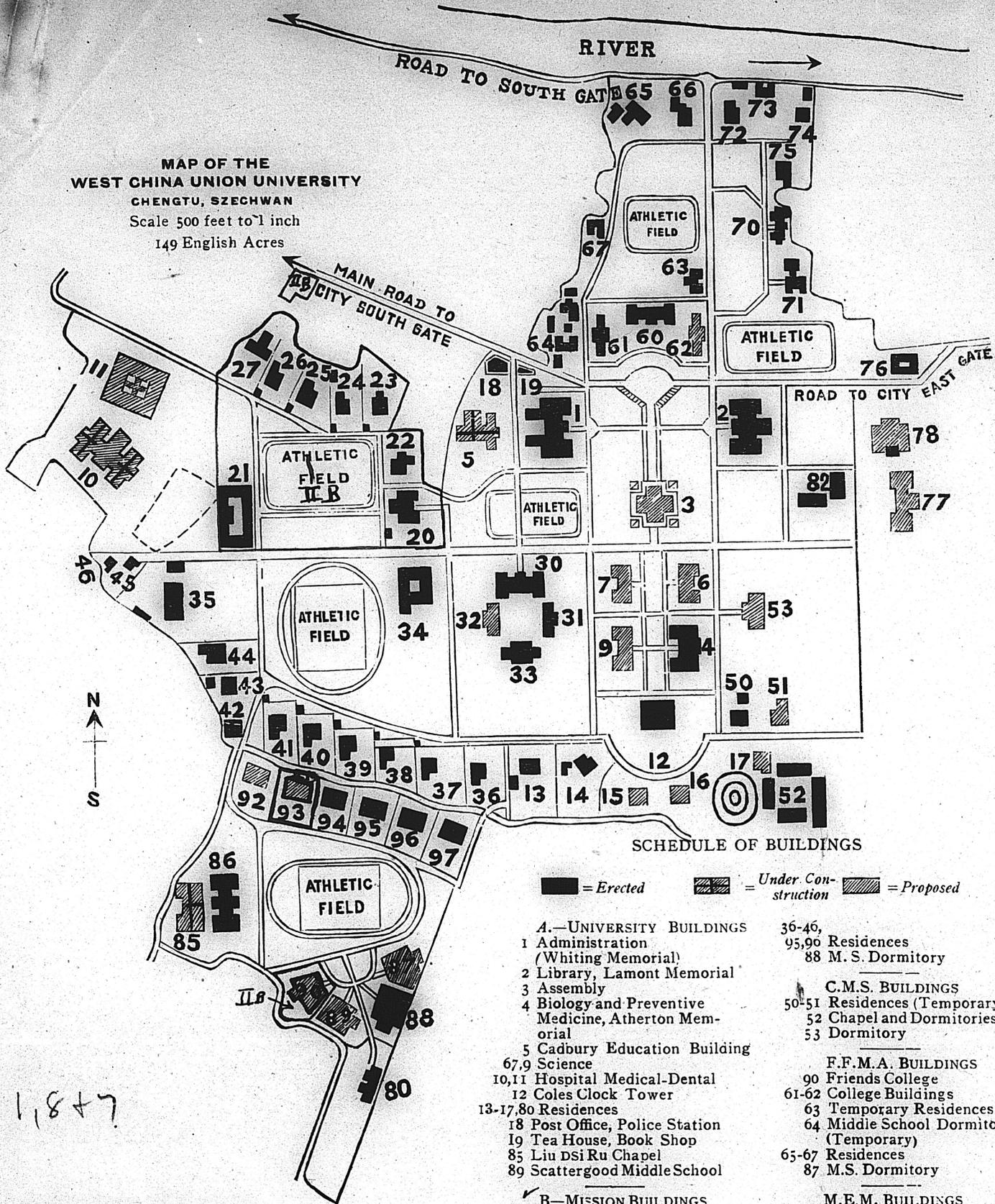
4

3

9

1

MAP OF THE  
WEST CHINA UNION UNIVERSITY  
CHENG TU, SZECHWAN  
Scale 500 feet to 1 inch  
149 English Acres



SCHEDULE OF BUILDINGS

■ = Erected    ▨ = Under Construction    ▩ = Proposed

- |  |  |
|--|--|
| <b>A.—UNIVERSITY BUILDINGS</b>                       |  |
| 1 Administration (Whiting Memorial)                  | 36-46, 95, 96 Residences               |
| 2 Library, Lamont Memorial                           | 88 M. S. Dormitory                     |
| 3 Assembly   | <b>C.M.S. BUILDINGS</b>                |
| 4 Biology and Preventive Medicine, Atherton Memorial | 50-51 Residences (Temporary)           |
| 5 Cadbury Education Building                         | 52 Chapel and Dormitories              |
| 6, 7, 9 Science                                      | 53 Dormitory                           |
| 10, 11 Hospital Medical-Dental                       | <b>F.F.M.A. BUILDINGS</b>              |
| 12 Coles Clock Tower                                 | 90 Friends College                     |
| 13-17, 80 Residences                                 | 61-62 College Buildings                |
| 18 Post Office, Police Station                       | 63 Temporary Residences                |
| 19 Tea House, Book Shop                              | 64 Middle School Dormitory (Temporary) |
| 85 Liu Dsi Ru Chapel                                 | 65-67 Residences                       |
| 89 Scattergood Middle School                         | 87 M.S. Dormitory                      |
| <b>B—MISSION BUILDINGS</b>                           | <b>M.E.M. BUILDINGS</b>                |
| A.B.F.M.S. BUILDINGS                                 | 70 Joyce Building                      |
| 20 Vandeman College                                  | 71 Ackerman Building                   |
| 21 Middle School Dormitory                           | 72-75, 94 Residences                   |
| 22-27, 93 Residences                                 | 76 Chinese Residence                   |
| 90 M.S. Dormitory                                    | 77 M.E.M. College                      |
| <b>C.M.M. BUILDINGS</b>                              | 78 Bashford School of Religion         |
| 30 Hart College                                      | 89 M. S. Dormitory                     |
| 31-32 University Dormitories                         | <b>A.F.B.F.M. BUILDINGS</b>            |
| 33 Gymnasium   | 97 Residence                           |
| 35 Canadian School (For Missionaries' Children)      | <b>WOMAN'S COLLEGE BUILDINGS</b>       |
|  | 82 Dormitories                         |

1,847

A.B.F.M.S. Property.  
Marked (II B) and enclosed in red lines on this map. Four sections.  
Total, Eng Acres 13.3320  
Dec 7/23

0242

WEST CHINA UNION UNIVERSITY

LAND AREAS

(Areas based on map drawn by Mr. Ricker, 1922, and completed by him as to that date. Additions by Joseph Beech, 1929.)

-----		
I.	Union Property of the Board of Governors.	
1.	Central plot, Science section, Former Medical Site, University Residences and Roads (1922)	(Eng. Acres) 38.5895
2.	Marquis Yang land, now new Medical-Dental Site, including .91 acres of Chen land (1922)	8.0230
3.	Wan Land, Middle School Site (1922)	20.4128
4.	Dung-hangsi and rear Admn. Bldg. purchases	.4110
5.	Chen land, recent purchase to replace land transferred to C.M.S. Exclusive .91 acre (2)	6.2897
	Total, land purchases	<u>73.7260</u>
	Less transferred to the Missions :	
1.	To the C.M.S. Former Med-Den. Site	4.0533
2.	To Missions from Wan Land	4.9920
3.	To Woman's College (Old C.M.S. option)	<u>1.4627</u>
	Total present land holdings of Bd. Governors	<u>10.5080</u> <u>63.2180</u>
-----		
II.	A. B. F. M. S. Land 1922.	11.9120
	U.U. Bd. Gov'rs' Wan land transferred	1.08
	Later purchases, U.S. consulate register	<u>.34</u>
		13.3320
-----		
III.	C.M.M. (U.C.C.M.) Land 1922	27.1984
	(Includes Children's School land)	
	U.U. Bd. Gov'rs' Wan land transferred	<u>1.953</u>
		29.1514
-----		
IV.	F. F. M. A. Land 1922	11.2264
	U.U. Mr. Simkin, American Friends' land	<u>.683</u>
		11.9094
-----		
V.	M. E. M. (Including Wang land), 1922	22.1597
	U.U. Bd. Gov'rs' Wan land transferred	<u>1.2777</u>
	Less M.E.M. transfer to Woman's College, of approximately, ---- (Wang land),	<u>23.4374</u> <u>3.0000</u>
		20.4374
-----		
VI.	C. M. S. U.U. Central plot, former Medical site, transferred by Bd. Gov'rs	<u>4.0533</u>
		4.0533
-----		
VII.	Woman's College, Transferred Wang land by the M. E. M. Approximately	3.0000
	U.U. Bd. Gov'rs' Wang land, held for option C.M.S. transfer approved by the Senate, subject Bd. Gov. concurrence	<u>1.4627</u>
	Total land held by the Missions	<u>4.4627</u> <u>83.3462</u>
-----		
S u m m a r y		
	I. Union Land, Board of Governors	63.2180
	II - VII. Missions' Land	<u>83.3462</u>
	University, Total Land Area	146.5642

WEST CHINA UNION UNIVERSITY

\*\*\*\*\*

MEMORANDUM  
regarding  
THE TITLES OF THE UNIVERSITY PROPERTY

September 12, 1940

The following Memorandum is designed to cover only the position of the University as incorporated under the Regents of the University of the State of New York, and their power to hold property, whether in the United States or elsewhere, particularly in China; it does not touch on the present condition of affairs, by which the United Church of Canada holds the property in Trust for the Board of Governors and the cooperating units; rather it is intended to afford material for ascertaining by what method the Trusteeship now held by the United Church can be transferred to the University itself.

1. The following represents the terms of the Provisional Charter, which Charter is now absolute.

THIS INSTRUMENT WITNESSETH that the Regents of the University of the State of New York have granted this provisional charter incorporating

Rev. Austin K. De Blois, Rev. Joseph Beech, Rev. James Endicott, Vincent Massey, Rev. Canon E. Price Devereaux, James Edmund Clark, Rev. Cyril C. B. Bardsley, Rev. John Franklin Goucher, Mornay Williams, William North Rice, Rev. Richard Pinch Bowles, Ross A. Hadley, Rev. F. Baylis, Henry T. Hodgkin, Michael Sadler, William O. Gantz, Rev. Emory William Hunt, Rev. James Henry Franklin, H. Wilson Harris, T. R. W. Luntz, Rev. Frank Mason North, James Wood, Newton W. Rowell, George Vaux, Jr., Rev. Frank Anderson,

and their successors and associates as a university for the elementary, secondary and higher education of youth in China, under the corporate name of "West China Union University", to be located at Chengtu, in the province of Szechwan, China, with the principal office to be located in the Borough of Manhattan, in the City, County and State of New York, with twenty-five trustees who shall be known as the Governors of the University, to be at first the persons named herein as incorporators, to hold in the order of their naming, eight until the annual meeting of the University in the year 1922, eight until the annual meeting in 1923, and nine until the annual meeting in 1924 and until their successors shall be chosen by the members of the corporation each year in place of those whose terms expire within that year, one from the American Baptist Foreign Mission Society, one from the Friends Foreign Mission Association, Great Britain and Ireland, one from the General Board of Missions of the Methodist Church of Canada, one from the Board of Foreign Missions of the Methodist Episcopal Church, one from the Church Missionary Society, and the remainder from the Board of Governors of the University as it may be constituted from time to time, and to hold office for terms of three years each with power in them to increase or decrease its membership in such manner and upon such terms as shall be provided for by the general rules of its trustees, with power in them from time to time by unanimous vote of their full board to fix their terms of office and their number to be not more than twenty-five nor less than five; and with the provisions that this charter will be replaced by an absolute charter authorizing the university to confer upon its graduates the usual degrees, subject to the restrictions

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and requirements of the University, if within five years the corporation shall acquire resources and equipment of the value of at least \$500,000, available for its use and support and sufficient and suitable for its chartered purposes in the judgment of the Regents of the University and be maintaining an institution of educational usefulness and character satisfactory to them; and that until the granting of the absolute charter suitable degrees of The University of the State of New York will be conferred upon the graduates of the University who in the judgment of the Regents shall have duly earned the same.

GRANTED May 25, 1922, by the Regents of the University of the State of New York, executed under their seal and recorded in their office.  
Number 3126.

ADELBERT MOOT  
Vice Chancellor

FRANK D. GRAVES  
President of the University

2. Extract from the Constitution of the Board of Governors:- Article IV Section 3 reads as follows:-

"The Board of Governors shall hold, either in the name of one or more of the participating Missionary Organizations, or as a corporate body on behalf of the University, all deeds of trust, endowments and other property of the University not otherwise provided for."

This does not in any way conflict with the terms of the Charter, as the twenty-five Trustees, who form the incorporated body, will always be members of the Board of Governors, and in this way the Board of Governors, which is a larger body, can hold property by means of a smaller incorporated body of its own members.

3. Extract from the Minutes of the Annual Meeting of the Board of Governors, May 15, 1940.

"(c) G-1403 - E-1433. Titles of University Property.

"The Secretary reported action of the Executive Committee on this matter as follows:-

'E-1433 VOTED (1) That Dr. Anderson, in cooperation with Mr. Langford, should be asked to proceed to a conclusion in the matter of clarifying the original position as between the Board of Governors and (a) the Society of Friends and (b) the Church Missionary Society.

'(2) That Dr. Garside's office should be asked to make a study of the present methods by which the property in Chengtu is held, the location of the deeds, and, specifically, what is covered by the original Declarations of Trust, and what, if any, is held by individual Mission Boards.

'(3) That the suggestion be further explored as to the wisdom of transferring the trusteeship from the Canadian to a United States Board.'

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"In connection with (1) above, the Secretary stated that Mr. Langford reported that the matter had not yet been brought to a conclusion.

"In connection with (3) the Secretary stated that the question had been raised as to whether the United Church of Canada is authorized, under its Act of Incorporation, to act in the capacity of a Trustee, and that he had addressed an enquiry on the point to Mr. A. T. Whitehead, Barrister-at-Law and Secretary to the Legal Committee of the United Church, to which Mr. Whitehead had replied as follows:-

'You have asked whether or not the United Church of Canada has the power to hold property in trust, and it is my view that it has not the power to act as a Trustee.'

"After some discussion it was

"G-1457 VOTED that the Secretary, Dr. Arnup and Dr. Cartwright be asked to act as a Committee to further investigate this last point raised, and report to the Executive Committee or the Board of Governors."

4. The following letter, dated July 11, 1940, was received by the Secretary from Dr. Cartwright:-

"We have enquired of the University of the State of New York concerning the question raised at the meeting of the Board of Governors of the West China Union University and I have in my possession an expression of judgment from Ernest E. Cole, Commissioner of Education for the State of New York. It reads as follows:-

'In my opinion, the West China Union University has the power to acquire real estate in China, in so far at least as the laws of this State are concerned. It seems to me that your real problem is whether or not it can acquire real property in China under the laws of China. Of course you understand that this is merely my opinion and it might be well for you to seek the advice of the attorneys who are handling the real estate transaction. So far as I have been able to find, there are no cases upon the question.'

"This seems to clear the matter from the standpoint of our own highest authority on this subject. If there is any further question from the attorneys in Canada, it will be necessary, I suppose, for 'the attorneys who are handling the real estate transaction' to secure a legal opinion through the above channel."

5. I referred the matter to Dr. Beech, sending him a copy of the above letter from Dr. Cartwright, and asking for his opinion. The following letter was received from him, dated August 20, 1940:-

"Thank you for your reply of August 16th and also for yours of July 19th with invitation to comment regarding the University right to hold property, etc. in China. I am not sure that I have anything definite to say beyond what has already been said when these matters have been before the Governors meetings, but in response to your invitation I venture the following comments:-

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"(1) In using the term 'University' we should be quite clear if it refers to the 'Board of Governors of the University' and the property of this body, or if it implies the Board of Governors and the several Mission Boards and that also own property within the general term University. (See (5) below)

"(2) As to the Mission Boards or bodies, they have long since had rulings on that matter by their respective government officials in China. That right has been recognized - though often regarded as implying 'lease' for ninety-nine years or indefinite period, instead of the word 'sale'.

"(3) If the Board of Governors is a legal missionary body, I do not see the necessity of raising this question of the right of a missionary body incorporated in the State of New York, U.S.A. to hold property in China.

"(4) If there is any question as to the 'University', as that term is stated in the Articles of Incorporation, being a missionary body, I suggest that the whole question be referred to Ambassador Nelson T. Johnson, United States Embassy, Chungking, China, or to the United States Department of State, enclosing with the request for official opinion, (a) the Articles of Incorporation and (b) the opinion of Commissioner Ernest E. Cole, together with other legal opinions of the Board.

"(5) The property of the Woman's College requires definition. The Woman's College took over their present property from the Methodist Episcopal Mission or their Board of Foreign Missions. What is the status of the 'Woman's College' in this connection? Is it a legal entity of the 'University' as incorporated in New York and its property included in the 'University' holdings; if not, what is their legal status as a property holding body? They are not incorporated as the Woman's College.

"I do not raise this last question to bring it up for consideration by the Board of Governors, as that, in the first instance, concerns the Methodist Board and the Woman's College or the Mission Boards associated in the Woman's College. I state it to indicate the desirability of removing misunderstanding in our use of terms as legally defined.

"I am of the opinion that the Chinese Government will never deny the right of the University, the Board of Governors, or the Mission Boards co-operating in the University, to ownership of the 'University' property. But it is necessary for us all to know where ownership of it rests. Example:- If destroyed, and claim for compensation is made, who would make the claim or claims for the part or parts destroyed; example - the Woman's College? Etc.?"

"May I suggest that the next Executive Committee meeting consider these aspects to understanding of our own terms and legal responsibilities. They are complex. If the Governors were holding trustees for all properties of the University - and the Governors as incorporated - a recognized legal church or missionary body - our situation would be far more clear, even if not simple."

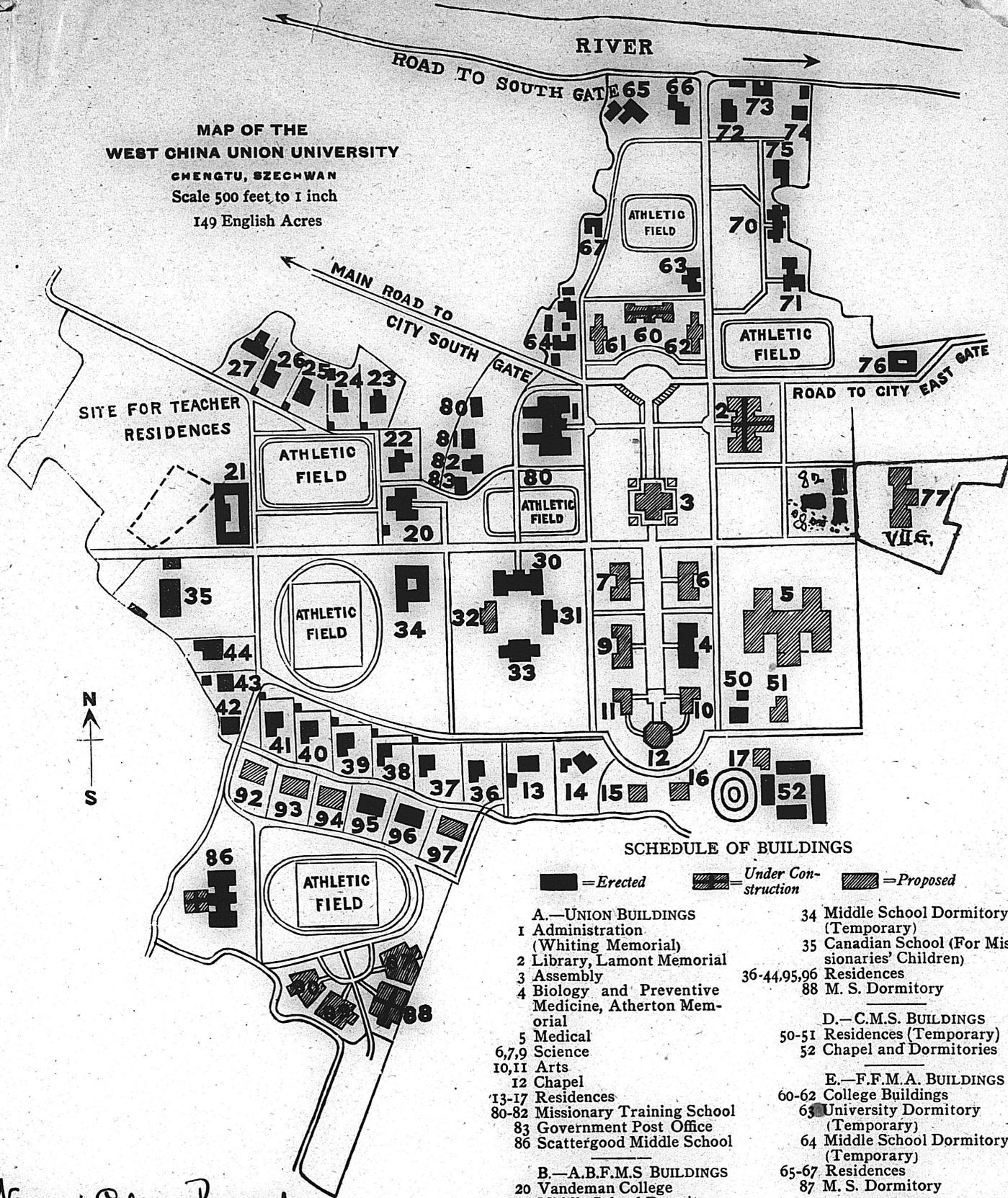
6. It is, perhaps, natural to enquire how the other Christian Universities in China hold their property.

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FRANK ANDERSON,  
Secretary

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MAP OF THE  
WEST CHINA UNION UNIVERSITY  
CHENG TU, SZECHWAN  
Scale 500 feet to 1 inch  
149 English Acres



SCHEDULE OF BUILDINGS

■ = Erected    ▨ = Under Construction    ▩ = Proposed

- |  |   |
|--|---|
| <b>A.—UNION BUILDINGS</b>                            | 34 Middle School Dormitory (Temporary)          |
| 1 Administration (Whiting Memorial)                  | 35 Canadian School (For Missionaries' Children) |
| 2 Library, Lamont Memorial                           | 36-44, 95, 96 Residences                        |
| 3 Assembly   | 88 M. S. Dormitory                              |
| 4 Biology and Preventive Medicine, Atherton Memorial | <b>D.—C.M.S. BUILDINGS</b>                      |
| 5 Medical  | 50-51 Residences (Temporary)                    |
| 6, 7, 9 Science                                      | 52 Chapel and Dormitories                       |
| 10, 11 Arts  | <b>E.—F.F.M.A. BUILDINGS</b>                    |
| 12 Chapel  | 60-62 College Buildings                         |
| 13-17 Residences                                     | 63 University Dormitory (Temporary)             |
| 80-82 Missionary Training School                     | 64 Middle School Dormitory (Temporary)          |
| 83 Government Post Office                            | 65-67 Residences                                |
| 86 Scattergood Middle School                         | 87 M. S. Dormitory                              |
| <b>B.—A.B.F.M.S BUILDINGS</b>                        | <b>F.—M.E.M. BUILDINGS</b>                      |
| 20 Vandeman College                                  | 70 Joyce Building                               |
| 21 Middle School Dormitory                           | 71 Ackerman Building                            |
| 22-27, 93 Residences                                 | 72-75, 94 Residences                            |
| 90 M. S. Dormitory                                   | 76 Chinese Residence                            |
| <b>C.—C.M.M. BUILDINGS</b>                           | 77 M.E.M. College                               |
| 30 Hart College                                      | 89 M. S. Dormitory                              |
| 31-32 University Dormitories                         |   |
| 33 Gymnasium   |   |

Woman's College Property -  
Marked (VII.G) and enclosed  
in red lines on this map

Total Eng Acres 4.4627\* July 16/29

\* See Statement of land Areas

G Woman's College Bldgs  
82. Residence & Hostels  
On Dr. Gov's land.