

Name of Claimant SHIKAZE, Yeda

Case 748

Custodian File 5436

<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
					287.				198.87	198.87
<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										198.87

CASE NO. 748.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,

October 4th, 1948.

IN THE MATTER OF THE CLAIM OF

YEDA SHIKAZE.

PROCEEDINGS AT HEARING.

Y. Shikaze,
In Chief.

THE SECRETARY: Case No. 748, Yeda Shikaze.

YEDA SHIKAZE, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Mrs. Shikaze, do you remember this form called
a summary of evidence? A: Yes.

Q It has a description of your land near Abbotsford?

A Yes.

10 Q And the clearing and improvements and all on your
land? A: Yes.

Q There were no buildings? A: No.

Q And then you had sold part of your land to different
people? A: Yes.

Q And you have a claim for that money that the Custodian
should have collected? A: Yes.

Q Now, this land of yours was about 20 acres near
Abbotsford? A: Yes.

20 Q Abbotsford is quite a large busy town in the
Fraser Valley, is it not?

A Yes.

Q How far was this land from Abbotsford?

A About four miles.

Q You bought this land in 1931, did you?

A Yes.

Q It was just bushland, no buildings, no clearing?

A Yes.

Q Now, you originally bought 160 acres and then
I believe you sold 140 acres?

30 A Yes.

Y. Shikaze,
In Chief.

Q Do you remember what you paid for the whole thing, the whole 160 acres?

A I think it was \$1500.00.

Q And then you sold 140 acres of that. Do you remember what you got for the 140 acres?

A It wasn't sold in one parcel; I sold it in small pieces.

Q Oh, yes, I see. But, anyway, you are only claiming for the unimproved land of 20 acres that you had left, and you are only claiming \$188.00? That is for the bushland you are only claiming \$188.00?

10

A Yes.

Q The 20 acres that you kept, you are only saying that it cost you \$188.00? A: Yes.

Q Now, you cleared three or four acres of that land, did you? A: Yes.

Q And you put that down at \$300.00. It was only partly cleared? A: Yes.

Q And then you paid for surveying, \$200.00?

20

A Yes.

Q And then you say that the land, that 20 acres of land near Abbotsford, when you left was worth \$1000.00? A: Yes.

Q Was that a fair value, \$1000.00, at the time you left? A: Yes.

Q That district around Abbotsford had settled up very thickly? A great many people had moved in, is that correct? A: Yes.

Q Now, the Custodian sold that land for \$287.00; what do you think about that price?

30

Y. Shikaze,
In Chief.

A I think it is very cheap.

MR. VIRTUE: I am not going to go into the question and the details of these agreements for sale because I think that is apparently a matter of argument. I don't think there is any dispute about the facts, and the other is just a question of argument, so that I am not going to go into that. What it amounts to, I think, is this, that the Custodian, when she left, took over these agreements for sale covering the land that she had sold, and then she claims that he did not collect the full amount from the purchasers, and has filed a claim for it, but, as I say, that is just purely a matter of legal argument.

10

THE SUB-COMMISSIONER: What you are saying is that the 20 acres remaining are subdivided then?

MR. VIRTUE: Not the 20 acres, no. She started with 160 acres, and apparently she subdivided the acreage, but, at any rate, she sold off a number of parcels, which only left her with 20 acres remaining. Now, for those parcels that she sold, there were three agreements for sale, I don't know, there may have been others, but at any rate there were three left when she was evacuated, and she left those three agreements for sale with the Custodian, and her claim now is with regard to those agreements for sale, that the Custodian did not collect the full amount which he should have done.

20

30

THE SUB-COMMISSIONER: Oh, I see. There are two claims.

Y. Shikaze,
Discussion.

She is claiming for the 20 acres, which the Custodian sold too cheaply she claims.

10 MR. VIRTUE: Yes. That is one claim. My learned friend will doubtless go on with that, but that is a question whether her claim is correct or the Custodian's. And there is a second branch of the claim which you will find at the back in respect to the agreements for sale, which she left with the Custodian, and, as I say, I can't see much advantage in examining her about it because it is apparently a question of accounting and argument.

THE SUB-COMMISSIONER: I understand. Now, in regard to your claim for \$200.00 for surveying, what do you suggest in regard to that? Does that add anything to the value of the property?

20 MR. VIRTUE: Well, I take it that will be a matter of argument. My submission will be that by subdividing it she made the remaining property, which she claims, more valuable, and instead of being farm property it was available for re-sale as a small parcel, but that is just a matter of argument.

I think I should put in, and will now, although I have no doubt the Custodian has them already, first, an agreement for sale dated the 13th of February, 1937, from the claimant to a name named Kadoma, and the agreement for sale...

MR. RICE: ...What lot does that agreement cover, please?

30 MR. VIRTUE: Lot 11.

Y. Shikaze,
Discussion.

MR. RICE: I thought you were dropping that.

MR. VIRTUE: We are not making a claim with respect to that so I won't clutter up the record. I will put in the agreement for sale from this claimant to Yoshio Shikaze, dated the 20th of December, 1941, Lots 4 and 5, for a total of \$640.00.

(AGREEMENT MARKED EXHIBIT NO. 2)

10 MR. VIRTUE: I think the Custodian has the other agreement. We haven't got it, anyway.

MR. RICE: I don't think I have any agreements. I have a memorandum regarding them, but I don't think I have it on file.

MR. VIRTUE: That is all.

20 MR. RICE: I am submitting, your Honour, that the real estate, that is, Lots 9 and 10 of this subdivision, was sold for its fair market value. I am submitting that the other part of the claim for collecting the balance owing under agreements for sale is not within the terms of reference, and the Custodian is not responsible for collecting the same, other than any moneys that have been paid to him, which have all been accounted for.

I wish to tender as an exhibit a farm appraisal report respecting Lots 9 and 10.

(APPRAISAL REPORT MARKED EXHIBIT NO. 3).

MR. RICE: I submit summaries respecting the real estate, that is, Lots 9 and 10, Lots 4 and 5, and Lot 3. There are four summaries there.

(SUMMARIES MARKED EXHIBIT NO. 4).

Y. Shikaze,
Cross Exam.

MR. RICE: I submit as an exhibit an assessment notice from the District of Matsqui for the year 1943 respecting Lots 9 and 10, showing the land assessed at \$488.00 and the improvements \$400.00.

(ASSESSMENT MARKED EXHIBIT NO. 5).

CROSS EXAMINATION BY MR. RICE:

10 Q I show you a statement respecting Lot 3, apparently a letter you addressed to the Custodian under date of February 28th, 1944 (indicating); does that letter bear your signature?

A Yes, I remember.

Q You remember that? A: Yes.

Q This letter says that the unpaid balance owing on the purchase price of Lot 3 is \$364.85, and the interest to the 29th of February, 1944, \$55.72, making a total of \$420.57?

A Yes.

MR. RICE: I will tender that as an exhibit.

20 (LETTER MARKED EXHIBIT NO. 6).

MR. RICE: Q: I show you another letter addressed by you to the Custodian of the same date, February 28th, 1944, respecting Lots 4 and 5; is that your signature to that letter?

A Yes, I remember.

MR. RICE: This letter states or sets forth the unpaid balance owing on Lots 4 and 5 to be \$460.00, and the interest computed to the 29th of February, 1944, \$83.69, total \$543.69.

30 (LETTER MARKED EXHIBIT NO. 7).

Y. Shikaze,
Cross Exam.

MR. RICE: Q: You originally owned 160 acres?

A Yes.

Q And then did you subdivide the whole 160 before you sold any? A: Yes.

Q And that is what you paid the \$200.00 for was to subdivide the whole 160 acres?

A Yes.

Q Why do you charge the whole of that expense against Lots 9 and 10 to boost the value on them?

10 A Lots 9 and 10 were the farthest inward lots and in order to get to them we had to build a road.

Q You built a road, did you? A: Yes, when the place was subdivided.

Q Did the other lots have the benefit of that road?

A Yes.

Q How much did you pay for that 160 acres of land?

A I believe it was \$1500.00. It is sometime ago, so that I don't accurately remember.

20 Q And how long after you purchased it before you subdivided it? A: I am not certain, but it may have been three or four years.

Q And were the lots subdivided into ten acre lots?

A They were cut into ten acre and twenty acre lots.

Q Into ten acre and twenty acre lots, were they?

A Yes.

Q Well, do you know how many lots the subdivision was made into after the survey?

A Twelve lots in all.

Q Twelve lots in all? A: Yes.

30 Q Well, then, most of them would be ten acre lots,

Y. Shikaze,
Cross Exam.

I take it, or do you know how many ten acre lots there were and how many twenty acre lots?

A There were four twenty acre lots and the rest were ten acre lots.

Q Well, that would be eight ten acre lots?

A Yes.

Q And how much did you sell the ten acre lots for?

A The lots out in the front, the front lots, the better lots and the corner lots, I sold for \$400.00.

10 Q That would be the ten acre lot?

A Yes.

Q One ten acre lot for \$400.00, and the others?

A And the less accessible ones I sold for \$300.00, and the 20 acre lots for \$700.00 each.

Q Well, then, by subdividing this property and selling the lots as you did you made a good sale of your investment?

THE SUB-COMMISSIONER: You had better bring her down to the question.

20 A Well, I didn't make any loss on it.

MR. VIRTUE: What was the answer?

A I didn't make a loss on the deal.

MR. RICE: Q: No. As a matter of fact you made about \$2500.00 profit or better, did you not, is that right? You made over \$2500.00 by subdividing the property and selling it?

THE SUB-COMMISSIONER: Oh, get her to answer the question.

A Well, I had to pay quite a lot of money out building the roads and expenses like that.

30 MR. RICE: Q: Well, you could afford to with that profit,

Y. Shikaze,
Cross Exam.
Re Direct.

could you not? The point I am getting at is,
Why do you charge up \$200.00 for surveying the
lots, Lots 9 and 10, if that is all it cost you
for the whole works? A: Well, that was
the amount I had to pay the inspector.

Q All right.

MR.VIRTUE: I just want to ask a question to clear
something up in my mind.

10

RE DIRECT EXAMINATION BY MR. VIRTUE:

Q Do you remember that you sold a lot to Kadoma?

A Yes.

Q In 1937? A: Yes.

Q That was Lot 11? A: Yes.

Q How many acres was that? A: 20 acres.

Q 20 acres? A: Yes.

Q And you sold that to Kadoma for \$1550.00? Just
answer the question? A: That included
the price of the house.

20 Q Oh, I see. A; And the clearing
and everything.

Q Well, that is something else; nothing turns on it.
All right, thank you.

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

MR. VIRTUE: I just want to call attention, sir, to
some points in the farm appraisal report filed
by my learned friend. The nearest rail point and
market town, Abbotsford, a distance of two and
a half miles. "Roads: On good subsidiary road."
"Water supply: None, but well easily available."

30

Y. Shikaze,
Discussion.

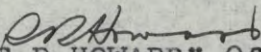
Over on the second page, although this 20 acres is only valued at -- well, nothing turns on that, except that I point out that again we find that the reclamation cost is \$200.00 an acre, which seems to get pretty close to a common figure. And on the next page, "Location of this place is very fair. It has very fair bush land for this area but the soil is on the light side," and then they value the whole 20 acres at \$200.00.

10

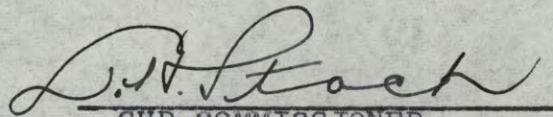
(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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


"S.R. HOWARD" Official Reporter.

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


SUB-COMMISSIONER.

20

30

5436 . ACKNOWLEDGED

Case No. 748.

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: **Yeda Shikaze**

Registration No. **14461**

2. Claimant's address at the time of his evacuation from the protected area:

Box 312 Mission City, B.C.

3. Claimant's present address:

Box 103 Picture Butte, Alta.

4. Claim relating to real property:

(a) Street address of real property:

(b) Legal description of property:

**Subdivision of N. W. $\frac{1}{4}$ Section 28 township 16
District of New Westminster.
Lots 3, 4, 5, 9, 10, 11**

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

Farm. Lot 11 is cleared
Lot 3, 4, 5, 9, and 10 is partly cleared, still
bush land.

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

Lot 11 is sold but interest on payment not received.
Lot 3, 4, 5, is sold. Complete payment not received.
Title to Lot 9 and 10 is at the New Westminster Registry Office.

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

(I) Land—	\$	2657.99	Interest and Land value	
(II) Buildings—	\$		on Lot 3, 4, 5,	\$1208.98
			Interest on Lot 11	449.01
			Lot 9 and 10	<u>1000.00</u>
				\$2657.99

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

\$ 2657.99

5. Claims relating to personal property, etc.

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

- (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:

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

(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 belongings.

(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 12th ^{Nov.} day of ~~October~~ A.D. 1947.

H. Miyagawa
.....
Witness to Signature of Claimant.

Yeda Shikaze
.....
Signature of Claimant.

STATUTORY DECLARATION

I, (Mrs) Yeda Shikaze
(Full Name of Claimant)

of Picture Butte, Alta.
(Present Address)

Housewife
(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:

(Faint mirrored text)

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.

Yeda Shikaze

Kenneth D. Linfo
A Commissioner for Oaths in and for
the Province of Alberta.

(Faint mirrored text)

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 Chapted 99 of the Revised
Statutes of Canada, 1927, and

(Occupation)

(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.

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

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 Oaths in and for
the Province of Alberta.

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 111

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: **Yeda SHIKAZE**

2. Registration Number: **14461**

3. Present Address: ~~Box 103~~ **Picture Butte, Alta.**

4. Address Prior To Evacuation: **Box 312 Mission City, B. C.**

EXHIBIT NO

748-1-

DATE

October 14/48

FILED BY

A. G. Virtue

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)

**Lots Nine (9) and Ten (10), North West Quarter Section
Twenty-eight (28), Township Sixteen (16) Map 5793 in
the District of New Westminster.**

- (a) Nearest Post Office adjacent to land. **Abbotsford, B. C.**
- (b) Number of acres: **20 acres**
- (c) When purchased: **1931**
- (d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Bushland

No Buildings

(e) Purchase Price ~~\$1500.00 for 160 acres~~ (140 acres sold) \$ 188.00

6. IMPROVEMENTS:

(a) Clearing	3 or 4 acres at \$.....per acre	\$ 300.00	(only partially cleared)
(b) Fencing		\$	
(c) Tillage		\$	
(d) Drainage		\$	
(e) Weed Eradication		\$	
(f) Planting		\$	
(g) Surveying		\$200.00	
(h)		\$ _____	
	Total	\$500.00	\$ <u>500.00</u>
	Carried Forward	\$	\$ 688.00

Brought forward \$ 688.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
NO BUILDINGS					

Total Cost of Buildings

Total Cost of Land and All Improvements \$ 688.00

Fair Market Value \$ 1000.00

Sold by Custodian for \$ 287.00

Loss Claimed on Parcel 1 \$ 713.00

8. Assessment for 1942:

Land \$ 488.00

Improvements \$ 400.00

Total \$ 888.00

9. Appraisal or Valuation (by Custodian):

Lands	\$
Improvements	\$
Total	\$ 292.50

10. Rental Value per Year: \$

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

.....\$

.....\$

.....\$

.....\$

12. Documents in Support:

(a) Photographs:

(b) Deeds

(c) Agreements to Purchase **1. Yeda Shikaze and Suyskichi Kodama**
2. Yeda Shikaze and Yoshio Shikaze

(d) Leases

(e) Insurance Policies

(f) Correspondence

(g)

(h)

Parcel 2:- (Add additional sheets if necessary)

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

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1	\$	
Parcel 2	\$	
Parcel ^{Lot} Parcel 3	\$	161.13 plus interest
Parcel ^{Lot} Parcel 4 & 5	\$	232.35 plus interest
Lots 9 & 10	\$	713.00
Lot 11	\$	Nil

TOTAL:

\$

I Certify the above to be True and Correct.

.....
Witness

Yeda Shukaze
.....
Signature of Claimant.

"INTEREST AND LAND VALUE ON"

Lot three (3) North West Quarter Section Twenty-eight (28)
Township Sixteen (16) Map 5793.

Principal owing on Agreement for sale with SHOTARO MATSUMOTO
As of Dec. 1, 1942.....\$ 384.30

To Interest from December 1, 1942 to May 4, 1953
(2 years - 5 months - 4 days) at 8%.....\$ 74.28

TOTAL AMOUNT DUE on May 4, 1945 \$ 458.58

NET AMOUNT RECEIVED FROM CUSTODIAN.....\$ 297.45

BALANCE OWING AS of May 4, 1945.....\$ 161.13
PLUS interest on the said sum at 8% per annum from
4th day of May A.D. 1945 to such time as Claimant receives
the balance owing

NOTE:

Interest computed to day Custodian transferred net payment
to Claimants account.

Lots four (4) and five (5) North West Quarter Section Twenty-
eight (28) Township Sixteen (16) Map 5793.

Principal owing on Agreement for sale with YOSHIO SHIKAZE
As of Dec. 1, 1942.....\$ 500.00

To Interest from December 1, 1942 to May 4, 1945
(2 years - 5 months - 4 days) at 6%.....\$ 72.20

TOTAL AMOUNT DUE on May 4, 1945 \$ 572.20

NET AMOUNT RECEIVED FROM CUSTODIAN.....\$ 339.85

BALANCE OWING AS of May 4, 1945.....\$ 232.35
PLUS interest on the said sum at 8% per annum from
4th day of May A.D. 1945 to such time as Claimant
receives the balance owing.

NOTE

NOTE

Interest computed on some basis as Lot three (3)

Lot Eleven (11) North West Quarter Section Twenty-eight (28)
Township Sixteen (16) Map 5793.

NO CLAIM ON THIS AGREEMENT FOR SALE with SUEKICHI KODAMA

This Agreement, made in duplicate this Twentieth

day of December in the year of Our Lord one thousand nine hundred and forty-one
BETWEEN

**YEDA SHIKAZE of Mission City in the Province of
British Columbia, Housewife,**

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

YOSHIO SHIKAZE of the above named place, Farmer,

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 the District of New Westminster and Province of British Columbia and more particularly known and described as Lots Four (4) and Five (5) of the North West quarter of Section Twenty-eight (28) Township Sixteen (16) Map Five Thousand Seven Hundred and Ninety-three (5793), Municipality of Matsqui.

EXHIBIT No. 748-2
DATE October 4/48
FILED BY A. G. Virtue

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of
..... **SIX HUNDRED AND FORTY (\$640.00)** Dollars
of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that
is to say: the sum of **ONE HUNDRED AND FORTY (\$140.00)** Dollars
on the execution of this agreement (the receipt whereof the said Vendor doth hereby admit and
acknowledge), and the balance payable as follows:

TWO HUNDRED AND FIFTY DOLLARS (\$250.00) on October 1st. 1942 and
TWO HUNDRED AND FIFTY DOLLARS (\$250.00) on October 1st. 1943

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 **SIX (6)** per cent.
per annum, on the days and times in manner above mentioned; all sums in arrear for interest from
time to time shall bear interest at the rate aforesaid from date until payment: 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 said 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 said Vendor may give the said
Purchaser **Thirty** 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 said 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 SAID PURCHASER shall and will during the continuance of this Agreement, and so long as
any money remains unpaid thereunder, insure and keep insured against loss or damage by fire all
buildings or other erections erected on the said lands, or which may be hereafter erected hereon, in
the sum of not less than

with some insurance Company to be approved of by the said Vendor, and will pay all premiums and
sums of money necessary for such purpose as the same shall become due; and will assign, transfer and
deliver over unto the said Vendor the policy or policies of insurance, receipt and receipts, thereto
appertaining, and if the said Vendor shall pay any premiums or sums of money for insurance of the
said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid
hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be
payable forthwith.

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Signature

AND ALSO, it is hereby agreed that the said 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 said Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

YOSHIO SHIKAZE, / **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; AND wherever the singular and the masculine pronoun are used, the same shall be construed as meaning the plural or the feminine where the context or the parties hereto so require.

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 said 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.

THE VENDOR SHALL HAVE THE RIGHT at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser, specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND the said Purchaser hereby irrevocably appoints the said Vendor his true and lawful attorney for and in the name of the said Purchaser 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, Sealed and Delivered
in the presence of

Frank A. B. Cashwood } *Yeda. Shikaze*
Mission City } *Yoshio Shikaze*
B.C. }
Notary Public.

Affidavit of Witness

To Wit:

I, _____, of the _____, of _____, in the Province of British Columbia, make oath and say:--

1. I was personally present and did see the within instrument duly signed and executed by _____

the part thereto, for the purposes named therein.

2. The said instrument was executed at _____

3. I know the said part _____, and that _____ of the full age of twenty-one years.

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____

in the Province of British Columbia, this _____

day of _____, 194...

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

Dated **DECEMBER 20TH**, 194**1**

YEDA SHIKAZE

— AND —

YOSHIO SHIKAZE

**Agreement
For Sale of Land**

**Lots 4 and 5 of the
N. W. 1/4 Sec. 28, Tp. 16
Map 5793
Municipality of Matsqui.**

Victoria Printing and Publishing Co., Victoria, B.C.

Date Paid	Principal	Interest	Paid to

For Maker of a Deed

I HEREBY CERTIFY that, on the _____ day of _____, 194..., at _____, in the _____ of _____

_____ (whose identity has been proved by the evidence on oath of _____

who is) personally known to me, appeared before me and acknowledged to me that _____

the person _____ mentioned in the annexed instrument as the maker _____ thereof, and whose name _____ subscribed thereto as part _____, that _____ knows the contents thereof, and that _____ executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at _____ this _____ day of _____

_____, in the year of our Lord one thousand nine hundred and forty-_____

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.

Farm Appraisal Report

Cpy

File No. JL 204

Land Description Lots 9 & 10, NW $\frac{1}{4}$ Sec. 28, Tp. 16, Map 5793, N.W.D.

Containing Lot 9 - 9.75 acs.) Acres
Lot 10 - 9.75 acs.)

Owner's Name SHIKAZE, Yeda Post Office Address Abbotsford, B.C.

Nearest Rail Point Abbotsford, B.C. Distance 2 $\frac{1}{2}$ miles

Market Town " Distance "

Church (give denomination) All denominations, Abbotsford Distance "

Nearest School Abbotsford, (bus at gate) Distance "

State how property was identified: Stakes, road, map.

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

On good subsidiary road.

Is this district a good one? Fair

Employment opportunity Seasonal farm work, hop-picking. No industry.

Predominating Nationality and religion: British, protestant.

Describe Fencing and its condition: No fences. Value \$

Water supply: None, but well easily available. Value \$

BUILDINGS ON FARM

5436

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION	
HOUSE	X	No buildings of any kind.							
	X								
	X								
BARN	X								
	X								
BARN	X								
	X								
GRANARY	X								
	X								
	X								
	X								
	X								

EXHIBIT NO. 748-3
DATE October 4/48
P. J. A. Rice

No electric light available.

Total present day value \$

Total Value Buildings add to farm Nil. \$

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

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
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
Lot 9	9.75 ac. und.	6" lm.	on sdy.	Bush & stumps	200.00	15.00
Lot 10	" " "	" "	" "	" " "	200.00	15.00
	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 \$ 292.50

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 \$ 292.50

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Not occupied or tilled

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Not suitable till cleared, when suitable for mixed combined with other acreage

Noxious weeds:
Wild weeds only.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Matsqui. Lot 9- \$11.37
Lot 10- \$10.12

Date: June 4, 1942.
Place: Matsqui

I certify that the above report is based on a personal examination of the whole farm made on the 1st day of June, 19 42

Inspector's Signature "R.L. RAMSAY"

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

Farm Appraisal Report

Remarks: Location of this place is very fair. It is very fair bush land for this area but the soil is on the light side.

There are no buildings nor improvements beyond a small amount of slash on Lot 9. This has been allowed to grow up again so with stumps still there is little if any better than bush. It certainly hasn't got the fire wood the old bush has.

In itself it is not suitable for agriculture till cleared but could possibly be combined with other acreage and a farmer might clear at his convenience making pasture and then plow land.

(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

NONE.

	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

Total \$ _____

Amount fruit trees add to value of farm \$ _____

Diagram of Property

Following careful review of this appraisal report, it is my opinion that the present value is \$200.00.....

Date..... 9th June, 19 42.

"I.T. BARNET"

.....
District Superintendent.

748 - 4
EXHIBIT No. _____
DATE Oct. 4/48
FILED BY G. E. A. Rice

File No. 5436 REAL PROPERTY SUMMARY FOR CLAIM May 20/48.

CLAIMANT: (Mrs.) Yeda SHIKAZE

PROP. SUBJECT
OF CLAIM: Lots 3, 4, 5, and Lot 11, N. W. $\frac{1}{4}$ of Sec, 28,
Twp. 16, Map 5793, Mun. of Matsqui, D. N. W.

CLAIM: For Lots 3, 4, 5 - \$1208.98
" Lot 11 - 449.01
\$1657.99

Re: Lot 3.

Sold to Shotaro MATSUMOTO, File 6624 by Yeda SHIKAZE - unregistered Agreement for Sale. This lot was sold by us for \$334.00 Gross and \$297.45 NET. As Mrs. Yeda SHIKAZE advised us on February 21, 1944, that MATSUMOTO owed her \$420.57 at December 1943, the net amount received from the sale of this lot (\$297.45) was transferred from MATSUMOTO'S account to the account of Mrs. Yeda SHIKAZE, May 4/45.

Re: Lots 4 and 5.

Sold to Yoshio SHIKAZE, File 5184 by Yeda SHIKAZE - registered Agreement for Sale. Balance owing at December 20, 1944, was \$500.00 and interest to Jan. 21/44, \$43.69, making a total of \$543.69 at the last-mentioned date. This property was sold for \$382.00 Gross less expenses \$42.15 - \$339.85. This amount (\$339.85) was transferred on May 4/45, from Yoshio SHIKAZE'S account to the account of Mrs. Yeda SHIKAZE.

Re: Lot 11.

Sold to Suekichi KODAMA, File 4619, by Yeda SHIKAZE - unregistered Agreement for Sale. Balance owing under Agreement for Sale \$956.80 plus interest from Mar. 18/42 to Sept. 18/44, \$191.20, total \$1,148.00. Lot 11 was sold for \$2,076.00. Full amount owing under Agreement for Sale (\$1,148.00) was transferred from Suekichi KODAMA'S account to the account of Yeda SHIKAZE on September 25/44.

"J. Spratt"

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

Nov. 15, 1948

C. McLaughlin
J. J.

REAL PROPERTY SUMMARY

Copy for File 5436 - Yeda SHIKAZE,

JAPANESE NAME: Shotaro Matsumoto Reg. No. 12932 File No. 6624

CATALOGUE NO. P Sold by Special Arrangement, the Director, Veterans' Land Act. BC/736-P. First Offer.

PROPERTY ADDRESS: Downs Road, Clayburn, B. C.

LEGAL DESCRIPTION: Lot 3 of the North West 1/4 of Section 28, Township 16, Map 5793, Municipality of Matsqui, D. N. W.

TITLE: Registered in the name of Yeda SHIKAZE (File 5436).

ENCUMBRANCES: None registered.

Unregistered Agreement for Sale between Yeda SHIKAZE (Mrs. Kayemon, Eda SHIKAZE) File No. 5436, and Shotaro MATSUMOTO, File No. 6624.

Vesting Order No. 25059 (inter alia) and No. 26632, dated December 10th, 1942 and February 9th, 1944, respectively.

ASSESSED VALUE: Land -\$244.00
Improvements -\$400.00 - \$644.00 Taxes - \$16.90.

CLASSIFICATION: Small farm, dwelling and out-buildings. Property consists of 10 acres. Crops planted, according to JP Form, strawberries only. 1-3 room wooden frame bungalow, 1 woodshed, 1 shack, 1 packing house.

HISTORY OF ADMINISTRATION: This property was leased by Shotaro MATSUMOTO to Sherman D. Thompson, 14th April, 1942. Term being 10 months from 1st April, 1942, with option to extend lease for 1943, arrangements to be made with the Pacific Co-operative Union. Consideration being \$375.00 paid. Houses included, also buildings. Chattels not included.

Lease handed to the Director, Veterans' Land Act 24/7/43.

SOLD: To the Director, the Veterans' Land Act for \$334.00 as at January 1st, 1943. Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Shotaro MATSUMOTO as at June 5th, 1944, against which were charges for Certificate of Encumbrance - \$1.00, Registration Fees - .75 cents, legal fees - \$15.00, also Tax Arrears - \$19.80, leaving a net credit of \$297.45 from said transaction. This amount was transferred to Yeda SHIKAZE, File 5436, on the 4th of May, 1945, having been accepted by the Custodian on Yeda SHIKAZE's behalf in full settlement of Agreement for Sale on the property sold to Shotaro Matsumoto.

Certificate of Title No. 171889-E, in the name of the Director, the Veterans' Land Act.

The above summary is certified to be in accordance with information on file. January 28th, 1946.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy. Nov. 15, 1948

REAL PROPERTY SUMMARY

File 5184, 5436

V. L. A. B. C. 394-P

JAPANESE NAME: Yoshio SHIKAZE -- Reg. No. 13796

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

PROPERTY ADDRESS: 7th Street, Mission, B. C.

LEGAL DESCRIPTION: Lots 4 and 5 of the North West quarter of Section 28 Township 16 Map 5793 Municipality of Matsqui in the District of New Westminster.

TITLE: In the name of Yeda SHIKAZE.

ENCUMBRANCE: 85039C Agreement of Sale dated 20th December 1941 to Yoshio Shikaze for \$640.00.

Vesting 25059 - 10th December 1942.

ASSESSED VALUE: 1942 - 18.5 acres.
Land \$488.00
Improvements 400.00 Total \$888.00 Taxes \$21.49.

CLASSIFICATION: Bush land, No cultivation and no buildings. This does not correspond with the assessment of \$400.00 for improvements.

HISTORY OF ADMINIS/ TRATION: No lease on property during the period of control by the Custodian. No revenue. Taxes for 1942 and penalty \$25.40 paid by the Custodian. On the Agreement for Sale at a price of \$640.00, there was \$140.00 paid. The balance of \$500.00 with interest from the 20th December 1941 was confirmed by Yoshio SHIKAZE on the 21st January 1944. We wrote him again that the amount claimed as at 28th February 1944 was \$543.69 and advised him that failing to receive his confirmation, we would assume the claim to be correct. No reply was received. On May 3rd, 1945, the balance of \$339.85 to the credit of Yoshio SHIKAZE was transferred to the account of Yeda SHIKAZE, file 5436. There is nothing on the file to show that Yeda SHIKAZE has accepted \$339.85 in full settlement of her claim of \$543.69.

SOLD: To the Director the Veterans' Land Act for \$382.00 as at 1st January 1943. Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Yoshio SHIKAZE, sale price \$382.00 less registration fee .75¢, Certificate of Encumbrance \$1.00, taxes \$25.40 legal fee \$15.00, on account of purchase price credited to Yeda SHIKAZ E \$339.85, total \$382.00. No credit remains to ~~the credit of~~ Yoshio SHIKAZE.

TITLE: Included in C. of T. 171889-E and payment of consideration included in cheque to the Custodian dated April 28th, 1944.

OLD C. OF T. NO. 117050-E: In owners possession.

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

DATED: August 3rd, 1946
IM:ML

"Ian Macpherson"

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

Nov. 15/48

C. McHughan S.J.

REAL PROPERTY SUMMARY

CATALOGUE NO.: Included in Director of Veterans' Land Act Offer.
 JAPANESE NAME: (Mrs.) Yeda SHIKAZE REGM. NO.; 14461
 PROPERTY ADDRESS: P. O. Box 312, Mission, B. C.
 LEGAL DESCRIPTION: Lots 9 and 10, NW $\frac{1}{4}$ Sec. 18, T. 16, Map 5793, District of New Westminster.

SOLD

TITLE: In the name of Yeda Shikaze. C of T No. 117050E
 ENCUMBRANCES: Certificate of Vesting in the Custodian filed No. 25059.
 ASSESSED VALUE: Land \$488.00, Improvements \$400.00, Total \$888.00, Taxes \$19.52.
 CLASSIFICATION: Bush Land of some 20 acres, without buildings or crop.
 CHATTELS: Not involved in sale of this property. This is not in accordance with assessment of \$400.00 for improvements.
 HISTORY OF ADMINISTRATION: The above named was evacuated in May, 1942. On April 21/42 she declared herself as the owner of the above described property. As there were no buildings or crop on this property and it was not under lease, no expenses were incurred by the Custodian in administering same.
 SOLD: The property was sold to Director of Veterans' Land Act, as at Jan. 1/43, for the sum of \$287.00. Approved by Advisory Committee June 1, 1943.
 FUNDS: After deducting \$.75 for Registration Fees, \$15.00 Legal Fees and \$24.64 for Tax Arrears, the net amount of \$246.61 was credited to the account of Mrs. Yeda Shikaze, with advice to her. No comment has been received from Mrs. Shikaze regarding this sale.
 TITLE: Certificate of Title No. 171889E (Duplicate) handed to The Director of Veterans' Land Act on May 27/44.

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

Nov. 15, 1948

C. McCleughan
H. J.

THE CORPORATION OF THE DISTRICT OF MATSQUI "File #5436"
 British Columbia "Reg. No. 14461 "

Assessments of Land and Improvements for the Year 1943

M "Yeda Shikage"
 "Box 312"
 "Mission City"

Dated at the Office of the Municipal Assessor, December 1st, 1942
 Municipal Hall, Mt. Lehman, B. C.

TAKE NOTICE that the undermentioned property has been assessed as follows:

D.L.	Description of property				Assessed Value		Value of	Total Value of
	Lots	Block	Dtr.	Sec. Twp. Map Acres	Wild Land	Impr'd. land	Improvements	Lands & Improvmts.
9	NW	28	16	5793	975	244.00	200.00	444.00
10	-	-	-	-	977	244.00	200.00	444.00

19 52

APPEALS TO COURT OF REVISION UNDER SECTION 234, MUNICIPAL ACT

(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 an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his 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 at 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 same improvements in and according to the revised assessment roll for the year immediately preceding.

IF SUCH NOTICE OF APPEAL IS NOT SENT TO ME WITHIN THE TIME HEREIN LIMITED, THEN THE ASSESSMENT AS GIVEN ABOVE WILL STAND, AND YOU WILL HAVE NO FURTHER RIGHT TO APPEAL.

The first Annual Meeting of the Court of Revision, will be held on Monday, the 8th day of February, 1943, at 10 a.m. in the Municipal Hall, Mt. Lehman, B. C.

MUNICIPAL HALL, Mt. Lehman, B. C.

CARL W. GUSTAFSON, Municipal Assessor

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

Nov. 15, 1948

C. McHugh
 J.Y.

EXHIBIT No. 748 - 6

DATE Oct. 4/48

FILED BY G. E. A. Rice

February 28th, 1944.

Files No. 5436 & 624

Registered Mail

The Custodian of Enemy Property,
506 Royal Bank Bldg.,
Vancouver, B. C.

Attention Ian Macpherson

Dear Sir:

RE: Lot 3 of N. W. $\frac{1}{4}$ of Sec. 28, Tp. 16,
Map 5793, Municipality of Matsqui,
New Westminster District.

I, the Vendor in an Agreement for Sale dated September 1935, covering the above described property given to Shotaro MATSUMOTO, certify that on the 29th day of February, 1944, there will be owing to me in respect to said Agreement, the sums below stated:

Unpaid balance of Purchase Price "\$364.85"

Interest on "\$364.85" "@ 8%"
from "1st May, 1942"
to 29th February, 1944. "\$ 55.72"

Total amount owing on Agreement "\$420.57"

If you have paid any taxes or insurance to protect your interest in this property please add the amount to the above total, giving each payment separately.

"Yeda Shikaze"

"Reg. No. 14461"

Dated: "March 6, 1944"

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

Nov. 15, 1948

C. Macpherson
A. J.

EXHIBIT No. _____
DATE _____
FILED BY G. E. A. Rice

File Nos. 5436 & 5184

February 28th, 1944.

Registered Mail

The Custodian of Enemy Property,
506 Royal Bank Bldg.,
Vancouver, B. C.

Attention Ian Macpherson

EVACUATION SECTION
Rec'd *March 11, 1944*
File No. *5436, 5184*
Ans. _____
Referred *Mr. Pherson*

Dear Sir: RE: Lots 4 and 5 of N. W. $\frac{1}{4}$ of Sec. 28,
Tp. 16, Map 5793, Municipality of
Matsqui, New Westminster District.

I, the Vendor in an Agreement for Sale dated 20th December, 1941, covering the above described property given to Yoshio SHIKAZE, certify that on the 29th day of February, 1944, there will be owing to me in respect to said Agreement, the sums below stated:

Unpaid balance of Purchase Price	"\$460."
Interest on "\$460" @ 8% from "20 Dec. 1941" to 29th February, 1944.	\$ "83.69"
Total amount owing on Agreement	"\$543.69"

*Int. compounded
94/40*

If you have paid any taxes or insurance to protect your interest in this property please add the amount to the above total, giving each payment separately.

"Yeda Shikaze" "Regn. No. 14461"

Dated: "March 6, 1944"

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

Nov. 15, 1948

C. Macpherson
A. G.