

<u>REAL PROPERTY</u>											
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total		
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	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	
					702.00		402.25		128.00		402.25 160.00
<u>PERSONAL PROPERTY</u>											
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 & Recorded Now Missing		45% of amount in next preceding column			
<u>NETS</u>											
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		
<u>MISCELLANEOUS CHATELS</u>											
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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
281.50	99.65									29.89	
TOTAL RECOMMENDATION										592.14	

CASE NO: 744

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

(THE HONOURABLE MR. JUSTICE H. I. BIRD, COMMISSIONER)

Vancouver, B.C.,

October 4, 1949.

10

IN THE MATTER OF THE CLAIM OF

SHOTARO SATO

PROCEEDINGS AT HEARING

APPEARANCES:

- | | | |
|----|--|---|
| 20 | D. T. B. BRAIDWOOD, Esq., and
J. C. CAMPBELL, Esq., | appearing for the
Dominion Government. |
| | R. J. McMASTER, Esq., | appearing for the
Claimant. |
| | _____ | |
| | A. WATSON, Esq., | Secretary. |
| | D. F. CHRISTIAN, Esq., | Official Reporter. |
| | _____ | |

30

THE COMMISSIONER: I have an impression I have never had
this before me.

D. W. Strachan
In-Chief.

DAVID WILLIAM STRACHAN, already
sworn:

DIRECT EXAMINATION BY MR. BRAIDWOOD:

Q This is in Section 28, the southwest quarter, and
it is blocks 2 and 3 of that southwest quarter.

Where would that be?

A That is up here. This is the Hyde Road (Indicating)

MR. BRAIDWOOD: There seems to be a variance here,
my lord.

10 THE COMMISSIONER: What is the acreage?

MR. MCMASTER: Ten acres, my lord.

THE COMMISSIONER: How much of it cleared?

MR. MCMASTER: According to the V.L.A., 8.28 acres
cleared; 1.4 acres uncleared.

THE COMMISSIONER: Just a moment. I am inclined to
think--is there another property in Mission village
belonging to this man?

MR. BRAIDWOOD: Yes; Block 195 of Section 21.

20 THE COMMISSIONER: I think that is the only property
that was considered: four acres in Mission village,
of which two acres were cleared.

MR. BRAIDWOOD: That's right.

THE WITNESS: That wouldn't be in the section to which
you referred.

MR. BRAIDWOOD: No; Horn Avenue.

A What is the legal description?

Q Block 195. That is right in the village, isn't it?

A No; that is farm land

Q But it is within the village.

30 A It is within the corporation.

D. W. Strachan
In-Chief.

Q But it is farm land, you say?

A Yes.

Q Has it a residential potential?

A Well--

THE COMMISSIONER: Q: That is to say, is it close enough
in that a city employed worker could make a home
there?

A: Yes; it is within
walking distance, and while it hasn't a large
residential potential now it is very close in, and,
as you say, a workman might get cheap land there.

10

MR. BRAIDWOOD: Q: What would be your opinion of the
acreage valuation in 1943?

THE COMMISSIONER: You had better get cleared and uncleared
because only two acres are cleared.

MR. BRAIDWOOD: Q: Cleared. I want it in 1943 on an
acreage basis.

A As I remember that today, it is quite rural. This
is it here, isn't it (Indicating)?

Q Yes. A: I'm a little confused
due to the fact I think I know this property and
still I wouldn't like to say.

20

Q Have you any idea what the cleared land would have
been worth in 1943?

A Well, I don't think an outside value would be--I
would think \$175. an acre; and I might be high at
that.

Q And uncleared land would be worth what in the same
year?

A: About \$50. I bought
uncleared land a little further out for \$50. an
acre.

30

D.W. Strachan
Cross-Exam.

CROSSEXAMINATION BY MR. MCMASTER:

Q With a piece of property only four acres and two of them cleared, Mr. Strachan, would you say that would be a suitable property for somebody working in Mission itself to build on?

A Yes, some do that. Is that the property you are referring to now?

Q Yes. A: Yes, it has a little potential value there for farming.

10 THE COMMISSIONER: Is there any building on this property?

MR. MCMASTER: There is none claimed, in any event, my lord.

THE COMMISSIONER: Then if we are to take Mr. Strachan's valuation, I think this is about the only information we have got on the subject.

MR. MCMASTER: Yes.

20 THE COMMISSIONER: That would show a total valuation of \$450, and Mr. Strachan points out he can buy land for \$50. an acre a little further out even today. What would this man have received on the V.L.A. basis?

MR. BRAIDWOOD: He would get 125% of the sale price.

THE COMMISSIONER: I have given approximately \$400. I do not think there is any need to take this out of the over-all picture. I will apply the over-all recommendation. Perhaps counsel will put me right.
 30 If I calculate it is on the over-all basis this man would get about \$390.

MR. BRAIDWOOD: Yes; including what he has already received.

30 THE COMMISSIONER: Yes.

I hereby certify the foregoing to be a true and accurate report of the said proceedings.

D. Strachan
Deputy Official Stenographer

CASE NO. 754.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,
October 1st, 1948.

IN THE MATTER OF THE CLAIM OF
SHOTARO SATO.

PROCEEDINGS AT HEARING.

128
356
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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).

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Lethbridge, Alberta,
 October 1st, 1948.

IN THE MATTER OF THE CLAIM OF
SHOTARO SATO.

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.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

S. Sato,
In Chief.

THE SECRETARY: Case No. 744, Shotaro Sato.

SHOTARO SATO, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q I show you a paper called a summary of evidence,
which contains a statement of your land and the
clearing and the planting and so on on the land?

A Yes.

10 Q And of the buildings that you put on your land?

A Yes.

Q And another piece of land you owned, four acres,
near Mission City? A: Yes.

Q And the clearing and improvements?

A Yes.

Q And then a list of your personal property?

A Yes.

Q Is that your signature? A: Yes.

20 Q Now, was this summary of evidence prepared for
you or prepared by you with the help of an inter-
preter in my office? A: Yes.

Q Are the statements contained in this form true
statements? A: Yes.

Q What about the values you have put on your property
as shown in this statement, are they fair values?

A Yes.

Q Now, we will take the first property, the ten
acre property near Mission City. How far was
that from Mission City?

30 A A mile and a half, about.

S. Sato,
In Chief.

Q Mission City is quite a large town?

A Yes.

Q Now, I believe you bought that ten acres in 1919? A: Yes.

Q And you paid \$1250.00? A: Yes.

Q And it was then just bushland, no buildings?

A Yes.

Q You cleared eight acres and you planted most of it to berries and vines and so on, is that right?

10 A That is right.

Q And that clearing and planting and so on, and draining and well, cost you about \$3237.00, is that right? A: Yes, that is right.

Q Now, you put some buildings on this land?

A Yes.

Q And they cost you \$1475.00?

A Yes.

Q Now, that made a total cost that it cost you of \$5962.00? A: Yes.

20 Q But you put a fair value on there at the time you were evacuated of \$5537.00? You cut it down a little and made it \$5537.00?

A Yes.

Q What do you say about that value of \$5537.00? Would you say that was a fair value, or that it was high, or low, or what?

A I think it is ordinary.

Q That was ordinary value?

A Yes.

30 Q Do you know that the Custodian sold that entire

S. Sato,
En Chief.

property for \$702.00? A: Yes.

Q What do you say about that sale?

A Very cheap, I think.

Q Very cheap. Now, then, you had another property, four acres, near Mission City, did you?

A Yes.

Q You bought that in 1919?

A Yes.

Q And you paid \$600.00? A: Yes.

10 Q And it was just bushland and no buildings and no improvements, is that right?

A Yes, that is right.

Q And you just cleared two acres of that and planted half an acre to loganberries?

A Yes.

Q Which cost you \$450.00? A: Yes.

Q And there were no buildings put on that land?

A No.

20 Q That land cost you \$1050.00 and you valued it at the time of your evacuation at \$1000.00?

A Yes.

Q Was that a fair value? A: Yes.

Q Do you think you could have sold it for that when you were evacuated if you had a chance?

A Yes. I left in a hurry, but if I had time I could I think have sold it for about that much.

Q Do you know that the Custodian sold that for \$128.00? A: Yes.

Q What do you say about that?

30 A I think it unfair.

S. Sato,
In chief.

Q Now, take this four acre piece of land, how far was that land from Mission City?

A Just a mile and a quarter.

Q A mile and a quarter? A: Yes.

Q Now, here is a statement of your personal property; did you leave all that behind when you were evacuated?

A Yes.

Q What about the prices you put on these articles of personal property? What do you say about your prices?

10

A: They are all rough estimates but I think very fair.

Q They are all rough estimates but you think they are fair?

A: Yes.

MR. VIRTUE: I will put this in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: I am putting in the assessment notice on the first property, sir, for 1941, the land \$640.00, and improvements, and here it is stated "60% taxable", \$700.00. Now, what that means, I don't know.

20

THE SUBCOMMISSIONER: Parcel 1 or 2?

MR. RICE: Parcel 1.

THE SUB-COMMISSIONER: Parcel 1?

MR. VIRTUE: Yes, sir.

MR. RICE: Are you going to put one in for the other?

MR. VIRTUE: Yes.

THE SUB-COMMISSIONER: Both as the same exhibit.

MR. RICE: Yes.

MR. VIRTUE: Here is the other appraisal, \$400.00 for land, and \$350.00 for improvements, \$750.00, and the same statement is made "60% taxable."

30

S. Sato,
In Chief.
Cross Exam.

(STATEMENTS MARKED EXHIBIT NO. 2).

MR. VIRTUE: Q: Now, on the second property, that is the four acres, being Block 195, I show you a Deed, no, an agreement for sale, dated the 3rd of November, 199, from a man named Horne to you?

A Yes.

Q For \$600.00? A: Yes.

Q Is that the agreement under which you bought that second parcel? A: Yes.

10 MR. VIRTUE: I will put that in as an exhibit.

(AGREEMENT MARKED EXHIBIT NO. 3).

MR. VIRTUE: If my learned friend has the agreement for sale covering the other parcel, perhaps he would let me have it.

MR. RICE: No, I haven't got it. I don't think I have.

MR. VIRTUE: All right, thank you.

MR. RICE: I have certificates of encumbrance, but they don't show the consideration.

20 I am submitting, your Honour, that the real estate was sold for its fair market value. I am submitting that the chattels were sold for their fair market value.

I tender as an exhibit two farm appraisal reports, one respecting each parcel.

(APPRAISAL REPORTS MARKED EXHIBIT No.4).

MR. RICE: I will submit two real property summaries and two analyses respecting each parcel; they can go in as one exhibit.

(DOCUMENTS MARKED EXHIBIT NO. 5).

30 MR. RICE: And an analysis of personal property claim.

S. Sato,
Cross Exam.

(ANALYSIS MARKED EXHIBIT NO. 6).

CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form, dated the 21st day of April, 1942; did you complete and sign that document?

A: Yes.

MR. RICE: I will put in the J.P. form as an exhibit.
(J.P. FORM MARKED EXHIBIT NO. 7).

MR. RICE: Q: Do you know a Mr. William J. Manson,
Assessor of Mission City?

A Yes, I knew him. He is dead now.

Q What was he, an old fool to value a \$5537.00 property at \$1340.00?

MR. VIRTUE: Once again, with a view to saving time, days and days of time have already been spent in Vancouver with regard to these valuations, and weeks will still be spent calling these valuator's to account for these things.

THE SUB-COMMISSIONER: All right. I think it is a proper question.

MR. RICE: My learned friend spent about fifteen minutes making a build-up of a piece of property that was bought for \$1250.00 into \$5537.00, and it is assessed only at \$1340.00. I won't bother with it. Apparently it irks counsel for the claimant.

THE SUB-COMMISSIONER: Go ahead.

MR. RICE: Q: There is another horse in this claim, your Honour; I don't know whether I dare mention this. How much did you pay for the horse?

S. Sato,
Cross Exam.

A The first time I bought it I paid \$95.00.

Q When was that? A; That isn't the complete answer. And then it wasn't satisfactory and I changed it and paid an additional \$25.00, so that all together it was \$120.00.

Q When did you buy the first horse?

A I think it was in '39.

Q Twelve years old, the second horse?

A About ten.

10 Q About ten? A: Yes.

Q You bought a sprayer in 1940 for \$10.00, and you say when you left there it was still worth \$10.00, two years later?

A It wasn't damaged in any way; it could be used for years.

Q I see. And the duster that you bought in '41 for \$15.00, you say it was still worth \$15.00 when you valued it? A: Yes; that is priced at the same value as the purchase price.

20 Q You bought a cultivator in 1935 for \$12.00 and you say it was still worth \$12.00 in 1942, is that right?

A Yes, I think it is still worth the same amount. If I used it myself it would be worth that amount.

Q Well, you bought three double beds in 1936 for \$15.00 and after using those for eight years you say they are still worth \$15.00?

A If I were using them myself they would be that value.

30 Q That is all.

S. Sato,
Discussion.

THE SUB-COMMISSIONER: Is that all, Mr. Virtue?

MR. VIRTUE: I should like to comment on the analysis filed as an exhibit of personal property, because this is a most unusual case in that the Custodian actually found and sold more than was declared. He didn't get the values that were declared, but he actually found and sold more property than was declared.

10

MR. RICE: I perhaps neglected, your Honour, to mention that there is more trouble with my learned friend's adding machine. The personal property referred to in the summary of evidence, Exhibit 1, I think totals \$291.50 instead of \$314.50.

MR. VIRTUE: I will ask that that be amended. My learned friend is correct and I will ask that to be amended.

20

And I want to call attention to the farm appraisal report on property 1. The nearest rail point and the nearest market point is given as Mission City, a mile and a quarter. "Roads: Within one-quarter mile of main paved Cedar Valley Road." This appraiser for once values 40 mixed trees, one to five years old at \$40.00. And on page 3, "Present crops look fairly good. There are approximately 1.5 acres of logans, 3 acres straws, 1-1/4 acres of raspberries, half an acre asparagus. Crops are not taken into consideration in valuation."

Thank you sir. (Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the transcript correct:

"S.R. HOWARD" Official Reporter. *[Signature]*

30

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

[Signature]
SUB-COMMISSIONER.

5425
ACKNOWLEDGED

Case No. 744.
NOV 27 1947

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.

Leth

1. Name of Claimant in full: **Shotaro Sato**

Registration No. **13425**
2. Claimant's address at the time of his evacuation from the protected area:
R.R.#1, Mission City, B.C.
3. Claimant's present address:
c/o P. Boras, P.O. Box 378, Picture Butte, Alta.
4. Claim relating to real property:
 - (a) Street address of real property: **R. R. #1 Cedar Valley Road, Mission City, B.C.**
 - (b) Legal description of property:
 - (1) **BLOCKS TWO (2) and THREE(3) of the South West Quarter of Section Qwenty-eight (28) Township Seventeen (17) Map 661 in the District of New Westminster. Containing 10 acres more or less.**
 - (2) **BLOCK 195 Subdivision of part Section 21 Township 17 and part C. L. 4 Group 3 Map No. 955, Village of Mission, New Westminister District, Province of B.C., containing 4 acres more or less.**

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

Small Fruit Farm

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

Title No. 128258E
A
No. 99281E

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

(I) Land— (1) \$ ~~4687.00~~ 4487. (2) \$1000.00
(II) Buildings— \$1050.00

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

\$ ~~6737.00~~ 6537.00

5. Claims relating to personal property, etc.

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

R. R. #1 Mission City, B.C.

- (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:

Stored in the home.

(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:

1 horse and harness	\$125.00
2 sprayer	10.00
3 duster	15.00
4 Plough	10.00
5 Cultivator	12.00
6 Spring Harrow	10.00
7 Scale	15.00
8 Wheel Barrow	2.00
9 Hammer wedge Shingle knife	5.00
10 McClary's wood & coal range	25.00
11 Danvenport	10.00
12 China cabinet	10.00
13 3 double beds	15.00
14 5 chairs	2.50
15 Sewing Machine	25.00
	<u>\$291.00</u>
	50

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

\$291.50

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

7. An Interpreter will.....be required.

DATED this

11th

day of ~~October~~ ~~1947~~ A.D. 1947.

Tatsuo Hayashi

Shataro Sato

.....
Witness to Signature of Claimant.

.....
Signature of Claimant.

STATUTORY DECLARATION

I, **Shotaro Sato**
(Full Name of Claimant)

of **Picture Butte, Alta.** **Beet Worker**
(Present Address) (Occupation)

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:

Have not received any payment for my property.

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 *13th* day of *November*
A.D. 1947.

Russell & Virtue
A Commissioner for Oaths in and for
the Province of Alberta. *Shotaro Sato*

VIRTUE & RUSSELL
Barristers & Solicitors
Lethbridge, Alberta.

IN THE MATTER OF Order-in-Council
P.C. 1810, as amended by Order-in-Council
P.C. 3737; and
(Full Name of Claimant)

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

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. 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:

Proof of Claim

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

in the Province of Alberta,

this _____ day of _____

A.D. 1947.

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

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 107

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: Shotaro SATO

EXHIBIT No. 744-1
DATE October 1/48
FILED BY A. Y. Virtue

2. Registration Number: 13425

3. Present Address: c/o P. Boras, P.O. Box 378, Picture Butte, Alta.

4. Address Prior To Evacuation: R.R.# 1, 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 Two (2) and Three (3) of the South West Quarter of Section Twenty-eight (28) Township Seventeen (17) Map Six Hundred and Sixty-one (661) in the District of New Westminster. Containing ten (10) acres more or less.

- (a) Nearest Post Office adjacent to land. **Mission City**
- (b) Number of acres: **10**
- (c) When purchased: **1919**
- (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.....8.....acres at \$.	225.00....per acre	\$	1800.00	
(b)	Fencing		\$		
(c)	Tillage on 8 acres cleared		\$	80.00	
(d)	Drainage ^{Well} (wood lined)		\$	50.00	
(e)	Weed Eradication on 8 acres		\$	80.00	
(f)	Planting 3 ac. strawberries	\$ 450.00	\$		
	1 ac. raspberries	100.00			
(g)	1 1/2 ac. logonberries	150.00	\$		
	1 1/2 ac. asparagus	150.00			
(h)	119 fruit trees	247.00	\$	1227.00	
	80 grape vines	80.00			
	grape vine posts	50.00	\$	3237.00	\$3237.00
		<u>1227.00</u>			
	Carried Forward		\$		\$4487.00

Brought forward

\$ 4487.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
Barn	12 x 24		\$	\$	125.00
Shack	12 x 20				125.00
Woodshed	14 x 26				75.00
3 Packing house	each 12 x 16				125.00
Residence	35 x 52				900.00
Residence	12 x 20				<u>125.00</u>
					\$1475.00

Total Cost of Buildings

1475.00

Total Cost of Land and All Improvements

\$ 5962.00

Fair Market Value ~~Land 4487) (Buildings 1050)~~

\$ 5537.00

Sold by Custodian for

\$ 702.00

Loss Claimed on Parcel 1

\$ 4835.00

8. Assessment for 1942:

Land \$ 640.00

Improvements \$ 700.00

Total \$1340.00

9. Appraisal or Valuation (by Custodian):

Lands	\$ 440.60 (including fruit trees)
Improvements	\$ 275.00
Total	\$ 715.60

10. Rental Value per Year: \$ 500.00

11. Fire Insurance on Buildings: NONE
(List amount on each building):

.....\$

.....\$

.....\$

.....\$

12. Documents in Support:

- (a) Photographs:
- (b) DeedsCertificate of Title # 128258 E
- (c) Agreements to Purchase
- (d) Leases
- (e) Insurance Policies
- (f) Correspondence Statement of Sale Price of Property from office of Custodian dated August 14, 1944
- (g) Assessment notice 1941 and tax received (1941)
- (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)

- (a) Nearest Post Office adjacent to land. **Mission City**
- (b) Number of acres: **4 acres**
- (c) When purchased: **1919**
- (d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Bushland

No buildings

(e) Purchase Price\$ **600.00**

6. IMPROVEMENTS:

- (a) Clearing.....**2**.....acres at \$**200.00**...per acre \$ **400.00**
- (b) Fencing\$
- (c) Tillage\$
- (d) Drainage\$
- (e) Weed Eradication\$
- (f) Planting $\frac{1}{2}$ ac. loganberries\$ **50.00**
- (g)\$
- (h)\$

Total\$ **450.00**\$ **450.00**

Carried Forward\$\$ **1050.00**

Brought forward \$ 1050.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
No	Buildings	Claimed	\$	\$	\$

Total Cost of Buildings

NIL

Total Cost of Land and All Improvements \$ 1050.00

Fair Market Value \$ 1000.00

Sold by Custodian for \$ 128.00

Loss Claimed on Parcel 1 \$ 872.00

8. Assessment for 1942:

Land \$ 400.00

Improvements \$ 350.00

Total \$ 750.00

9. Appraisal or Valuation (by Custodian):

Lands	\$ 130.00
Improvements	\$ <u>NIL</u>
Total	\$ <u>130.00</u>

10. Rental Value per Year: \$ _____

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

-\$
-\$
-\$
-\$

12. Documents in Support:

- (a) Photographs:
- (b) Deeds
- (c) Agreements to Purchase **J.W. Horne to Shotaro Sato**
- (d) Leases
- (e) Insurance Policies
- (f) Correspondence **Letter from F.S. Taylor dated March 27, 1942 setting out ownership of land by Sato and that Certificate # 99281 E is in Sato's name.**
- (g) **Statement of sale price of property from Custodian August 19, 1944.**
- (h) **Assessment notice (2) on 1941 District of Mission Tax receipt for 1941.**

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
1 horse (approx. 10-12 yrs.)	1940		\$ 120.00	Traded one horse and \$25.00 for it.
1 harness	1936	\$ 10.00	5.00	
1 sprayer	1940	10.00	10.00	
1 duster	1941	15.00	15.00	
1 plough	1937	12.00	10.00	
1 cultivator	1935	12.00	12.00	
1 spring harrow	1941	10.00	10.00	
1 scale	1938	16.75	15.00	
1 wheel barrow	1937	2.50	2.00	
1 hammer wedge shingle knife	1932	7.00	5.00	
1 McClarry's wood & coal range	1932	45.00	25.00	
1 danvenport	1940	12.00	10.00	
1 china cabinet	1925		10.00	present from friend
3 double beds	1936	5.00 each	15.00	
5 chairs	1918	1.00 each	2.50	
1 sewing machine	1917	85.00	<u>25.00</u>	
			\$314.50	

(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.

see analysis

Total: \$ 95.65

Total Claim for Personal Property \$ 314.50

Deduct Payments from Custodian \$ 95.65

Net Loss on Personal Property \$ 218.85

I Certify the above to be True and Correct.

Shu. H. Vein
Witness

L. Sato
Signature of Claimant.

Wild Land Rate, 40 Mills on the \$
 Improved Land Rate 16 Mills on the \$
 School Rate, 10 Mills on the \$

STATEMENT OF TAXES, 1941

NOTICE THE PENALTY CLAUSE

Address all Mail to:
 THE CLERK, Corporation of the
 DISTRICT OF MISSION
 Mission City, B. C.

No. on Roll 26 / 1

Corporation of the District of Mission & Mission School District

To Mr. S. Sato
P. P. I
City

EXHIBIT NO. 744-2
 DATE October 1/48
 FILLED BY Carl V. H. ...

SIR OR MADAM: Take notice that the amount of Taxes on the several lands mentioned for the payment of which you are liable for Real Property and School Taxes, are as follows, and are now due and payable:

Quarter or District Lot	Section	Tp.	Sub-Div. or Block	Lot No.	No. of Acres or Lots	LAND VALUE		Assessed Value of IMPROVEMENTS 60 per cent. taxable	RATE Mills on \$	If paid on or before Aug. 31 1941	
						Wild	Improved				
<u>S. S. W</u>	<u>28</u>	<u>17</u>	<u>2-3-</u>		<u>9.9</u>		<u>640.</u>	<u>700</u>			
									40		
									16	<u>16</u>	<u>96</u>
									10	<u>10</u>	<u>60</u>

Real Property Tax for 1941 on.....

School Tax for 1941 on.....

NOTICE: A Penalty of 10% must be added to all 1941 Taxes not paid on or before August 31st, 1941.

Taxes In Arrears 1940

This Property will be sold for taxes on the 30th day of September 1942, the year following this notice unless the Taxes be paid sooner.

Interest must be added at 6% per annum from 31st December 1940 until paid.

Delinquent Taxes 1939

This Property will be sold for taxes on the 30th day of September 1941, or on such other date as may be fixed by the Council in this year, unless the taxes be paid sooner.

Interest must be added at 6% per annum from 31st December 1939.

Cheques not drawn on Bank in Mission City, B.C. must have exchange added. Please bring or send this notice when paying or making enquiry about same. All Cheques must bear Excise Stamp of Three Cents; over \$100, Six Cents. Office Hours: 9 a.m. to 4 p.m.; Saturday, 9 a.m. to 12:30 Noon. Only registered owners can have their names placed on the Voters' List.

TOTAL \$ 27⁵⁶
J. S. HAIGH, Clerk and Collector

No. on Roll 108 / 3

TAX RECEIPT

No. 1684

The Corporation of the District of Mission

Quarter	Section	Township	District Lot	Sub-Div. or Block	Lot No.	Acres or Lots	Wild Land Value	Improve ^d Land Value	Improvements	Municipal Tax	School	TOTAL
			1	195		4		400	350		610	
			3									

AUG 12 1941

Mission City, B. C., 19.....

RECEIVED from Mr

the sum of

being amount of taxes on the property described above to Dec. 31st, 1941

10 / 100 DOLLARS

J. S. HAIGH, Collector.

J. S. Haigh

Wild Land Rate, 40 Mills on the \$
 Improved Land Rate 16 Mills on the \$
 School Rate, 10 Mills on the \$

STATEMENT OF TAXES, 1941

NOTICE THE PENALTY CLAUSE

Address all Mail to:
 THE CLERK, Corporation of the
 DISTRICT OF MISSION
 Mission City, B. C.

No. on Roll 108/3

Corporation of the District of Mission & Mission School District

To Mr. S. Sato
P.P.I.
City

SIR OR MADAM: Take notice that the amount of Taxes on the several lands mentioned for the payment of which you are liable for Real Property and School Taxes, are as follows, and are now due and payable:

Quarter or District Lot	Section	Tp.	Sub-Div. or Block	Lot No.	No. of Acres or Lots	LAND VALUE		Assessed Value of IMPROVEMENTS 60 per cent. taxable	RATE Mills on \$	If paid on or before Aug. 31 1941	
						Wild	Improved				
<u>L-1</u>			<u>195</u>		<u>4</u>		<u>400</u>	<u>350</u>			
<u>Sp 3.</u>											
Real Property Tax for 1941 on.....											
School Tax for 1941 on.....											
NOTICE: A Penalty of 10% must be added to all 1941 Taxes not paid on or before August 31st, 1941.											

Taxes In Arrears 1940

This Property will be sold for taxes on the 30th day of September 1942, the year following this notice unless the Taxes be paid sooner.

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Cheques not drawn on Bank in Mission City, B.C. must have exchange added. Please bring or send this notice when paying or making enquiry about same. All Cheques must bear Excise Stamp of Three Cents; over \$100, Six Cents. Office Hours: 9 a.m. to 4 p.m.; Saturday, 9 a.m. to 12:30 Noon. Only registered owners can have their names placed on the Voters' List.

TOTAL \$ 610
J. S. HAIGH, Clerk and Collector

This Agreement, ⁹ made in duplicate this third -----

day of November in the year of Our Lord one thousand nine hundred and nineteen.
BETWEEN

JAMES WELTON HORNE, of No. 505 Hastings Street West,
in the City of Vancouver, Province
of British Columbia, Retired,

hereinafter called the "said Vendor" of the one part,
AND

gas
Shotaro Sato

~~SANZO SHIGEMITSU~~, of Mission City, in the Province
aforesaid, Labourer,

hereinafter called the "said Purchaser" of the other part.

WHEREAS, the said Vendor has agreed to sell to the said Purchaser and the said Purchaser has agreed to purchase of and from the said Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in Mission City in the District of New Westminster in the Province of British Columbia, and more particularly known and described as Block one hundred and ninety-five (195) according to a map or plan of the subdivision of part of Section twenty-one (21) Township seventeen (17) and part of District Lot four (4) Group three (3) deposited in the Land Registry Office at the City of New Westminster in the said Province and numbered nine hundred and fifty-five (955).

EXHIBIT No. 744-3
DATE October 1/48
FILED BY G. G. Vintar

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of **six hundred (\$600.00)** ----- Dollars of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of **two hundred (\$200.00)** ----- Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows: **in one and two years, namely -**

**Two hundred dollars (\$200.00) on November 3rd 1920, and
Two hundred dollars (\$200.00) on November 3rd 1921.**

Together with interest at the rate of seven per cent per annum from date hereof to be paid on the said sum or so much thereof as shall from time to time remain unpaid, whether before or after same becomes due, such interest to be paid yearly on the third day of November of each year until the whole of the said monies payable hereunder are fully paid. All interest on becoming overdue shall forthwith be treated as purchase money and shall bear interest at the rate aforesaid.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE said Purchaser DOth COVENANT, PROMISE AND AGREE, to and with the said Vendor that he or they shall or will well and truly pay, or cause to be paid, to the said Vendor the said sum of money above mentioned, together with the interest thereon at the rate of **seven (7)** per cent. per annum, on the days and times in manner above mentioned: AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the said Vendor DOTH COVENANT, PROMISE AND AGREE to and with the said Purchaser ----- to convey and assure, or cause to be conveyed and assured, to the said Purchaser ----- by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except local improvement assessments or taxes and sewer rates, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the said Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in the possession of the said Vendor.

AND ALSO shall and will suffer and permit the said Purchaser ----- to occupy and enjoy the same until default be made in the payment of the said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement, and unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser **thirty (30)** ----- days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the said Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the said Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE PURCHASER covenant and agree with the Vendor that he and they will pay the Vendor all sum or sums of moneys that may be paid by him ----- for insurance premiums in respect of fire insurance on buildings on said premises during the currency of this Agreement, and the Vendor shall hold a charge or lien against the lands and premises for the amounts so paid, together with interest as well after as before maturity of this Agreement, at the rate of **seven (7)** per cent. per annum from the date of each payment.

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AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at the Post Office

British Columbia, under registered cover, addressed as follows:

Sanzo Shigihiro,
Labourer,
Mission City, B. C.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places.

In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints **James Welton Horne** his true and lawful attorney for and in the name of the said Purchaser, his ----- heirs, executors, administrators, successors and assigns, to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED AND SEALED
in the Presence of:

M. E. Ferris
20 Newgrapher
407 Rogers Bldg. Vancouver B.C.
(as to J. W. Horne's signature)

J. W. Horne

J. A. Catherwood
Mission City
as to Shataro Sato's
signature

Shataro Sato

FOR WITNESS

I hereby Certify that, on the

day of

19 , at

, in the Province of British Columbia,
(whose identity has been proved by the evidence on
, who is) personally known to me,

oath of

appeared before me and acknowledged to me that
Instrument as Witness, and that is of the full age of sixteen years, and having been duly sworn by me did prove
to me that
same in

is the person whose name is subscribed to the annexed
did execute the

presence voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at
in the Province of

British Columbia, this day of
in the year of our Lord, one thousand nine hundred and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same strike out the words in brackets.

FOR MARRIED WOMEN

I **Hereby Certify** that, on the _____ day of _____, 19____, at _____, in the Province of British Columbia, personally known to me (by who is personally known to me, proved)

the evidence on oath of _____ to be the wife of _____ appeared before me, and being first made acquainted with the contents of the annexed Instrument, and the nature and effect thereof, acknowledged on examination, and apart from and out of the hearing of her said husband, that she is the person mentioned in such Instrument as the maker thereof, and whose name is subscribed thereto as party; that she knows the contents and understands the nature and effect thereof; that she executed the same voluntarily, without fear or compulsion, or undue influence of her said husband; and that she is of the full age of twenty-one years and competent understanding and does not wish to retract the execution of the said Instrument.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord, one thousand nine hundred and _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same strike out the words in brackets.

Dated November 3rd 1919

JAMES WELTON HORNE

—AND—
Shotaro Sato
~~SAITO SHIGEMITSU~~

Agreement
FOR SALE OF LAND

The Clarke & Stuart Co., Ltd., Law Printers and Stationers, Vancouver, B. C.

Block ----- 195
Plan ----- 955
MISSION CITY, B.C.

*Deed at
Law Office
11/11
Horn 26/11/19
Horn 26/11/19*

DATE PAID	PRINCIPAL	INTEREST	PAID TO
Nov 2 nd 1919	200 00	28 00	fac
Oct 15 1928	50 00	7 00	State Trusts &

FOR MAKER

I **Hereby Certify** that, on the _____ day of _____, 19____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, appeared _____ the person mentioned in the annexed Instrument as the maker thereof, and whose name _____ subscribed thereto as part _____, that _____ know the contents thereof, and that _____ executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord, one thousand nine hundred and _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same strike out the words in brackets.

BC-324-P

Farm Appraisal Report

File No. JL-174

Land Description NW 1/4 Sec. 21, Tp. 17, Blk. 195, Village of Mission.

Containing 4 Acres

Owner's Name S. SATO

Post Office Address Mission

Nearest Rail Point Mission Distance 1/2 mile

Market Town Mission Distance 1/2 "

Church (give denomination) All denominations Distance Mission.

Nearest School Mission Distance 1/2 mile

State how property was identified: Map and L.R.O. sketch

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

Trail north to Mill St., then gravelled to Grand Ave. H.S. Street

Is this district a good one? Run down. Good when small fruits are high.

Employment opportunity Local in berry season. Nearby in mills; remote in logging camps.

Predominating Nationality and religion: British. None predominating.

Describe Fencing and its condition: None. Value \$

Water supply: None. Value \$

BUILDINGS ON FARM

5425

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

NO BUILDINGS

EXHIBIT NO. 744-4
DATE October 1/48
FILED BY George

No electricity near.

Total present day value \$

Total Value Buildings add to farm \$

Describe repairs needed to make buildings serviceable and give approximate cost of same.

\$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.2	Rolling	6" to 8" sandy loam	Sandy clay	None now.	50.00	60.00
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
2.8	Rolling	6" to 8" sandy loam	sd. clay	Medium clearing	75.00	25.00
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	

Total value of Land \$ 130.00

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 \$ 130.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Abandoned. Cultivation gone back.

What is the average yield per acre of this farm?

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Added acreage to other land only.

Noxious weeds:
Canada thistle.

State type of family recommended for this property:

How soon can a settler be reasonably expected to begin paying full annual instalments:

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

Mun. & School - \$10.45.
Mission City.

Date: May 27th, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 26 day of May 1942.

Inspector's Signature

"B.C. WORMWORTH"

JL-174 - S. SATO

Farm Appraisal Report

Remarks: This place is much run down for lack of cultivation. Its only redeeming feature is its favorable location as to town. Having been long untenanted, it presents an unattractive appearance rather out of keeping with its actual value. Before being brought back into full production, it would have to be heavily fertilized.

(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

Few old fruit trees add no value. Other fruits	\$
are old and neglected. Of no value.	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
Total	\$

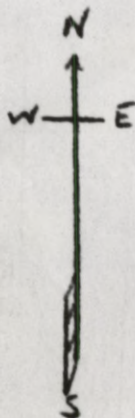
Amount fruit trees add to value of farm \$

Diagram of Property

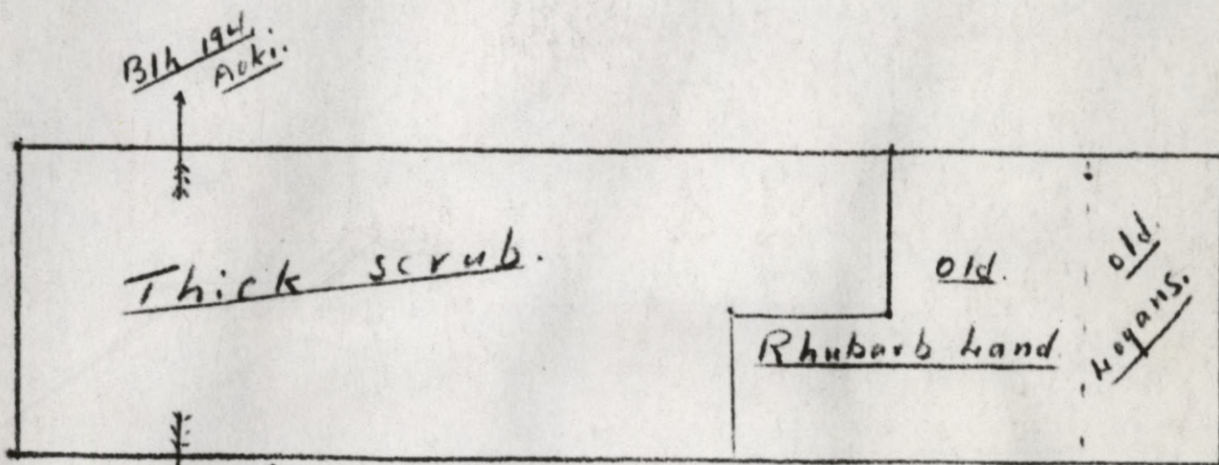
S. Sato.

NW. Sec. 21 - Tp. 17 - Block 195.

4. acres.



Scale 2ch. To 1 inch.



Horne Ave. (Just a trail out to Gr. Street) To Mill Street

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

value is \$ 200.00

Date 1st June 19 42.

"I.T. BARNET"

District Superintendent.

BC/281-P

Farm Appraisal Report

File No. 27/2 *J. 28*

Land Description: Lots 2 & 3, 3 1/2 of SW 1. Sec. 28, Tp 17, N.W.D.

Containing 9.7 Acres

Owner's Name: T Sato. Post Office Address: Mission.

Nearest Rail Point: Mission Distance: 1 1/2 m.

Market Town: " Distance: 1 1/2 m.

Church (give denomination): Mission- All denominations Distance: "

Nearest School: Mission Distance: 1 m.

State how property was identified: Tenant Redekopp, roads and map.

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

Within 1/4 m. of main paved Cedar Valley Rd. Is this district a good one? When berry prices are good yes, when not, no.

Employment opportunity: Seasonal berry picking, hoeing, cannery work. Logging and mill

Predominating Nationality: w. & e. a few 8 miles away fairly steady. British. Jap holdings increasing to date.

Describe Fencing and its condition: No fencing Value \$

Water supply: Wells, 2, about 10' deep, may go dry. No electricity. Value \$

BUILDINGS ON FARM

5425

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
<u>18x33</u>	<u>18x33x13</u>	<u>Frame</u>	<u>10' eave</u>	<u>Shingle</u>	<u>Med</u>	<u>Wood</u>	<u>Fair</u>	<u>250.00</u>
<u>Lean to</u>	<u>18x33x8</u>	<u>"</u>	<u>7' eave</u>	<u>"</u>	<u>"</u>	<u>"</u>	<u>"</u>	
<u>Shack</u>	<u>10x18x8</u>	<u>"</u>	<u>7' eave</u>	<u>"</u>	<u>newish</u>	<u>"</u>	<u>Good</u>	<u>60.00</u>
<u>Pack. Shed</u>	<u>12 x 18x10</u>	<u>"</u>	<u>8' eave</u>	<u>"</u>	<u>"</u>	<u>"</u>	<u>Fair</u>	<u>25.00</u>
<u>Pack. house</u>	<u>12x18x9</u>	<u>"</u>	<u>7' eave</u>	<u>Tar paper</u>	<u>"</u>	<u>"</u>	<u>Poor</u>	<u>20.00</u>
<u>Stable</u>	<u>12x14x7</u>	<u>"</u>	<u>6' eave</u>	<u>Shake</u>	<u>"</u>	<u>"</u>	<u>Poor</u>	<u>20.00</u>
<u>Other worthless sheds and worthless bath house</u>								
<u>There is also a</u>	<u>6x12</u>	<u>verandah</u>						
		<u>xxxxxx</u>						

Total present day value \$ 275.00

Total Value Buildings add to farm \$ 275.00

Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make it habitable?

Should be rebuilt. Is high up with rhubarb cellar and stilts are leaning. \$

Describe the basement and chimneys: Rhubarb cellar. Stove Pipe.

No. rooms downstairs? 4 Upstairs? 1 How finished 1 room sheeted, others studs

Are buildings painted? No. Condition of paint

Distance from nearest bush None close.

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

27/1

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8.28	Heavily Rolling	11" lt	light loam on light clay	Mixed small fruit	45.00	372.60
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
1.4	Rolling	11" lt	lt. cl.	Bush, light	125.00	28.00
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	

Total value of Land \$ 400.60

Total added by buildings to value of farm \$ 275.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 40.00
40 mixed fruit trees 1-5 yrs

Total value of farm \$ 715.60

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

Continuously occupied. Tillage good. Soil not particularly fertile possibly a little below average and commercially fertilized heavily.

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

Poultry and small fruit.

Noxious weeds: None.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mission Mun. \$27.56

Date: May 11, 1942
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 5th day of May 1942.

Inspector's Signature

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

Farm Appraisal Report

Remarks: Farm is located off main road but has access to it over a poor gravel lane. Light reaches farms on both sides but not this one yet. It is quite rolling though all cultivable when cleared. Soil is only a fair type for district. Is in fair heart. Buildings are of the cheapest construction. Present crops look fairly good. There are approximately 1.5 acs logans, 3 acs straws, 1 ac raspberries, 1 ac. asparagus. Crops are not taken into consideration in valuation.

(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.

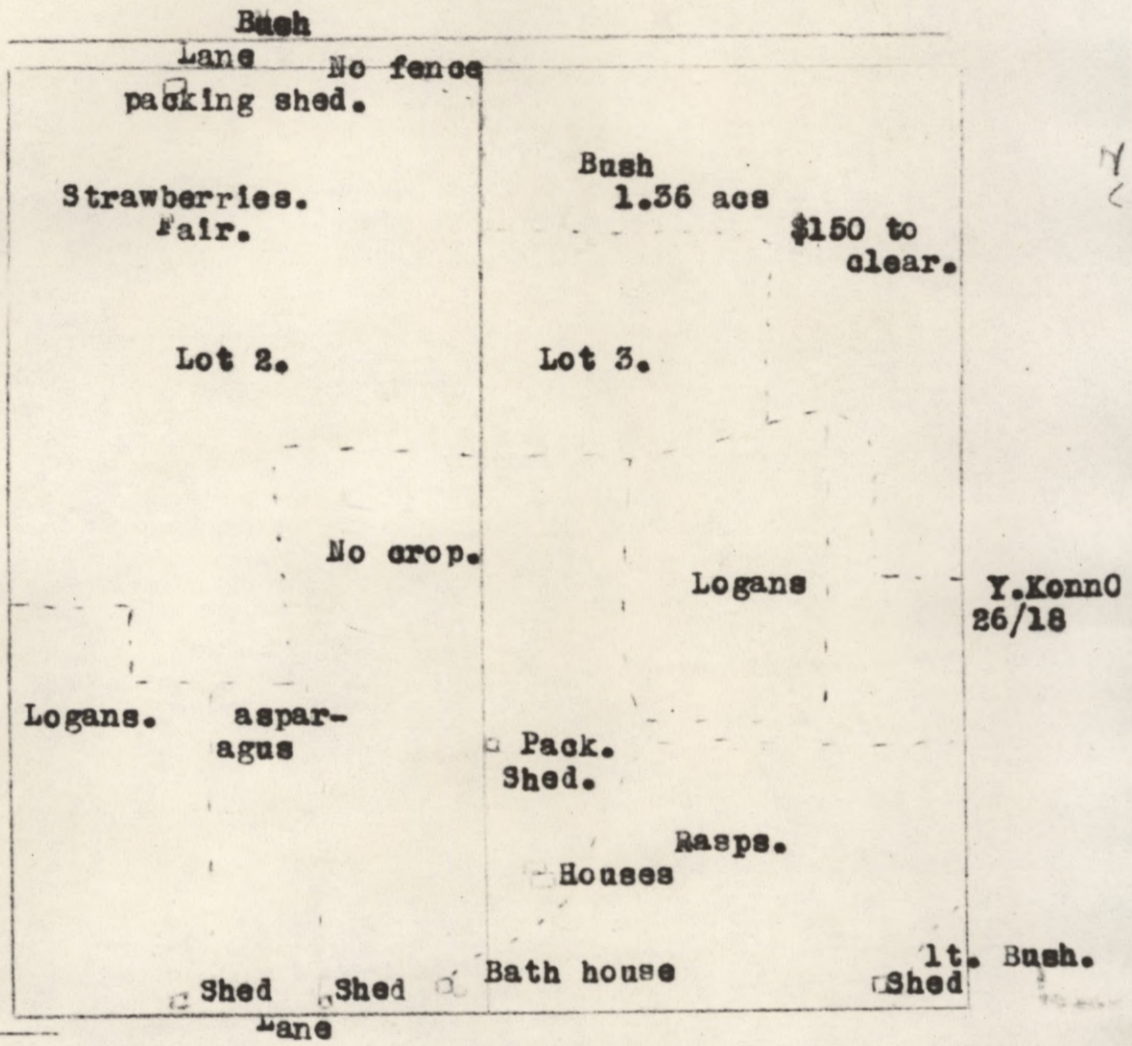
(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
40 mixed trees 1-5 yrs old.	\$ 40.00
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
Total	\$ <u>40.00</u>

Amount fruit trees add to value of farm \$.....

Diagram of Property

S.Sato 27/1- Blks 2-3, 3 1/2 34 1/2, Sec. 28, Tp. 17



Renouf.
D.L. 2467.

K. Saito 26/20

Following careful review of this appraisal report, it is my opinion that the present value is \$ 700

Date 15th May 1942
J.S. Baird
District Superintendent.

File No. 5425

August 14, 1947.

REAL PROPERTY SUMMARY

JAPANESE NAME: (Mr.) Shotaro SATO, Reg. No. 13425.

CATALOGUE NO.: Part of Director of Veterans' Land Act Offer.

PROPERTY ADDRESS: Cedar Valley Road, Mission, B. C.

LEGAL DESCRIPTION: Block 195 of Sec. 21, T. 17, Map 955 Village of Mission, District of New Westminster.

TITLE: In name of Shotaro SATO.
Register of Indefeasible Fees Folio No. 99281E
Certificate of Title held by owner.

ENCUMBRANCES: Certificate of Vesting in the Custodian. Filed No. 25226.

ASSESSED VALUE: Land \$400.00 Improvements \$350.00

CLASSIFICATION: Approximately 4 acres farming land with shack.

SOLD TO: Director Veterans' Land Act for \$128.00 on Aug. 2/44.
After deducting arrears of Taxes of \$18.93 and \$3.00
for Registration, the balance, \$106.07 was credited to
the account of Shotaro SATO.

TITLE: Certificate of Title No. 172722E was mailed to Soldier
Settlement and Veterans' Land Act and receipt for same
acknowledged on July 28/44.

INSURANCE: "None."

CHATTELS: Not involved in this sale.

ADMINISTRATION: On his "JP" Form of April 21/42, Mr. S. Sato declared that
he was the owner of the above described property. He did
not list any chattels as being left on the property, nor did
he indicate whether or not the property had been leased. No
evidence of a tenant can be found in his file.

He was evacuated on May 7/42.

This property was sold to the Director of Veterans' Land Act
for \$128.00 and after deducting Taxes for 1942 for \$18.93 and
\$3.00 for Registration Fee, the balance of \$106.07 was credited
to Mr. Sato's account with advice to him.

No comments have been made by Mr. Sato regarding the Administra-
tion and disposal of his property.

The above Summary is certified to be in
accordance with the information on file:

M. L. Brown
"M. L. Brown"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Nov. 9, 1948

File No. 5425

August 14, 1947

REAL PROPERTY SUMMARY

JAPANESE NAME: (Mr.) Shotaro SATO, Reg. No. 13425.

CATALOGUE NO.: Part of Director of Veterans' Land Act Offer.

PROPERTY ADDRESS: Cedar Valley Road, Mission, B. C.

LEGAL DESCRIPTION: Blocks 2 and 3 of S. W. $\frac{1}{4}$ of Sec. 28, Twp. 17, Map 661, Mun. of Mission, District of New Westminster.

TITLE: In the name of Shotaro SATO.
Register of Indefeasible Fees Folio No. 128258E.
Certificate of Title held by owner.

ENCUMBRANCES: Certificate of Vesting in the Custodian. File No. 25226.

ASSESSED VALUE: Land \$640.00 Improvements \$700.00

CLASSIFICATION: A fruit farm of some 9.7 acres in extent with Dwelling house, Barn, 2 packing houses and 4 shacks.

SOLD TO: Soldier Settlement and Veterans' Land Act for \$702.00 on April 28/44.

TITLE: Duplicate Certificate of Title forwarded to Director of Veterans' Land Act on April 28/44.

INSURANCE: "None": Bonds "None" : Life Insurance "None" :
Accounts Receivable "None"

CHATTELS: Not involved in this sale.

ADMINISTRATION: In his "JP" Form of April 21/42, Mr. Shotaro Sato declared that he was the owner of the above described property and that he had leased same to Mr. David REDEKOPP FOR \$500.00 per year. Certain Chattels were left on the property, but these were fully accounted for by sale and shipment as set out fully in Chattels Summary.

On April 28/44, this property was sold to the Director of Veterans' Land Act for \$702.00. After payment of outstanding taxes and Registration Fee the balance of \$667.47 was placed to Sato's credit with advice to him on August 19/44. No expenses were incurred in administering this property, and no comments whatever have been received from the former owner. A complete statement of the particulars of the sale of his property together with the balance of his funds, amounting to \$820.84 is being forwarded to Mr. Sato today.

The above Summary is certified to be in
accordance with the information on file:

"M. L. Brown"

M. L. Brown

MLB/JJW

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

Nov. 9, 1948

C. McLaughlin

ANALYSIS OF CLAIMJune 21, 1948
REAL PROPERTY
SECTIONShotaro SATO,
Reg. No. 13425

REAL PROPERTY,

Village of Mission, B. C.
property described as
Block 195 of Sec. 21, Tp. 17,
Map 955,
Village of Mission, B. C.

re Director, The Veterans' Land Act

Shotaro SATO makes claim for (Gross)	1000.00
Sales price (Gross)	128.00

	Assessed Value	Claimant's Value	S. S. B. Appraisal	V. L. A. Purchase Price
Land -	400.00	1000.00	130.00	
Improvements -	350.00			
	750.00	1000.00	130.00	128.00

Gross amount of Claim	1000.00
" " " sale	<u>128.00</u>

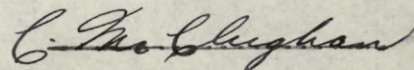
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Property No. 2
of Claim

"B. R. Dusenbury"
B. R. Dusenbury
Office of the Custodian.

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

Nov. 9, 1948



File No.
5425ANALYSIS OF
CLAIMJune 19, 1948
REAL PROPERTY
SECTIONShotaro SATO,
Reg. No. 13425REAL PROPERTY,Cedar Valley Road, Mission, B. C.
Property described as
Blocks 2 and 3 of S. W. $\frac{1}{4}$ of
Section 28, Tp. 17, Map 661,
Municipality of Mission, B. C.

re Director, the Veterans' Land Act

Shotaro SATO makes claim for (Gross)

Land -	4487.00	
Improvements -	<u>1050.00</u>	5537.00
Sales Price (Gross)	702.00	

T

	Assessed Value	Claimant's Value	S. S. B. Appraisal	V. L. A. Purchase Price
Land	640.00	4487.00	440.60	
Improvements	700.00	1050.00	275.00	
	1340.00	5537.00	715.60	702.00

RECAP:

Gross amount of claim	-	-	5537.00
" " " sale	-	-	<u>702.00</u>

Property No. 1.
of Claim

"B. R. Dusenbury"
B. R. Dusenbury
Office of the Custodian.

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

Nov. 9, 1948.

C. M. Clughan

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5425

EXHIBIT No. _____

NAME Shotaro SATO

REG. No. 13425

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 21/42</u>	Representative of TAKEN BY <u>Custodian</u>					
EVACUATION <u>May 7/42</u>	DATE <u>undated.</u>					

" 3 beds,
China Cabinet
Heater
5 chairs
Farming implements,
All to be left in
house on Sedar Valley
Rd. Mission, B.C."

Of Chattels left
on property -
1 White Sewing machine
3 beds complete
1 Gramophone,
1 China cabinet
1 Couch
1 Range
5 kitchen chairs
1 Plough
1 Platform scale
1 Hand spray
1 Duster

"In care of Custodian"
1 horse and harness 125.00
2 Sprayers 10.00
3 duster 15.00
4 plough 10.00
5 cultivator 12.00
6 spring harrow 10.00
7 scale 15.00
8 wheel barrow 2.00
9 Hammer wedge Shingle
knife 5.00
10 McClary's wood & coal
range 25.00
11 Davenport 10.00
12 China Cabinet 10.00
13 3 double beds 15.00
14 5 chairs 2.50
15 Sewing machine 25.00
Total claim Personal \$ 291.50
Property 95.65

22.00
4.00
6.25
3.00
6.50
4.25
12.25
1.10
2.10 wedge & free
8.00
7.20
2.00 2 beds
2.00
15.00 poor condition
7.35 Miscellaneous articles by Auction

1 Bundle Gardening
tools,
1 Hand cult.
1 Spring tooth cult.
1 horse

RECAP:
Japanese Claim 281.50 Sold for-
" " 10.00 Abandoned - broken - as above
Total claim Personal \$ 291.50
Property -

95.65 at Auction as above
7.35 Miscellaneous articles sold at
those claimed.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
22.00								
4.00								
6.25								
3.00								
6.50								
4.25								
12.25								
1.10								
2.10	wedge & free							Heater no value abandoned
8.00					10.00 broken			2 old beds no value "
7.20								Shingles used on house
2.00	2 beds							
2.00								
15.00	poor condition							
<u>95.65</u>								
7.35	Miscellaneous articles by Auction							Total Auction Sales Gross \$103.00

Id for- 95.65 at Auction as above

andoned - broken - as above

7.35 Miscellaneous articles sold at Auction in addition to those claimed.

EXHIBIT No. 744-6
DATE October 1/48
FILED BY J. Rice

Mission, B. C.
OFFICE OF THE CUSTODIAN

"2 copies made"

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

EXHIBIT No. 744 - 7
 NAME: SATO Shotaro DATE: Oct. 1/48
 HOME ADDRESS: Cedar Valley Rd., Mission, B. C. FILED BY: G. E. A. Rice
 REGISTRATION NUMBER 148 13425 SEX: Male AGE: 58
 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: Shine (File 5679) "No Claims for chattels indicated"
"June 18/48"
 ADDRESS OF WIFE OR HUSBAND: Cedar Valley Rd., Mission, B. C.
 NAMES OF ANY LIVING CHILDREN: Kin Kiynio (M) Shigeo (M) Tomeko (F)
Matsuye (F) George (M) Chizuko (F)
 ADDRESS OF CHILDREN: Cedar Valley Rd., Mission, B. C.
 AGE OF CHILDREN: 20, 13, 11, 9, 8, 5.

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

- LOCATION AND DESCRIPTION: (#1) Blocks 2 and 3, S. W. $\frac{1}{4}$ of Section 28, Township 17, Map 661, District of New Westminster, B. C.
 (#2) Block 195 Subdivision of Part Section 21, Township 17, D. L. 4, Group 3 Map No. 955. District of New Westminster, B. C. Title No. 99281E. "Mission"
- BUILDINGS AND OTHER IMPROVEMENTS: 2 storey wooden frame dwelling house 9 rooms, 1 barn, 2 Picking houses, 4 shacks. (#2) 1 Shack.
- INSURANCE (Give particulars; state where policies are) none
- TAXES (Amount and where payable) (#1) Taxes \$27.56 (#2) \$17.59, paid up to date.
- ENCUMBRANCES (Including any unregistered claims or deposit of title deed) none
- OCCUPANCY AND LEASES (If vacant so state) Occupied by owner at present
Leased to David Reidekopp, Mission, B. C. Leased for 10 months, \$500.00 yearly.

4. INSU

5. MOR

6. MON

7. BONI

8. BAN

9. LIFE

10. INTE

11. SAFE

LIABILI

1. PERS

2. TRAI

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Dated

FOR DEP

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarants possession
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
- 9. IF FARM LAND STATE CROPS SOWN strawberries, raspberries, loganberrie,s
Grapes, Rhubarb, Asparagus, Fruit Trees. "Crop sold to Mr. D. Reidekopp,
Mission, for \$500 -- money received."

STATEMENT OF REAL PROPERTY OCCUPIED

- 1. LOCATION AND DESCRIPTION: See page 1, Seciton 2.
- 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:
 - 3 Beds, China Cabinet, Heater, 5 Chairs, Farming Implements.
 - All to be left in house on Sedar Valley Rd., Mission, B. C.
- 2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
 - 1 Horse, to be left on the farm.
- 3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

- 4. INSURANCE CARRIED ON ABOVE PROPERTY: none
- 5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: none
- 6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none
- 7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) none
- 8. BANK ACCOUNTS: none
- 9. LIFE INSURANCE: none
- 10. INTEREST IN ANY ESTATES OR TRUSTS none
- 11. SAFETY DEPOSIT BOX: none

LIABILITIES:

- 1. PERSONAL DEBTS: none
- 2. TRADE DEBTS: none

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 21st day of April 1942.

(Signature) "S. Sato"

"F. T. Williams"

Witness

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

FOR DEPARTMENTAL USE Nov. 10, 1948

C. McLaughlin