

Name of Claimant SAWADA, Toshiaki

Case 745

Custodian File 3419

<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
					968.		1262.59			1262.59
<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 CHATTELS</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			
TOTAL RECOMMENDATION									1262.59	

CASE NO. 745.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,
October 1st, 1948.

IN THE MATTER OF THE CLAIM OF
TOSHIAKI SAWADA.

PROCEEDINGS AT HEARING.

Original

Case No. 745.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

HAPANESE PROPERTY CLAIMS COMMISSION.

BEFORE

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

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Lethbridge, Alberta,
 October 1st, 1948.

IN THE MATTER OF THE CLAIM OF
TOSHIKI SAWADA.

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

T. Sawada,
In Chief.

THE SECRETARY: Case No. 745, Toshiaki Sawada.

TOSHIAKI SAWADA, being first duly sworn,
the claimant herein, testified through
the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Can you talk English enough to go through with this?

A Not much.

Q If you can speak English, let us get along in
English as far as possible, but if you don't
10 understand the question, ask the interpreter.

I show you a form called a summary of evidence
showing your land near Ruskin, British Columbia,
the improvements on it, the buildings you put on
it and so on. Now, there is an obvious error in
what my learned friend calls my adding machine,
which is very nice of him, but on page 3 where
it shows the loss claimed, that should be \$2282.00
instead of \$4482.00.

THE SUB-COMMISSIONER: That is a saving of \$2000.00.

20 MR. RICE: We make \$2000.00 on that.

MR. VIRTUE: Q: But apart from that, was this statement
prepared by you in my office with the help of an
interpreter? A: Yes.

Q Is that your signature (indicating)?

A Yes.

Q Now, are the statements contained in this summary
true statements? A: Yes.

Q What about the values you put on your land and
cultivation and clearing and so on, and buildings,
30 are they high or low or are they fair values?

T. Sawada,
In Chief.

A I think they are fair.

Q You think they are fair? A: Yes.

Q Now, you had 20 acres of land near Mission, or near Ruskin, I mean, in British Columbia?

A Yes.

Q How far is Ruskin from New Westminster, about?

A About 25 miles.

Q Up the Fraser Valley? A: Yes.

10 Q Ruskin is in the Fraser Valley about 25 miles from New Westminster? A: Yes.

Q And how far was your land from Ruskin?

A The highway or the station?

Q From the station, from the place where you marketed your crop? A: Two and a half miles from the station.

Q How far from the highway? A: About the same.

Q And was there a road from your place to the station?

A Yes.

20 Q Now, I believe you bought this 10 acres in 1924 and another 10 acres in 1935?

A Yes.

Q It was all bushland then with no improvements?

A Yes.

Q And you paid \$1200.00, I believe?

A Yes.

Q Do you remember how much you paid for the first 10 acres and how much you paid for the second?

A The first ten acres was \$750.00.

Q And the second ten acres would be \$450.00?

30 A Yes.

T. Sawada,
In Chief.

Q Which was the better land?

A I think that although the second ten acres were cheaper that the land was better.

Q I see. Now, you cleared eleven acres of that land and planted six acres of berries?

A Yes, I planted six acres but there was various things in there, berries and various things.

Q I mean, you planted it? A: Yes.

Q And that cost you \$2800.00?

10 A Yes.

Q Now, you put on houses and a barn and a boathouse and so on and that cost you \$2350.00?

A Yes, that is what I estimate.

Q So that the total cost of the land to you and the cultivation and the clearing and buildings was \$6350.00, was it? A: Yes.

Q But you only valued your land complete at the time you were evacuated at \$3250.00?

A Yes, that is my estimate.

20 Q Now, what do you say about that price of \$3250.00?

A I think it is quite fair; I think it is an ordinary price.

Q Do you know that this land was all sold by the Custodian for \$968.00? A: Yes.

Q What do you say about that?

A Naturally, I think it is very low.

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

(SUMMARY MARKED EXHIBIT NO. 1).

THE SUB-COMMISSIONER: Page 5 will have to be amended too; you have got the loss there \$4482.00.

T. Sawada,
In Chief.

MR. VIRTUE: Yes, that figure, wherever it appears, would have to be amended, sir.

I put in the assessment notice for the year 1941 showing the land assessed at \$800.00 and the improvements at \$900.00, total \$1700.00.

MR. RICE: That is both parcels?

MR. VIRTUE: Yes, the entire parcel.

(STATEMENTS MARKED EXHIBIT NO. 2).

MR. VIRTUE: Thank you.

10

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I tender as an exhibit a farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 3)

MR. RICE: I tender as an exhibit a real property summary and a real property analysis.

(DOCUMENTS MARKED EXHIBIT NO. 4).

MR. RICE: That is all, thanks.

MR. VIRTUE: I just want to comment on the farm appraisal report, sir. "Nearest rail point: Ruskin - C.P.", 2 miles." "Roads: Yes. It fronts on #9 Road, good gravelled municipal road." "Water supply: Good domestic well." "Is dwelling habitable? Yes" and he says, "A modest little neat cottage on Lot 7.

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Then going to the second page, this 8.5 acres of cultivated and planted land is valued at \$60.00 an acre, whereas two paragraphs lower, the reclamation cost per acre of the remaining land is \$150.00 to \$200.00 an acre.

30

Under "Orchards, small fruits, etc.," on

T. Sawada,
Discussion.

page 3, the acreage is given and the present value is not entered, nor considered at all, and then the appraiser appraises the property at \$900.00, a property that was bought as bush-land for \$1200.00. That is all.

THE SUB -COMMISSIONER: Is that all?

MR. VIRTUE: Yes.

(Witness a side)

(PROCEEDINGS ADJOURNED SINE DIE)

10

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

ES Howard
".S.R.HOWARD" Official Reporter.

I hereby certify that the foregoing transcript purports to be an accurate record of the proceedings herein.

R. Edmanson
SUB-COMMISSIONER.

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30

3419

ACKNOWLEDGED

Case No. 745

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: **Toshiaki Sawada**
Registration No. **13296**
2. Claimant's address at the time of his evacuation from the protected area:
Ruskin, B.C. B.C.
3. Claimant's present address:
Picture Butte, Alta.
4. Claim relating to real property:
 - (a) Street address of real property: **Municipality of Maple Ridge, B.C.**
 - (b) Legal description of property:
Lot 7, S. W. Quarter of Section #9 Township 15
Lot 6, S. W. Quarter of Section #9 Township 15

- (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:

Lot 7 Title No. 89946E
Lot 6 Title No. 129108E

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

(I) Land— \$ 1800.00
(II) Buildings— \$ 400.00 28'x32' residence
450.00 24'x24' residence
200.00 16'x24' rhubarb house
100.00 24'x32' rhubarb house
100.00 16'x24' wood shed
200.00 16'x24' barn

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

\$ ~~3250~~ \$3250

5. Claims relating to personal property, etc.

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

Ruskin, 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:

Furnitures etc. were stored in the barn and some personal belongings inside the house.

(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:

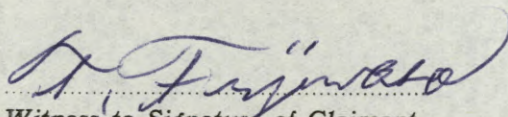
No personal property of much value.

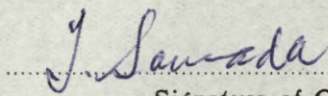
(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

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~~^{Nov.}, A.D. 1947.


.....
Witness to Signature of Claimant.


.....
Signature of Claimant.

STATUTORY DECLARATION

I, **Toshiaki Sawada**
(Full Name of Claimant)

of **Picture Butte, Alta.**
(Present Address)

Beet Worker
(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:

\$950.00 for the sale of 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.

T. Sawada

Roscoe J. Luss
A Commissioner for Oaths in and for
the Province of Alberta.

VIRTUE & RUSSELL
Barristers & Solicitors
Lethbridge, Alberta.

STATUTORY DECLARATION

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

Beef Worker
(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.

I am the above named Claimant.

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

The above Claim is true and correct.

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

\$950.00 for the sale of my property.

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

A.D. 1947.

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

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 108

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: **Toshiaki SAWADA**

2. Registration Number: **13296**

EXHIBIT NO. 745-1
DATE October 1/48
FILED BY A. G. Virtue

3. Present Address: ~~Picture Butte, Alta.~~
Box 23, IRON SPRINGS, Alberta.

4. Address Prior To Evacuation: **Ruskin, 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)

**Lot Seven (7) of the South West Quarter of Section Nine (9)
Township Fifteen (15)**

**Lot Six (6) of the South West Quarter of Section Nine (9)
Township Fifteen (15) Map 1118 in the District of New Westminster.**

(a) Nearest Post Office adjacent to land. **Ruskin, B. C.**

(b) Number of acres: **20 acres**

(c) When purchased: **10 acres--1924, 10 acres--1935**

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

Bushland with standing timber

No buildings

(e) Purchase Price\$ **1200.00**

6. IMPROVEMENTS:

(a) Clearing.....**11**.....acres at \$**200.00**...per acre \$ **2200.00**

(b) Fencing **1935** \$ **90.00**

(c) Tillage \$

(d) Drainage \$ **70.00**

(e) Weed Eradication \$

(f) Planting **Strawberries, Raspberries,
Rhubarb, Fruit trees--6 acres** \$ **440.00**

(g) \$

(h) \$

Total \$ **2800.00** \$ **2800.00**

Carried Forward \$ **4000.00**

Brought forward

\$ 4000.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
Residence (1)	28 x 32	1924	\$ 400.00	\$ 300.00	\$ 700.00
" (2)	24 x 24	1935	450.00	300.00	750.00
Barn	16 x 24	1925	150.00	100.00	250.00
Boat House 1	16 x 24	1925	150.00	100.00	250.00
" " (2)	24 x 32	1925	150.00	100.00	250.00
Shed	16 x 24	1925	100.00	50.00	150.00

Total Cost of Buildings \$2350.00 2350.00

Total Cost of Land and All Improvements \$ 6350.00

Fair Market Value of buildings \$1450.00 \$ ~~5450.00~~ 3250.00
of Land ~~4000.00~~ \$1800.00

Sold by Custodian for \$ 968.00

Loss Claimed on Parcel 1 \$ ~~4402.00~~ 2282

8. Assessment for 1942:

Land \$800.00

Improvements \$900.00

Total \$1700.00

9. Appraisal or Valuation (by Custodian):

Lands	\$ 586.30
Improvements	\$ 400.00
Total	<u>\$ 986.30</u>

10. Rental Value per Year: \$ _____

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

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

12. Documents in Support:

(a) Photographs:

(b) Deeds **Certificate of Title # 89946 E**
Certificate of Title # 129108 E

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

(f) Correspondence **Statement from Custodian Setting out Sale**
Price of Property dated May 10, 1944

(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	\$ ²² 4182 .00
Parcel 2	\$
Parcel 3	\$
Parcel 4	\$

TOTAL:

\$ ²² ~~4182~~.00

I Certify the above to be True and Correct.

Chas. H. Smith
.....
Witness

J. Sawada
.....
Signature of Claimant

Corporation of The District of Maple Ridge

To Toshiaki Sawada

Address Rushin
M

ASSESSMENT NOTICE, 1941

This is Not a Tax Notice

Please Check Name and Description

Roll No.	DESCRIPTION OF LAND							VALUE AS ASSESSED						TOTAL VALUE	
	Lot	Blk.	Quarter	Sec.	Twp.	D.L.	Map	Size or Acreage	Improvements		Improved Land		Wild Land		
									\$	c	\$	c	\$		c
3227	P ¹ / ₄ of 6		S.W.	9	15		1118	8.88	800		400			1200	
			S.E. SK. 2113												
3228	7		S.W.	9	15		1118	9.75	100		400			500	

EXHIBIT No. 745-2
DATE October 1/48
FILED BY A. J. Vinter

Municipal Hall, Haney, B. C.,
December 31st, 1940.

TAKE NOTICE that the above property is assessed as above for the year 1941. The first sitting of the court of Revision will be held at the Municipal Hall, Haney, B. C., on the 8th day of February, 1941, at 10 o'clock a.m.
Section 234 of the Municipal Act reads as follows:

"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 the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at 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 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 ground 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."

"(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

R. W. G. FRANKLIN, Assessor.

Farm Appraisal Report

File No. JL-460

Land Description Portion Lot 6 & 7, S.W. 1/4 Sec. 9, Tp. 15, Map 1118.

Containing 18.63 Acres

Owner's Name SAWADA, Toshiaki Post Office Address Ruskin, B.C.

Nearest Rail Point Ruskin - C.P.R. Distance 2 miles

Market Town Haney - 9 miles; New Westminster - Distance 29 "

Church (give denomination) C. of Eng. & United Distance 2-4 "

Nearest School Ruskin Public Distance 2 "

State how property was identified: Corner post. Road allowance and map check.

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

Yes. It fronts on #9 Road - good gravelled Municipal Road.

Is this district a good one? No. Not yet, too much bush.

Employment opportunity Strictly limited.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Practically nil Value \$

Water supply: Good domestic well. Value \$

BUILDINGS ON FARM

3419

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
Lot 6 HOUSE	24 x 24	Crude frame	7'	Shke.	10-12	Wood	Poor	50.00
" 7 "	24 x 30	Frame	8'	"	10-12	"	Fair	300.00
Garage and	(12 x 24	"	10'	"	5-6	"	"	40.00
BARN Leanto	(18 x 16	"	6'	"	5-6	"	"	
Shed	16 x 24	"	9'	Shgl.	10	"	"	75.00
BARN Shed	24 x 16	"	8'	Shke.	10	"	"	25.00
Rhubarb hse	.20 x 34	"	8'	"	10	"	"	40.00
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$ 530.00

Total Value Buildings add to farm \$ 400.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? A modest little neat cottage on Lot 7. The cottage on Lot 6, West of ravine, is crude and surplus. \$

Describe the basement and chimneys: No basement; brick chimney to ground.

No. rooms downstairs? 5 Upstairs? - How finished wood

Are buildings painted? House stained Condition of paint Good.

Distance from nearest bush Clear.

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
8.5	Undulating.	Sandy loam, 10" - 1'	Sandy & clay	Raspberries; straw- berries and oats.	60.00	510.00
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
7.63	Upland, hilly, broken by creek & ravine	Sdy.lm. 10"-1'	Sandy & clay	Clear logged off land. Very heavy.	150.-200.	10.00
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	
2.5	Ravines and creek bottom		Logged off land; lots of good firewood		-	

Total value of Land \$ 586.30

Total added by buildings to value of farm \$ 400.00

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

Total value of farm \$ 986.30

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Owners vacated some considerable time ago. Property left rough and very weedy.

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

Noxious weeds:
Plenty of Canada thistle and couch grass.

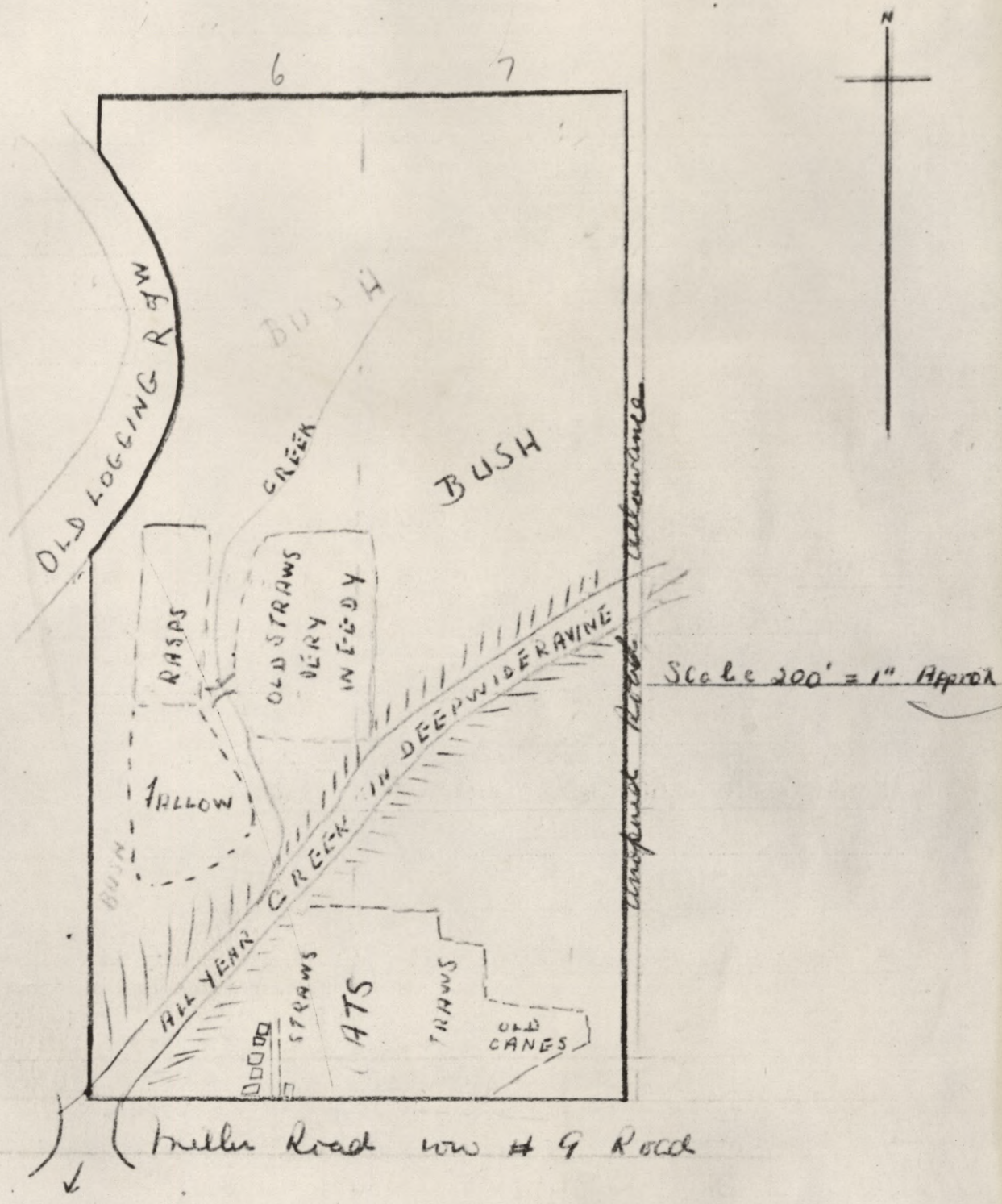
Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Municipality of Maple Ridge-Land, School & Library:-
\$35.93;- Arrears on both lots-\$73.50.

Date: July 7th, 1942.
Place: New Westminster, B.C. I certify that the above report is based on a personal examination of the whole farm made on the 22 day of June 19 42

Inspector's Signature "T. GODFREY"

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

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 900.00

Date 8th July 19 42.

"I.T. BARNET"
District Superintendent.

EXHIBIT No. 745 - 4
DATE October 1/48
FILED BY G. E. A. Rice

REAL PROPERTY SUMMARY

File 3419
V. L. A. B. C. 143-P

JAPANESE NAME: Toshiaki SAWADA, - - Reg. No. 13296

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

PROPERTY ADDRESS: Millar Road, Ruskin, B. C.

LEGAL DESCRIPTION: Lot 6 of the S. W. $\frac{1}{4}$ of Sec. 9, Twp. 15 Map 1118 Save and Except two portions thereof shown colored Red and Yellow respectively on Sketch deposited No. 2113 Municipality of Maple Ridge in the District of New Westminster.

Lot 7 of the S. W. $\frac{1}{4}$ of Sec. 9, Twp. 15 Map 1118 Municipality of Maple Ridge in the District of New Westminster.

TITLE: In name of Toshiaki SAWADA.

ENCUMBRANCE: Vesting in Custodian No. 25308, 15th January 1903.

ASSESSED VALUE: 1943 - 18.63 acres.
Land \$800.00
Improvements \$900.00 Total \$1700.00 Taxes \$35.93.

CLASSIFICATION: Berry farm with dwelling. Custodians' inspector on 23rd May 1942 reported 3 acres in strawberries and $\frac{3}{4}$ acre in raspberries, frame house 32 x 32, with 4 rooms, 1 frame shack 24 x 24 with 3 rooms, both buildings with shake roofs, a woodshed, 2 small barns and a garage and a well. Property vacant at that date.

HISTORY OF ADMINISTRATION: Leased by the Custodian May 1942 to end of year to Berco Exploration Co., for \$100.00. Central Fruit Distributors Ltd., made claim that Sawada had sold the 1942 crop to that Company. This claim of \$36.05 was with other claims compromised pro rate at \$31.42 and remains as a liability of Sawada. The rental of \$100.00 was paid to the Custodian.
The property was leased by the Custodian to A. Sutherland for 1 year from March 31st 1943 for \$72.00. Of this rental \$12.00 was paid to the Custodian and allowed to the Director, the Veterans' Land Act.

SOLD: To the Director, the Veterans' Land Act for \$968.00 as at 1st January, 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Toshiaki Sawada - sale price \$968.00 plus Berco rental \$100.00 plus Sutherland rental \$12.00, total \$1080.00, less debits of taxes \$114.13,

FUNDS: of taxes \$114.13, 2 Certificates of Encumbrance \$2.00, 2 registration fees \$6.00, legal fee \$15.00 and rent allowed the Director, the Veterans' Land Act \$12.00, total \$149.15. Net amount released \$930.87.

TITLE: Included in C. of T's 169049-E and 169050-E and payment made to Custodian by cheque dated 9th March 1944.

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

"Ian Macpherson"

DATED November 4th, 1945.

IM:ML

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

Nov. 10, 1948

ML *C. Macpherson*

File No. 3419

ANALYSIS OF CLAIM

June 21, 1948
REAL PROPERTY SECTION

Toshiaki Sawada,
Reg. No. 13296

REAL PROPERTY,

Rusking B. C. (P. O.)
 Property described as
 Lot 6 of the S. W. $\frac{1}{4}$
 Sec. 9, Tp. 15, Map 1118
 save and except two portions
 thereof shown colored Red and
 Yellow respectively on sketch
 deposited No. 2113, Municipality of
 Maple Ridge, B. C.
 and
 Lot 7 of the S. W. $\frac{1}{4}$, Sec. 9, Tp. 15,
 Map 1118, Municipality of Maple Ridge,
 B. C.

re Director, the Veterans' Land Act

Toshiaki SAWADA makes claim for (Gross) as follows:-

Land -	1800.00	
Improvements -	<u>1450.00</u>	\$3250.00
Sales Price (gross)	968.00	

	1942 Assessed value	Claimant's value	S. S. B. Appraisal	V. L. A. Purchase price
Land -	\$800.00	\$1800.00	\$586.30	
Improvements -	900.00	1450.00	400.00	
	<u>\$1700.00</u>	<u>\$3250.00</u>	<u>\$986.30</u>	<u>\$968.00</u>

RECAP:

Gross amount of claim	-	\$3250.00
" " " sale		<u>968.00</u>

"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. 10, 1948

R. C. McLaughan