Name of Claimant SAKON, Mataichi Case 736

Custodian File 4601

REAL PROPERTY												Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:			
						% of Total	Amount		% of Total	Amount		
					416.00 1764.00							1486.11

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
158.50	65.40	19.62	41.26%	136.75	56.75			76.37

TOTAL RECOMMENDATION	1562.48

1540

CASE NO. 736.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,

September 30th, 1948.

IN THE MATTER OF THE CLAIM OF

MATAICHI SAKON.

PROCEEDINGS AT HEARING.

Original

CASE NO. 736.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

(HIS HONOUR JUDGE R. M. EDMANSON, SUB-COMMISSIONER)

Lethbridge, Alberta,

10 September 30th, 1948.

IN THE MATTER OF THE CLAIM OF

MATAICHI SAKON.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
A.G. VIRTUE, Esq., K.C.,	appearing for the Claimant.

MISS LILLIE THOMAS,	Secretary.
MRS. LUCIE HANDFORD,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

THE SECRETARY: Case No. 736, Mataichi Sakon.

MATAICHI SAKON, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Now, Mr. Sakon, I show you a form called a summary of evidence containing a statement of your two pieces of land? A: Yes.

Q The clearing and the planting on them?

10 A Yes.

Q And the buildings? A. Yes.

Q And also your personal property?

A Yes.

Q Was that prepared by you with the help of your interpreter in my office? A: Yes.

Q And is that your signature on the last page?

A Yes.

Q Is this a true statement of your property, improvements and buildings, and of your personal property?

20 A Yes, it is.

Q Now, take the first, the 20 acres near Mission?

A Yes.

Q You bought that in 1932? A: Yes.

Q And you paid $700.00 for it?

A Yes.

Q And it was just bushland? When you bought it it was just bushland? A: Yes.

Q No buildings, no improvements?

A No.

30 Q Now, to clear that land and plant it cost you

$1900.00? A: Well, it really cost me more, but that figure is what I put in.

Q It really cost you more? A: Yes.

Q And your buildings cost you $2390.00, about?

A Yes, about that.

Q And that made the total cost of the land and the improvements that you put in here at $4990.00, almost $5000.00? A: Yes.

10 Q But you have the value of that land at the time you were evacuated put in as $6000.00; that is an extra $1000.00. Why do you do that?

A Yes.

Q Why did you raise it that $1000.00 beyond what it cost? A: Well, I put various improvements on it so that I consider it was worth that much.

Q You considered it was worth $6000.00 at the time you left, did you? A: Yes, I think so.

20 Q And you know that the Custodian sold it for $1764.00? Does he know that? A: Yes. Well, I have been told that.

Q Was that anything like a fair price?

A I don't consider it a fair price.

Q You don't consider it a fair price?

A No.

Q Now, you had another piece of land about 10 acres at Mission? A: Yes.

Q I believe you bought that in 1914?

30 A Yes.

Q And you paid $1250.00? A: Yes.

Q That was just bushland too, no improvements?

A Yes.

Q What did it cost you to clear that land an acre?

A It cost about $150.00 an acre.

Q And you put a small house and a barn on that that cost you $250.00? A: Yes.

Q Now, you valued that at the time that you left at $2735.00. Was that a fair value when you left on that piece of land? A: Yes that was a fair value.

Q That was a fair market value? A: Yes.

Q Now, did you know that the Custodian sold that piece of land for $416.00? A: Yes.

Q Do you know that? A: Yes, I heard that.

Q You heard that? A: Yes.

Q Was that anything like a fair price?

A No, it certainly isn't a fair market price.

Q Now, did you leave behind all these chattels that are mentioned here in the list?

A Yes.

Q You valued them at $319.75; was that a moderate value? A: Well, I made the values quite low actually.

Q All right. I will put that in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: I might say, sir, that I notice now that the clerk who prepared this claim, put in the second property, the ten acres of clearing at $200.00 an acre, he put it in at $200.00, but

we will abide by it now that it is there.

If my learned friend will kindly produce from his file a lease I would be very much obliged to him. And I think my learned friend has the fire insurance policy on the house of $2000.00. This is only a copy of a lease from himself to a man named James Greer Jones.

Q Did he make a lease to Jones of thisland?

A No, I don't remember it.

10 Q Well, did he sell the crop on the land for '42 to Jones? A: I was evacuated in a hurry and so I had to leave everything in care of Mr. Fisher.

Q So that you don't know what he did with it?

A Of Mission city.

MR. RICE: I don't seem to have the insurance policy.

MR. VIRTUE: Well, if it can't be produced, that is that. All right, thank you.

MR. RICE: I am submitting, your Honour, that the real

20 estate was sold for its fair market value.

I am submitting that the chattels were sold at their fair market value. Other chattels were sold with the real estate; some chattels were declared, but not found; some we have no record of at any time; others were abandoned; some unaccounted for. If the Custodian is responsible for any of these chattels, I am submitting that the claim made to the same is exorbitant.

I tender the following documents as exhibits:

30 Two famm appraisal reports. They can, perhaps,

go inas one exhibit; they deal with both parcels of land.

(APPRAISAL REPORTS MARKED EXHIBIT NO. 2).

MR. RICE: Assessment notices for the year 1943 of the Corporation of the District of Mission. The 19 acre parcel has an assessment of land, $760.00, improvements $300.00; the 10 acre parcel has an assessment of land, $500.00, improvements $1250.00.

10 (STATEMENTS MARKED EXHIBIT NO. 3).

MR. RICE: A summary relative to the claim showing both parcels of land, the assessment and the sale.

(SUMMARY MARKED EXHIBIT NO. 4).

MR. RICE: Two summaries re real property.

(DOCUMENTS MARKED EXHIBIT NO. 5).

MR. RICE: A statement signed by William S. Ure, an auctioneer, dated March 1st, 1944, asserting certain articles as worthless and they were abandoned and listing other articles as missing.

20 (STATEMENT MARKED EXHIBIT NO. 6).

MR. RICE: A statement and appraisal made by A. N. Lawrence of Mission City, listing certain articles and appraising the total at $35.75, which is dated February 24th, 1944.

(DOCUMENTS MARKED EXHIBIT NO. 7).

CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form completed on the 23rd of March, 1942 (indicating); does that document

30 bear your signature? A: Yes.

MR. RICE: I submit this as an exhibit.

(J.P. FOR M MARKED EXHIBIT NO. 8).

MR. RICE: Q: Before you were evacuated did you lease your property to James Greer Jones?

A No, I have never leased my property to anyone, but when I left I had no time to make arrangements and Mr. Fisher told me to leave everything in his hands.

Q Who is Mr. Fisher? A: He was in business

10 as, I don't know how to explain it, but the farmers used to bring their produce around.

Q Was he the manager of Central Fruit Distributors?

A Well, he was in business as a buyer of produce. He also used to grow stuff for himself.

Q Do you know whether he traded under the name of Central Fruit Distributors or not?

A Yes, I think that was the name.

Q As a matter of fact, it is a limited company, Central Fruit Distributors, or do you know that?

20 A He was in business with a man called Moody at Hatzic, B. C.

Q But the name of the business was Central Fruit Distributors? A: Yes.

Q And you turned your place over to him to look after for you? A: Well, when I left there in a great hurry he told me that I should leave everything to him to look after.

Q Where did you leave your chattels?

A I left them in my house.

30 Q Did you lock your house? A: Yes, I locked the

house and the Custodian took the key from me when I got on the train.

Q I thought you turned your property over to the manager of the Central Fruit Distributors?

A No, I didn't leave anything in anyone's care. I had no time to make any sort of arrangements, I was evacuated so quickly, and the Custodian told me I had to leave the place right away, and I don't know what became of my property after I left.

10 Q But you turned everything over to the manager of the Central Fruit Distributors to look after for you? A: No, I didn't do that personally; that was done by someone else.

Q You have already told me that you left your place to the Central Fruit Distributors' manager to look after for you?

THE SUB-COMMISSIONER: I gathered, Mr. Rice, that he was talking about his land.

MR. RICE: I am talking about the land now too.

20 THE SUB-COMMISSIONER: Well, you had better make it clear to him.

MR. VIRTUE: That is not what he said. He said, "This man said to me to leave everything with him."

THE SUB-COMMISSIONER: In his hands.

MR. VIRTUE: That is what Fisher said to him.

MR. RICE: Q: Before you left you spoke to Mr. Fisher about your farm, or place, or home?

A No, I had no conversation with him about it.

Q You had no conversation with Fisher?

30 THE SUB-COMMISSIONER: Just a minute, Mrs. Handford.

Just ask him this one simple question, Did he speak to Mr. Fisher before he left?

THE INTERPRETER: That is what I am trying to get at.

THE SUB-COMMISSIONER: What does he say in reply?

A Well, I went to Mr. Fisher's house and spoke to him.

Q There you are.

A I just sppke to him about the crops on my place and the land; there was no conversation about my
10 household goods.

MR. RICE: Q: Well, let us stick to the land. Did you ask Mr. Fisher to look after your land while you were away? A: I had occasion to go to Vancouver when I had to report my car to the Custodian and when I arrived there they asked me what I had done about my land and chattels, et cetera, so I said, "Well, I had made no arrangements," so they said, "You had better go ahead." When I spoke to the Custodian he said,
20 "We will look after your land for you," but there was no arrangement made about my household chattels. They told me they would look after my affairs as far as the land was concerned.

Q Did Mr. Fisher agree to look after the land first or the Custodian?

MR. VIRTUE: I wonder if my learned friend will tell me what turns on this, or what he is getting at, and perhaps I can make an admission.

THE SUB-COMMISSIONER: I wish you would.

30 MR. VIRTUE: What is it my learned friend wants to get at?

THE SUB-COMMISSIONER: He said, "Did Mr. Fisher agree to look after your lands for you?"

MR. RICE: Well, the last question I asked was, who did he make the arrangements with first, Mr. Fisher or the Custodian.

MR. VIRTUE: I didn't object to the question, although I didn't think it was quite proper because we haven't heard about Mr. Fisher looking after the land.

10 THE SUB-COMMISSIONER: He said he never leased his property, but Mr. Fisher said to leave everything in his hands, and he also indicated that he was a man in the produce business, and the name of the company was the Central Fruit Distributors.

MR. VIRTUE: Yes.

THE SUB-COMMISSIONER: Those are the things I have heard.

MR. VIRTUE: I don't see that there is anything in that myself.

THE SUB-COMMISSIONER: Except that possibly there is the
20 question of a lease; I don't know.

THE INTERPRETER: Now he says that the Custodian offered to look after the land for him.

THE SUB-COMMISSIONER: I don't think that he knows very much about it myself.

MR. RICE: Q: I asked you whether you went to Mr. Fisher first and asked him to look after your land for you, or did you go to the Custodian first?

A No, I saw Fisher after I saw the Custodian.

Q After you saw the Custodian you went to Mr.
30 Fisher and you arranged for him to look after

your crop and your land?

A No, I just asked him to look after my crop for that year, that's all.

Q And nothing else? A: Oh, no, just the crops only.

Q Well, would Mr. Fisher have to lease the place for someone to take the crop off?

MR. VIRTUE: I think my learned friend has got his answer.

MR. RICE: Surely this man can answer a few questions on cross-examination.

MR. VIRTUE: This man may give the wrong answer, I don't know, but my learned friend has got his answer.

MR. RICE: I haven't got the answer.

THE SUB-COMMISSIONER: He said that Mr. Fisher was asked to look after his crop for him for the year.

MR. VIRTUE: Yes, and nothing else.

THE SUB-COMMISSIONER: Yes, that is right.

MR. VIRTUE: That answer is there.

MR. RICE: I surely can ask him another question with regard to that.

THE SUB-COMMISSIONER: Yes, but it seems to me if you have a lease by the Central Fruit Distributors I suppose they will bring the Central Fruit Distributors' man at the hearing in Vancouver that made the lease and prove it.

MR. RICE: I am saying frankly now that the lease was made.

MR. VIRTUE: I don't think my learned friend should say that. There is no evidence of that. He

said he didn't make any lease. You asked him the question about the lease and he said he didn't make any lease. And I don't think my learned friend should make any statements here. Nothing turns on it anyway.

MR. RICE: You seem to worry a lot about having your client cross-examined.

MR. VIRTUE: Go ahead.

MR. RICE: Q: How would Mr. Fisher get the crop off the land? Would he have to hire someone else, that is, hire some other man?

10

MR. VIRTUE: How can this man answer that question.

MR. RICE: If he can't answer, let him say so.

THE SUB-COMMISSIONER: He was not there; he would not know.

MR. RICE: He wasn't there but he would have some understanding. Someone must have got the crop off. He must know if Fisher intended to get that crop off or if he had to hire somebody to get it off for him.

THE SUB-COMMISSIONER: No, I do not think he would know because his entire arrangement was to look after the crop. You could ask him if there were any terms with regard to the arrangements that he was going to look after the crop.

20

MR. RICE: I won't press the matter, your Honour; if you feel satisfied I have gone far enough, I will let the matter drop.

THE SUB-COMMISSIONER: Oh, no, go ahead if you wish.

MR. RICE: I overlooked submitting an analysis of personal property claim as an exhibit, and I will put it in now.

30

(ANALYSIS MARKED EXHIBIT NO. 9).

MR. RICE: Q: I show you a photo (indicating); is this your home? A: Yes, that is my home.

MR. RICE: I will tender that photo as an exhibit, your Honour.

(PHOTOGRAPH MARKED EXHIBIT NO. 10).

MR. RICE: Q: When did you plant the strawberries and blackberries on the 20 acre parcel?

10 A I planted about a quarter of an acre of strawberries the year before I evacuated, and the blackberries I planted the year before that.

Q When were the rest of the strawberries planted, or did you plant any strawberries when you first went in there in 1932, apparently?

A I first planted strawberries the year after I bought the property; it must have been about three-quarters of an acre.

Q And how old were the plants when you left? You

20 say you planted a quarter of an acre the year before you left; how old were the remaining strawberry plants? A: Well, I planted new crops every year after I first started planting.

Q How many acres? A: I gradually increased my acreage. Well, I used to plant a half an acre here one year, and three-quarters of an acre, perhaps, the next year. As the crops grew old they were uprooted and new ones put in.

Q The blackberries, would you uproot the blackberry

plants too?

A They would last about five or six years.

Q How old were they when you left?

A They were about two or three years old when I left.

Q How old was the rhubarb when you left?

A The rhubarb was planted the year before I left. I planted about an acre then, and I had some old roots which I pulled up at that time.

10 Q You are claiming for a carpet 20 x 20; is that linoleum or congoleum? A: I imagine it is congoleum.

Q Congoleum? A: It had a design on it.

Q It had a design on it? A: Yes.

Q Are you sure it was 20 x 20?

A Yes, 20 x 20.

Q It was nailed to the floor, wasn't it?

A No, it wasn't nailed; it had been used only about

20 half a year.

Q You say you bought it in 1938, nearly four years?

A This one we were talking about, the 20 x 20, was new. I had three others which were not quite as new as that one.

Q You had three others not as new as that one?

A Yes.

Q You claim $30.00 for two beds, which you say you paid $37.00 for and used for ten years, is that right? A: We had two beds.

30 Q And you valued them at $30.00?

A Well, $30.00 would be quite all right; it doesn't matter because if the government says so I just have to abide by what they say.

THE SUB-COMMISSIONER: The government doesn't say so this time.

MR. RICE: Q: You paid $37.00 for those beds ten years before you were evacuated?

A That was the year we first went into the house. It was quite new. One of those beds is new and the other is old.

Q All right.

THE SUB_COMMISSIONER: Is that all, Mr. Virtue?

MR. VIRTUE: Yes, that is all; but there is something else I want to say.

THE SUB-COMMISSIONER: All right.

MR. VIRTUE: I want to call attention to the appraisal report. Under the heading, "Roads: Gravelled road across south end. Dewdney trunk road." And under "Water supply: Good creek." And he doesn't value the buildings at a single cent. And on page 3, "The creek itself is constant, is tiled where it comes to the ground level. Elsewhere it runs in a gully. This is a valuable asset. Soil is excellent. Heavy covering of grass shows fertility."

And then there are some berries which are not valued at all. And this property of 10 acres is then valued at a total of $400.00.

And then the second property, that is the one on which the house stands, sir, of which a photo was put in of the dwelling house. "Roads:

On Dewdney Trunk - good main road." "Water supply: Well." "Is dwelling habitable without repairs? Yes." And then he shows 4.6 acres, and I mention this because I am going to refer to this again, of mixed berries as fair, and then he goes on on page 3, "This place is well situated on Dewdney Trunk Road not too far from Mission. It is new land and new buildings with a small cleared acreage as yet." And then going on down, "The soil is good average type and in better shape being new than average Jap holding. It is suitable to a white holder with its new house," and I call attention to that very fine photograph which my learned friend produced.

Now, notwithstanding the fact that earlier he said there were 4.6 acres of mixed berries in fair condition, under "Orchards, small fruits," he says, "Only odd tree," and he doesn't value that at anything whatsoever. And that is possibly how he got the place down to a valuation of $1650.00.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

"S.R.HOWARD" Official Reporter.

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

SUB-COMMISSIONER.

4601

ACKNOWLEDGED
Case No. 736
NOV 27 1947

Leth

Proof of Claim

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

---

1. Name of Claimant in full: Mataichi Sakon

   Registration No. 13128

2. Claimant's address at the time of his evacuation from the protected area:
   Box 423 Mission City, B. C.

3. Claimant's present address:
   c/o P. Felger, Nobleford, Alta.

4. Claim relating to real property:

   (a) Street address of real property:

   (b) Legal description of property:

   (1) Municipality of Mission
   Block 1 and 4 of the N. W. ¼ of Sec (27)
   Township 17 Map 679 in District of New Westminster, B. C.
   Approxiamently 20 Acres

   (2) 2 Portion (10.01) acres of lot "D" of N. E. ¼ of section 27 township 17 Map 987, Sketch #2941 in District of New Westminster, B. C.

VIRTUE & RUSSELL, Barristers, Lethbridge.

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Fruit Farm

(d) Title or interest held by Claimant in the real property:

Clear Title
(1) # 12356E
(2) # 117422E

(e) Fair market value of real property at date of sale:

(I) Land—	$ 6095.00		~~$361.00~~	$3,610.00
(II) Buildings—	$ 2640.00			$2,485.00
(1) Living house	12x14	$100.00	Barn 14x20	$60.00
Barn	12x16	150.00	Hot house (18x40)	$200.00
Living house	30x34	2000.00		
Living house	12x16	50.00		
Bunk house	14x14	50.00		
Garage 12x16		30.00		

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

$ 8735.00

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation:

Dewdney Trunk road

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Attic of the Hot house
Boarded.

(c) In whose care was property left by the Claimant at date of evacuation?

In the care of the Custodian

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

2 Kitchen Stoves	$75.00	150' ½ Cables	$ 7.50
2 heaters	5.00	2 Matticks	2.00
2 Beds	30.00	1 Shovel	.75
8 Chairs	8.00	2 Double axes	2.00
1 Comfort Chair	28.00	1 7'cross cut saw	5.00
1 Dresser	20.00	1 sledge hammer	
1 Cupboard	30.00	and 3 Wedges	1.50
20x20 Carpet	30.00	1 log roller	3.00
6x10 Carpets 3 pieces	13.00	1 model T. Truck	50.00
3 Blocks	24.00	1 pair tire chain	5.00

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

$319.75

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will Yes be required.

DATED this 11th day of ~~October~~ November, A.D. 1947.

K. Tukany
Witness to Signature of Claimant.

M Sohn
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, Mataichi Sakon
(Full Name of Claimant)

of c/o P. Felger
(Present Address)

Beet worker
(Occupation)

Nobleford Alta.

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.

2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.

3. The above Claim is true and correct.

4. I have not received any payment upon the above Claim other than the following:

No Payment.

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Picture Butte

in the Province of Alberta,

this 13 day of November

A.D. 1947.

M Sakon

Rosina D. Webb

A Commissioner for Oaths in and for the Province of Alberta.

VIRTUE & RUSSELL, Barristers, Lethbridge.

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapted 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

Proof of Claim

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 99

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: Mataichi SAKON

EXHIBIT No. 736-1
DATE Sept. 30/48
FILED BY A. G. Virtue

2. Registration Number: 13128

3. Present Address: c/o A. Majorison, Coalhurst, Alta.

4. Address Prior To Evacuation: Box 423 Mission City, B. C.

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Blocks one (1) and four (4) of the North West Quarter of Section Twenty-seven (27) Township seventeen (17) Map Six Hundred and Seventy-nine (679) in the District of New Westminster. Municipality of Mission.

(a) Nearest Post Office adjacent to land. Mission City, B. C.

(b) Number of acres: 20 acres

(c) When purchased: 1932

(d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Bush land

No buildings

(e) Purchase Price ..... $ 700.00

6. IMPROVEMENTS:

(a)	Clearing 6 acres at $ 200.00 per acre		$ 1200.00	
(b)	Fencing		$	
(c)	Tillage		$	
(d)	Drainage		$	
(e)	Weed Eradication		$	
(f)	Planting 1 ac. strawberries	$ 200.00	$	
	¾ ac. blackberries	175.00		
(g)	1 ac. rhubarb	200.00	$	
	10 ac. fruit trees	25.00		
(h)	½ ac. strawberries	100.00	$ 700.00	
		$ 700.00		
	Total		$ 1900.00	$ 1900.00
	Carried Forward		$	$ 2600.00

Brought forward $ 2600.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			$	$	$
house	30 x 34	1936	2000.00		2000.00
house	12 x 16	1937	50.00		50.00
bunkhouse	14 x 14	1936	50.00		50.00
garage	12 x 16	1938	30.00		30.00
barn	14 x 20	1936	60.00		60.00
hothouse	18 x 40	1938	200.00		200.00

Total Cost of Buildings $2390.00 2390.00

Total Cost of Land and All Improvements ..... $ 4990.00

Fair Market Value (Land $3610 Buildings $2390) ..... $ 6000.00

Sold by Custodian for ..... $ 1764.00

Loss Claimed on Parcel 1 ..... $ 4236.00

8. Assessment for 1942:

Land ..... $ 760.00

Improvements .... $ 300.00

Total $1060.00

9. Appraisal or Valuation (by Custodian):

Lands	$ 546.80
Improvements	$ 1250.00
Total	$ 1796.80

10. Rental Value per Year: $ 375.00

11. Fire Insurance on Buildings:
(List amount on each building):

house 30 x 34 ..... $ 2000.00

..... $

..... $

..... $

12. Documents in Support:

(a) Photographs:

(b) Deeds

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

(f) Correspondence

(g)

(h)

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Two portions (containing together ten decimal nought one (10.01) acres) of Lot D of the North East Quarter of Section Twenty-seven (27) Township Seventeen (17) Map 987 as shown and outlined in red on sketch deposited No. 2941 in the District of New Westminster.

(a) Nearest Post Office adjacent to land. Mission B. C.

(b) Number of acres: 10.01

(c) When purchased: June 23, 1914

(d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Bushland

No buildings

(e) Purchase Price ..... $ 1250.00

6. IMPROVEMENTS:

(a)	Clearing 10.1 acres at $ 200.00 per acre		$ 200.00 (including dynomite)	
(b)	Fencing		$ 50.00	
(c)	Tillage		$	
(d)	Drainage		$	
(e)	Weed Eradication		$	
(f)	Planting 1½ ac. blackberries	$ 250.00	$	
	½ ac. rhubarb	100.00		
(g)			$ 350.00	
		$ 350.00		
(h)			$	
	Total		$ 600.00	$ 600.00
	Carried Forward		$	$ 1850.00

Brought forward $ 1850.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			$	$	$
house	12 x 14	1916	100.00		100.00
barn	12 x 16	1917	150.00		150.00

Total Cost of Buildings 250.00 250.00

Total Cost of Land and All Improvements ..... $ 2100.00

Fair Market Value Land 2485.00 buildings 250.00 ..... $ 2735.00

Sold by Custodian for ..... $ 416.00

Loss Claimed on Parcel 1 ..... $ 2319.00

8. Assessment for 1942:

Land ..... $ 500.00

Improvements .... $ 1250.00

Total ..... $ 1750.00

9. Appraisal or Valuation (by Custodian):

Lands	$ 420.00
Improvements	$ NIL
Total	$ 420.00

10. Rental Value per Year: $ 100.00

11. Fire Insurance on Buildings:
(List amount on each building):

.....$

.....$

.....$

.....$

12. Documents in Support:

(a) Photographs:

(b) Deeds

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

(f) Correspondence

(g)

(h)

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1 ..... $ 4236.00

Parcel 2 ..... $ 2319.00

Parcel 3 ..... $

Parcel 4 ..... $

TOTAL: $ 6555.00

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
2 Kitchen Stoves	1937 1938	$ 90.00 30.00	$ 75.00	
2 Heaters	1940	10.00	5.00	
2 Beds	1932	37.00	30.00	
8 Chairs			8.00	
1 Comfort Chair	1939	15.00	8.00	
1 Dresser	1940	25.00	20.00	
1 Cupboard	1931	40.00	30.00	
20 x 20 Carpet	1938	50.00	30.00	
6 x 10 Carpets 3 pieces	1939	25.00	13.00	
3 Blocks			24.00	
150' ½ Cables			7.50	
2 Mattocks			2.00	
1 Shovel			.75	
2 Double axes			2.00	
1 7'cross cut saw			5.00	
1 Sledge hammer& 3 Wedges			1.50	
1 Log roller (Peavey)			3.00	
1 Model T. Truck			50.00	
1 Pair tire chain			5.00	
		TOTAL	$ 319.75	

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

PAYMENTS RECEIVED FROM CUSTODIAN ON PERSONAL PROPERTY

Item:	Year:	Month:	Amount.

Total: $ NIL

Total Claim for Personal Property ..... $ 319.75

Deduct Payments from Custodian ..... $ NIL

Net Loss on Personal Property ..... $ 319.75

I Certify the above to be True and Correct.

Chas. H. Vert
Witness

Martha Dakon
Signature of Claimant.

BC/278-P

BC/278-P

PAGE 1

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

File No. JL-80

Land Description N.E.27-17 - Block D.

Containing 10.01 Acres

Owner's Name SAKON, M. Post Office Address Mission, B.C.

Nearest Rail Point Mission Distance 3 miles

Market Town Mission Distance 3 "

Church (give denomination) All denominations Distance Mission

Nearest School Public-1 mile; High at Mission Distance 3 miles

State how property was identified: Established boundaries.

Roads: State whether property has access to main road, the kind of road and its condition.

Gravelled road across south end. Dewdney Trunk Road.

Is this district a good one? Run down. Only good when small fruit prices are high.

Employment opportunity Some in local canneries and mills.

Predominating Nationality and religion: Mixed. Some Mennonites.

Describe Fencing and its condition: West side, belongs to neighbor. None Value $

Water supply: Good creek. Value $ inc. in ld.

4601

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	12 x 26		7'	shgl.	Very	old, and	for years not	
	6 x 26	lbr.	6'	"	occupied. Not	habitable. No value.		
Pckg. shed	12 x 27	shakes	8'	shakes	Old.	to replace - $50.00		
BARN	x				(adds no value to farm)			
Feed shed	14 x 22	"	7'	"	Old.	Stands awry, and of no value.		
BARN One stall horse shelter, of poles and shakes. Old and no value.								
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

EXHIBIT No. 736-2
DATE Sept 30/48
FILED BY H. E. O. Rice

(No electricity established or nearby)

Total present day value $

Total Value Buildings add to farm $ nil

Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make it habitable? Not a building that could be repaired. Only thing to do with it is to burn it down. Not fit for human habitation and is otherwise worthless. $

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

 Cultivated Land BC/278-P

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
5.6	Undulating to North	8" to 12" good quality loam	sandy clay	Gone back to grass	60.00	336.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

Area Unsuitable for Cultivation.

	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
4.41	Ravine and hillsides.	light scrub. Some value as pasture.	20.00	88.00

Total value of Land $ 424.00

Total added by buildings to value of farm $ -

Total fruit trees add to value of farm (for use in orchard districts only) $ -

Total value of farm $ 424.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Apparently not farmed for some time, though owner lived nearby and farmed other land.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

Consider this as additional acreage to other land, more especially as pasturage, by reason of grass growth, and existence of good creek.

Noxious weeds:

None appearing.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:

Municipal & School - $32.50.
Mun.Dist. of Mission, Mission, B.C.

Date: 8th May, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 7th day of May 1942.

Inspector's Signature "B.C. WORMWORTH"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

Farm Appraisal Report

Remarks: Apparently this place has not been recently farmed.

Cultivated acreage has been allowed to go back to grass.The buildings are all very old,in a serious state of dilapidation,and are of no real value.They would not add a single dollar to the value of the farm.The house is nearly falling down,is low,dark,dingy,and utterly filthy.Not fit for human habitation.

A patch of blackberries on the south end,and a small patch of raspberries ,are still in production,but are not in good shape.The small out-buildings scattered along the creek are very old and are in such poor condition that they are of no real value.

The creek itself is constant,is tiled where it comes to the ground level.Elsewhere it runs in a gully.This is a valuable asset. Soil is excellent.Heavy covering of grass shows fertility.

Valuation of place is based on consideration of it as an added acreage to other land,where buildings etc.are already established.

I do not consider the place as a farming unit in itself.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

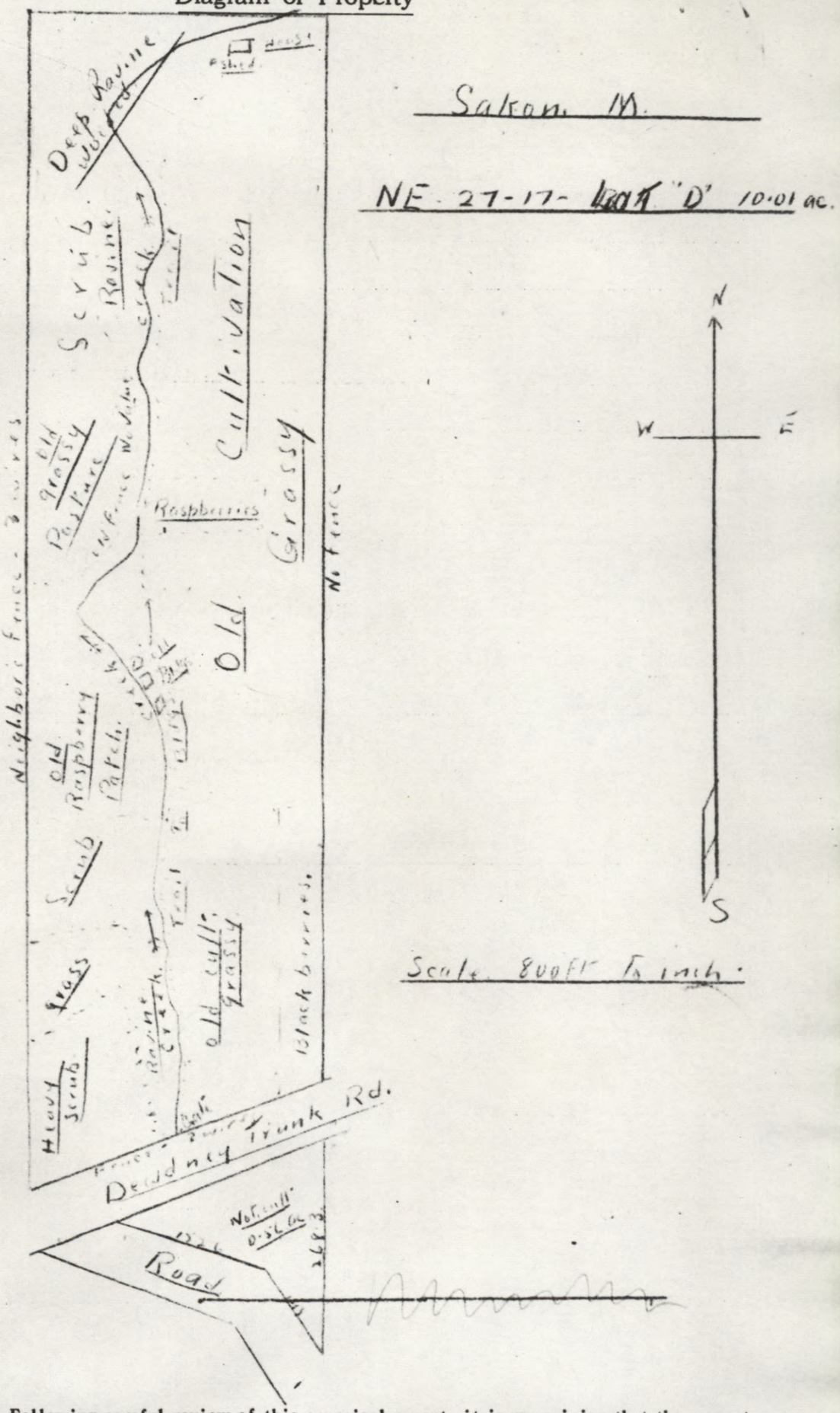
ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
Blackberries ----0.4 ac.	$
Rasps ---------- 0.2 ac.	$
Balance of berries shown on diagram are valueless.	$
None of these add value to the farm.	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Lid 9/10

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 400

Date 19th May 1942

[signature]

District Superintendent.

BC/277-P

BC/277-P

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

PAGE 1

File No. JL-80

Land Description Blks. 1 & 4 of NW¼, Sec. 27, Tp. 17, N.W.D.

Containing 19.29 Acres

Owner's Name SAKON, Mataichi Post Office Address Mission, B.C.

Nearest Rail Point Mission, B.C. Distance 2 miles

Market Town " Distance 2 "

Church (give denomination) Mission. All denominations Distance 2 "

Nearest School Ferndale Distance 1 "

State how property was identified: Map; roads; sketch, tenant.

Roads: State whether property has access to main road, the kind of road and its condition.

On Dewdney Trunk - good main road.

Is this district a good one? Only when berry prices are good.

Employment opportunity Seasonal berry work; woods & mills for a few about 7 miles away.

Predominating Nationality and religion: British, Protestant. Many Jap holdings.

Describe Fencing and its condition: Fences, except front, are neighbors. Value $

Water supply: Well. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1½ st.	20 x 30x18	Frame	Eave 14'	Shgl.	New	Conc.	Good	1500.00
Leanto	10 x 30x10	"	8'	"	"	"	"	
Forcing hse.	18 x 38x12	"	9'	"	Med.	"	Fair	180.00
Wood Shed	10 x 16x9	"	8'	Shke.	"	"	"	15.00
Shed	10 x 18x7	"	6'	"	"	"	"	20.00
Shed	10 x 18x8	"	6'	Rubber-oid	"	"	Good	75.00
Shed	12 x 14x9	"	7'	Shke.	"	"	"	30.00
Shed	12 x 14x10	"	8'	"	"	"	"	30.00
Shed	16 x 20x11	"	9'	"	"	"	Fair	25.00
Attd. stable	10 x 12x7	"	6'	"	"	"	"only	
	x							

There is also a small Bath house of no value; also a pack shed of little value

No pole line in front of this place.

Total present day value $ 1875.00

Total Value Buildings add to farm $ 1250.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? $

Describe the basement and chimneys: Brick to ground.

No. rooms downstairs? 6 Upstairs? Un-finished How finished 2 room-t.& g., balance shiplap.

Are buildings painted? House only. Condition of paint Good.

Distance from nearst bush Adjacent to some.

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

Cultivated Land

BC/277-P

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.6	Undulating	6" l. loam	lt. clay	Mixed berries-fair	55.00	263.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
14.69	Undulating	6" l.l.	lt.clay	Bush & drain some	125.00	20.00	293.80

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

539
1225
1764

Total value of Land $ 546.80

Total added by buildings to value of farm $ 1250.00

Total fruit trees add to value of farm (for use in orchard districts only) $ -

Total value of farm $ 1796.80

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Continuously occupied.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

Poultry and small fruit.

Noxious weeds:

Some couch.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mission Municipality - $24.44.

Date: May 26, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 14th day of May 19 42.

Inspector's Signature "R.L. RAMSAY"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

JI-80 - M. SAKON

Farm Appraisal Report

Remarks: This place is well situated on Dewdney Trunk Road not too far from Mission. It is new land and new buildings with a small cleared acreage as yet. Its weakness is that it has a northern slope and some wettish land at the rear which will require drainage when cleared. It will not catch the early berry market but nevertheless will be a good producer. The soil is good average type and in better shape being new than average Jap holding. It is suitable to a white holder with its new house.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
Only odd tree.	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

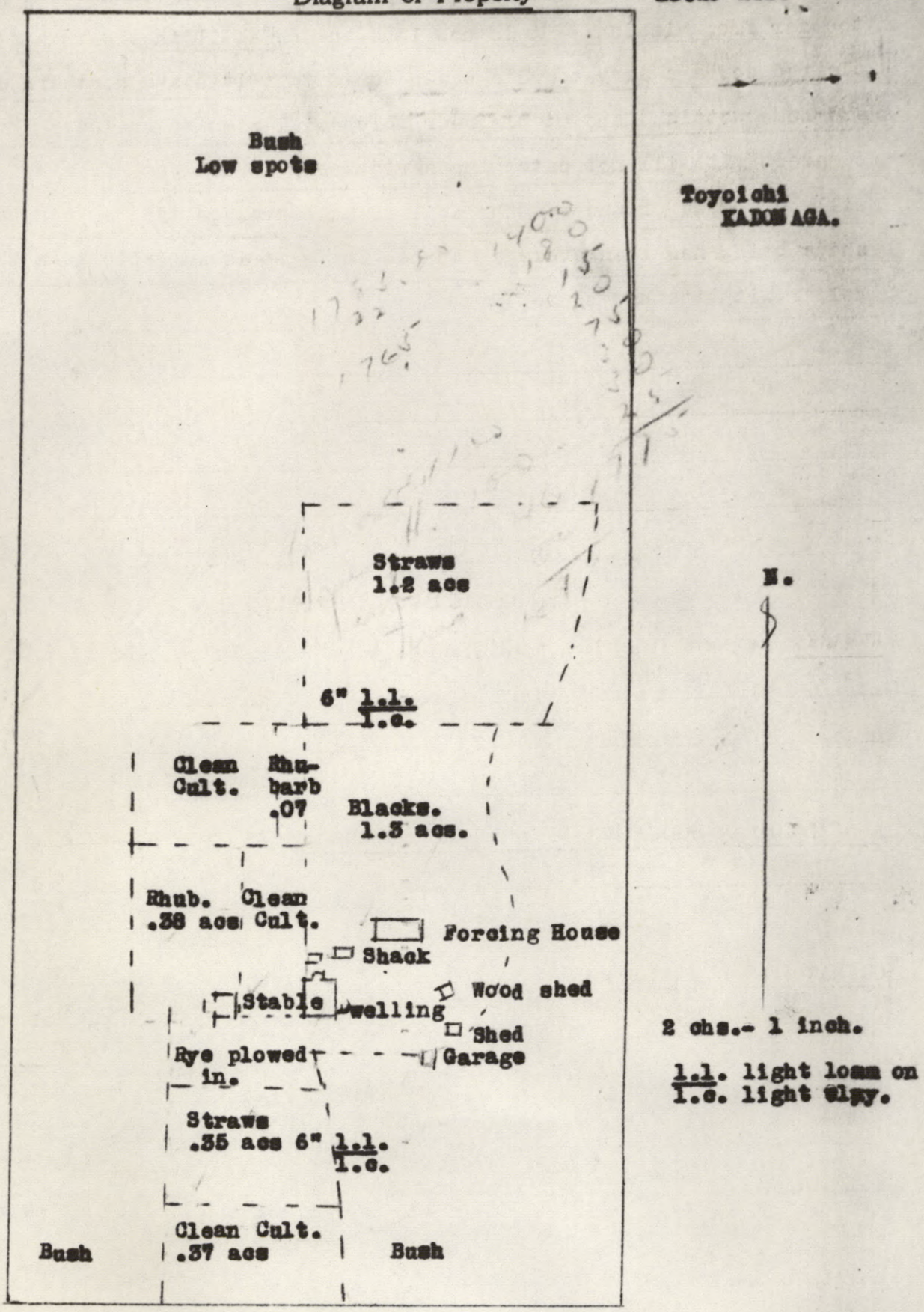
Mataichi Saikon

Elks 1 & 4 of N.W.¼, Sec 27, Tp. 17, N.W.D.

Roll #. 9/1

19.29 acs.

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 1650.00

Date 30th May 1942.

"I.T. BARNET"

District Superintendent.

736 - 3

EXHIBIT NO.

DATE Sept.30/48
FILED BY
G.E.A.Rice

CORPORATION OF THE DISTRICT OF MISSION,
BRITISH COLUMBIA
ASSESSMENT FOR THE YEAR 1943

Mr. M. Sakon

#4601

Assessed Owner	Nature of Title Deed Holder "D.H." No. Agreem't Holder "A.H." Assignee of A.H. "A.A.H."	Description of Property Legal Sub-Div.	Quarter	Section	Township	Dist. Lot	Block	Lot Numbers	No. of Lots	Acreage	Assessed Value per Acre of Lot
Sakon, M.	D.H.	9/15	N.E.	27	17	2 Parcels	D			10	50

APPEAL TO COURT OF REVISION, MUNICIPAL ACT, Sec. (234). (1) If any person is of the opinion that an error or ommission exists in or upon the assessment roll as prepared by the assessor, in that name of any person has been wrongly inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongly entered upon or omitted from the roll, or that any land or improvements has or have been valued too high or too low an amount, or that any land has been improperly classified he may, personally or by means of a written communication over his signature, or by a colicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his grounds of complaint, and the court shall either confirm the assessment or direct the alteration thereof.

(2) The Municipal Council, may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

(3) Every complaint shall be made in writing and shall be delivered to the assessor at lease ten days prior to the first annual meeting of the Court of Revision.

DO NOT REMIT ON THIS STATEMENT — TAX DEMAND NOTES WILL FOLLOW

TAKE NOTICE that you are assessed as above specified for the year 1943 under the Statue.

If you deem yourself overcharged, or otherwise improperly assessed, you or your agent may notify me at the Municipal Hall, Mission City, B.C., by signing notice attached, of such overcharge or improper assessment, at least ten days previous to the first meeting of the Court of Revision, which will be held in the Council Chamber Mission City, B.C., commencing at 10 a.m., February 8, 1943, when your complaint will be tried in conformity with the Statutes.

TAKE NOTICE that I intend to appeal against the above assessment for the following reason, viz:

(Signed).....

WILLIAM J. MANSON, Assessor
Mission City, B.C.

R. P. 2

Assessed Value Wild Land	Assessed Value Improv'd Land	Assessed Value Improvements	Total Assessed Value of Land & Improvements
	500	1250	

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.

November 4, 1948. M. Steeves
J.P.

CORPORATION OF THE DISTRICT OF MISSION
BRITISH COLUMBIA
ASSESSMENT FOR THE YEAR 1943

#4601

Mr. M. Sakon

R.R.1. Mission, B. C.

Assessed Owner	Nature of Title Deed Holder "D.H." Agreem't Holder "A.H." Assignee of A.H. "A.A.H."	No.	Description of Property Legal Sub-Div.	Quarter	Section	Township	Dist. Lot	Block	Lot Numbers	No. of Lots	Acreage	Assessed Value per Acre of Lot
Sakon M.	D.H.	9/6	Part-W1/2	N.W.	27	17			1 & 4		19	40

APPEAL TO COURT OF REVISION, MUNICIPAL ACT, Sec. (234). (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that name of any person has been wrongly inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongly entered upon or omitted from the roll, or that any land or improvements has or have been valued too high or too low an amount, or that any land has been improperly classified he may, personally or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his grounds of complaint, and the court shall either confirm the assessment or direct the alteration thereof.

(2) The Municipal Council, may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision.

DO NOT REMIT ON THIS STATEMENT? TAX DEMAND NOTES WILL FOLLOW

TAKE NOTICE that you are assessed as above specified for the year 1943 under the Statue.

If you deem yourself overcharged, or otherwise improperly assessed, you or your agent may notify me at the Municipal Hall, Mission City, B.C., by signing notice attached, of such overcharge or improper assessment, at least ten days previous to the first meeting of the Court of Revision, which will be held in the Council Chamber Mission City, B.C., commencing at 10 a.m., February 8, 1943, when your complaint will be tried in conformity with the Statutes.

TAKE NOTICE that I intend to appeal against the above assessment for the following reason, viz:

(Signed).....

WILLIAM J. MANSON, Assessor
Mission City, B.C.

Assessed Value Wild Land	Assessed Value Improv'd Land	Assessed Value Improvements	Total Assessed Value of Land & Improvements
	760	300	

EXHIBIT No. 736 - 4
DATE Sept 30/48
FILED BY G.E.A.Rice

File No. 4601

1st June, 1948

SUMMARY RELATIVE TO CLAIM OF
Mataichi SAKON - Regn No. 13128

REAL PROPERTY:

1. Municipality of Mission, Blks 1 &4 of NW¼ of Sec 27, Tp 17, Map 679, D.N.W. and

2. Municipality of Mission, Two portions, containing 10.01 acres of Lot "D" of NE¼ Sec 27, Twp 17, Map 987, as shown and outlined in Red on Sketch deposited No.2941, D.N.W.

		Assessed Value	S.S.Bd Appraisal	V.L.A. Purchase	Claimant's Valuation	
1.	Land	$760.00	$546.00		$3610.00	19.29 acres
	Improvements	300.00	1250.00		2640.00	(Average price
		$1060.00	$1796.00	$1764.00	6250.00	$187.14 an ac)
2.	Land	500.00	420.00		2485.00	10.01 acres
	Improvements	1250.00				(Av.price
		$1750.00	$420.00	$416.00	$2485.00	$248.50 per ac)
						29.30 cares.
	Grand Total	$2810.00	$2216.00	$2180.00	$8735.00	

Claimant values land at average price of approximately $208.00 per acre

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

November 5th 1948

M. Scott
Sy.

RP.2

736 - 5
EXHIBIT No.
Sept 30/48
DATE
FILED BY G.E.A.Rice

REAL PROPERTY SUMMARY

File 4601

V.L.A. B. C. 278-P

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
November 5th 1948

JAPANESE NAME: Mataichi SAKON - - Reg No. 13128

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer

PROPERTY ADDRESS: 4171 Dewdney Trunk Road, Mission, B. C.

LEGAL DESCRIPTION: Two portions(containing together 10.01 acres of Lot "D" of the North East quarter of Section 27, Township 17 Map 987 as shown and outlined in red on sketch deposited No. 2941 Municipality of Mission in the District of New Westminster.

TITLE: In the name of Mataichi SAKON.

ENCUMBRANCE: Vesting 24893 - 3rd November 1942.

ASSESSED VALUE: 1942 - 10 acres.
Land $500.00
Improvements $1250.00 Total $1750.00 Taxes $32.50.

CLASSIFICATION: Inspector reported July 28, 1942, 10 acre farm with 8 acres cleared with about ¼ acre blackberries, overgrown, no commercial value. One storey shack 36 x 18 3 rooms very poor condition, woodshed, 2 packing sheds, small barn, hay shed, all in very poor condition. The whole property badly overgrown and buildings of no value. Property believed to be occupied at date of inspection by a Japanese by the name of MIKADA.

HISTORY OF ADMINISTRATION:
On the file there is a memo that this property was leased to Archie DAVIDSON at $100.00 yearly by the owner. There is no further record of occupation of this property.

SOLD: To The Director The Veterans' Land Act for $416.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Mataichi SAKON, sale price $416.00 less Certificate of Encumbrances $1.00, registration fee $3.00, legal fee $15.00 total $19.00. Net amount released $397.00.

TITLE: Included in C of T. 17041-E and payment of consideration included in cheque to the Custodian dated March 9th 1944.

OLD C. OF T. NO. 12356-E: In possession of Mataichi SAKON.

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

DATED May 23rd 1946.

IM:ML

"Ian Macpherson "

REAL PROPERTY SUMMARY

File 4601
V.L.A. B.C.277-P

JAPANESE NAME: Mataichi SAKON - - Reg No. 13128

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: 4089 Dewdney Trunk Road, Mission, B.C.

LEGAL DESCRIPTION: Blocks 1 and 4 of the North West quarter of Section 27 Township 17 Map 679 Municipality of Mission in the District of New Westminster.

TITLE: In the name of Mataichi SAKON.

NECUMBRANCE: Vesting 24893 - 3rd November 1942.

ASSESSED VALUE: 1943 - 19 acres.

Land	$760.00		
Improvements	$300.00	Total $1060.00	Taxes $26.88.

CLASSIFICATION: Inspector reported July 28th, 1942, farm of 19 acres of which 6 acres had been cleared with 1 acre in strawberries, ½ acre blackberries, ½ acre rhubarb and with 1½ storey frame house 36 x 30, 5 rooms in good condition with a rhubarb house, 3 packing sheds, 1 room shack, garage, woodshed, storage shed and barn. Occupied at date of inspection by J. JONES, except buildings.

HISTORY OF ADMINISTRATION: Lease dated 9th April 1942, Mataichi SAKON to James Greer JONES for a period of one year from date at a rental of 1/3rd of the net crop. As reported by the Central Fruit Distributors, to whom the crop was delivered, the gross returns were $577.41. The reported expenses for $256.96, leaving a net of $320.45 of which 1/3rd was due to the owner - $106.82. The Central Fruit Distributors had advanced to Mr SAKON $100.00 leaving a balance of $682.00 which was paid to the Custodian and credited to Mr SAKON's account.

Lease of land only, Secretary of State to W.A. Hammond from the 1st March 1943, to the end of the year at a rental of $100.00 which was paid to the Custodian and allowed as accrued rental to The Director The Veterans' Land Act. Lease handed to The Director The Veterans' Land Act on the 21st July 1943. The Buildings were rented to J. PENNER from the 1st January 1943 to the end of the year at $45.00, which rental was paid to the Custodian and allowed as accrued rental to The Director The Veterans' Land Act.

SOLD: To The Director The Veterans' Land Act for $1764.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Mataichi SAKON, sale price $1764.00 plus rental from JONES $6.82, total $1770.82; less taxes $57.53, Certificate of Encumbrance $1.00, registration fee $3.00, legal fee $15.00 total $76.53. Net amount released $1694.29.

TITLE Included in C of T. 170740-E and payment of consideration included in cheque to the Custodian dated March 9th, 1944.

OLD C OF T
NO. 117422-E In possession of Mataichi SAKON.

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

"Ian Macpherson.

DATED May 23rd, 1946.

IM:ML

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy. (3 pages).

November 5th 1948

M. Scott

I.H.

4601

EXHIBIT No. 736 - 6
DATE Sept 30/48
FILED BY
G.E.A.Rice

Reg. 13128

March 1, 1944.

Mataichi SAKON

I have today examined the undermentioned articles and I am convinced that they are valueless and should be abandoned.

"William S. ?"

1 wall clock
1 linoleum rug
1 kitchen table
1 coal oil lamp
2 suit cases
1 model T Ford truck
2 heaters burned out
1 sack "Go-West"
1 galvanized iron wash tub

THE FOLLOWING ARTICLES ARE MISSING

7 window curtains
1 mantel clock
1 floor brush
1 linoleum rug
1 - 10 gallon crock
2 hand saws
well bucket and rope
floor mop
1 hammer
childs school equipment
1 food chopper
sleeping doll
1 box old clothes
1 carton window fasteners
4 lengths flooring
2 sets car chains
platform scale
1 hoe
1 shovel
1 rake
kitchen utensils
dust plan
1 wheel barrow
quantity rasp. wire
car tire pump
1 40 gal. oil drum
1 5-gal oil can.

"Change of tenant and premises vacant"

THE FOLLOWING SHIPPED TO STORAGE IN JAPANESE TEMPLE, MISSION

1 carton personal effects.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

November 5th 1948

M. Scott

"C"

EXHIBIT 736 - 7
DATE Sept 30/48
FILED BY G.E.A.Rice

LAWRENCE'S

P.O. Box 316,
Phone 93, Night 3813
Mission City, B. C.

Sakon, Mataichi - 4601

February 24, 1944.

Under instructions from the Department of the Custodian, I have appraised and sold the goods of Mr Sakon, Reg No. 13128, Dewdney Trunk Rd., Mission to J. Tsik, same address, as listed below:

1	Dining Room Table	$5.00
1	Lamp	.75
1	Heater/Pipe	4.50
3	Bow Back Chairs @ 1.00 ea.	3.00
1	Kitchen Cabinet "H.M"	17.50
1	Cast Iron Cook Stove	5.00
		$35.75

Certified a just and fair appraisal as made by me this 24th day of February, 1944.

Signed "A.N.Lawrence"
Appraiser.

"Shown to Rural Advisory Committee 16/5/44" "J.G".

I hereby certify that the foregoing words are a true copy (2 pages) of the original whereof they purport to be a copy.

November 5th 1948

A. Scales

Attached to Exhibit 736 - 7

FILED

STATEMENT

Reg No. 13128 Mar. 1, 1944

M. SAKON	Sale to tenant		35.75
	Commission 10%	3.58	
	Bank charges	.18	
	Cheque herewith	31.99	
		$35.75	35.75

EXHIBIT No. 736 - 7

DATE Sept 30/48

FILED BY G.E.A.Rice

LAWRENCE'S
AUCTIONEERS

Agents For-
McCormick-Deering, Delaval, Easy Washers, Singer Supplies Royal City Laundry, Gurney, McClary and Duro-Therm Oil Ranges
- Dealers in -
New and Second Hand Farm Machinery, Household Furniture, Dairy Supplies, Explosives

MISSION CITY, B. C. February 24, 1944

Sold to:

Department of the Custodian,
Mission City.

Sakon Mataichi - 4601

Feb 24	Appraisal of M. Sakon Goods Amount	$35.75
	Less 10% Commission	3.58
	Cr Balance	32.17

Received Payment
a. m. S. Mar 2/44

WE BUY, SELL AND TRADE.

FORM "JP"

Powell Street

FILE No. 736 - 8

EXHIBIT No.

DATE Sept 30/48

FILED BY G.E.A.Rice

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: SAKON Mataichi

HOME ADDRESS: P.O. Box 232, Mission City, B. C.

REGISTRATION NUMBER 13128 SEX: Male AGE: 65

OCCUPATION: Farmer

(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: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Yaiko

ADDRESS OF WIFE OR HUSBAND: P.O. Box 232, Mission City, B. C.

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: Municipality of Mission in District of New Westminster. (1) Two Portions containing 10.01 Acres of Lot D of the north East quarter of Section 27 Township 17 Map 987 as shewn on sketch deposited No. 2941. (2) 119 Acres, Blocks 1 and 4 of the north west quarter of Section 27, Township 17, Map 679. The above are farm lands.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 four room house, 1 three room house, 1 two room shack, stable, woodshed, hothouse, storehouse, garage.

3. INSURANCE (Give particulars; state where policies are) $1500.00 Fire Insurance. Michigan Fire and Marine Insurance Co.Ltd. Detroit, Michigan. General Agents, A.S. Matthew & Co. 402 Pender Street, West. Vancouver. Policy No. 6015752. In possession of declarant.

4. TAXES (Amount and where payable) $32.50 plus $24.44 Total $56.94. paid to the end of 1940. Payable at Corporation of District of Mission, Mission City, B.C.

5. ENCUMBRANCES (~~Including any unregistered claims or deposit of title deed~~)

6. OCCUPANCY AND LEASES (If vacant so state)

Occupied by self, wife and son.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in possession of declarant

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: No

9. IF FARM LAND STATE CROPS SOWN Blackberries, Strawberries and Rhubarb grown on five acres of land.

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:

At Dewdney Trunk Road, Mission City, B. C."in declarant's house."
Carpet 30 feet by 20 feet, Dresser, Kitchen cabinet, chair, Clock,
2 double beds, 2 Kitchen Stoves, 3 Heater Stoves, 1 Diningroom table,
1 Kitchen Chair Kitchen Utensils, 3 Steel Tackle Blocks, 2 Cross
Saws, 1 Buck Saw, 100 feet half inch cable, 1 Peevy, 2 Shovels,
3 Garden Hoes, 1 Sledge Hammer, 2 Wedges, 1 Crow Bar, 3 Mattocks,
1 Horse Plough, 1 Spring Cultivator, 1 Harrow, 1 7 tooth field
Cultivator, 22 Manure Forks, 2 Potato F rks, 1 Spray Tank,
Harness for horse, L scythe, 1 Wedge, 2 Double Blade Axes, 2 Hatchets.

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

L Horse (female) brown, aged 8 years.

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

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY:

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)

War Savings Certificates. Ten Dollars, No TB 609746 and TB 609747

Two certificates. In possession of Declarant.

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTATES OR TRUSTS

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

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

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

Dated this 23rd day of March 194 2.

"Dorothy M.Chopp" (Signature) "S. Mataichi

Witness

I hereby certify that the foregoing words are a true copy of the original wherof they purport to be a copy.

FOR DEPARTMENTAL USE

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4601 EXHIBIT No. _

NAME Mataichi SAKON

REG. No. 13128

DATE	INVENTORY	DETAILS OF CLAIM			SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION Mar. 23/42	TAKEN BY J. Moryson				AUCTION	TENDER &c		
EVACUATION Apr. 11/42	DATE July 28/42							
Carpet 30' x 20'		1. 2kitchen stoves	75 00		10 00	5 00		
Dresser		2. 2 heaters	5 00	(1)		4 50		
Kitchen cabinet		3. 2 Beds	30 00	(1)	4 00			
Chair		4. 8 chairs	8 00	(9)	7 40	3 00		
Clock		5. 1 comfort chair	8 00		3 50			
2 double beds		6. 1 dresser	20 00		10 50			
2 kitchen stoves		7. 1 cupboard	30 00			17 50		
3 heater stoves		8. 20 x 20 carpet	30 00				30 00	
1 dining room table		9. 6 x 10 carpet, 3 pcs.	13.00					
1 kitchen chair		10. 3 blocks	24.00					24
Kitchen utensils		11. 150' ½ cables	7 50					7
3 steel tackle blocks		12. 2 mattocks	2 00					2
2 Cross cut saws		13. 1 shovel	75					
1 Buck saw		14. 2 double axes	2 00					2
100 ft. ½" cable		15. 1 7' cross cut saw	5 00					~~5~~
1 Peavey		16. 1 sledge hammer & 3 wedges	1 50					1
2 shovels		17. 1 log roller	3 00					
3 garden hoes		18. 1 model T Ford	50 00					
1 sledge hammer		19. 1 pr. tire chains	5 00					
2 wedges								
1 crow bar			$319.75		$35 40	$30 00		37
3 mattocks							30 00	~~42~~
1 horse plough		Other goods sold by auction or appraisal to tenant			40	5 75		
1 spring cultivator								
1 harrow								
1 7 tooth field cultivator					$35 80	$35 75		
1 harness for horse								
2 manure forks								
2 potato forks								
1 spray tank								
1 scythe								
1 wedge								
2 double blade axes								
2 hatchets								

4601

13128

EXHIBIT No. _____

CASE No. _____

VENUE Lethbridge

SALES	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT &C	UNSOLD	REMARKS
0	5 00							
	4 50				(1) 2 50			
0						15 00		
0	3 00							
0								
0								
	17 50							
		30 00						Linoleum, nailed down.
					(1) 4 00	(2) 9 00		"
			24 00					
			7 50					
			2 00					
					75			
			2 00					
			~~5 00~~		50			
			1 50					
				3 00	50 00			
						5 00		
0	$30 00		37 00		62 25			
		30 00	~~42 00~~	3 00	~~57 25~~	29 00		
0	5 75							
0	$35 75							

Goods for which Japanese claims $158.50 sold at auction or appraisal for $65.40
" " " " " 30.00 sold with real property
" " " " " 37.00 declared but not found
" " " " " 3.00 no record at any time
" " " " " 62.25 abandoned
" " " " " 29.00 not accounted for, theft, etc.

$319.75

EXHIBIT No. 736-9
DATE Sept. 30/48
FILLED BY G. R. A. Rice

SAKON, Mataichi

4089 Dewdney Trunk, Rd., Mission, B. C.

File #4601 Reg. #13128

Taken March 7, 1943

EXHIBIT No. 736-10
DATE Sept 30/48
FILED BY G. R. A. Price