BC - 1880 - A

of 2

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000094

s.19(1)

File No. 39619 Account No. BC-1880-A Vol. No.

The Veterans' Land Act

Volume No.

Account No. BC 1880-A

File No. 39619

SUBJECT OR NAME [redacted] (SURNAME FIRST)

SUB-SUBJECT

OR

LAND DESCRIPTION [redacted]

CROSS REFERENCES

LIEUT.

(OFFICIAL NO.)

ARMY

(1) REFER FILE TO	(2) DATE LEFT CENTRAL RECORDS	(3) PURPOSE FOR WHICH REFERRED (IF PURPOSE FOR WHICH REFERRED CANNOT BE EXPRESSED IN ONE LINE ADD MEMO TO FILE AND ENTER HERE "WITH MEMO")	(4) ENTER DATE TO BRING FORWARD WHEN REQUIRED	(5) USER'S INITIAL TO SHOW ACTION COMPLETED	(6) DATE RETURNED TO CENTRAL RECORDS
[illegible]	[illegible]			[illegible]	SEP 22 1960
[illegible]	[illegible]			[illegible]	8-2-61

V.L.A. 5. (REV. 2-57)

000095

(1) REFER FILE TO	(2) DATE LEFT CENTRAL RECORDS	(3) PURPOSE FOR WHICH REFERRED (IF PURPOSE FOR WHICH REFERRED CANNOT BE EXPRESSED IN ONE LINE ADD MEMO TO FILE AND ENTER HERE "WITH MEMO")	(4) ENTER DATE TO BRING FORWARD WHEN REQUIRED	(5) USER'S INITIAL TO SHOW ACTION COMPLETED	(6) DATE RETURNED TO CENTRAL RECORDS

File No.

Account No. BC-1880-A

Volume No.

000096

FILE NO. VLA 8 (Rev, 1-45)

39619 BC-1880-A

CHARGED TO	DATE DRAWN			CLERK OUT	CLERK IN	DATE RET'D		
~~MCC~~	28	3	46	[illegible]				
Daen	4	4	46	G	[illegible]	10	4	46
RW	4	12	46	DB	G	5	12	46
RW	15	1	47	[illegible]	Br			
RW	18	2	[illegible]	[illegible]				
RW	[illegible]	5	47	G	B	5		
RW	12	12	47	WDT	G	15	12	47
RW	25	1	48		Wm	28	1	48
RW	14	2	48	RB	Wm	16	2	48
RW	16	4	48	[illegible]	Wm	19	4	48
RW	20	4	48	D	Wm	22	4	48
RW	1	5	48	G	Wm	3	5	48
RAB	19	5	48	G	Wm	28	5	48
RW	15	6	48	FB	Wm	15	6	48
Sec 4	25	8	48	WDT	B	26	8	48
FD 2	27	12	48	WDT	B	6	1	49
Sec 4	10	1	49	WJ	B	[illegible]	[illegible]	
Sec 6	2	2	49	WDT	RB	10	2	49
Sec 4	18	7	52		W	22	[illegible]	52
Sec 5	15	9	52	[illegible]	a	18	9	52
Sec 6	1	11	52	B	S	3	11	52
Sec 6	1	1	53	W	a	2	1	53
Sec 6	1	3	53	WDT	[illegible]	5	3	53

000097

NOTE: This Card must not be removed from THE CABINET

FILE NO. 39619 BC-1880-T

VLA 8
(Rev. 1-45)

CHARGED TO	DATE DRAWN			CLERK OUT	CLERK IN	DATE RET'D		
SL-1	17	5	55					
SL1	6	6	55					
SL1	17	6	55					
POS SAO	23	6	55					
SL1	15	7	55					
PD1	18	2	59					
SL1	4	1	60					
PD1	15	1	60					
PD1	4	2	60					
SL1	12	8	60					
PD1	7	2	61					

000098

NOTE: This Card must not be removed from THE CABINET

s.19(1)

BC-1880-A

District Superintendent,
BRITISH COLUMBIA DISTRICT

H.O. Ottawa 4, Ontario

August 15, 1960

Mr. W.G. Barker

G. Mannoly

[redacted]

We have for acknowledgement your letter dated August 1, 1960, enclosing draft Deed of Land in duplicate for execution by the Director. Our file indicates that the above named veteran has earned his Conditional Grant and repaid his contract debt.

Since veteran [redacted] has signed a statement dated July 11, 1960, waiving his rights to a continued establishment including further Assistance available under the Act, we are pleased to enclose the ribbon copy of the Deed of Land dated August 15, 1960, in favour of [redacted] duly executed in the name of the Director, together with the Director's Certificates of Title Nos. 178014-E, 299065-E and 303207-E.

for Superintendent,
Securities and Property Division.

GM/em

Encl.

INTRA-DEPARTMENT CORRESPONDENCE

DEPARTMENT OF VETERANS AFFAIRS

s.19(1)

Place and Date: Vancouver, B.C. 1st August 1960
TO: The Director, The Veterans' Land Act, OTTAWA
For Att'n of: Securities Division
Mark Reply For: W. G. Barker - Legal
SUBJECT: [redacted] - Veteran
File No.: BC/1880-A 10-18

Further to our Form Letter BC 135, dated July 29th 1960, we enclose herewith a draft deed of land in duplicate for execution by the Director.

Please return the executed ribbon copies of the conveyance together with Certificates of Title Nos: 178014-E, 299065-E and 303207-E forwarded to Head Office with District Solicitor's Certificate VLA 50, dated February 23rd 1953, for registration purposes.

W. G. Barker,
District Solicitor.

WGB:dl
Encl:

Soldiers Settlement & Veterans' Land Act
RECEIVED
AUG 11 1960
MAIL ROOM
OTTAWA

DVA 123S (REV. 4-59)

DEPARTMENTAL CORRESPONDENCE

DEPARTMENT OF VETERANS AFFAIRS
SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. 10 - 18

PLEASE QUOTE BC/1880-A

TO The Director
Veterans' Land Act
OTTAWA

H.O ✓
R.O
S/O
Securities

D.O. Vancouver, B. C.

July 29, 1960

PA

For attention of Superintendent
Securities Division

SUBJECT [redacted]

Mark Your Reply For

J. A. Case

---

s.19(1)

_____ Civilian Purchase has been repaid.

__X__ This veteran has been awarded his conditional grant.

_____ This veteran has repaid his contract debt.

__X__ This veteran has repaid his total debt to the Department.

_____ Veteran has been requested to return his VLA 23.

Legal Services have been requested to prepare and forward a Conveyance to you.

Please find attached:

__X__ VLA 23 & 24

_____ VLA 23b

_____ VLA 245

_____ VLA 311 final

__X__ BC 163

_____ BC 74

RNE/scl

cc Securities, R.O., S/O.

BC 135 rev. May 1959

P.21 DA.1

000101

VLA 106 (REV. 3-57)

TO THE VETERAN:

RE: PROCEDURE TO OBTAIN TITLE

You may obtain title to your property at any time in the following manner:

1. Request from this Department a statement of your debt.

2. Forward to the District Superintendent, The Veterans' Land Act, P.O. Box 1059, Vancouver, B.C. a certified cheque made out to the Receiver General of Canada, in the amount of the debt, including interest.

3. Return for cancellation your copy of Agreement for Sale of Land (form VLA 23).

4. Return your copy of Agreement for Sale of Livestock and Equipment (form VLA 24).

5. Sign and return the statement hereunder reference continuing establishment under the Veterans' Land Act.

File No. B.C. 1880/A

Place Mission City. B.C.

Date 11 July 60

Mr. W.H. Czard
District Superintendent
The Veterans' Land Act,
P.O. Box 1059,
Vancouver, B.C.

Dear Sir:

This will certify that the privileges of a continuing establishment (including Part III assistance) have been explained to me and I prefer to forego further benefits under the Veterans' Land Act.

I request that title to my property be conveyed to me as soon as possible. The conveyance, and any insurance policies you may hold should be mailed to me at the following address:

P.O. Box 623,
Mission City, B.C.

[redacted]
(Veteran)

OCCUPATION: Farmer

~~XXXXXXXX~~

s.19(1)

ENCLOSURES:
- ☑ Certified cheque for $
- ☑ Veteran's copy of form VLA 23
- ☑ Veteran's copy of form VLA 24
- ☑ Signed statement reference continuing establishment.

SN. 163 - rev. 4.2.57

DEPARTMENT OF VETERANS AFFAIRS
CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. ....

PLEASE QUOTE BC/1880A

P.O. Box 1059
Vancouver, B.C.
February 16, 1949.

Mr. K.E. Neale,
Box 1333,
Mission City, B.C.

s.19(1)

Dear Sir: Re: [redacted]
Cft.No.-214850E, 165604E, 178014E

We enclose herewith one copy of Agreement for Sale of Land (V.L.A. 23) ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ duly executed by The Director, The Veterans' Land Act, with respect to the above property, to be retained by you.

Yours truly,

~~T. Todrick~~,
Solicitor,
The Veterans' Land Act.

TT/
S.N. 40 (Rev.)
Encls.

V.L.A. 105

000103

s.19(1)

CANADA

BC/1880 A

C/T No.214850 E
No.165604 E
No.178014 E

This Agreement made this First day of December A.D. 1946, under the provisions of The Veterans' Land Act, 1942.

BETWEEN:

THE DIRECTOR, THE VETERANS' LAND ACT

(Hereinafter called "The Director")

OF THE FIRST PART:

AND

[redacted]

of the Post Office of Box 244, Mission City in the Province of British Columbia

(Hereinafter called "The Veteran")

OF THE SECOND PART:

WHEREAS the Veteran has been certified by the Director to be qualified to participate in the benefits under the said Act;

AND WHEREAS pursuant to the provisions of the said Act the Director has acquired land hereinafter more particularly described and has calculated the cost price to the Director of such land to be the sum of Two Thousand Eight Hundred and Five - - - - - - - - - -00/100 Dollars ($2805.00) and has agreed to sell the said land to the Veteran for the sum of Two Thousand One Hundred and Fifty- - - - - - - - -50/100 Dollars ($2150.00);

NOW THIS INDENTURE WITNESSETH as follows:

1. In consideration of the conditions and provisions herein contained the DIRECTOR AGREES TO SELL TO THE VETERAN WHO AGREES TO PURCHASE all and singular that certain parcel of land and premises lying and being in the Province of British Columbia, Municipality of Mission more particularly described as follows:

Firstly: Lots One (1) to Eighteen (18) inclusive, Block Nine (9), Lots One (1) and Two (2), Block Ten (10), Lots One (1) to Fourteen (14) inclusive, Block Forty-seven (47), Block Forty-eight (48) and Lots One (1) to Thirteen (13) inclusive, Block Forty-nine (49) of Lot Four Hundred and Ten (410) Group One (1) Map Two Thousand Six Hundred and Thirty-one (2631)

Secondly: Lots Three (3) to Twenty-six (26) inclusive, Block Ten (10) of Lot Four Hundred and Ten (410) Group One (1), Map Two Thousand Six Hundred and Thirty-one (2631)

Thirdly: Block "D" of Lot Four Hundred and Twelve (412) Group One (1) Map Five Thousand Two Hundred and Twenty-one (5221)

ALL IN THE DISTRICT OF NEW WESTMINSTER.

at and for the price or sum of Two Thousand One Hundred and Fifty - 00/100 Dollars ($2150.00) of lawful money of Canada, payable to the Director at his office in the City of Ottawa, or at his office for the district in

1J

VLA 23

which the said land is situate, on the days and in the manner hereinafter mentioned, upon and subject to the terms, conditions and stipulations herein contained, and the payments to be made as herein specified, the observance of each and every of the said conditions and stipulations, as well as the making of the said payments being expressly declared the essence of this Agreement.

2. The Veteran covenants and agrees with the Director that he will pay to the Director the said purchase price as follows, that is to say, the sum of Two Hundred and Eighty - - - - - - - - - - - - - - - - -50/100 Dollars ($ 280.50) at the time of the execution of these presents, the receipt of which is hereby acknowledged, and the balance of the said purchase price, being the sum of One Thousand Eight Hundred and Seventy - - - - - - - - - - - -00/100 Dollars ($ 1870.00) in the following manner, namely:

Interest at the rate of 3½ per centum per annum on the sum of $1558.67 from the 1st of December, 1946 to the 1st of November, 1947 to be paid on the 1st of November, 1947. Interest at the rate of 3½ per centum per annum on the sum of $1558.67 from the 1st of November, 1947 to the 1st of November, 1948 to be paid on the 1st of November, 1948. Interest at the rate of 3½ per centum per annum on the sum of $311.33 from the 1st of December, 1947 to the 1st of November, 1948 to be paid on the 1st of November, 1948. Interest at the rate of 3½ per centum per annum on the said balance of the purchase price from the 1st of November, 1948 in two consecutive annual payments, such payments to be made on the 1st of November, 1949 and on the 1st of November, 1950.

The said balance of the purchase price together with interest thereon at the rate of 3½ per centum per annum from the 1st of November, 1950 in twenty-one equal consecutive annual payments of $127.23 each consisting of principal and interest, such interest being calculated yearly not in advance, which instalments are sufficient on an amortization plan to pay the principal and interest thereon, such payments to be made on the 1st day of November of each and every year, the first of such payments to be made on the 1st of November, 1951.

Each payment shall be applied firstly in the reduction of interest outstanding and secondly in reduction of principal providing that a maximum repayment period of twenty-four years shall not be exceeded and that if the veteran shall not have repaid the said balance at the conclusion of twenty-four years from the 1st of November, A.D.1947 then the whole balance outstanding shall be due and payable forthwith. All instalments of principal on becoming overdue shall bear interest at the rate aforesaid.

3. The Veteran agrees with the Director that save upon payment in full of the outstanding cost to the Director of the said land, together with interest at the said rate of three and one-half per centum (3½%) per annum on the said outstanding cost to the Director and all other charges owing by the Veteran in respect thereof, no sale, assignment or other disposition of the subject matter of this Agreement shall be made by the Veteran, nor shall any conveyance or transfer be given by the Director to the Veteran, during a period of ten (10) years following the date of this Agreement and thereafter only if the Veteran has complied with the terms of this Agreement for the said ten-year period.

4. The Veteran immediately upon the execution of this Agreement shall have the right of possession of the said land and he agrees forthwith to enter into occupation of the said land and, save with the approval of the Director, to reside thereon during the continuance of this Agreement.

5. The Veteran further agrees with the Director that he will not lease the said land or any portion thereof save with the approval of the Director, and that the Director, his officers, agents and employees may at any and all times enter upon the said land, or any part thereof, to view the state of cultivation and to inspect the farming operations.

6. The Veteran agrees that he will in a good and husbandmanlike manner, in each and every farming season during the continuance of this Agreement, break, cultivate, seed and crop the said land or such portion thereof as may from time to time be expedient in good farming operation of the said land, and that instructions as to cultural practices or management given by the duly authorized representative of the Director shall be observed.

7. It is agreed between the parties hereto that all buildings now on, or which may be erected on, the said land, shall be part of the freehold, and shall not be removed or destroyed without the previous permission of the Director in writing, and the Veteran agrees that he will keep the said buildings in good and tenantable repair, damage by fire, lightning and tempest only excepted, and that he will permit any agent of the Director at any time during the currency of this Agreement to enter and view the state of repair, and further, that he will promptly repair according to notice.

8. The Veteran agrees with the Director that save with the approval of the Director during the continuance of this Agreement no building or buildings, booth, or structure of any kind whatsoever shall be erected on the premises for the conduct of any business, manufacturing or otherwise, nor will he exercise or carry on or permit to be exercised or carried on in or upon the said land any form of trade, business or undertaking likely to be obnoxious to the occupiers or owners of the adjoining lands.

9. The Veteran covenants that he will commit no waste on the said land and that he will not, without the consent of the Director in writing, cut any wood or timber therefrom except a quantity sufficient for fuel and fencing for actual and necessary use thereon, and for buildings to be erected thereon.

10. The Veteran agrees with the Director that he will forthwith insure and keep insured during the continuance of this Agreement against loss or damage by fire to the extent of the full insurable value, in some Insurance Company to

be approved by the Director, all buildings now erected, or which may hereafter be erected, on the said land, and that he will not do or suffer anything whereby any insurance policy or policies may be vitiated, and will pay all premiums and sums of money necessary for such purpose as the same become due, and will assign and deliver over to the Director the policy or policies of insurance and receipt or receipts thereto appertaining, and should he neglect to keep insured the said buildings or any of them, or to pay the premiums or deliver renewal receipts to the office of the Director for the district within which the land is situate at least three days before the insurance then existing shall expire, then the Director may insure the said buildings, and all moneys so expended by the Director shall be repaid by the Veteran on demand with interest at the rate of three and one-half per centum (3½%) per annum computed from the time of advancing the same and in the meantime the amount of such payment shall be added to the purchase price of the said land. It is hereby agreed that all moneys received by virtue of any policy may at the option of the Director be forthwith applied in or toward substantially rebuilding, reinstating, and repairing the said premises; and it is further agreed that in the case of a surplus after such rebuilding, reinstating and repairing of the said premises, such surplus may at the option of the Director be applied in reduction of the outstanding cost as defined in paragraph (3) hereof; and the Veteran further agrees forthwith on the occurrence of such loss or damage by fire to furnish at his own expense all the necessary proofs and do all the necessary acts to enable the Director to obtain payment of the insurance moneys.

11. The Veteran covenants and agrees with the Director to pay punctually and regularly all rates, taxes and assessments that have been or may be levied or imposed upon or in respect of the said land or improvements thereon for the current year, and each subsequent year during the continuance of this Agreement, and to deliver the receipts for same to the Director prior to the 31st day of December in each year, and that if the Veteran fails or neglects for the period of one year to pay any such lawful rates, taxes or assessments, the Director may pay such rates, taxes or assessments and all moneys so expended by the Director shall be repaid by the Veteran on demand with interest at the rate of three and one-half per centum (3½%) per annum from the time of such payment by the Director and until so repaid the amount of such payment shall be added to the purchase price of the said land.

12. It is also agreed between the Veteran and the Director that if the Veteran make any unauthorized lease of the said land, or of any part thereof, or if the Veteran save with the approval of the Director fail to remain in actual and personal possession and occupation of the said land, or if he fail to cultivate the said land in a good husbandmanlike manner as provided by this Agreement, or fail to make prompt payment of any instalments hereinbefore mentioned when the same fall due, or fail to comply with any covenants or conditions contained in this Agreement the Director may, subject to the provisions of The Veterans' Land Act and the Regulations made thereunder and without any formal re-entry or retaking, and without resort to proceedings in equity or at law, rescind this Agreement, and the effect of such rescission shall be to vest the said land in the Director absolutely free and discharged of all rights and claims of the Veteran, and of all persons claiming or entitled to claim through him for any estate in, or lien, charge, or encumbrance upon or against the said land.

13. The Veteran hereby agrees that until the Director grants or conveys the said land to him, he shall occupy the said land as a Tenant at Will.

14. It is agreed that upon punctual payment by the Veteran of all moneys hereby by him agreed to be paid and subject to performance of all and singular the aforesaid provisions, conditions and agreements, and upon the surrender of this contract, he shall be entitled to a conveyance of the said land in fee simple free from all encumbrances other than such as may have resulted through the act and neglect of the Veteran, but subject to all reservations, limitations, provisos and conditions contained or expressed in the title held by the Director.

15. Wherever the singular or the masculine is used throughout this contract, it shall be construed as including the plural or feminine wherever the context or parties hereto so require, and the expression "Veteran" shall include the heirs, executors, administrators and approved assigns of the Veteran, and the expression "the Director" shall include the successors and assigns of the said Director.

16. No assignment of this Agreement shall be valid without the previous consent of the Director in writing.

17. It is hereby expressly agreed between the parties hereto that time shall be of the essence of this contract.

18. It is agreed that the Veteran may at any time without giving notice or paying bonus, pay the whole or any part of the purchase price and interest subject to the provisions of Clause 3 of this Agreement.

19. In the event this Agreement is rescinded as hereinbefore provided, all moneys theretofore paid by the Veteran shall be retained by the Director, excepting as otherwise provided in The Veterans' Land Act.

20. It is hereby mutually agreed that the effective date of this Agreement for the purpose of Sub-section 4 of Section 9, The Veterans' Land Act, shall be the date from which Clause 2 of this Agreement specifies interest shall accrue.

s.19(1)

IN WITNESS WHEREOF the Director has caused to be hereunto affixed his corporate seal, and the Veteran has hereunto set his hand and seal and designated the undernamed place as his post office address, on the day and year first above written.

WITNESS: R. C. Wilbur

As to execution by the Director

H. A. Blake

As to execution by the Veteran

T. J. Rutherford per A. R. Morton

Director

[redacted]

Signature of Veteran

Box 1333 Mission City BC

Post Office Address

000106

s.19(1)

AFFIDAVIT TO BE TAKEN BY WITNESS TO INSTRUMENT

PROVINCE OF BRITISH COLUMBIA

I, Humfrey Alfred Blake
of the Village of Mission, B.C.
in the Province of British Columbia
Settlement Supervisor
(Occupation of Witness)

make oath and say as follows:—

1. THAT I was personally present and did see the within instrument and duplicate duly executed by [redacted]
(Full Name of Purchaser) one of the parties thereto.

2. THAT I know the said party and that he is of the full age of twenty-one years.

3. THAT the same was executed at Mission, B.C. in the Province aforesaid and that I am a subscribing witness to the within instrument and duplicate.

SWORN before me at the Village
of Mission in the
Province of BRITISH COLUMBIA
this 8 day of January
19 49

H. A. Blake
Witness' Signature

D. J. MacLeod
Notary Public, Commissioner, etc. for oaths
authorised under V.L.A.

THE VETERANS' LAND ACT

Agreement for Sale of Land

BETWEEN

The Director,
The Veterans' Land Act

AND

[redacted]

Land C/T No.214850 E
C/T No.165604 E
C/T No.178014 E

Province BRITISH COLUMBIA

Dated December 1st 19 46

VLA 23

000107

CANADA

BC/1880- A

AGREEMENT FOR SALE OF LIVE STOCK AND EQUIPMENT

This Agreement made this First day of December 19 46, under the provisions of The Veterans' Land Act, 1942, between the Director, The Veterans' Land Act (hereinafter called "the Director"),

OF THE FIRST PART

and

[redacted] of the Post Office of Box1383, MISSION CITY in the Province of BRITISH COLUMBIA (hereinafter called the "Veteran"),

OF THE SECOND PART

WITNESSETH THAT:

WHEREAS by agreement in writing dated the First day of December 19 46, the Director agreed to sell and the Veteran agreed to buy the lands more particularly set forth in such agreement in consideration of the covenants and subject to the conditions therein contained;

AND WHEREAS pursuant to The Veterans' Land Act, 1942, the Director has agreed to sell and the Veteran has agreed to purchase certain goods and chattels hereinafter referred to;

IT IS HEREBY AGREED AS FOLLOWS:

1. This agreement shall be subject to the provisions of the Agreement for Sale of Land hereinbefore referred to and dated the First day of December 19 46, made between the Director and the Veteran.

2. In further consideration of the covenants by the Veteran contained in the said Agreement for Sale of Land the Director agrees to sell to the Veteran the chattels described in the Purchasing Orders issued or to be issued by the Director, and it is agreed that the description and cost to the Director of the said chattels are as set forth in the said Purchasing Orders identified by the signature of the Veteran thereto.

3. The Veteran agrees with the Director that the title, ownership and right of possession of the chattels agreed to be sold hereby, together with the natural increase of any live stock, shall remain in the Director until the purchase price and all other charges are fully paid or until the title, ownership and right of possession is transferred to the Veteran but such release shall not relieve the Veteran from making payments therefor as provided under The Veterans' Land Act.

4. It is agreed that if the Veteran shall sell or attempt to sell or otherwise dispose of any of the said chattels without the approval of the Director in writing, or if the Director considers that through neglect or lack of reasonable care and attention the said chattels are being misused by the Veteran, the Director may by his officers, agents or employees repossess the said chattels and sell or otherwise dispose of the same and apply the proceeds to recoup him for the cost price to the Director of the said chattels with interest thereon at the rate of three and one-half per centum (3½%) per annum from the date of sale.

5. It is agreed that at any time during a period of ten (10) years following the date of sale the Director may transfer title to the chattels upon payment to the Director of the full outstanding cost to the Director of the said chattels, together with interest thereon at the rate of three and one-half per centum (3½%) per annum from the date of sale, provided that there has been no default under this agreement and provided further that the Veteran has complied with the covenants and conditions contained in the said Agreement for Sale of Land above mentioned.

6. It is agreed that observance by the Veteran of the terms of this agreement and the said Agreement for Sale of Land for a period of ten (10) years following the date of sale shall entitle the Veteran to a transfer of the chattels free and discharged from all claims of the Director relating thereto.

WITNESS:

[signature] As to execution by the Director

[signature] As to execution by the Veteran

T. J. Rutherford
[signature]
Director

[redacted]
Signature of Veteran

VLA 24 (Rev. 8-46)

s.19(1)

000108

THE VETERANS' LAND ACT

CANADA

AGREEMENT FOR SALE

OF

LIVE STOCK AND EQUIPMENT

BETWEEN

THE DIRECTOR,

THE VETERANS' LAND ACT

AND

[redacted]

Land C/T 166604F
178014F
214350F

Province BRITISH COLUMBIA

Dated December First 19 46

VLA 24

s.19(1)

DEPARTMENTAL CORRESPONDENCE

DEPARTMENT OF VETERANS AFFAIRS
SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE No.....

PLEASE QUOTE BC/1880A 12 - 18

TO The Director, The Veterans' Land Act,
O T T A W A.

D.O. VANCOUVER B.C.

January 29th, 1960.

For attention of Supt. Property Division

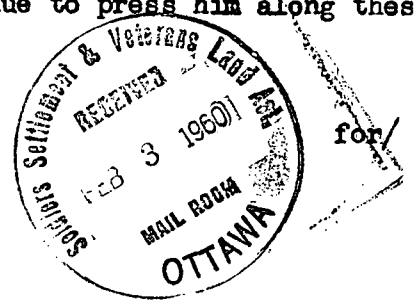
RDI

SUBJECT [redacted]

Mark Your Reply for J. A. Case

s.19(1)

Herewith copy of field report dated January 27th, 1960. While it is not likely that the purchaser, [redacted] will be able to finance a large debt under the Farm Credit Corporation, at least the veteran is taking steps towards repayment of his debt and we shall continue to press him along these lines.



JAC:ff
Encl.

for/ District Superintendent

VLA 106S (REV. 11-55)

000110

s.19(1)

DEPARTMENT OF VETERANS AFFAIRS

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

FIELD REPORT

Re: [redacted] File No. BC/1880/A District 12/18

re D.O. letter 25/1/60 to veteran.

The veteran and purchaser [redacted] have been up to see me relative to this matter & it has been decided that Mr. Davies will apply to the Farm Cadet Corps for Part II assistance to payout the dept & [redacted]



Date 27/1/60

Signature [signature]

000111

VLA 78

BC/1880-A

District Superintendent,
BRITISH COLUMBIA DISTRICT.

H.O. Ottawa 4, Ontario,

January 18, 1960.

Mr. J.A. Case

[redacted]

D.E. Humphrey

s.19(1)

As requested in your letter of January 13, you will find returned the photostatic copy of the Agreement.

The picture seems to be that the veteran has earned his conditional grant, made an unauthorized sale and received payments in respect of that sale in excess of the amount required to retire the contract debt. Consequently, we agree with your decision that the veteran should be required to pay out his loan and take title.

The file at Head Office was reviewed from the standpoint of a possible section 26 release. However, it does not appear that the veteran is eligible because he apparently did not have an equity in the property at time of settlement, he made no excess payment and it would appear that the land which he has agreed to sell is a part of the lands which were purchased subsequent to the initial establishment.

It would seem that the veteran has a fair amount of land in the area in which the property is located and there seems little reason for making an exchange since the veteran has earned his grant and no doubt will be concluding many transactions covering his lands. For ease of operation, he should certainly agree to pay out his loan and accept a transfer of title.

for Superintendent,
Property Division.

DEH/mz
Encl.

DEPARTMENTAL CORRESPONDENCE

DEPARTMENT OF VETERANS AFFAIRS
SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE BC/1880A
12 - 18

TO The Director, The Veterans' Land Act,
O T T A W A.

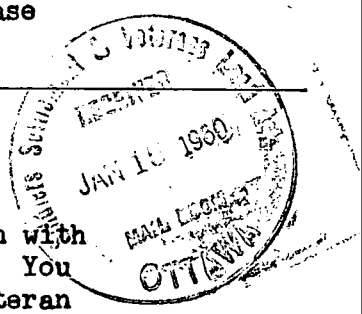
D.O. VANCOUVER B.C.

January 13th, 1960.

For attention of Supt. Property Division
(Mr. D.E.Humphrey)

Mark Your Reply For J. A. Case

SUBJECT [redacted]



s.19(1)

We enclose herewith reports, etc. in connection with the veteran's sale of a part of the Director's security. You will note from our letter of January 8th, 1960 to the veteran that we have requested the sale proceeds or repayment of the remaining debt, which is approximately $2300.00.

The veteran called at District Office on January 12th and stated that he had entered into the agreement for sale to [redacted] upon the assurance of a local realtor that such an agreement would not be questioned in any way because of the fact that the property itself was valued at a figure in excess of $40,000.00 of which the veteran's equity was in the neighborhood of $37,000.00. The veteran expressed surprise that the Department would be interested in an agreement which admittedly could not be registered.

While at the office the veteran deposited a cheque to cover the arrears owing under his account and promised to make some arrangements with respect to the retirement of his debt in full. He indicated that his cash position was not very strong at the moment and he would be willing to deed to the Director sufficient additional land of his personal holdings to make up for the land included in the agreement for sale with [redacted] but we suggested to him that the simplest way would be to pay out his debt and take title.

Would you kindly return the photostatic copy of the agreement for sale enclosed herewith when it has served your purpose.

A further report will follow in due course.

for District Superintendent

JAC:ff
Encl.
Agt. for Sale
VLA 80 29.12.59.
R.O. lttr. 5.1.60
D.O. lttr. to vet. 8.1.60.

000113

VLA 105 (REV. 3-57)

BC/1880A
12 - 18

P.O.Box 1059, Postal Station "A",
VANCOUVER, B.C.,
January 8th, 1960.

s.19(1)

P.O.Box 623,
MISSION, B.C.

Dear Sir: Re: Sale of Director's Security

It has come to our attention that you have sold a substantial part of the Director's land security without the consent of the Director. This is a violation of the terms of your agreement and we would point out that as a "tenant at will" you have no legal right to accept moneys from a purchaser respecting these lands in which you have no registered interest.

As your action in this case is in contravention of the Veterans' Land Act provisions we must take a serious view of the matter and would ask that you either turn over to this Department the proceeds of the sale, including the initial deposit of $3000.00 plus the monthly instalments of $180.42 collected by yourself to date under the agreement you have signed with or retire the full balance of your debt to the Director so that title may be transferred to your name. We wish to emphasize again that your action has jeopardized your right to continue under your agreement with the Director and we would also point out that your purchasers hold an invalid agreement which offers them little or no protection for the moneys they have paid over to you.

Please give this matter your immediate attention.

Yours very truly,

W. H. Ozard
District Superintendent

Per: J.A.C.

JAC:ff

BC/1880-A

District Superintendent,
Vancouver, B.C.

R.O. NEW WESTMINSTER, B.C.

January 5, 1960.

District Supervisor,
Property Division

[redacted] - Veteran

Attached herewith Mr. Bradshaw's report of 29th December together with copy of the agreement between the veteran and [redacted]

In view of the information contained in Mr. Bradshaw's report I would recommend that if at all possible the veteran be made to pay off his outstanding debt to the Department in order that he can obtain title and get his affairs with [redacted] and the Dyking Board straightened out.

Apparently at the present time [redacted] is attdning U.B.C. taking a Teachers' Training Course.

W.I. Gibson
Regional Supervisor

WIG/pg
Enclosures

DEPARTMENT OF VETERANS AFFAIRS
Soldier Settlement and Veterans' Land Act

FIELD REPORT
Subject

Sheet No.

Name [redacted] Ref. No. BC/1880-A

District 12/18

Address Box 623, Mission, B.C.

DATE OF REPORT

DAY	Month	Year
29	December	19 59

s.19(1)

re sale.

It has come to my attention that the above named veteran has entered into an agreement of sale to dispose of whole or part of his VL[A] holding. The number of parcels is so mixed up, etc that it is difficult to determine how much of the VLa property was included in the sale. The veteran has included some of the property that he owns personally. A copy of the agreement is attached. Evidently the purchaser is quite a babe in the woods when it comes to legal matters and did not consult a lawyer when he made the arragngements to purchase the property, as you will see he knew of the VL[A] loan but was told that it was only a mortage . He was quite shocked when informed of the true state of the affairs. I feel that the veteran should be dealt with quite severeally in this circumstance, he is using public funds for a purpose for which they were not intended. I would recoom end that we endevaur to have the veteran repay his account in full, he has pocketed more than sufficient to repay us. He is not operating the farm or even managing it and as such could be considered an absentee. In view of the agreement that he has entered into I do not think that conversion to a CP account is in the bests interests of anyone, VLA, the purchaser or the Dyking Board.

With regard to previous correspondence about the deed for the Dyke across Lot "D" I have been in touch with Mr. Boyle (who incidentially is also now looking after the purchaser, [redacted] and he says that the Dikeing board has insutructed him to press for title to that portion. I told him that we were in no position to grant the deed until the full compensation had been received by us and that in the circumstances I did not feel that it was our responsibility to demand payment from the veteran as they paid the money to him on their own responsibility. In view of all that has happened I told him that I would recommend to the department that we ask [redacted] to take title and then the dykeing board could register the deed that they hold and also Wories could register the agreement of sale. He should have no difficulty in raising the necessary funds on the amount of security that is available.

Ronald L. Bradshaw
Settlement Officer, VLA

VLA 80 (Rev. 11-50)

000116

HEAD OFFICE

Soldiers Settlement & Veterans Land Act
RECEIVED
DEC 21 1959
MAIL ROOM
OTTAWA

C
O
P
Y

s.19(1)

P.O.Box 623,
Mission City, B.C.

12 December 1959.

File: BC/1880A

12 - 18

Superintendent,
Veterans' Land Act,
Vancouver, B.C.

Attn. Mr. Case

Dear Mr. Case:

Pursuant to our telephone conversation of last week I have no objection to the proposed subdivision cancellation plan for that area west and south of my V.L.A. property at Mission.

Sincerely,

[redacted]

DEPARTMENTAL CORRESPONDENCE

DEPARTMENT OF VETERANS AFFAIRS
SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE BC/1880A 12 - 18

TO The Director, The Veterans' Land Act,
O T T A W A.

D.O. VANCOUVER B.C.

December 16th, 1959.

For attention of Supt. Property Division

Mark Your Reply For J. A. Case

SUBJECT [redacted]

We enclose copies of correspondence reference cancellation of plan respecting lands adjoining the Director's security. We have been advised by the veteran that he has no objection to the proposed cancellation of lot lines. Apparently the plan cancellation refers to subdivisions which were created some considerable time ago and as the land is now zoned for industrial development the old survey plan is not desired.

We are enclosing a copy of the Petition and plan of the area which may be retained by Head Office.

R.A.H.

We might add that we requested veteran [redacted] by telephone to send in a letter confirming his statement to the Settlement Officer that the cancellation of the plan would not adversely affect his interests. However, in spite of the veteran's promises to the Settlement Officer and to the undersigned the letter has not been forthcoming.

JAC:ff
Encl.
Map
Petition
Field Report 13.11.59
cc/ Mr. Leedham's lttr. 4.11.59
occ. D.O. memo to S/O Bradshaw 23.11.59

for/District Superintendent

s.19(1)

would prefer to have area retained by Canada

There does not appear to be any action required by H.C. at present time.

21/12/59

DEC 1959

000118

VLA 106 (REV. 3-57)

BC/1880A
12 - 18

Mr. R.L.Bradshaw,
Settlement Officer.

D.O. VANCOUVER B.C.,

November 23rd, 1959.

J. A. Case

[redacted]

Reference your field report of November 13th, 1959, we would appreciate having the required statement from veteran [redacted] to the effect that the proposed plan cancellation is acceptable to him. The hearing in this case comes up on the 9th day of December, consequently the veteran's statement is urgently required.

District Supervisor,
Property Division

JAC:ff

s.19(1)

DEPARTMENT OF VETERANS AFFAIRS s.19(1)

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

FIELD REPORT

Re [redacted] File No. BC/1380/A District 12/18

re DO memo of 10/11/1959.

I have examined the plan and petition and have done some checking at the municipal hall and can not find where the Directors or [redacted] interests will be adversely effected by the cancellation of this plan. The area covered by the cancellation is all unimpooved land, situated outside the dikeing district and subject to flooding during periods of high water. It is the intention of the municipality and Mr. Thompson to improve this land and offer it for sale or lease as industrial sites. It is anticipated that [redacted] property will also ultimately be used for the same purpose and this proposal will in effect enhance the value of the property. A statement is being obtained from the veteran

Ronald L. Bradshaw
Settlement Officer.

Plan & Petition returned herewith

cc to RO

Soldier Settlement & Veterans' Land Act RECEIVED NOV 13 1959 VANCOUVER, B.C.

Date Signature 000120

VLA 78 13/11/59

HO

C
O
P
Y

P.O.Drawer 998

Mission City, B.C.,
November 4th, 1959.

Reply Attention:
Mr. Frank S.Rosborough.

My File No. A-673.

The Director of the Veterans' Land Act,
District Office,
1231 Haro Street,
VANCOUVER,
British Columbia.

Dear Sir:

Re: Plans Cancellation of Part of Plan 296, being the Plan of a subdivision of Lot 412, Group 1 and part of the N.W.¼ of Section 17, Township 17, N.W.D.

We have been instructed by the Registrar of Titles, Land Registry District of New Westminster, British Columbia, to serve the hereinafter-mentioned documents upon you pursuant to the Provisions of the "Plans Cancellation Act",R.S.B.C. 1948.

Enclosed please find the following documents (in duplicate) for service:

1. Notice of Hearing
2. Petition and Affidavit in Support
3. Copy of the Plan

We would be pleased, if, upon your Solicitor duly accepting service of same, you would return a copy marked "accepted" to this office.

Yours very truly,

DAVID A. LEEDHAM

Per:

FSR:dea
Enclosures

IN THE MATTER OF THE
"PLANS CANCELLATION ACT"

- and -

IN THE MATTER OF PLAN 296, BEING THE PLAN OF A SUBDIVISION OF LOT 412, GROUP ONE (1) AND PART OF THE NORTH WEST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTEEN (17), NEW WESTMINSTER DISTRICT.

TO: A.A. Milledge, Esq.,
Registrar of Titles,
Land Registry Office,
New Westminster, B.C.

THE PETITION of THE CORPORATION OF THE DISTRICT OF MISSION, in the County of Westminster, and JOHN WELLINGTON THOMPSON, Retired, of the Town of Mission City, in the County of Westminster, in the Province of British Columbia, HUMBLY SHOWETH:-

1. THAT Plan 296, being a plan of a subdivision was deposited on the 14th day of June, A.D. 1889, at the Land Registry Office, in the City of New Westminster, in the Province of British Columbia.

2. THAT your Petitioners desire a partial cancellation of the said Plan.

3. THAT your Petitioner, THE CORPORATION OF THE DISTRICT OF MISSION, is the registered owner, free of all encumbrances of that certain parcel or tract of land situate in the Municipality of Mission, in the Province of British Columbia and being more particularly known and described as:-

Lots One (1) to Sixteen (16) of Block Twenty-Two (22), Lots One (1) to Sixteen (16) of Block Twenty-Three (23), Lots One (1) to Fourteen (14) of Block Twenty-Four (24), Lots One (1) to Ten (10) of Block Twenty-Nine (29), Lots One (1) to Sixteen (16) of Block Thirty (30), Lots One (1) to Sixteen (16) of Block Thirty-One (31), Lots One (1) to Eleven (11) of Block Thirty-Two (32), Lots One (1) to Sixteen (16) of Block Thirty-Three (33), Lots One (1) to Fourteen (14) of Block Thirty-Four (34), Lots One (1) to Fourteen (14) of Block Thirty-Five (35), Lots One (1) to Fourteen (14) of Block Thirty-Six (36), except those portions of Lots Three (3) to Seven (7) as shown on Right of Way Plan 12050, Lots One (1) to Fourteen (14) of Block Forty-One (41), Lots One (1) to Fourteen (14) of Block Forty-Two (42), Lots One (1) to Fourteen (14) of

Block Forty-Three (43), Lots One (1) to Thirteen (13) of Block Forty-Four (44), Lots One (1) to Twelve (12) of Block Forty-Five (45), Lots One (1) to Fourteen (14) of Block Forty-Six (46), Lots One (1) to Fourteen (14) of Block Forty-Seven (47), Lots One (1) to Fourteen (14) of Block Forty-Eight (48), Lots One (1) to Sixteen (16) of Block Forty-Nine (49), Lots One (1) to Sixteen (16) of Block Fifty (50), Lots One (1) to Fourteen (14) of Block Fifty-One (51), Lots One (1) to Fourteen (14) of Block Fifty-Two (52), Lots One (1) to Twelve (12) of Block Fifty-Three (53), Lots One (1) to Twelve (12) of Block Fifty-Four (54), Lots One (1) to Fourteen (14) of Block Fifty-Five (55), Lots One (1) to Sixteen (16) of Block Fifty-Six (56), Lots One (1) to Sixteen (16) of Block Fifty-Seven (57), Lots One (1) to Twelve (12) of Block Fifty-Eight (58), Lots One (1) to Ten (10) of Block Fifty-Nine (59) of Lot Four Hundred and Twelve (412), Group One (1) and part of the North West Quarter (N.W.¼) of Section Seventeen (17), Township Seventeen (17), Plan Two Hundred and Ninety-Six (296), New Westminster District;

and that there is no assessed value thereof.

4. THAT your Petitioner, JOHN WELLINGTON THOMPSON, is the registered owner, free of all encumbrances, of that certain parcel or tract of land situate in the Municipality of Matsqui, in the Province of British Columbia, and being more particularly known and described as:-

Lots Seventeen (17) to Twenty-Three (23) of Block Fifteen (15), Lots Sixteen (16), to Twenty-Two (22) of Block Sixteen (16), Lots Thirteen (13) to Nineteen (19) of Block Seventeen (17), Lots Ten (10) to Eighteen (18) of Block Eighteen (18), Lots One (1) to Fourteen (14) of Block Twenty-Five (25), Lots One (1) to Seven (7) of Block Twenty-Six (26), Lots One (1) to Ten (10) of Block Twenty-Seven (27) and Lots One (1) to Nine (9) of Block Twenty-Eight (28) of Lot Four Hundred and Twelve (412), Group One (1) and of the North West Quarter of Section Seventeen (17), Township Seventeen (17), Plan Two Hundred and Ninety-Six (296), New Westminster District;

and that the assessed value thereof as shown by the last revised Municipal Assessment Roll of the Municipality of the District of Mission is as follows:-

Lot Seventeen (17) to Twenty-Three (23) of Block Fifteen (15)	$90.00

Lots Sixteen (16) to Twenty-Two (22) of Block Sixteen (16)	$ 80.00
Lots Thirteen (13) to Nineteen (19) of Block Seventeen (17)	100.00
Lots Ten (10) to Eighteen (18) of Block Eighteen (18)	80.00
Lots One (1) to Fourteen (14) of Block Twenty-Five (25)	100.00
Lots One (1) to Seven (7) of Block Twenty-Six (26)	100.00
Lots One (1) to Ten (10) of Block Twenty-Seven (27) and Lots One (1) to Nine (9) of Block Twenty-Eight (28)	290.00
TOTAL ASSESSED VALUE	$840.00

5. THAT no other person other than your Petitioners appear on the books of the Land Registry Office, at the City of New Westminster, in the Province of British Columbia, at which the said Plan is registered, as owner of any part of the lands covered by that part of the said Plan proposed to be cancelled.

6. THAT your Petitioners desire that Plan 296 be amended by the cancellation of the lots more particularly described in Paragraphs Three and Four, together with the highways adjacent to the said lots and contained within that portion of the sketch Plan attached and thereon outlined in red. AND THAT the whole shall comprise two parcels.

7. THAT your Petitioners desire the cancellation of the said Plan for industrial purposes.

YOUR PETITIONERS THEREFORE HUMBLY PRAY that that portion of the said Plan be amended as more particularly described in Paragraph Six and that the whole shall comprise two parcels as shown outlined in red on said attached sketch and that the said highways be vested in your Petitioners, JOHN WELLINGTON THOMPSON and THE CORPORATION OF THE DISTRICT OF MISSION respectively, freed from any easement or the right of any person to keep open the same.

DOMINION OF CANADA,
PROVINCE OF BRITISH COLUMBIA
TO WIT:

IN THE MATTER OF THE
"PLANS CANCELLATION ACT"

- and -

IN THE MATTER OF PLAN 296, BEING THE PLAN OF A SUBDIVISION OF LOT 412, GROUP ONE (1) AND PART OF THE NORTH WEST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTEEN (17), NEW WESTMINSTER DISTRICT.

STATUTORY DECLARATION

I, FRANK S. ROSBOROUGH, Solicitor, of the Town of Mission City, in the Province of British Columbia, DO SOLEMNLY DECLARE:-

1. THAT I am the Solicitor for the Corporation of the District of Mission and John Wellington Thompson, the Petitioners named in the annexed Petition.

2. THAT the statements in the said Petition are true in substance and in fact.

3. THAT annexed to the said Petition is a plan of a proposed partial cancellation of Plan 296.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing it to be true and knowing it to be of the same force and effect as if made under and by virtue of the "Canada Evidence Act."

DECLARED BEFORE ME at the Town of Mission City, in the Province of British Columbia, this "14th" day of September, A.D. 1959.

"F.A. BOYLE"
A Commissioner for taking Affidavits within British Columbia.

"FRANK S. ROSBOROUGH"
Frank S. Rosborough

DATED at the Town of Mission City, in the Province of British Columbia, this day of September, A.D. 1959.

"W.E. FERRIS"
Reeve of the District of Mission

"The Corporation of the District of Mission Seal"

"E.E. CHACE"
Clerk of the District of Mission

"JOHN WELLINGTON THOMPSON"
John Wellington Thompson

THIS PETITION is presented by DAVID A. LEEDHAM, ESQ., of 540 Main Street, in the Town of Mission City, in the Province of British Columbia, Solicitor for the Petitioners.

IN THE PROVINCE OF BRITISH COLUMBIA

IN THE MATTER OF THE
"PLANS CANCELLATION ACT"

- and -

IN THE MATTER OF PLAN 296, BEING THE PLAN OF A SUBDIVISION OF LOT 412, GROUP ONE (1) AND PART OF THE NORTH WEST QUARTER OF SECTION SEVENTEEN (17) TOWNSHIP SEVENTEEN (17), NEW WESTMINSTER DISTRICT.

PETITION and
STATUTORY DECLARATION

DAVID A. LEEDHAM,
Barrister and Solicitor,
Mission City, B. C.

IN THE MATTER OF THE "PLANS CANCELLATION ACT"

and

IN THE MATTER OF PLAN 296 BEING THE PLAN OF SUBDIVISION OF PART OF LOT 412 GROUP I AND PART OF THE NORTH WEST QUARTER SECTION 17 TOWNSHIP 17 NEW WESTMINSTER DISTRICT MUNICIPALITY OF MISSION, BRITISH COLUMBIA.

Friday the 23rd day of October, 1959.

Upon the application of Corporation of the District of Mission and John Wellington Thompson the Petitioners herein praying for a partial cancellation of the above mentioned Plan 296 upon reading the Petition filed herein and affidavit verifying same.

I HEREBY FIX Wednesday the 9th day of December, 1959 at the hour of 2.30 p.m. in my office at the Land Registry Office in the City of New Westminster, B. C. for the hearing of said Petition.

AND I DIRECT that Notice of said Petition and hearing be served as required by subsection 4 of Section 5 posted up pursuant to Section 6 and served on The Director of the Veterans' Land Act, The Mission Dyking District, The Canadian Pacific Railway Company and The British Columbia Electric Company Limited pursuant to subsection 1(d) of Section 5 of the Plans Cancellation Act.

"A.A. MILLEDGE" (Land Registry Office Seal)

(A. A. Milledge,)
Registrar.

Copy "Service accepted
10.11.59
A. M. Trimmell
Solr. V.L.A."

IN THE PROVINCE OF BRITISH COLUMBIA

IN THE MATTER OF
THE "PLANS CANCELLATION ACT"

and

IN THE MATTER OF PLAN 296 BEING THE PLAN OF SUBDIVISION OF PART OF LOT 412 GROUP 1 AND PART OF THE NORTH WEST QUARTER SECTION 17 TOWNSHIP 17 NEW WESTMINSTER DISTRICT MUNICIPALITY OF MISSION, BRITISH COLUMBIA

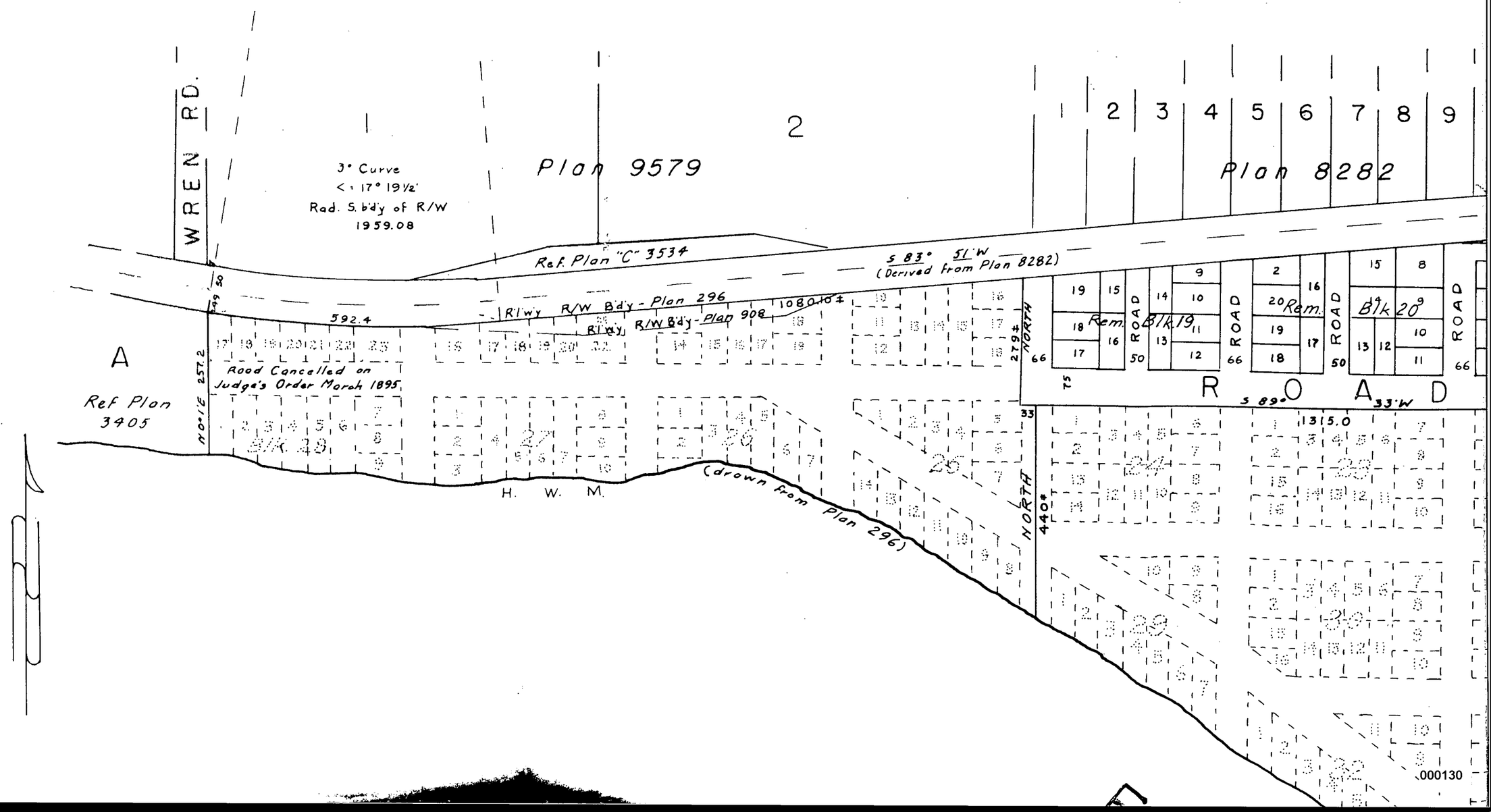
NOTICE OF HEARING

DAVID A. LEEDHAM,
Barrister & Solicitor,
Mission City, B. C.

Plan of Blocks 22 to 36 and 41 to 59 and Part of Blocks 15 to 18 Plan 296 of Lot 412 Group 1 and Part of the North West 1/4 of Section 17 Township 17 - New Westminster District

(Amending Plan 296)

Scale 1 inch = 200 feet



Deposited in the Land Registry
Office at New Westminster, B.C.
this day of 19

Registrar.

2 3 4 5 6 7 8 9 10 11 12 13 20

Plan 8282

Plan 9880

5 4

Plan 13097

19 15 9 2 16 15 8 6

18 Rem. 16 14 10 20 Rem. 19 17 Blk. 20 10 7 8 9 10 11 12 13

17 13 11 19 18 13 12 Blk. 19 12 11 21 Blk. 21

ROAD 50 ROAD 66 ROAD 50 ROAD 66

20 19 18 17 16 15 14

75 R O A D 75

S 89° 33' W 1315.0

24 23 22

29 30 27

32 33 34 35 36

550.0

7 DYKE R/W

Plan 2632

6 5 4

S 89° 33' W 799.33

Plan

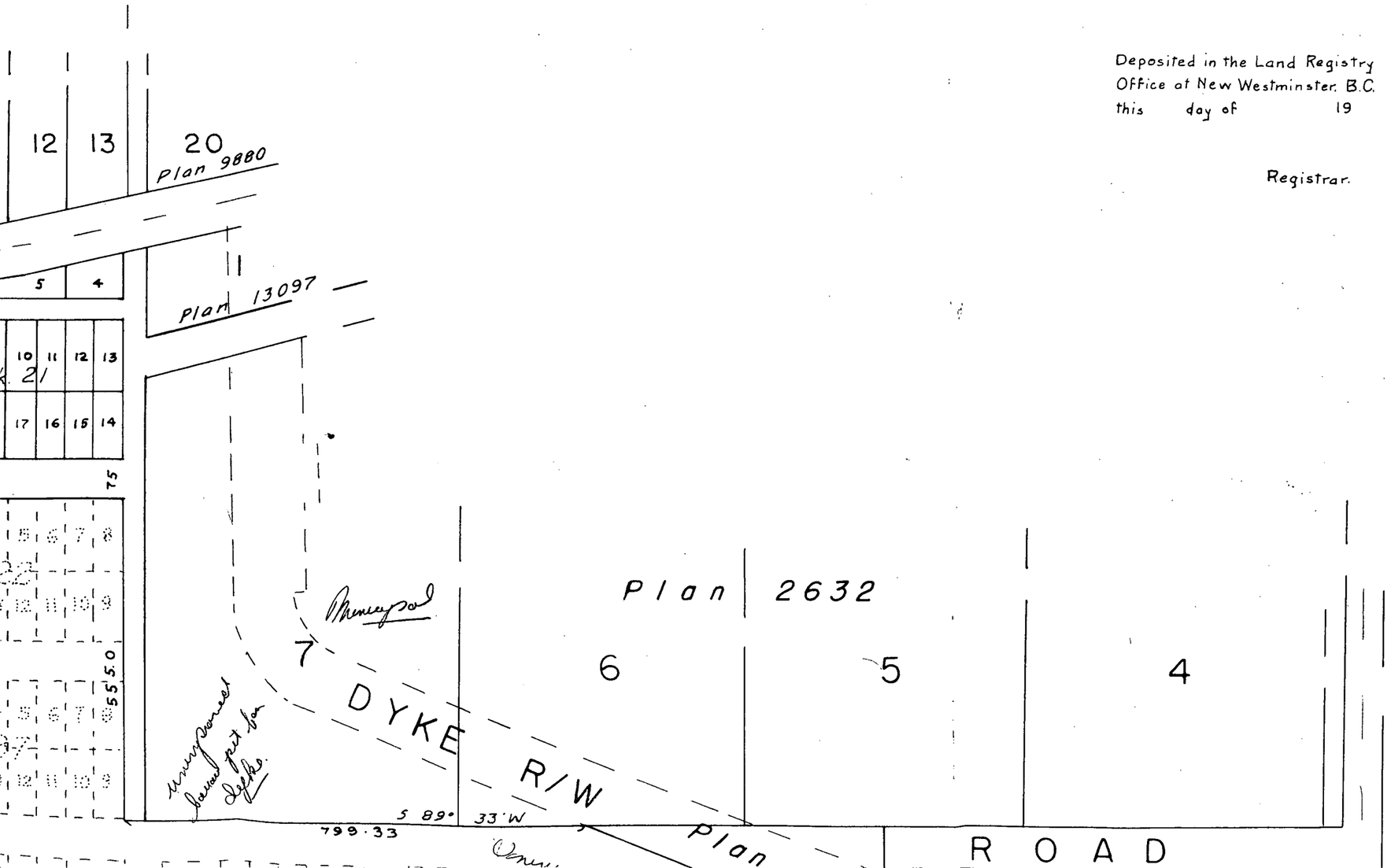
R O A D

120

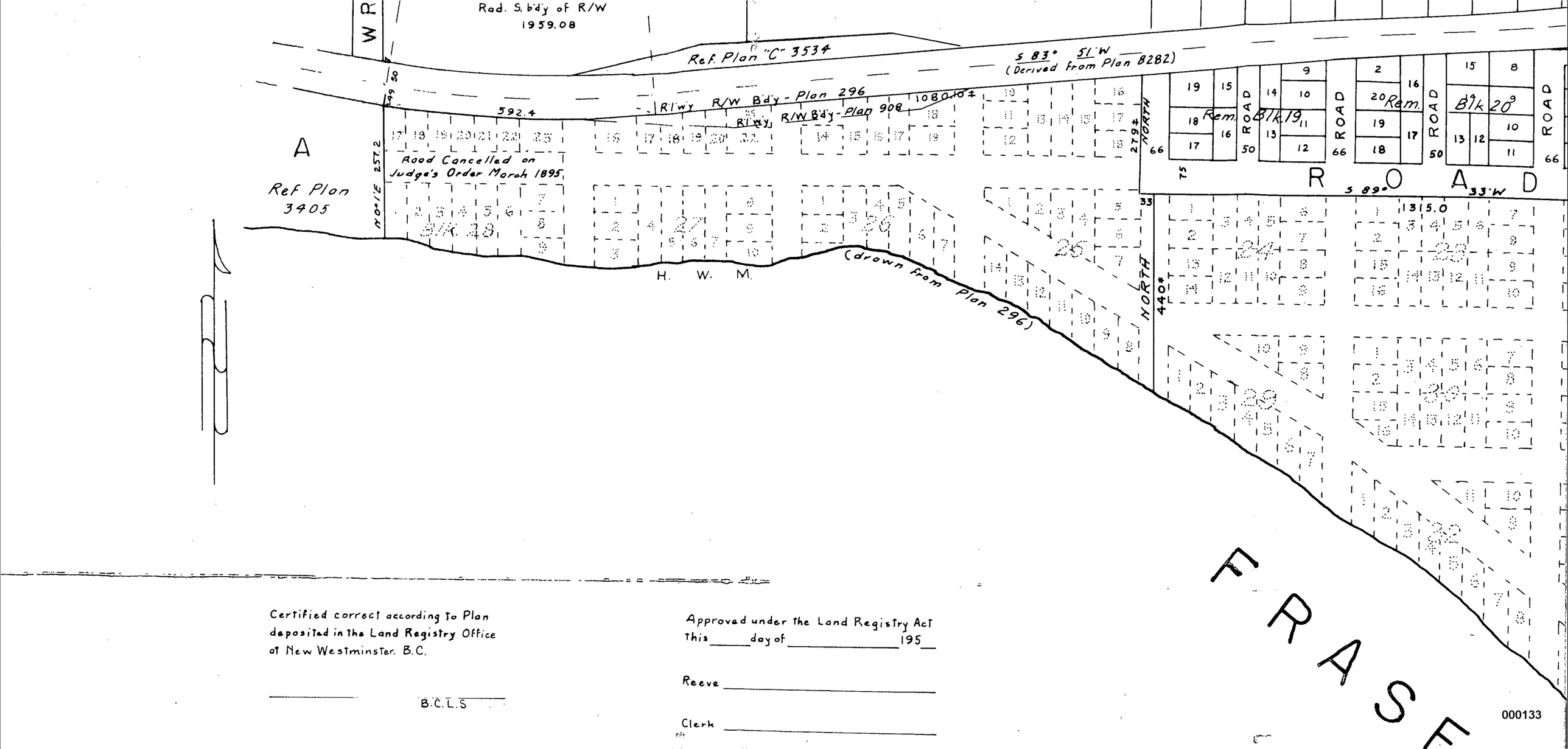
000131

Deposited in the Land Registry
Office at New Westminster. B.C.
this day of 19

Registrar.



000132



Certified correct according to Plan deposited in the Land Registry Office at New Westminster. B.C.

_____

B.C.L.S.

Approved under the Land Registry Act
This ____ day of _____ 195__

Reeve _____

Clerk _____

Plan 8282

Plan 9880

Plan 13097

Registrar

ROAD

Rem. Blk. 19

Rem. Blk. 20

Blk. 21

ROAD

ROAD

ROAD

ROAD

279± NORTH

440± NORTH

S 89° 33' W

1315.0

799.33

S 89° 33' W

Plan 2632

6

5

4

7

DYKE R/W

Municipal

Unsurveyed

Unsurveyed

Plan 5221

1.2050 D

220.43 NORTH

N 89° 33' E

820.0

ROAD

FRASER RIVER

000134

Office at New Westminster, B.C.
this day of 19

Registrar.

12 13 20 Plan 9880

5 4

Plan 13097

0 11 12 13
2/
7 16 15 14

75

55.0

Plan 2632

6 5 4

DYKE R/W

unsurveyed

Unsurveyed

Unsurveyed

S 89° 33' W
799.33

S 84° 49'

ROAD

12050 D

Plan 5221

220.43 NORTH

N 89° 33' E
820.0

ROAD

LIVERPOOL ST.

C

000135

Certified correct according to Plan
deposited in the Land Registry Office
at New Westminster. B.C.

_____ B.C.L.S

Approved under the Land Registry Act
this ____ day of _____ 195__

Reeve _____

Clerk _____

Owner _____

Witness _____

NOTE - Bearings are derived from Plan 5221
Distances derived from Plan 296 as indicated
or as had to be scaled from Plan 296
All bearings and distances are subject to
confirmation by field survey.

RASER

FRASER RIVER

Plan 5221

unsurveyed

N 89° 33' E

820.0

NORTH

000137

Plan 5221

N 89° 33' E

820.0

220.43 NORTH

R-O

1537.05 NORTH

Plan 4831

42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59

000138

BC/1880A

Soldier Settlement & Veterans' Land Act
RECEIVED
NOV 16 1959
VANCOUVER, B. C.

Soldier Settlement & Veterans' Land Act
RECEIVED
NOV 16 1959
VANCOUVER, B. C.

000139

REGION - FIELD NO. 12-18 ACCOUNT NO BC 1880 A

CURRENT INSTALMENT	ARREARS	SPECIAL ADVANCES	PAYMENTS REC'D IN ADVANCE	TOTAL DUE AND PAYABLE ON
224.24			1	Nov 59 $24.24

Interest charged since last Instalment Notice $ 81.56

* Contract Debt as at 1 Aug 59 $ 2,399.20

[redacted]
Box 623
[redacted]
Mission BC

s.19(1)

* Includes receipts and disbursements, less any conditional grant thereon, since last Instalment Notice

Held in Trust $

V.L.A. 320 (REV. 3-57) ◇

DATE	PARTICULARS	DR.	CR.	BALANCE

000140

HEAD OFFICE

R.E.B.

BC/1880A
12-18

P.O.Box 1059,
VANCOUVER, B.C.,
May 7th, 1959.

s.19(1)

MAY 11 1959

P.O.Box 623,
MISSION CITY, B.C.

Dear

I do not think we can give you title to a 9 or 10 acre portion of your holding for $500.00 as suggested in your letter of April 27th.

We are, however, referring the matter to our local representative, Mr. R. L. Bradshaw, and asking him to discuss the situation with you with a view to working out a solution to the problem.

Yours very truly,

W. H. Ozard
District Superintendent

HFS:ff

Per:

cc. Head Office - Att'n Supt. Property Division: Attached hereto for your information is a copy of veteran's letter of April 27th.

000141

s.19(1)

C
O
P
Y

P.O.Box 623,
Mission City, B.C.,
27 April 1959.

V.L.A.,
1231 Haro St.,
Vancouver, B.C.

File 1880-A

Dear Sirs:

The local Flying Club boys would like to purchase a strip of my farm for landing on. It includes the northern portion of my V.L.A. land also.

Could I get clear title to this 9 or 10 acres for say $500.00? Your local representative will verify that this low piece of pasture is easily the poorest section of my farm, but the Flying Club can get Municipal assistance in ditching both sides of the strip and this will greatly improve my remaining portion.

The V.L.A. representative here can also verify that buildings on the remaining portion (3 houses, a duplex, a 36'x80' modern barn, 36'x60' implement shed, and a 14'x35' new concrete silo) and all insured for about $28,000.00 are more than adequate security for the remainder of my V.L.A. debt.

Yours sincerely,

(Sgd.) [redacted]

REGION - FIELD NO. 12-18 ACCOUNT NO. BC 1880

CURRENT INSTALMENT	ARREARS	SPECIAL ADVANCES	PAYMENTS REC'D IN ADVANCE	TOTAL DUE AND PAYABLE ON
224.24				1 Nov58 | 224.24

Interest charged since last Instalment Notice $ 86.47

* Contract Debt as at 1 Aug 58 $2,541.88

[redacted]
Box 623
MISSION B C

s.19(1)

* Includes receipts and disbursements, less any conditional grant thereon, since last Instalment Notice

Held in Trust $

V.L.A. 320 (REV. 3-57) ◇

DATE	PARTICULARS	DR.	CR.	BALANCE

000143

DEPARTMENT OF VETERANS AFFAIRS 12-18

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

CONDITIONAL GRANT AWARDED

Date July 22, 1957.

V.L.A. Account No. BC/1880-A

District Office Vancouver, B. C.

Date July 22, 1957.

MEMORANDUM TO: THE DEPUTY MINISTER

Re. [redacted]

Address P. O. Box 623,

Service Number Lt. (Army) Mission City, B. C.

With respect to the above-noted veteran's Re-Establishment Credit I wish to report the following:-

s.19(1)

(1) (a) amount of interest, etc., remaining unpaid under the Veteran's terminated contract $.....

(b) amount of loss incurred by the Director on the resale of the property $.....

OR

(2) amount of conditional grant earned by the Veteran $ 2,320.00

TOTAL AMOUNT OF V.L.A. BENEFIT	$2,320.00
AMOUNT OF RE-ESTABLISHMENT CREDIT ORIGINALLY SET UP	$ 277.50
TRAINING BENEFITS	$ ------
NET RE-ESTABLISHMENT CREDIT	$ 277.50

Certified that the above figures are in accordance with the true financial standing of this account.

DISTRICT TREASURY OFFICER

DISTRICT SUPERINTENDENT, V.L.A.

Terminated Contract Reviewed

CHIEF TREASURY OFFICER

V.L.A. Benefits determined at $2,320.00

APPROVED

Date 7/17

FOR DEPUTY MINISTER

NOTE - This form is to be prepared by DO-VLA in accordance with Chapter 19 of Volume V of Departmental Instructions.

000144

VLA 360 (Rev. 8-56)

RECEIVED
AUG 13 1957
RESEARCH AND STATISTICS DIVISION D.V.A.

TREASURY OFFICE
AUG 9 19[illegible]
S. S. AND V. L. A.

REGION - FIELD NO. 12 - 13 ACCOUNT NO. BC 1650 A

CURRENT INSTALMENT	ARREARS	SPECIAL ADVANCES	PAYMENTS REC'D IN ADVANCE	TOTAL DUE AND PAYABLE ON
224.24				224.24 1 Nov 67

Contract Debt as per last Instalment Notice $ 2,812.80

Interest charged $ 91.09

Receipts $ 224.24

* Contract Debt as at 1 Aug 67 $ 2679.65

[redacted]
Box 623
MISSION BC

s.19(1)

* Includes disbursements, less any conditional grant thereon, since last Instalment Notice $

Held in Trust $

V.L.A. 320 (REV. 9/55)

DATE	PARTICULARS	DR.		CR.		BALANCE	

000146

H.O.

s.19(1)

B. C.

BC/1880-A
12-18

P. O. Box 1059,
Vancouver, B. C.
July 22, 1957.

Soldiers Settlement & Veterans' Land Act
RECEIVED
JUL 25 1957
MAIL ROOM
OTTAWA

[redacted]
P. O. Box 623,
Mission City, B. C.

Dear Sir:

Your Agreement for Sale of Land with the Director provides that payment of the sale price therein stated shall not entitle you to a conveyance to the land beforethe expiration of ten years following the effective date of the contract and thereafter only if you have complied with the other terms of the Agreement for the said ten years.

Your Agreement for Sale of Livestock and Equipment provides that observance by you of the terms of that Agreement and of the Agreement for Sale of Land, for the said period of ten years, would entitle you to a transfer of the chattels.

The required ten-year period has now expired. I note from our records that title to the chattels has already been transferred to you and this is to inform you that you have earned the credit allowable by compliance, during the said ten-year period, with the terms and conditions prescribed by your land agreement. This means that the only money still payable by you to the Director is the balance of your contact debt.

I desire to take this opportunity to congratulate you on your progress to date and to wish you all possible success in the future.

Yours very truly,

W. H. Ozard,
District Superintendent.

CSS:lm
Enc.

2330 00

REGION NO. 12 FIELD NO. 13 ACCOUNT NO. BC/1330A

s.19(1)

Box 1555
Mission, B.C.

	CURRENT * INSTALMENT	ARREARS	SPECIAL ADVANCES	PAYMENTS REC'D IN ADVANCE	TOTAL	DUE AND PAYABLE
1.	894.34				894.34	1 Nov. 86

* If yours is a Monthly Payment Account this current instalment is payable each month. The amount under "Total" above is the amount due and payable on the date stated.

2. Statement of Contract Debt as at 31 August 19 86 including interest to 1 Nov. 86 19

Balance as at 31 August 19 86 $ 2,943.49

ADD :

Expenditures

Interest Charged 94.55

$ 3,037.04

DEDUCT :

Conditional Grant on above expenditures

Receipts $ 224.84 224.84

Balance including amount under "Total" in Item 1. $ 2,812.20

3. Amount of your funds held in trust $ ∅

50,000 V.L.A. (REV. 1-54)
B.C. AND EAST OF MANITOBA

See reverse side for points worth knowing concerning agreement

HEAD OFFICE COPY

DATE	PARTICULARS	DR.	CR.	BALANCE

J.R.M.

000148

BC/1880A

REGION NO. 12 FIELD NO. 18 ACCOUNT NO.

232[illegible]

[redacted]

Box 1333,
Mission, B.C.

s.19(1)

	CURRENT ✻ INSTALMENT	ARREARS	SPECIAL ADVANCES	PAYMENTS REC'D IN ADVANCE	TOTAL	DUE AND PAYABLE
1.	224.24				224.24	1 Nov. 55

✻ If yours is a Monthly Payment Account this current instalment is payable each month. The amount under "Total" above is the amount due and payable on the date stated.

2. Statement of Contract Debt as at 31 Aug. 19 55 including interest to 1 Nov. 19 55

Balance as at 31 Aug. 19 54 $ 3066.89

ADD :

Expenditures

Interest Charged 99.84

$ 3166.73

DEDUCT :

Conditional Grant on above expenditures

Receipts $ 224.24 224.24

2942.49

Balance including amount under "Total" in Item 1. $ -

3. Amount of your funds held in trust $

50,000 V.L.A. (REV. 1-54)
B.C. AND EAST OF MANITOBA

See reverse side for points worth knowing concerning agreement

HEAD OFFICE COPY

DATE	PARTICULARS	DR.		CR.		BALANCE	
				W. W.			

000149

c.c. to: Director
District Superintendent,
British Columbia District.

File: BC/1880-A

s.19(1)

July 18, 1955.

[redacted]
P.O. Box 1333,
Mission City, B.C.

Dear [redacted]

In a review of your file recently, it was noted that a reply was not sent to your letter of June 5, in which you asked when a Settlement Officer would be calling on you. However, I understand that Settlement Officer Hazett called on you June 6 and that he gave you the information you required.

Yours sincerely,

Original Signed by
T. J. RUTHERFORD

T.J. Rutherford,
Director.

Dictated by R.Bonnar/mm

000150

DEPARTMENTAL CORRESPONDENCE

SOLDIER SETTLEMENT AND VETERANS' LAND ACT
DEPARTMENT OF VETERANS AFFAIRS

YOUR FILE NO.

PLEASE QUOTE BC/1880-A

TO The Director,
The Veterans' Land Act,
OTTAWA.

British Columbia.

June 21, 1955.

For attention of Mr. R. Bonnar,
Superintendent,
Secretarial Section.

Mark Your Reply For C. S. Hardwick.

SUBJECT [redacted]

s.19(1)

With reference to your letter of June 8th, I am now pleased to attach a copy of Mr. Bazett's field report of June 7, 1955. You will note that [redacted] is evidently now satisfied with the explanations given.

For District Superintendent.

CSH:JJ
Enc.

Soldiers Settlement & Veterans Land Act
RECEIVED
JUN 23 1955
MAIL ROOM
OTTAWA

000151

VLA 106S Rev. 10-49

s.19(1)

DEPARTMENT OF VETERANS AFFAIRS
SOLDIER SETTLEMENT AND VETERANS' LAND ACT

re your letter 1/25/57

FIELD REPORT

Re: [redacted] File No. 55C/1880 A District

Soldier Settlement & Veterans' Land Act
JUN 10 1955
VANCOUVER, B. C.

The Veterans' Land Act
RECEIVED
Mission 18
Regional Office
New Westminster, B.C.

Re: D.O.Memo May 25,1955

A call was made to this veterans' establishment June 6 th. and the matter of assistance for improved housing discussed with the veterans' wife. Early in the discussion it was established that the purpose of [redacted] letter to Ottawa was to establish whether or not she was eligible for V.L.A.a grant as well as her husband.

This establishment includes privately owned land in addition to the V.L.A. acreage and represents an inveetment well in excess of $30,000.00 . The veteran holds outside employment and personally operates a small acreage of small fruits, the balance of the property with a complete set of dairy buildings is rented. In addition there is a rented cabin and a rented duplex cabin.

The existing dwelling occupied by the veterans' family is considered to provide adequate minimum accommodation, and planned alterations would provide for enlarging existing rooms and improve planning to make better use of the floor area. Under the circumstances in this case there does not appear to be justification for Part 111 assistance , and if cash is not available a part 1V NHA loan was suggested. V.L.A. planning and the assistance of the construction supervisor were offered.

[redacted] is now satisfied that there are no further grants available to her, she has been advised of type of assistance we will provide her in improving her home.

Date June 7/55 Signature R.H.Bazett

VLA 78

000152

s.19(1)

BC/1880-A

District Superintendent,
BRITISH COLUMBIA DISTRICT.

H.O., Ottawa, Ont.,
June 8 55.

[redacted] - Lieut.

R. Bonnar

The enclosed further letter from [redacted] has not been acknowledged as it is considered preferable that the reply should be sent from your office, with copy here, stating when a Settlement Officer is to call at the [redacted] property.

Superintendent,
Secretarial Section.

Encl:
RB/mm

As discussed with S/S

000153

(2) Mr Bowman — Please reply for Director's signature
8/6

s.19(1)

DIRECTOR'S OFFICE
JUN 8 1955
RECEIVED

P.O. Box 1333,
MISSION CITY,. B.C.,

5 June 1955.

(1) Director V.L.A.,
OTTAWA 1, Ontario.

Attention: Mr. T.J. Rutherford

Dear Sir:

Reference your file BC/1880-A

Thank you for your letter of May 20th, and as it is now more than two weeks since I received it I was wondering when the Settlement Officer was going to call.

As you are no doubt aware, building conditions are ideal here for the next few months and I am anxious to get started.

Yours very truly,

[redacted]

[redacted]

District Superintendent,
BRITISH COLUMBIA DISTRICT.

SC/1380-A

N.C., Ottawa, Ont.,
May 20 55.

R. Bonnar

[redacted] - Lieut.

s.19(1)

In connection with the enclosed exchange of correspondence between [redacted] and the Director, it is requested that a field Supervisor be asked to call on the [redacted] to discuss the question of improvements to their house, with consideration being given to the advisability of assistance under Part III of the Act.

Superintendent,
Secretarial Section.

Encl:
RB/mm

000155

Copies made for: The Director
District Superintendent
BRITISH COLUMBIA DISTRICT.

File: BC/1880-A

1, Ontario,
May 20, 1955.

[redacted]
P.O. Box 1333,
Mission City, B.C.

s.19(1)

Dear [redacted]

There is no provision in the regulations under the Veterans' Land Act whereby assistance can be granted to the wife of an established veteran even though, as in your case, the wife served overseas during World War II. In such cases, the husband and wife are considered as one entity, with either the husband or wife being eligible for Veterans' Land Act and the other for an alternative rehabilitation benefit, such as re-establishment credit.

I have taken the liberty, however, of referring a copy of your letter to the District Superintendent for the Province of British Columbia in order that we might arrange for a Settlement Officer to call on you and discuss the question of improvements to your house.

Yours sincerely,

F. J. Rutherford,
Director.

Dictated by R.Bonnar:VCC

000156



P.O. Box 1333,
MISSION CITY, B.C.,

14 May 1955.

Administrator,
V.L.A.
OTTAWA, Ont.

Dear Sir:

After the war my husband and I settled on a V.L.A. farm in the Fraser Valley where we have been since November 1945. My husband was an army Lieut. and I was a C.W.A.C. Lieut. for four years and I also served time Overseas in 1944-45. When we settled here I was told that I could not receive any grant towards assisting the farm as only one member of a family might apply for credits. We have a boy 9, one 7, and a girl 5, and our little farmhouse of four rooms is very crowded and we would like to improve on it. Is there any possibility that I could get assistance from the V.L.A. on my standing as an ex-service woman? s.19(1)

Yours very truly,

[redacted]

BC-1880-A
Part II

2320.00

s.19(1)

REGION NO. 12 FIELD NO. 18 ACCOUNT NO. BC/ 1880A

[redacted]
Box 1333,
Mission City BC

	CURRENT INSTALMENT*	ARREARS	SPECIAL ADVANCES	PAYMENTS REC'D. IN ADVANCE	TOTAL	DUE AND PAYABLE
1.	224.24				224.24	1 Nov 54

* If yours is a Monthly Payment Account this current instalment is payable each month. The amount under "Total" above is the amount due and payable on the date stated.

2. Statement of Contract Debt as at 31 Aug 19 54 including interest to 1 Nov 19

Balance as at 31 Aug 19 53 $3,187.41

ADD:

Disbursements

Interest Charged 103.72

$3,291.13

DEDUCT:

Conditional Grant on above disbursements $

Receipts 224.24

Balance including amount under "Total" in Item 1. $3,066.89

3. Amount of your funds held in trust $ -0-

30,000 V.L.A. 320 (Rev.4-53) B.C. AND EAST OF MANITOBA

See reverse side for points worth knowing concerning your agreement

HEAD OFFICE COPY

DATE	PARTICULARS	DR.		CR.		BALANCE	

000158

2320.00

s.19(1)

REGION NO. 12 FIELD NO. 18 ACCOUNT NO. BC/1880-A

[redacted],
Box 1333,
Mission City, B. C.

	CURRENT INSTALMENT*	ARREARS	SPECIAL ADVANCES	PAYMENTS REC'D. IN ADVANCE	TOTAL	DUE AND PAYABLE
1.	224.24				224.24	1 Nov./53

* If yours is a Monthly Payment Account this current instalment is payable each month. The amount under "Total" above is the amount due and payable on the date stated.

2. Statement of Contract Debt as at 31 August 19 53 including interest to 1 Nov. 19 53

Balance as at 31 August 19 52 $ 3129.20

ADD:

Disbursements

Interest Charged 123.62

$ 3252.82

DEDUCT:

Conditional Grant on above disbursements $

Receipts 65.41

Balance including amount under "Total" in Item 1. $ 3187.41

3. Amount of your funds held in trust $

30,000 V.L.A. 320
B.C. AND EAST OF MANITOBA

See reverse side for points worth knowing concerning your agreement

HEAD OFFICE

DATE	PARTICULARS	DR.	CR.

000159

s.19(1)

Head Office

BC/1880-A

H.T.

Box 1059,
Vancouver, B.C.
June 24, 1953

DIRECTOR OF SOLDIER SETTLEMENT. RECEIVED JUN 29 1953 OTTAWA.

[redacted]
Box 1333,
MISSION CITY, B.C.

Dear [redacted]

The record of your performance as a full time farmer has been drawn to our attention by your Settlement Officer Mr. R. H. Bazett. We find that you have at all times met the terms of our Agreement as well as adding substantial improvements to the property.

It is with pleasure that we attach hereto our "Release of Title to Livestock and Farm Equipment" which passes to you the full right of ownership to the chattels purchased on your behalf by this Department.

We wish to make clear that this release does not relieve you from paying for the chattels should you wish to pay out your contract and take title to the property before the 10 year period of occupancy has expired.

Sincerely yours,

District Superintendent.

CSS:kf
Encl.

000160

DEPARTMENT OF VETERANS AFFAIRS

THE VETERANS' LAND ACT, 1942

RELEASE OF TITLE TO LIVESTOCK AND FARM EQUIPMENT

District Office Vancouver, B.C.

Account No. BC/1880-A

The Director, The Veterans' Land Act, under the provisions of subsection 2 of section 11, The Veterans' Land Act, 1942, hereby transfers to Veteran [redacted]

of Box 1333, Mission City

Province of British Columbia the title and right of possession to any and all livestock and farm equipment, including any item of household or fishing equipment, sold or supplied to the said veteran under the provisions of The Veterans' Land Act, 1942, and amendments thereto.

This release of title to livestock and farm equipment does not cancel or in any way amend the provisions of the Agreement for Sale of Land between the above-named veteran and the Director.

Dated this 24th day of June 19 53.

The Director, The Veterans' Land Act

Per [signature]

District Superintendent

000161

VLA 368

District Superintendent,
BRITISH COLUMBIA.

BC/1880-A
H.O., OTTAWA 1, Ontario
March 4th 53

s.19(1)

[redacted] - Blk. "D" of Lot 412, Grp. 1, Map 5221, N.W.D.; Blk. 4, Blk. "B" & Lot 3, Blk. "C" of Lot 165, Grp. 3 & of Lot 412, Grp. 1, Plan 2632, N.W.D.; Lots 1 & 2, Blk. "G", Lots 1 & 2, Blk. "L", Lots 1 & 2, Blk. "M", Blk. "Q" & Blk. "R" of Lot 410, Grp. 1, Plan 13117, N.W.D.

1. This will acknowledge receipt of documents relating to this case as listed in the District Solicitor's Certificate of February 23rd, 1953.

2. I return herewith, duly executed, one copy of the Agreement for Sale of Land in VLA 23.

Enc.
/ED

for Superintendent,
Securities Division.

BC/1880-A

3/3/53

For execution

SJ

s.19(1)

DEPARTMENT OF VETERANS AFFAIRS

THE VETERANS' LAND ACT

III

HEAD OFFICE DOCUMENT REVIEW

Veteran [redacted] A/C No. BC/1880-A

Legal Land Description Blk. "D" of Lot 412, Grp. 1, Map 5221, N.W.D.; Blk. 4, Blk. "B" and Lot 3, Blk. "C" of Lot 165, Grp. 3 and of Lot 412, Grp. 1, Plan 2632, N.W.D.; Lots 1 & 2, Blk. "G", Lots 1 & 2, Blk. "L", Lots 1 & 2, Blk. "M", Blk. "Q" & Blk. "R" of Lot 410, Grp. 1, Plan 13117, N.W.D.

Acreage 4.3

Vendor Jap Land, Yorkshire & Canadian Trust Ltd

DEEDS OR CERTIFICATES OF TITLE

1. Reg. No. 178014E Date 25/9/44
   Reg. Office New Westminster
2. Reg. No. 299065E Date 13/7/52
   Reg. Office New Westminster
   303207E 16/11/52

MORTGAGES

1. VLA Date
   Reg. No. Reg. Office
2. VLA Date
   Reg. No. Reg. Office

LAND CERTIFICATES

Abstract Cert. of Enc.

Cert. of Search Cert. of Charge

PERSONAL CERTIFICATES

G.R. Cert. Sheriff's Cert.

Registrar's Cert. Bankruptcy Cert.

TAX CERTIFICATES—Date to which taxes paid

Municipal School

Other

SOLICITOR'S CERTIFICATE 23/2/53 C.A. Perkins on file

AGREEMENTS

For Sale of Land (VLA 23) (VLA 118) (VLA 245) 1/12/46

For Sale of Livestock and Equipment (VLA 24) (VLA 253) 1/12/46

For Share of Crop (VLA 286) Supplementary Agreement (VLA 358A)

OTHER DOCUMENTS

Affidavit of Vendor (VLA 54) Veteran's Affidavit (VLA 74)

Declaration or Affidavit of Possession Legal Agent's C. of T.

Other Title Papers

Repaid

Date 3/3/53 19 Reviewer S Ramsay

VLA 73 (Rev. 10-50) (SEE OTHER SIDE FOR PARTIAL SALES, EASEMENTS, ETC.)

000164

RECORD OF PARTIAL SALES, EASEMENTS, ETC.



s.19(1)

THE VETERANS' LAND ACT

HEAD OFFICE DOCUMENT REVIEW

I

BC-1880-A

Veteran [redacted] A/C No. ~~BC/7307~~

Legal Land Description (BLOCK "D" OF LOT 412, GP. 1, MAP 5221, MISSION MUN., N.W.D.) (LOTS 1 TO 18 INCLUS., BLK. 9, LOTS 1 & 2, BLK. 10, LOTS 1 TO 14 INCLUS., BLK. 47, BLK. 48 & LOTS 1 TO 13 INCLUS., BLK. 49 OF LOT 410, GRP. 1, MAP 2631, N.W.D.

Acreage 9.97 + 8.51

Vendor IKEBUCHI, TAKALCHI AND HAYASHI, TATSUO

DEEDS OR CERTIFICATES OF TITLE

1. Reg. No. 178014E Date 25-9-44
   Reg. Office NEW WESTMINSTER
2. Reg. No. 214850-E Date 12-12-46
   Reg. Office NEW WESTMINSTER

MORTGAGES

1. VLA ..... Date .....
   Reg. No. ..... Reg. Office .....
2. VLA ..... Date .....
   Reg. No. ..... Reg. Office .....

LAND CERTIFICATES

Abstract ..... Cert. of Enc. .....

Cert. of Search ..... Cert. of Charge .....

PERSONAL CERTIFICATES

G.R. Cert. ..... Sheriff's Cert. .....

Registrar's Cert. ..... Bankruptcy Cert. .....

TAX CERTIFICATES – Date to which taxes paid

Municipal ..... School .....

Other .....

SOLICITOR'S CERTIFICATE 24/10/44 T. TODRICK, ON ADM. FILE 8.6
1-5-48 T. TODRICK ON THIS FILE

AGREEMENTS

For Sale of Land (VLA 23) 1-12-46 (2 agmts)

For Sale of Livestock and Equipment (VLA 24) 1-12-46

OTHER DOCUMENTS

RECORD OF PARTIAL SALES, EASEMENTS, ETC.

Date Nov. 9, 1944 Reviewer R. Williams

VLA 73

000166

s.19(1)

THE VETERANS' LAND ACT

HEAD OFFICE DOCUMENT REVIEW

II

BC/1880-A

Veteran [redacted] A/C No. ~~BC/220 P~~

Legal Land Description LOTS 3 to 26 INC. IN BLOCK 10, of LOT 410, GP. 1 MAP 2631, N.W.D. (MISSION)

Acreage 3.043 ACS.

Vendor AMEMORI, ASA

DEEDS OR CERTIFICATES OF TITLE

1. Reg. No. 165604E Date 22-12-43
   Reg. Office NEW WESTMINSTER
2. Reg. No. Date
   Reg. Office

MORTGAGES

1. VLA Date
   Reg. No. Reg. Office
2. VLA Date
   Reg. No. Reg. Office

LAND CERTIFICATES

Abstract Cert. of Enc.

Cert. of Search Cert. of Charge

PERSONAL CERTIFICATES

G.R. Cert. Sheriff's Cert.

Registrar's Cert. Bankruptcy Cert.

TAX CERTIFICATES – Date to which taxes paid

Municipal SEE SOLICITOR'S CERT. School

Other

SOLICITOR'S CERTIFICATE 19/1/44 W. K. CHANDLER, SEE ADM. FILE 8-6

AGREEMENTS

For Sale of Land (VLA 23)

For Sale of Livestock and Equipment (VLA 24)

OTHER DOCUMENTS

RECORD OF PARTIAL SALES, EASEMENTS, ETC.

Date Jan 24th 1944 Reviewer R Willbee

VLA 73

000167

THE VETERANS' LAND ACT

SUPPLEMENTARY LOAN

Account No BC/1880-A

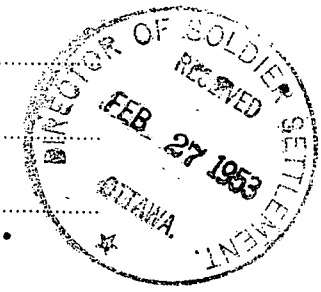
DISTRICT SOLICITOR'S CERTIFICATE

(PURCHASED LAND)

Vancouver B.C.

THE DIRECTOR,
THE VETERANS' LAND ACT,
OTTAWA, CANADA

February 23 1953



Name .....

Land (see back)

s.19(1)

Purchased from The Director V.L.A. and
Yorkshire Canadian Trust Ltd. Vancouver.

I enclose the following documents relating to this account:

1. Agreement for Sale of Land VLA 23 in duplicate for execution by the Director and return of 1 copy to this office.
2. Statutory Declaration as to loss of veteran's copy former VLA 23.
3. Certificates of Title Nos. 178014-E 299065-E and 303207-E in the name of The Director, The Veterans' Land Act.

I certify that the deed or transfer from the vendor has been properly executed and contains all necessary covenants and provisions; that the said deed or transfer has been duly registered and that the Director, The Veterans' Land Act, has a good and marketable title to this land free from all encumbrances and easements with the underwritten exceptions:

Parcels 2 and 3 are within an Improvement District and liable for taxes, tolls and other charges levied or imposed by the Trustees of the Improvement Dist. See filing 31891 Mission Dyking District.

The repayment terms of the Agreement for Sale of Land (VLA 23) are in accordance with those authorized in this case by the Approval of Expenditure (VLA 22) and they have been checked as to sufficiency and accuracy by District Treasury Officer.

Execution by you of the enclosed agreements is now in order.

EC

NOTE:—If land description is lengthy, give full description on back and so indicate in heading.

VLA 50 (Prairie Provinces and B.C.)

District Solicitor

000168

(1) Block "D" of Lot 412 Grp. 1 Map 5221

(2) Block 4 Block "B" and Lot 3 Block "C" of Lot 165 Grp. 3 and of Lot 412 Grp. 1 Plan 2632

(3) Lots 1 and 2 Block "G" Lots 1 and 2 Block "L" Lots 1 and 2 Block M, Block "Q" and Block "R", of Lot 410, Grp. 1, Plan 13117,

New Westminster District.

PROVINCE OF)
)
BRITISH COLUMBIA)
)
TO WIT)

IN THE MATTER OF The Veterans' Land Act, 1942, AND IN THE MATTER OF an Agreement for Sale of Land thereunder between The Director, The Veterans' Land Act as Vendor, and [redacted] as Purchaser

s.19(1)

Veterans' Land Act. RECEIVED DEC 30 1952 Regional Office New Westminster, B.C.

STATUTORY DECLARATION

I, [redacted] (name),

of the Post Office of Mission City,

in the Province of British Columbia, Farmer, (occupation),

DO SOLEMNLY DECLARE:

1. THAT I am the Purchaser named in the above mentioned Agreement for the Sale of Land and have a personal knowledge of the facts herein declared.

2. THAT I had in my possession and control on and about the said lands and premises hereinafter described and elsewhere in the Province of British Columbia an executed duplicate copy of an Agreement for the Sale of Land made between The Director, The Veterans' Land Act, as Vendor and myself as Purchaser, in respect of the sale to me of that certain parcel of land situate in the Province of British Columbia, Municipality of Mission, more particularly described as:

1. Lots One (1) to Eighteen (18) inclusive, Block nine (9), Lots one (1) and two (2) Block ten (10), Lots one (1) to fourteen (14) inclusive Block forty-seven (47), Block forty-eight (48), and Lots one (1) to thirteen (13) inclusive Block forty-nine (49), of Lot four hundred and ten (410) Group one (1) Map 2631.
(2) Lots three (3) to twenty-six (26) inclusive Block ten (10) of Lot four hundred and ten (410) Group one (1) Map 2631.
(3) Block "D" of Lot four hundred and twelve (412) Group one (1) Map 5221.
(4) Lots one (1) to nine (9) both inclusive Block four (4), Lots one (1) to fourteen (14) both inclusive, Block forty-four (44), Block forty-five (45), and Lots one (1) to thirteen (13) both inclusive Block forty-six (46), of Lot four hundred and ten (410) Group one (1) Plan 2631.
(5) Block four (4) Block "B" and Lot three (3) Block "C", of Lot One hundred and sixty-five (165) Group three (3) and of Lot Four hundred and twelve (412) Group one (1) Plan 2632,
All in the District of New Westminster.

3. THAT I have made most diligent search for the said Duplicate Agreement for the Sale of Land in all places and repositories where such document might be kept or filed but have not found the same and I verily believe that the same has been lost beyond recovery or destroyed.

(SN 74A)

4. THAT I have not in any way dealt with the said Duplicate Agreement for the Sale of Land and have not pledged or hypothecated the same or lodged the same with any person or firm for any purpose whatsoever.

5. THAT the sole reason for the non-production of the said Duplicate Agreement for the Sale of Land is that it has been lost or accidentally destroyed.

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

DECLARED before me at)
Mission City)
in the Province of British Columbia)
this 29 th. day of)
September AD. 1952.)

[redacted]

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

Authorized under D.V.A. to administer oaths.

(SN 74B)

HEAD OFFICE COPY

2320 00

REGION NO. 12 18 ACCOUNT NO. BC 1880 A

[redacted] s.19(1)

Box 1355
MISSION CITY B. C.

	CURRENT INSTALMENT*	ARREARS	SPECIAL ADVANCES	PAYMENTS REC'D. IN ADVANCE	TOTAL	DUE AND PAYABLE
1.	127.23			61.82	65.41	1 Nov 52

* If yours is a Monthly Payment Account this current instalment is payable each month. The amount under "Total" above is the amount due and payable on the date stated.

2. Statement of Contract Debt as at 31 Aug 19 52 including interest to 1 Nov 19 52

Balance as at 31 Aug 19 51			$ 1,871.35
ADD:			
Disbursements			1,995.00
Interest Charged			55.08
			$ 3,921.43
DEDUCT:			
Conditional Grant on above disbursements	$	465.50	~~709.85~~
Receipts		326.73	792.23
			3,129.20
Balance including amount under "Total" in Item 1.			$
			- - -

3. Amount of your funds held in trust $

35,000 V.L.A. 320
B.C. AND EAST OF MANITOBA

See reverse side for points worth knowing concerning your agreement

DATE	PARTICULARS	DR.	CR.	BALANCE

000172

s.19(1)

BC/1880-A

District Superintendent,
BRITISH COLUMBIA DISTRICT.

H.O., Ottawa 1, Ontario.
September 17th, 52.

Mr. C.A. Perkins.

H.O. Weatherley.

1. With reference to your letter of the 8th instant, we now enclose all three copies of the two amending plans Nos. 2631 and 2632 duly executed in the name of the Director, together with Certificates of Title Nos. 165604-E, 178014-E and 214850-E.

2. When the necessary registrations have been completed, we shall expect to receive new Certificates of Title. We also expect that the District Solicitor will report title to Head Office, in due course, to that property which we are purchasing in Plan No. 2632.

for Superintendent,
Securities Division.

HOW/pl
Encls.
REGISTERED

000173

DEPARTMENTAL CORRESPONDENCE

DEPARTMENT OF VETERANS AFFAIRS
SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE BC/1880-A

TO HEAD OFFICE

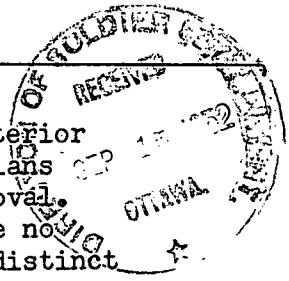
D.O. Vancouver

September 8 19 52

For attention of Securities Division

Mark Your Reply For C.A. Perkins

SUBJECT [redacted] - veteran.



Procedure for cancellation of interior lines has been commenced by the above veteran and plans completed before submitting to this office for approval. The action is now requested and would appear to have no adverse effect on the Director's security and be a distinct saving in the taxes payable by the veteran. We enclose field report in this matter.

Under separate cover we are sending forward two amending plans Nos. 2631 and 2632. These require signature by the Director.

If this proposal meets with approval would you be kind enough to submit these plans for signature by the Director and return together with Certificates of Title Nos. 165604-E, 178014-E and 214850-E. New certificates of title will issue in the name of the Director following completion of the consolidation.

s.19(1)

C.A. Perkins
Solicitor.

encl.
CAP/C

DEPARTMENT OF VETERANS AFFAIRS
Soldier Settlement and Veterans' Land Act

s.19(1)

FIELD REPORT ..... Sheet No.
SUBJECT

Name [redacted] Ref. No. BC/1880-A

DATE OF REPORT

Day	Month	Year
15	Aug.	19 52

District B.C. Mission 18

Address Box 1333 Mission City, B.C.

This full time farmer is requesting the Directors approval for cancellation of an existing subdivision of property he is purchasing under agreement with V.L.A. and adjoining property owned by him privately.

Present Legal Descr.

The sub-division lots owned by the Director are as follows:

(1) Lots 1-18 incl. Blk 9, Lots 1 & 2 Blk.10, Lots 1-14 incl. Blk.47, Blk.48 & Lots 1-13 incl. Blk.49 of Lot 410 Gp.1 Map 2631 N.W.D.

(2) Lots 3-26 incl. Blk.10 of Lot 410, Gp.1 Map 5221 N.W.D.

(3) Blk.45 of Lot 410 Gp.1, Map 2631 and Lots 1-9 both incl. of Blk.4 and Lot 410 Gp.1 Map 2631 N.W.D. and Lots 1-14 both incl., Blk.46 of Lot 410, Gp 1, Map 2631, N.W.D.

All other lots outlined in red on the accompanying plan are owned privately by the veteran.

Adjoining land owned by the Director but not included in the subdivision are:

(1) Lot 4 in Blk. "B" and Lot 3, Blk "C" of Lot 165 Gp 3 and of Lot 412, Gp 1, Map 2632 D.N.W.

(2) Blk. "D" of Lot 412 Gp.1 Map 5221 N.W.D.

Land adjoining Blocks 1, 2, &3 of D.L.165 is owned by the veteran with the exception of Lot 4 in Blk "B".

Assessment

The veterans' reason for wishing cancellation of the existing sub-div. is the resultant saving in taxes., which on the basis of 1952 figures would be approx. $280.00. This is due to a min. assessment on lots of $25.00 plus $10.00 for improvements($280.00 per ac.) as compared with a min. acreage assessment of $50.00 per ac.

Municipal Approval

This cancellation of lots leaving the gazetted streets and lanes was suggested and has been approved by the Council for the Municipality of Mission.

The cancellation of this sub-division will substancially ease the tax burden on this veteran as well as simplify administrationfor local taxing authorities.

R. Bagnall

Attached are three copies of each new plan.completed by J.M.C.Wade B.C.L.S.

VLA 80 (Rev. 11-50)

000175

s.19(1) S.S. & V.L.A. — FARM OPERATION REPORT H.T. Page 1

District [illegible] Acct. No. BC/1880A Year of Establishment 1946

Veteran [redacted] Address Box 1332 Mission City, B.C.

Land Location (1) Lots 1-18 incl. Blk9, Lots 1 &2, Blk 10, Lots 1-14 incl. Blk.47 [illegible] (2) Lots 3-6 incl. Blk [illegible] of Lot 410 Gp.1 Map 5221 (3) Blk. "D" of Lot 412 Gp.1 Map 5221

Is veteran living on and operating farm? Yes If not, explain .....

DAY	MONTH	YEAR
4	July	19

1. LAND
State type of farm. Does veteran specialize? Comment on any advantage or disadvantage as to location, markets, woodlot, soil erosion, etc. Kind and degree of infestation of weeds. If operating other land give total acres, acres cultivated, acres in pasture and meadow. Indicate if owned or rented, and the purchase or rental terms.

Total acreage of Dept. farm 11.5 Acres under cultivation including tame hay and meadow 11.5 Cultivable by breaking only ..... Cultivable by clearing and breaking ..... Not cultivable ..... Detail use of cultivated land .....

Veteran farms V.L.A. acreage in conjunction with approx. 3.75 ac of farm land adjoining on three sides. The farm is operated as mixed small fruits and cannery cash crops, all work is done by hired labor, the veteran being employed as supervising fieldman for Canadian Canners plant in Mission. Additional acreage is privately owned or is being purchased under agreement privately.

2 ac. Washington raspberries
8 ac. Strawberries Bearing
2 ac. " New planting
50 ac. Cannery corn

100 - 2yr. old prune trees
25 - est. grape vines

Balance of acreage in pasture land and uncleared scrub.

2. BUILDINGS, ETC.
Are buildings, fences and well adequate? If not, in what respect? Examine chimneys, etc., for fire hazards. Is insurance coverage adequate?

Fencing good and adequate.
Buildings all on V.L.A. acreage-
Dwelling - former Jap house remodelled into comfortable farm home, being well maintained.
Garage- unfinished frame construction.
Sheds and pickers houses as shown on V.L.A. 268 June 24/52 pickers houses being rented during winter season.
Two shacks have stovepipe chimneys, but neither of these bldgs. are occupied. Ins. recommended as per V.L.A. 268.

3. LIVESTOCK

	Work Horses	Other Horses	Milch Cows	Other Cattle	Brood Sows	Other Pigs	Breeding Ewes	Other Sheep	Poultry	
Dept. Stock (documented)										
Privately owned (clear)										
Privately owned (encumbered)										
Totals										

NO LIVESTOCK - Privately owned pasture rented

State breed of animals and comment on their suitability, sufficiency and care. What special efforts are being made to improve livestock and increase revenue therefrom?

N.A.

4. EQUIPMENT
List main items of equipment and comment on suitability, sufficiency and care.

List items required for efficient operation, and plans to obtain.

Ford-Ferguson tractor with full line of tillage equipment. Veteran has all items of equipment required for the operation of his small fruits and cannery cash crop operation.

Soldier Settlement and Veterans' Land Act RECEIVED JUL 14 1952 VANCOUVER, B.C.

5. DEPT. CHATTELS
Check Dept. Chattels with inventory, and insure they are being maintained satisfactorily.

Have Dept. Chattels been checked with inventory? (VLA 26) Yes

Are they being maintained satisfactorily? Yes If not, what action has been taken?

000176

s.19(1)

S.S. & V.L.A. — FARM OPERATION REPORT

District Mission B.C. Acct. No. BC/1880A

Veteran [redacted]

DAY	MONTH	YEAR
4	July	19 52

6. SEED AND FEED
What provision has been made for good seed? Is sufficient suitable feed on hand?

Veteran procures seed for cash crops through Canadian Canners (Western) by whom he is employed

7. HOME AND COMMUNITY INTEREST:
Have you interviewed wife? Is she satisfied? Does she take active part in maintaining good garden, poultry, or other sideline?

Are home conditions conducive to success? If not, why? Does the veteran utilize existing agricultural facilities such as Ag. Reps., farm groups, etc.? Comment.

Veterans' wife has been interviewed and in addition to raising three fine young sons she maintains her own small fruit acreage on the farm, managing it and receiving any of the profits. She is also responsible for the family garden.

The veteran, being supervising fieldman, is well abreast of latest technical advances in the field of smalll fruits and cannery vegetable growing.

2. REPAYMENTS AND SECURITY:
To be checked and initialled by District Office before forwarding to Head Office.

Total due last Standard date	$127.23
Amount paid	$127.23
In arrears	$ nil
Overdue taxes and rates	$ nil
Outstanding payment and Taxes	$ nil

Total present debt to Dept. $1,871.35

CHECKED

List all tax and rate obligations Mission Municipal - Gen. approx. 65.00, Sch. 72.00 Mission Dyking Board 5 mills based on

When do you estimate further amounts will be paid, from what source and how much?

Veteran's equity in other land or assets. Describe stating extent and value

Veteran has approx. 75 ac. most of which is under cultivation in addition to that he is purchasing under V.L.A. this acreage is adjacent to his V.L.A. unit and works with it. Value is estimated at $12,000.00

Has the veteran outside debts? No Describe

RECEIVED JUL 14 1952 VANCOUVER, B.C.

9. PROGRESS:
Comment on the progress being made by this veteran. If in arrears, what are the basic causes?

This veteran has soundly rehabilitated himself, he is enjoying a good income from his farming enterprise while drawing a salary of $275.00 monthly as supervising fieldman for a local cannery. He is purchasing additional acreage under private agreement in order to extend his holdings.

10. GRADING:
Comment on the veteran's ability as a farm manager.

Progress rating (A, B, C, D) [A]

This veteran is a capable manager; most of his farm operations are carried out by hired help, he employs 3-4 men on a year round basis.

D.O. Reviewer

Field Supervisor

11. **Forecast of Operations for 19**..... Use V.L.A. 80
(To be signed by Supervisor and initialled by D.O. reviewer)

(a) DEVELOPMENT WORK—Indicate what the veteran will undertake in the way of clearing, breaking, fencing, drainage, building or repairs to buildings, etc.
(b) CROPS—Outline plans for growing field, orchard or garden crops. Give acreage of each and outline plans for weed and erosion control, maintenance of fertility, etc.
(c) LIVESTOCK—Indicate plans for securing revenue from, and improvement of cows, hogs, sheep, poultry and other livestock.
(d) OUTSIDE WORK—Indicate plans for, and likelihood of veteran securing revenue from outside employment.
(e) RECOMMENDATIONS (if any).

P.T.O.

000177

R.O. - 9-7-52

Good sound utility - good progress during 6 years of Exist - Has good unit + additional land purchased privately - B/E intact - no % debt - future plans are sound - Has large equity in property - A-B-O- grading approved -

R. L. Armstrong
Asst Sup

cc: NEW WESTMINSTER R.O.

DEPARTMENT OF VETERANS AFFAIRS

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

REQUISITION FOR CHEQUE

Veterans' Land Act
JUL 9 1952
TREASURY
Vancouver, B. C.

D.O. No. BC/1880-A

T.O. No. CODE NO.12

Place D.O. Vancouver Date July 8 1952

Application is hereby made for issue of the following cheque(s):

In Favour of	Amount
The Yorkshire & Canadian Trust Limited VANCOUVER B.C.	$1995.00

Details of Payment Purchase price of property - (1) Lots 1 to 18 incl. Blk.9, Lots 1 & 2 Blk.10, Lots 1 to 14 incl. Blk.47 & Blk.48, & Lots 1 to 13 incl. Blk.49, of Lot 410 Gp. 1 Map 2631 NWD.(2) Lots 3 to 26 incl. Blk.10 of Lot 410 Gp.1 Map 2631 NWD. (3) Blk."D" of Lot 412 Gp.1 Map 5221 NWD (4) Lot 4 Blk."B"& Lot 3 Blk."C" of Lot 165 Gp.3 of Lot 412 Gp.1 Map 2632 NWD and Blk.45 of Lot 410 Gp.1 Map 2631 NWD & Lots 1 to 9 incl. of Blk.4 of Lot 410 Gp.1 Map 2631 NWD and Lots 1 to 14 incl. Blk.44 & Lots 1 to 13 incl. Blk. 46 of Lot 410 Gp.1 Map 2631 NWD.

REMOVAL OF ENCUMBRANCE

Charge to Account Name NEALE Kenneth Edmund (Veteran) BC/1880-A.

Certified work performed, materials supplied and prices charged are according to contract or if not covered by contract are fair and just. Approved for payment

For Director

Cheque Number	Account Number	Source	Vote or G.L.	Pri. or Sch.	Object	Amount	Code
20320	1880A	12	302	61	420	465 50	551
						1529 50	S

Checked	F.E. Liquidated	Date	Passed for Payment
		JUL 11 1952	For District Treasurer

000179

VLA 189 (Rev. 4-51)

(1) Lots 1 to 18 inclusive, Blk 9, Lots 1 & 2 Blk 10, Lots 1 to 14 inclusive Blk 47 Blk 48 & Lots 1 to 13 inclusive Blk 49 of Lot 410 Gp 1 Map 2631 NWD
(2) Lots 3 to 26 inclusive, Blk 10 of Lot 410, Gp 1 Map 2631. N.W.D.
(3) Blk "D" of Lot 412 Gp 1 Map 5221 N.W.D. - BC/730-P

Original Purchase

(4) Lot 4 in Blk "B" & Lot 3 Blk C of Lot 166 Gp 3 & of Lot 412 Gp 1 Map 2632 DNW AND Blk 46 of Lot 410 Gp 1 Map 2631 DNW AND Lots 1 to 9 both inclusive of Blk 4 of Lot 410, Gp 1 Map 2631. DNW. AND Lots 1 to 14 both inclusive Blk 44 AND Lots 1 to 13 both inclusive Blk 46 of Lot 410 Gp 1 Map 2631. DNW (Mun. of Mission)

Additional Acreage

(1-3) Original Purchase 24.013 acres
(4) Additional Acreage 21.4000180 es

Vendor: The Yorkshire & Canadian Trust Ltd.,
Yorkshire House,
900 West Pender St.,
Vancouver, B. C.

Cancels & replaces VLA 22's 4/11/46 & 24/11/47
Covers purchase of additional acreage. in form apty # 4 below

DEPARTMENT OF VETERANS AFFAIRS

S.D. 12 Field #18

R.O. New Westminster, B. C.

R.O. File BC/1880-A

D.O. Vancouver, B. C.

D.O. File BC/1880-A

s.19(1)

THE VETERANS' LAND ACT

APPROVAL OF EXPENDITURE

Veteran [redacted] Official No. Lieut.
(in projects—vendor) Surname Full Christian Names

Type of Settlement Full Time Farming Postal Address of Property Box 1333 Mission City, B. C.
(Insert: Full Time Farming, Small Holding or Commercial Fishing)

Full Legal Description of Land

Containing acres. Acreage under cultivation

Regional Office Section		District Office Section		
Purpose	1. Amounts Recommended	2. Approved for Expenditure — Current Year	3. Approved for Expenditure — Next Year	4. Total Approvals to Date
Removal of Encumbrances 1,2,3	$ 1300.00	$ 1300.00	$	$ 3351.00 3301.
Land and Existing P.I. 4	1995.00	2. 1999.00		1400.00 1499
P.I. to be effected	1499.00	1499.00		1200.00 1200
Live Stock and Equipment	1200.00	1200.00		
Fishing Equipment				
Redisbursement of Fire Loss Recovery				6000.00 ✓
Total	6000.00	6000.00		

Recommended Allocation of P.I. to be effected		Approved Allocation	
Previous approved - $1499.00			
Maximum Actual Cost of Land and P.I.	$800.00	Actual Cost of Land and P.I.	$ 4800.00
Excess Cost Paid by Veteran	$	Excess Cost Paid by Veteran	$ 4800.00
Cost of Land and P.I. to Director	$800.00	Cost of Land and P.I. to Director	$ 480.00
Amount of this Cost Paid by Veteran	$480.00	Amount of this Cost Paid by Veteran	$ 480.00
Total Cash Payment Made by Veteran	$480.00	Total Cash Payment by Veteran	$
Repayment Terms Recommended	$200.00	Under Sec. 9 of the Act the Veteran's Contract shall provide for the Repayment on a time basis of	$ 3200.00
24 yrs annual instalments. First pay't commenced Nov 1/47.		Form of Security	Title
		Documents Required	Agreement for Sale & S. & E.
		Interest to Accrue from	July 1/52 on $1330.00
(If Special Terms, Give Reasons) This cancels & replaces VLA drawn 24/11/47.		Repayment Terms Approved	Broken Interest on $1330.00 payable Nov. 1/52 - Annually on $1330.00 @ 19 years - $97.01 - annually on old loan $127.23 Total new annual payment $224.24 starting Nov. 1/53.
Date May 22/52	"C. L. Steele" Chairman R.A.C.	June 18th, 1952. Date	"J. A. CASE" for District Superintendent.
(Chairman and at least one member of Committee must sign this recommendation).	"W. Wood" Member R.A.C.		
	"W. S. Hill-Tout" Member R.A.C.		

CERTIFIED IN ACCORDANCE WITH SEC. 29 OF THE CONSOLIDATED REVENUE AND AUDIT ACT, 1931

	Year	GL a/c	Schedule	District Affected	Amount	F.E. Loan or Project No.
(a)						BC/1880A
(b)						
(c)						
(d)						

Date June 23/52.

L. A. Crowder
for District Treasury Officer

V.L.A. 22

add Land
Cancel
21/7/52

000181

Lot 4 in Blk."B" & LOt 3, Blk."C" of Lot 165,Gp. 3 & of Lot 412 Gp.1 Map 2632. D.N.W. (Sketch attached) CE 107527 E

Blk.45 of Lot 410 Gp. 1 Map 2631 DNW CE 107528 E

Lots 1-9 incl. of Blk.4 of Lot 410 Gp.1 Map 2631 DNW CE 107529 E

Lots 1-14 incl. Blk.44 and Lots 1-13 incl. Blk.46 of Lot 410 Gp.1 Map 2631 DNW CE 107531 E

s.19(1)

VETERAN'S LAND ACT
FARM APPRAISAL REPORT

R.O. New Westminster
R.O. File BC/1380 A
D.O. Vancouver
D.O. File

Veteran's Name [redacted]

Legal land description

Acreage 21.41

Vendor's Name Yorkshire & Canadian Trust Ltd. Address 900 West Pender St., Van. B.C.

Municipality, Township or Parish Mission Municipality County New West'r Distr.

Nearest rail point Mission City, 1mi. Miles. N.S.E.W.; Market Town Mission 1 Miles.

Predominating nationality Mixed Religion Mixed Nearest churches, denominations and distances All denominations - Mission City 1 mi. Schools: Public 1¼ Miles; High 1¼ Miles

Employment opportunities Sawmill, Food processing, light manufacturing, farm labour (seasonal), logging (seasonal and distant)

How did you identify this property? Roads, railway, L.R.O. sketch and owner.

Roads: Has property access to main road; kind of road and condition. Is road open in winter?
Property is not located on main road but has access to fair gravel road open year round.

Is farm average, above or below average and why? Average farm land for area; there are no buildings on this property as it has been operated in conjunction with adjoining land. It is typical land ~~with~~ for the area with sharply contrasting soil series within a small area. Ladner clay, Lynden silt and fairly well decomposed Peat predominating.

What stock has been carried in the past?
Prior to draining this land was used principally as summer pasture for dairy stock.

Fencing, kind and condition Very little fencing on this propertyas it is being operated in conjunction with surrounding property which is fenced.

Veterans' Land Act RECEIVED MAY 16 1952 Regional Office New Westminster, B.C.

Establish ownership line fences by confirming with neighbours
No line fences

Water supply (give details) Adequate water available with shallow wells at 20'

Drainage (natural or tile). Is it adequate? Two open drainage ditches, one newly dug 6' deep and 8' across and another 5' deep and 4' across . Surface water is eliminated by these ditches but tile would benefit the clay area. Area is dyked from Fraser River.

Fertility and Tillage (describe) Crop area has been heavily fertilized and is in general in fairly good fertility with soil in good tilth. Areaa in sod which is mainly peat and peat clay transition shows indications of lime deficiency and only moderate fertility. Peat area supporting good stand of vegetation, grass & herbs.

Weeds (names and extent) Chiefly sedges in sod peat area, small amounts of Canada thistle & couch

Average yield per acre (hay and grain)

State type of farming most suitable Mixed & Dairying; area under appraisal particularly useful for forage crops and cannery cash crops.

Quote any recent sales of farms in locality There have been no recent sales of farm land for comparitive purposes in the locality of this property according to local municipal records and property owners.

How long has present owner held or operated farm? The veteran and his step-father have operated this property since 1939.

Describe rights or easements, if any

MAY 20 1952

An application for cancellation of the sub-div.plan has been prepared by the veteran. Blk.45 of Lot 410 was reserved for a R.R. spur on the sub.div.

Is telephone or electricity installed or available

Electricity available , telephone ½ mi.

Lot 4 in Blk."B" & Lot 3 Blk."C" - $600.00
Blk. 44 and Blk. 45 - $350.00
Blk. 46 - $325.00
Blk.4 - $225.00

State assessment $ ..... State annual land and school taxes; give names of taxing authorities Mission Municipality

Detail other taxes or charges such as irrigation, dyking, drainage, ditch, etc. (and in Quebec—church); give names of taxing authorities Mission Dyking Board - rate 1951 - 5 mills on total assesment. Dyke was constructed under a local imp. by-law.

Describe any special features (gravel pit, lake frontage, creeks or rivers, timber, entrance to farm from public road, etc.)

Streets and lanes drawn up at the time of sub.div.,but never put through,are farmed with the acreage . It is unlikely that they will ever be opened up in view of the fact that the veteran has control of practically all the acreage through which they pass.

LAND VALUE AND CLASSIFICATION

Acres	CULTIVATED LAND: Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	Kind and quality of crop	Value per acre $	Total value $
2.1	undulating	18" Silt Lm	Silty Clay	no crop	200.00	420.00
5.98	level	7"C.L.	Blue Clay	no crop	180.00	1076.40
7.10	level	20" Peaty C.	" "	no crop	150.00	1065.00
5.85	level	9"-4' Peat	" "	wild grass sod	75.00	438.75

AREA WHICH CAN BE CULTIVATED WITHOUT COST OTHER THAN FOR BREAKING

Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	State why not broken previously

AREA WHICH CAN BE CULTIVATED AFTER A REASONABLE AMOUNT OF CLEARING TIMBER, STONES, DRAINAGE, ETC.

Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	Nature of reclamation necessary	Reclamation cost per acre $	Value per acre $	Total value $
			brushing			
.26	undulating	7" Silt Lm.	Silty Sand	breaking 75.00	100.00	26.00
.12	level	4' plus Peat	Clay	brushing 50.00 breaking	50.00	6.00

AREA UNSUITABLE FOR CULTIVATION

Character of land; e.g., hilly, swampy, rocky	Nature of timber, if any, and whether marketable

Total acreage	Total value of land including fencing and water supply	
21.41		3032.15

Lot 4 in Blk."B" & Lot 3, Blk."C" of Lot 165, Gp 3 & of Lot 412 Gp.1 Map 2632. D.N.W. (Sketch attached) CE 107527 E

Blk.45 of Lot 410 Gp.1 Map 2631 DNW CE 107528 E

Lots 1-9 incl. of Blk.4 of Lot 410 Gp.1 Map 2631 DNW CE 107529 E

Lots 1-14 incl. Blk.44 and Lots 1-13 incl. Blk.46 of Lot 410 Gp.1 Map 2631 DNW CE 107531 E

DIAGRAM OF PROPERTY

R.O. New Westminster

R.O. File ~~BC/1880A~~

D.O. Vancouver

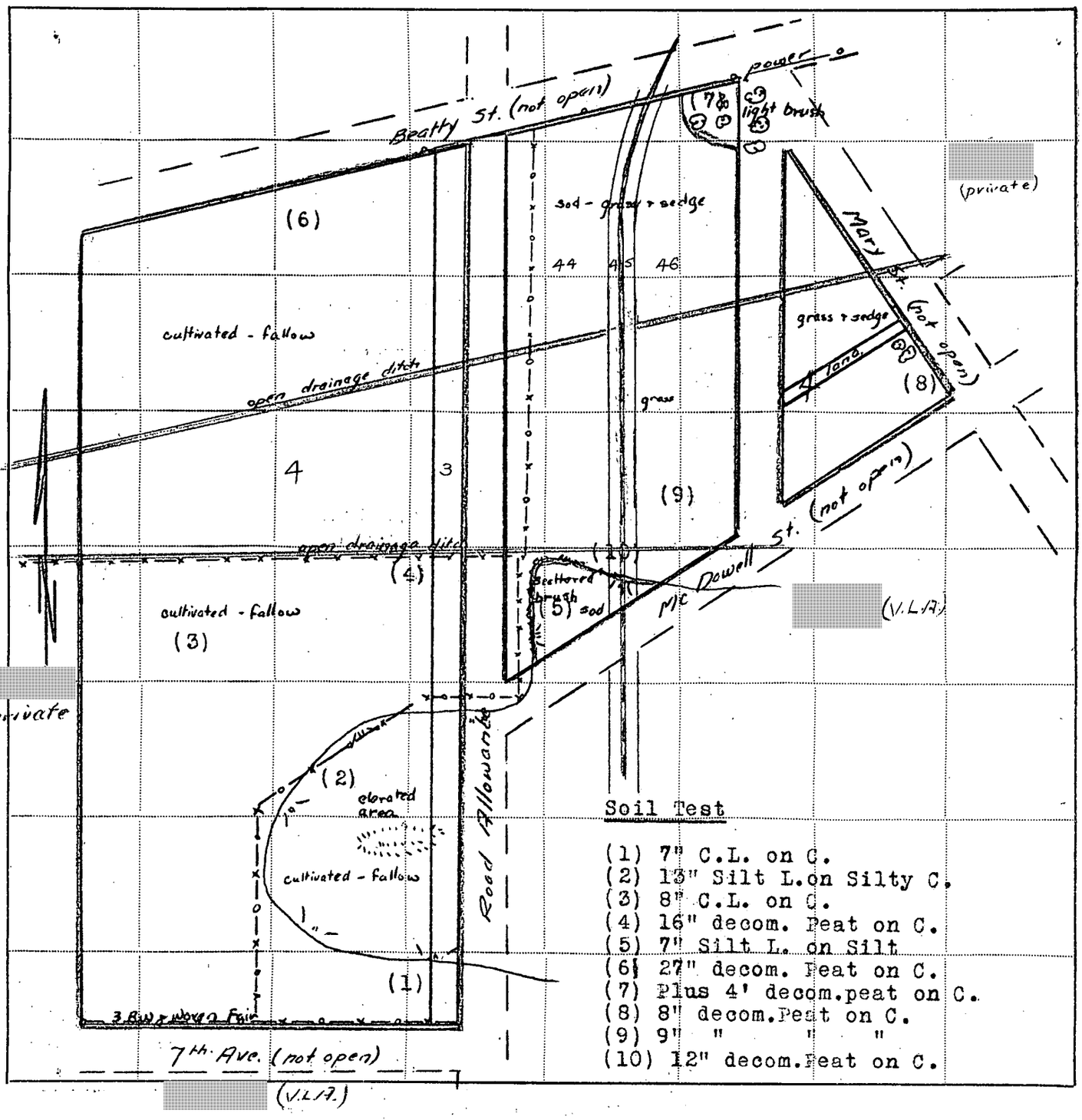
D.O. File

Scale 200 ft. = 1"

(Appraiser should fill in scale used in making diagram)

Legal land description

Acreage 21.41



Soil Test

(1) 7" C.L. on C.
(2) 13" Silt L. on Silty C.
(3) 8" C.L. on C.
(4) 16" decom. Peat on C.
(5) 7" Silt L. on Silt
(6) 27" decom. Peat on C.
(7) Plus 4' decom. peat on C.
(8) 8" decom. Peat on C.
(9) 9" " " "
(10) 12" decom. Peat on C.

LEGEND

Cultivated area	- yellow outline	Buildings: house	- H
Cultivable after clearing and/or breaking	- green outline	barn	- B
Waste land	- leave white	granary	- G
Steep slopes	-	Well	- ⊙
High knolls	-	Soil test holes:	- (1)
Fence: barbed wire	- x—x—x—x		- (2)
Fence: woven wire	- o—o—o—o		- (3) etc.
Fence: rail, stump or stone	- ||—||—||—||—||—|	Trees:	- x x x x x x x x x x x x

Indicate north by arrow N

000186

R.O. .....

R.O. File .....

D.O. .....

D.O. File .....

SUPPLEMENT TO FARM APPRAISAL REPORT

For Orchards only—B.C. and east of Manitoba

Legal land description .....

..... Acreage .....

Describe general lie of land, fertility of soil, irrigation, drainage or dyking, and reclamation .....

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

DETAILS	Present Value $
Total value	
Amount tree and bush fruits add to value of farm	

GENERAL REMARKS .....

R.O. New Westminster R.O. File BC/1080A D.O. Vancouver D.O. File

Land Description Ac

BUILDINGS: Particular care must be taken in examining and reporting on foundation, sills, roof, etc.

No.	Buildings	Class	Size	Height in feet	Material	Foundation	Roof: type and condition	Age of bldg.	State of Repair of bldg.	Present value $
			x							
			x							
			x							
			x	NIL						
			x							
			x							
			x							
			x							
			x							
			x							
									Total value of buildings	

State peculiar features of bldgs. if any

Are bldgs. painted Condition of paint

Give word picture of house, inside and out, including heating and basement if any

No. of rooms: downstairs upstairs How finished

Describe chimneys Distance from nearest bush Is there any fire hazard near bldgs.? What bldgs. have lightning rods?

Is there hay fork, track, car and rope, in barn?

Describe needed repairs and new buildings required and give approximate cost

No buildings required as this is merely additional acreage adjoining the existing establishment

000188

SUMMARY OF VALUES

Value of land, including fences and water supply	$ 3032.15
Value buildings add to land	$ ------
Value tree and bush fruits add to land	$ ------
Total value of property	$ 3032.15

State, with reasons, whether you do, or do not, consider this property suitable for full time farming under the Veterans' Land Act. This property adjoining 24 acres the veteran is presently purchasing under Agreement with V.L.A. will be a valuable addition to the original unit on which the buildings are situated. The addition of this acreage, which is not a suitable unit on its own, to the present V.L.A. acreage will make a unit permitting more diversified operation. In addition to his V.L.A. acreage the veteran is farming approx. 75 acs. of adjoining land to the N and W of which the parcel under appraisal is part.

I certify that I have carefully inspected the property herein described, that it is the land covered by the legal description given and that all the buildings listed in the schedule are located on the property. Having regard to the nature and history of the farm it is my opinion that its value is $ 3032.00

Date of inspection May 13 19 52 Appraiser R. Bazett

We have considered the above appraisal and all available information regarding the property. In our opinion its sound value, under present conditions, is $ 3000.00

We consider this property (insert suitable or unsuitable) Suitable for the purposes of the Veterans' Land Act. We recommend that it be purchased within the following price range $ as supplementary land to present holding.

to $ 1995.00 asked

Remarks This ppty will work in well with the veteran's present acreage & permit him to expand his operations. It is in good state of fertility & best adapted to cannery cash crops. Vet has operated the adjoining acreage for some time. He has made application cor cancellation of S/D plan which will or should reduce taxes.

Date May 22 19 52 Chairman, Regional Advisory Committe "G. L. Steele"

(Chairman and at least one member of Committee must sign this statement)

Member, Regional Advisory Committee "W. Wood"

Member, Regional Advisory Committee "W. S. Hill-Tout"

District Office review Property fairly well locate but low lying dyked land and limited in acreage for full time mixed farming. Will make a very suitable adjunct to this applicants 24 acre VLA holding adjoining however and allow him to expand and practice more diversified operation.

Reviewing Officer "J. D. PATTERSON"

District Superintendent's decision Purchase at $1995.00 and take title.

Date June 3rd, 1952. 19 for District Superintendent "J. A. CASE"

000189

DEPARTMENT OF VETERANS AFFAIRS
Soldier Settlement and Veterans' Land Act

s.19(1)

FIELD REPORT Supplementary Appraisal (SUBJECT) Sheet No.

Name [redacted] Ref. No. BC/1880 A

DATE OF REPORT

Day	Month	Year
14	May	19 52

District Mission 18

Address

Legal Descr. Lot 4 in Blk "B" & Lot 3, Blk "C" of Lot 165 Gp 3 & of Lot 412 Gp 1 Map 2632 DNW (Sketch attached) CE 107527 E

Blk 45 of Lot 410, Gp 1 Map 2631 DNW CE 107528 E

Lots 1,2,3,4,5,6,7,8,& 9 of Blk.4 of Lot 410 Gp 1 Map 2631 DNW CE 107529 E

Lots 1-14 incl. Blk.44 and Lots 1-13 incl. Blk.46 of Lot 410 Gp 1 Map 2631 DNW CE 107531 E

Location This 21.41 acres for which the veteran has made application for assistance to purchase adjoins that which he is already purchasing with V.L.A. assistance on the North side. The addition of this property to his existing holding of 24.01 ac. would increase the value of the Directors security considerably in that the V.L.A. unit could be used on a more diversified scale. The veteran has control through ownership or purchase agreement 50 odd acres adjoining the V.L.A. acreage and the parcel being considered for purchase.

Topography The area on the whole is level with the exception of a small undulating elevated area at the S end. The acreage is low land made arable through artificial drainage and dyking. Two large drainage ditches drain the area to a natural slough at some distance to the West from where the water is pumped over the dyke and into the river. With a new dyke constructed under local improvement by-law by the Mission Dyking Board in 1948-49 there is little danger of flooding in the future. Seepage is no problem in this area. The water table at the lowest point or level of the area being appraised was below 4' .

Soil Soil of the area appraised is chiefly Ladner clay and fairly well decomposed peat of varying depth with clay subsoil. Fertility and tilth are good , last year(1951) a crop of cannery corn gave an average yield of 5T per ac. The soil is particularly suited to forage crops and cannery cash crops. A small area of Lynden silt loam on an elevated strip at the S. end is in good tilth and well suited to small fruits.

Buildings The area appraised has no buildings.

Recommendation It is recommended that this parcel be purchased as additional acreage to the existing V.L.A. unit as it is felt that it will increase the value of the Directors xxxxxxx security as well as allow the veteran enlarge his farming operations on a more permanent basis.

R.Bazett R. Bazett

VLA 80 (Rev. 11-50)

000190

s.19(1)

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

Sheet No.

Field Supervisor's Field Report

Indicate subject dealt with

Name [redacted] Ref. No. BC/1880 A

District Vancouver BC

Address Mission City BC

DATE OF REPORT

Day	Month	Year
12	Jan /52	194

Veterans' Land Act RECEIVED JAN 15 1952 Regional Office New Westminster B.C.

Attention Mr R.D.Grant:

Referring to my F/R of Dec 20th and acting on your instructions of Dec 27th/51 I now attach amended VLA 14 from the a/n veteran involving the acquiring of an additional 28 acres adjoining the existing property.

This acreage is presently being purchased by the veteran under Agreement for Sale from the Yorkshire & Canadian Trust Ltd--900 W Pender St Van BC.
In their letter of Dec 17th-/51, addressed to the veteran, they confirm offer to convey title direct to The Director for the parcels mentioned for $ 1995.00.
I presume that this letter, which has been returned from R.O. to the field file, can be treated as the owners offer to sell; as you may not have taken a copy for your file I am again sending it in & you might return, also the rough sketch.

The veteran was established initially on the basis of a small fruit enterprise & now has 12 acres in strawberries of various ages & quality plus 2 acre of fair Washington Raspberries. These crops are operated on a crop share basis with the Chinamen & while I have no farm records it is apparent that the veteran has recovered from the /48 flood loss & is doing well--I hardly think that the crop sharers are making any fortune as Neale is a pretty close trader.

Future operational plans involve continuance of the small fruit crops plus a substantial acreage of annual cannery crops such as pole beans & corn.
The Aylmer plant, as you know, is very close to the farm and with this cropping plan tied in with his fieldman's job at a salary of $3500.00, makes a very desirable combination.

10% $199.50 IR 337284 mailed to DO Jan 3/52.
Should appraisal be ordered the usual LRO sketches will be required Maps 2631 & 2632 District of Mission.
In view of the current weather & the pending change in this supervision area I feel that there is no hurry on this job & it could be carried out after the conference & in this way utilize the balance of my time here for more essential work in connection with the Horne S/D.

Dyking compensation: Referring to the last paragraph of yours of Dec 27th it appears that this claim has been over looked in our past negotiations with the dyking authorities, the veteran has not previously raised the point with us as one might expect him to in view of his capacity on the Mission Dyking District. I believe he has been toying around with negotiation on his own without success.
A general picture, subject to future detailed investigation if required, is as follows:
New dyke constructed /49 cuts diagonally acrossed Blk D DL 412 Gr 1--the veteran claims that 95% of this right-of-way comprised the best land on the parcel at his valuation of $300.00 per acre--approximately 2.15 acres was taken for dyke right-of-way.

PTO

000191

VLA 80

s.19(1)

There remains approx 2.92 acres south of the new dyke & outside. This area was used as the borrow-pit & veteran claims the dirt removed reduced the average level 3' to 4' over this area. The area has always flooded for roughly 6 to 8 weeks, water comes in at about the 12' river level and had previously produced only swamp grass pasture for the unflooded period. It is now growing a splendid crop of willows.
Of this area a little less than 1.5 acres was valueless prior to the flood and would not support any claim, leaving a possible 1.5 acres of low class land which has suffered some damage from the removal of soil for construction.
The veteran suggests that this portion carries a value of $100.00 per acre--my opinion is that compensation if allowed at $100.00 for all the portion south of the new dyke should be considered fair as he does get benefit on the other lands from the new works.

The claim for compensation for the dyke right-of-way appears to be valid and might be applied for at the rates allowed for comparable lands in the area--this is same dyke which we claimed for on BC/222P.

[redacted] suggested that I inform you that this claim for compensation may eventually, if granted, have to be paid for by the Mission Dyking District of which he is a member and that it might be suggested to the commission that the calim be turned over to the Mission Dyking District for payment.

W.R.Redman S/O

s.19(1)

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

Field Supervisor's Field Report

Indicate subject dealt with

Sheet No.

Name [redacted] Ref. No. BC/ 1880 A

District Vancpuver BC

Address Mission City BC

DATE OF REPORT

Day	Month	Year
12	Jan /52	194

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PTO

Soldier Settlement & Veterans' Land Act RECEIVED MAY 28 1952 VANCOUVER

000193

VLA 80

s.19(1)

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W.R.Redman S/O

s.19(1)

Amended --previous applications Nov 6/47 & Oct 6/46

THE VETERANS' LAND ACT

APPLICATION FOR ASSISTANCE

UNDER SECTION 9

R.O. New Westminster BC

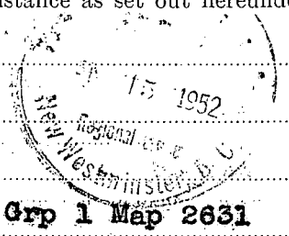
R.O. File BC-1880 A

D.O. Vancouver BC

D.O. File

I, [redacted], a veteran, as defined by The Veterans' Land Act, having been duly certified as qualified to participate in the benefits of the Act, hereby apply for assistance as set out hereunder.

LAND DESCRIPTION (3) Blk 4 of blk"B" DL 165 Grp 3
L 3 Blk"C" DL 412 Grp 1 Map 2632
Lots 1 to 9 incl blk 4 DL 410 Grp 1
Lots 1 to 14 incl blk 44 DL 410 Grp 1
Blk 45 DL 410 Grp 1
Lots 1 to 13 inclusive of blk 46 DL 410 Grp 1 Map 2631



District of Mission containing 28 mor 1 acres.

(Describe by sec., twp., rge., or by lot no., con., twp., etc., or by other means sufficient to identify the parcel)

Situate .25 miles from Village of Mission on the CPRly Ry.

This property is now owned by The Yorkshire & Canadian Trust Ltd of 900 W Pender St Vancouver BC

I desire to be established on this land on a purchase-contract basis. The land can be acquired for $ 1,995.00

and I enclose an offer from the vendor to sell at that figure which is good for -- days (letter attached)

Cost of land and improvements thereon		$ 1995.00
Permanent Improvements to be effected (give particulars)		
Previous approval Land (1)	839.00	$
(2)	467.00	
Total cost of land and improvements PI	1499.00	$ 2805.00
		4800.00

The Act requires deposit by an applicant of ten per centum of the cost to the Director of the land, including improvements already existing or to be effected, up to a maximum cost of $6,000 plus the entire cost of land and improvements in excess of $6,000.

In accordance therewith I enclose IR 337284 Jan 3/52 $ 199.50
to be applied as my initial payment if this application is approved. If assistance is not approved in my favour it is understood this deposit will be refunded to me. I have made no agreement with the vendor to purchase this land.

LIVE STOCK AND EQUIPMENT (Give particulars)

previous approval 1200.00

Sub-total $ 1200.00

COMMERCIAL FISHING EQUIPMENT

Sub-total $

TOTAL ASSISTANCE APPLIED FOR $ 6000.00

WARNING.—Do not commit yourself to the purchase of any property until formally notified that this application has been approved.

VLA 14 (Rev. 8-45)

(SEE OTHER SIDE)

000195

1. I have personally inspected the land with respect to which this application is made at a time when snow was off the ground and a thorough examination was possible and I am satisfied that it fulfils my requirements and that it is suitable for the purposes for which it is to be used.

2. I understand and agree that any assistance made to me pursuant to this application shall be expended under the direction and supervision of the Director and shall be repayable in accordance with the provisions of the Veterans' Land Act and Regulations thereunder.

3. Apart from the assistance applied for in this application I have not applied for or received any assistance under the Veterans' Land Act except

previous applications

4. This application is made for my sole use and benefit and I am not aware of any reason, statutory or otherwise, which would debar me from obtaining the benefits now applied for except

none

5. I am fully aware that the title, ownership and right of possession of any live stock, farm equipment or any commercial fishing equipment that may be sold to me under the provisions of the Act shall remain in the Director until the cost price thereof is paid to the Director, or until ownership is released to me in writing by the Director.

6. I fully understand the meaning and intent of sub-sections (d) and (h) of Sec. 9 of the Act which are quoted immediately hereafter:—

Sub. Sec. (d) "That the sale price to a veteran of land, improvements, building materials, live stock and farm equipment shall be, in addition to any sum paid by the veteran before contract made, a sum equal to two-thirds of the cost to the Director of the land, improvements and building materials."

Sub. Sec. (h) "That save upon payment in full to the Director of the total outstanding cost to the Director of the land, improvements, live stock and farm equipment together with interest at the said rate (3½%) on the said outstanding cost and all other charges owing by the veteran in respect thereof, no sale, assignment, or other disposition of the subject-matter of any contract between a veteran and the Director shall be made by the veteran, nor shall any conveyance or transfer be given by the Director to a veteran, during a period of ten years following the date of the relative contract and thereafter only if the veteran has complied with the terms of his agreement for the said ten-year period."

(NOTE.—Under Sub. Sec. 2 of Sec. 9 of the Act, in commercial fishing cases the words "commercial fishing equipment" are substituted for the words "live stock and farm equipment.")

STATUTORY DECLARATION

I hereby declare that the statements made by me in this application are true and correct and I make this solemn declaration conscientiously believing it to be the truth and knowing it to be of the same force and effect as if made under oath by virtue of the Canada Evidence Act.

Declared before me at Mission City

in the Province of British Columbia

this 3rd day of January 19 52

[redacted] s.19(1)

Signature of Veteran.

W. V. Redman Settlement Officer

Notary Public, Commissioner, etc.

Authorized under the Dept of Veterans Affairs Act to administer oaths

DEPARTMENTAL USE—INSTRUCTIONS RESPECTING DISTRIBUTION

1. Regional offices will make two copies of this form.
2. The original submitted by the veteran, and one copy will be sent to District Office and one copy retained on the veteran's Regional Office file.
3. District Office will retain the original on the veteran's District Office file and forward the typewritten copy to Head Office.

1854 50

REGION NO. 12 ACCOUNT NO. BC/1880-A

[redacted]

Box 1533,
MISSION, B. C.

s.19(1)

HEAD OFFICE COPY

DATE	PARTICULARS	DR.	CR.	BALANCE

1.

CURRENT INSTALMENT *	ARREARS	SPECIAL ADVANCES	PAYMENTS REC'D. IN ADVANCE	TOTAL	DUE AND PAYABLE
127.23				127.23	1 Nov 1951

* If yours is a Monthly Payment Account this current instalment is payable each month. The amount under "Total" above is the amount due and payable on the date stated.

2. Statement of Contract Debt as at 31 Aug 19 51 including interest to 1 Nov 19 51

Balance as at 31 Aug 19 50		$ 1,935.41
ADD:		
Disbursements		----
Interest Charged		63.17
		$ 1,998.58
DEDUCT:		
Receipts	$	127.23
Conditional Grant on above disbursements		-----
Balance including amount under "Total" in Item 1.		$ 1,871.35

3. Amount of your funds held in trust $ ----

000197

35,000 V.L.A. 320
B.C. AND EAST OF MANITOBA

See reverse side for points worth knowing concerning your agreement

s.19(1)

REGION NO. 12 ACCOUNT NO. BC 1880 A

[redacted]
Box 1555,
MISSION CITY, B.C.

	CURRENT INSTALMENT *	ARREARS	SPECIAL ADVANCES	PAYMENTS REC'D. IN ADVANCE	TOTAL	DUE AND PAYABLE
1.	127.25				127.25	1 Nov/50

* If yours is a Monthly Payment Account this current instalment is payable each month. The amount under "Total" above is the amount due and payable on the date stated.

2. Statement of Contract Debt as at 31 August 1950 including interest to 1 Nov 19 50

Balance as at 31 August 19 49		$ 1,935.40
ADD:		
Disbursements		-
Interest Charged		65.41
		$ 2,000.81
DEDUCT:		
Receipts	$ 65.40	
Conditional Grant on above disbursements		65.40
Balance including amount under "Total" in Item 1.		$ 1,935.41

3. Amount of your funds held in trust $

35,000 V.L.A. 320
B.C. AND EAST OF MANITOBA

See reverse side for points worth knowing concerning your agreement

HEAD OFFICE COPY

DATE	PARTICULARS	DR.		CR.		BALANCE	

000198

BC/1880-A

For Execution

HEAD OFFICE COPY

REGION NO. 12 ACCOUNT NO. BC 1880 A s.19(1)

[redacted]
Box 1333
MISSION CITY B.C.

	CURRENT INSTALMENT *	ARREARS	SPECIAL ADVANCES	PAYMENTS REC'D. IN ADVANCE	TOTAL	DUE AND PAYABLE
1.	65.40				65.40	1 Nov 49

* If yours is a Monthly Payment Account this current instalment is payable each month. The amount under "Total" above is the amount due and payable on the date stated.

2. Statement of Contract Debt as at 31 Aug 19 49 including interest to 1 Nov 19 49

Balance as at 1 Sep 19 48		$ 1,931.37
ADD:		
Disbursements		4.87
Interest Charged		65.40
		$ 2,001.64
DEDUCT:		
Receipts	$ 65.13	
Conditional Grant on above disbursements	1.11	66.24
Balance including amount under "Total" in Item 1.		$ 1,935.40

3. Amount of your funds held in trust $ --

35,000 V.L.A. 320
B.C. AND EAST OF MANITOBA

See reverse side for points worth knowing concerning your agreement

DATE	PARTICULARS	DR.		CR.		BALANCE	

000200

s.19(1)

HEAD OFFICE COPY

Amended

[redacted]
Box 1333,
MISSION CITY, B.C.

Acct. No. BC/1880A S.D. No. 12

District British Columbia

LOAN INSTALMENT $ 127.23

Due 1 Nov. each year commencing
1 Nov. 1950

Present Standing

Interest due 1 Nov. 48 $ 65.13

YOUR TOTAL DEBT INCLUDING
ABOVE AS AT _____

IS $ _____

which includes interest to _____

but does not make allowance for any receipts or
disbursements issued after _____

000201

V.L.A. 84/Rev. (S.S. 741)
B.C. and east of Manitoba 20-12-48

24750

HEAD OFFICE COPY

[redacted]

s.19(1)

Box 1333,
MISSION CITY, B. C.

Acct. No. BC/ 1880A S.D. No. 12

District Vancouver

LOAN INSTALMENT 1st Nov. 1948.
Due

PRESENT STANDING

Payt. due 1st Nov. 48	$97.06
Broken interest charge re Supp. loan	$ 9.99
Balance due as at 1st Nov 48	$107.05

YOUR TOTAL DEBT INCLUDING
ABOVE AS AT 1st Sept/48
1,931.37
IS $ Intercept 1st Nov/48
which includes interest to
but does not make allowance for any receipts or
disbursements issued after SEPT 1st Nov/48

V1 L.A. 84 (S.S. 741)
B.C. and east of Manitoba

000202

CROP & REVENUE—F.S. REPORT DATED	DATE	OTHER PARTICULARS
_____ Ac. W. _____ Bu. $_____		
_____ Ac. O. _____ Bu. $_____		
_____ Ac. B. _____ Bu. $_____		
_____ Ac. _____ Bu. $_____		
Livestock _____ $_____		
Crops Other Land _____ $_____		
Other Revenue _____ $_____		
TOTAL ALL REVENUE $_____		
SETTLEMENT		

Not Negotiable

NIL

s.19(1)

THE VETERANS' LAND ACT

PERMANENT IMPROVEMENT VOUCHER

P.I. No. 83264

Code No. 12

ORIGINAL—H.O.

To McLennan, McFeely & Prior Ltd. (VENDOR)
Mission, B.C. (ADDRESS)

R.O. New Westminster, B.C.

File No. BC/1880-A.

Date 18 Feb. 1949

Please deliver to [redacted] of Mission, B.C.
goods as hereinafter described, and charge to account of the Director, The Veterans' Land Act.

DESCRIPTION OF GOODS	PRICE $ c.
3 Qts. Paint @ 2.00 per gal.	6.00
P.S.T. by veteran	1.13
N.W. 127.	
CHECKED	
Regional Planning Inspector	
Authorized Approving Officer D. J. MacLeod	TOTAL 4.87

W.D.F.

The Veterans' Land Act RECEIVED MAR 2 1949 Regional Office New Westminster, B.C.

MEMORANDUM OF SALE

I hereby certify that I have this day sold to the Director, The Veterans' Land Act, for the sum of 87/100 dollars and delivered to the person above named all the goods above described or (if applicable) that I have rendered the services stated.

Dated at Mission, B.C. this 14 day of Feb. 19

D. J. MacLeod (WITNESS)

MC & MCLENNAN LTD. (SIGNATURE OF VENDOR)

ACKNOWLEDGMENT

I hereby acknowledge receipt by me this day from the vendor named in the above Memorandum of Sale of the goods as above described or (if applicable) that the services stated have been rendered.

Dated at Mission, B.C. this 15 day of Feb. 1949

D. J. MacLeod (WITNESS)

X [redacted] (SIGNATURE OF)

CERTIFICATE FOR PAYMENT FOR SERVICES

I certify that I have inspected and when necessary, measured the work performed as mentioned above, that the same has been properly completed and that the price charged is fair and just. I recommend payment of the amount shown above.

D. J. MacLeod
(AUTHORIZED APPROVING OFFICER)

Previous balance - - $ 4.87

Amount this disbursement $ 4.87

Present balance - - - $ Nil.

To be completed in triplicate. Original and duplicate will be sent to D.O. from where original will be sent to H.O., duplicate being placed on veteran's file. Triplicate will be kept in R.O.

CERTIFIED GOODS RECEIVED, SERVICES RENDERED, PRICES FAIR AND JUST; RECOMMENDED FOR PAYMENT.

FOR DIRECTOR

G.L.	SCHD.	DISTRICT AFFECTED	AMOUNT	F.E. - LOAN OR PROJ. NO.

CHECKED	LIQUIDATED	CHEQUE NO.	DATE

PASSED FOR PAYMENT

FOR DISTRICT TREASURY OFFICER

000204

VLA 43 (REV. 6-46) D.L.L.

Soldier Settlement and Veterans' Land Act

MAR 5 1949

TREASURY
Vancouver, B. C.

s.19(1)

GOODS RECEIVED, SERVICES RENDERED, PRICES FAIR AND JUST, RECOMMENDED FOR PAYMENT.

FOR DISTRICT SUPERINTENDENT

SOURCE	G.L. ACCT.	SCHEDULE	C.L. ACCT.	PROJECT	CHEQUE No.	AMOUNT		ITEM	TITLE	NUMBER	NUMBER OF CHATTELS	COND'L GRANTS ETC. CODE	COND'L GRANTS ETC. AMOUNT	
(1) 12	304	61	11	426	31804	4	87	BC	A	1880	—	57	1	11

P.I. -

CHECKED

LIQUIDATED

P. E. No.

DATE MAR - 7 1949

PASSED FOR PAYMENT

FOR DISTRICT TREASURY OFFICER

000205

D116-24M-7-47—2592

McLENNAN, McFEELY & PRIOR, LIMITED

GENERAL HARDWARE — FURNITURE, ETC.

Director of V. L. A.

Mission BRANCH

[redacted]

s.19(1)

STATEMENT

Box 244,
Mission City, B. C.

February 19 49

DATE		FOLIO	DEBIT	CREDIT	BALANCE
1949	BALANCE FORWARD				
Feb 5	To 3 Qts. Paint. @ 2.00		6.00		
	By Cash.		53.		
			5.47		
	Paid by Sol:		60	4.87	

Soldier Settlement & Veterans' Land Act
RECEIVED
MAR 3 1949
VANCOUVER, B. C.

FORWARD

000206

s.19(1)

BC/1880-A

OTTAWA, February 9th, 1949.

A/District Superintendent,
VANCOUVER, B.C.

Re: [redacted]
Blk.D of lot 412, Gp.1, Map 5221, Mission Mun, N.W.D. Lots 1 to 18 incl. Blk.9, Lots 1 & 2, Blk. 10, Lots 1 to 14 incl.Blk.47, Blk.48 & Lots 1 to 13 incl. Blk.49,of lot 410, Gp.1, Map 2631, NWD & Lots 3 to 26 incl.Blk.10, lot 410, Gp.1, Map 2631, NWD (Mission)

This will acknowledge receipt of documentsrelating to this case as listed in the District Solicitor's Certificate dated January 13th, 1949.

I return herewith duly executed one copy of the Agreement for Sale of Land in VLA 23.

/asj
REGISTERED
Encl.

for Superintendent,
Securities Section.

000207

THE VETERANS' LAND ACT

Account No. BC/1880A

DISTRICT SOLICITOR'S CERTIFICATE

(PURCHASED LAND)

THE DIRECTOR,
THE VETERANS' LAND ACT,
OTTAWA, CANADA

Vancouver, B.C.
January 13th, 1949

Name [redacted]

s.19(1)

Land For land description see back.

Purchased from The Director, VLA

I enclose the following documents relating to this account:

1. Agrement for Sale of Land, V.L.A. 23, in duplicate, for execution by The Director and return of one copy to this District Office.

2. Office copy and Veteran's copy of previous Agreement for Sale, for cancellation.

Certificates of Indefeasible Title No.165604E covering Parcel Two and Certificate of Indefeasible Title No.178014E covering Parcel Three, in the name of The Director, The Veterans' Land Act were forwarded to Head Office under Acct. Nos. BC/220P and BC/730P.

Certificate of Title No.214850E covering Parcel One, in the name of The Director, The Veterans' Land Act was forwarded to Head Office with District Solicitor's Certificate dated May 1st, 1948, under Acct. BC/1880A.

I certify that the deed or transfer from the vendor has been properly executed and contains all necessary covenants and provisions; that the said deed or transfer has been duly registered and that the Director, The Veterans' Land Act, has a good and marketable title to this land free from all encumbrances and easements with the underwritten exceptions:

NIL.

DIRECTOR OF SOLDIER SETTLEMENT
RECEIVED
JAN 24 1949
OTTAWA.

The repayment terms of the Agreement for Sale of Land (VLA 23) are in accordance with those authorized in this case by the Approval of Expenditure (VLA 22) and they have been checked as to sufficiency and accuracy by District Treasury Officer.

Execution by you of the enclosed agreements is now in order.

NOTE:—If land description is lengthy, give full description on back and so indicate in heading.

District Solicitor

VLA 50 (Prairie Provinces and B.C.)
otb

000208

178014E
165604E
C/T's 214850E

LAND DESCRIPTION:
Municipality of Mission

Firstly: Lots One (1) to Eighteen (18) inclusive, Block Nine(9), Lots One(1) and Two(2), Block Ten(10), Lots One(1) to Fourteen(14) inclusive, Block Forty-Seven(47), Block Forty-Eight(48) and Lots One(1) to Thirteen(13) inclusive, Block Forty-nine(49) of Lot Four Hundred and Ten(410) Group One(1), Map Two Thousand Six Hundred and Thirty-One(2631)

Secondly: LotsThree(3) to Twenty-Six (26) inclusive, Block Ten(10) of Lot Four Hundred and Ten(410) Group One(1), Map Two Thousand Six Hundred and Thirty-one(2631)

Thirdly: Block "D" of Lot Four Hundred and Twelve(412) Group One(1) Map Five Thousand Two Hundred and Twenty-one (5221)

ALL IN THE DISTRICT OF NEW WESTMINSTER.

AMENDED

Code No. 12
BC/1886-A

Copy to:-
✓The Director
The Regional Supervisor
The Field Supervisor
The File
Collections

Vancouver, B.C.
December 18, 1948

s.19(1)

District Treasury Officer,
Soldier Settlement and Veterans' Land Act,
Vancouver, B.C.

Re: [redacted] Lieut. - Veteran

With reference to V.L.A. 22 issued 24/11/47 on which repayment terms ~~were deferred~~, ~~I would advise that~~ are amended ~~is now to hand~~ and the following repayment terms are recommended and apply in this case:

Amount of repayable loan $1,870.00

Interest to accrue from: Dec. 1, 1946 on $1,558.67 & Dec. 1, 1947 on $311.33

Repayment terms approved: Broken interest on $1,558.67 payable Nov. 1, 1947. Broken interest on $311.33 & interest only on $1,558.67 payable November 1, 1948. Interest only on $1,870.00, payable Nov. 1, 1949. Interest only on $1,870.00, payable November 1, 1950. Balance in 21 equal annual amortized payments. First payment due Nov. 1, 1951.

Amount $127.23, annual

S.N. 89

"W. C. Miller",
A/ District Superintendent

per: "R. P. M."

000210

Copy - HEAD OFFICE - Attention Mr.J.Charnetski ✓

ATTACH and RETURN TO FD-2

BC/1880-A

D.O. VANCOUVER, B.C., December 14th, 1948.

MEMORANDUM to: Mr. A.G.Morrison,
Supervisor,
Small Holdings Management Section.

RE: [redacted] - Lieut.

In view of Regional Office letter of December 6th, 1948, and attached field report, we consider that the above-mentioned veteran's terms should be revised in order that he may be given a further period of interest payments, which will lessen his financial load while bringing his property back into production. It is realized that he is at present taking outside employment, but if his principal payments are deferred such action will give him an opportunity of returning to the farm and putting his full efforts into the reclamation of his property.

We would, therefore, ask that the repayment terms be amended as follows:

Broken interest payment Nov. 1/48

Interest payment only Nov.1/49

Interest payment only Nov.1/50

Remainder in 22 equal, annual, amortized payments

First principal payment Nov.1/51

WHO:ff

District Supervisor, Farms Division

s.19(1)

Soldier Settlement and Veterans' Land Act

FIELD REPORT

Re [redacted] File No. BC/1880-A District Vancouver

The above named veteran has requested that his agreement be altered to provide interest only for a further period. Although [redacted] has a steady job with Canadian Canners he suffered heavy losses due to the flood both on VLA and privately owned property.

Unfortunately the veteran has not as yet made a full payment on his loan so that revising the terms will only reduce the amount due 1 Nov 48. However, in view of the fact that the privelge has been given to all flooded out veterans I would recommend that the terms be revised to allow for a further two years of interest only.

Dec 3/48. Flood report reviewed in conjunction with above & amended terms, recommended with interest only. Nov 1/48,49 & 50 & first payment on principal due Nov 1/51.

Chairman-RAC-"GL Steele"
Member " "W. Wood"
" " "D.C. Laird"

Date 25 Nov 48 Signature [signature]

VLA 78

000212

VETERANS' LAND ACT ADMINISTRATION
DEPARTMENT OF VETERANS AFFAIRS

INTER-DEPARTMENT CORRESPONDENCE

YOUR FILE NO. .....

PLEASE QUOTE BC/1880-A

TO The Director, V.L.A., OTTAWA.

Vancouver, B. C.

September 13, 19 48.

For attention of Mr. Pentland.

Mark Your Reply For Mr. W.H. Ozard.

SUBJECT [redacted] - Lieut.

s.19(1)

We are attaching herewith Flood Report in triplicate concerning the above-mentioned veteran.

You will note on reviewing the file that the veteran suffered considerable loss due to crop damage. The buildings also were affected, and some soil eroded from the property. As the case is being handled by the Flood Committee, the report is merely forwarded to keep H.O. records complete.

W. C. Miller,
District Superintendent.

WHO:vam
Encls.

DIRECTOR OF SOLDIER SETTLEMENT RECEIVED SEP 20 1948 OTTAWA.

DIRECTOR'S OFFICE RECEIVED SEP 20 1948

000213

VLA 106S Rev. 5-48

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

SHEET NO.

FIELD SUPERVISOR'S Flood REPORT

INDICATE SUBJECT DEALT WITH

NAME [redacted] REF. NO. DC/1330-A

DISTRICT Vancouver

ADDRESS Box 1355, Mission, B.C.

DATE OF REPORT

Day	Month	Year
19	August	194 8

The above named veteran's farm was inspected this date in connection with damage done by recent flooding of the Fraser River.

The farm consists of 22.5 acres and prior to the flood was cropped as follows:

8 acres in cannery corn.
2 acres slough and low land suitable only for summer pasture.
2 acres in potatoes.
1 acre in field rhubarb
1 acre in Washington raspberries (planted spring of '47)
7 acres strawberries (planted spring of '47)
½ acre building site, driveway etc.

In addition the veteran and his father-in-law own 150 acres which surrounds the V.L.A. property. The veteran had 14 acres of this additional land in strawberries (planted spring of '47).

Land: The acreage in strawberries had been cultivated immediately before the flood and the water moving across this field removed topsoil to a depth of up to 6" in places, leaving the plants with the appearance of having been hilled up. The average depth of soil removed would be about 3" and this was deposited more or less uniformly on the acreage to the North.

Fencing was damaged to the extent of approximately $20.00.

Field Crops: The corn and potato crops were totally destroyed. Expected revenue from these crops was approximately $1650.00 (22 tons of corn @ 27.00 and 15 tons of potatoes at $40.) The field rhubarb was not doing well and would only have paid expenses. The water rose to a height of 10" - 30" over the field crops and small fruits.

Tree and Bush Fruits: There was no crop, of course from the raspberries and strawberries but the veteran has salvaged and transplanted enough strawberry plants for one acre, and is cultivating 1/8 acre of the crops in the hopes that they will survive. The remainder of the small fruits was killed off. Estimated loss of revenue from the strawberries could be conservatively estimated at $1500.00

There are 50 fruit trees of various ages (plum, pear, apple cherry) of these 12 were killed and 5 other appear to be damaged beyond recovery. These trees are planted along fence lines and edges of fields. Value of trees lost is approximately $45.00. The veteran had expected to realize slightly better than $300.00 from this years crop.

SEP 4 19 VANCOUVER

The Veterans' Land Act RECEIVED AUG 24 1948 Regional Office Westminster, B.C.

s.19(1)

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

SHEET NO. 2.

FIELD SUPERVISOR'S REPORT

INDICATE SUBJECT DEALT WITH

NAME [redacted] REF. NO. DATE OF REPORT

Day	Month	Year
		194

DISTRICT

ADDRESS

Stock and Equipment: The veteran has no stock. Equipment purchased by V.L.A. (Ford tractor, cultivator, and plow) was removed before the flood and escaped damage.

Buildings: The water rose to the floor of the house causing warping of floors and a slight sinking of the foundation at one corner. Considerable sediment was deposited in the basement. The height of water on the unit house was approximately 5' causing some warping and damaging the tenant walls. Flood Rehabilitation Inspector Report was not available but the veteran states that the sum of $337.00 has been allowed to put house and outbuildings in shape.

Present Condition of Farm: Since the flood waters have receded the veteran has replanted one acre of strawberries. Some of these plants were salvaged from relatively high ground and transplanted. Veale has steady employment as field man for Canadian Canners. Most of the work on the farm is done by hired labour.

A small bridge on the road to this farm was ruined by the flood and has not as yet been repaired so that access at present is by foot only. The veteran and his family have been living off the property up until 10 days ago. They expect to get by financially from outside earnings until such time as new plantings start to bring in returns. Some cash field crops will be grown next year to pay expenses for the small fruit operations.

2/9/48

Considered by R.A.C. Veteran working and was operating under hired labour while carrying on with his job. Nothing can be done by this department as far as known now.

"B.C. Wormworth"
"W. Wood"
"D.G. Laird"

The Veterans' Land Act RECEIVED AUG 24 1948 Regional Office New Westminster, B.C.

DIRECTOR'S OFFICE RECEIVED SEP 20 1948

VLA 80

000215

s.19(1)

YOUR FILE NO.....

PLEASE QUOTE RC/1880-A

Ottawa, May 27th, 1948.

District Superintendent,
VANCOUVER, B.C.

Re: [redacted]
Blk.D, lot 412, Gp.1, Map 5221, Mission Mun. Lots 1 to 18 incl. Blk.9, lots 1,2, Blk.10, Lots 1 to 14 incl. Blk.47,48, lots 1 to 13 incl. Blk.49, of lot 410, Gp.1, Map 2631, lots 3 to 26 incl. Blk.10, Lot 410, Gp.1 Map 2631.

This will acknowledge receipt of documents relating to this case as listed in the District Solicitor's Certificate of May 1st, 1948.

I return herewith duly executed one copy each of the Agreement for Sale of Land in VLA 23 and Agreement for Sale of Live Stock and Equipment in VLA 24.

RW/asj

Registered
Encls.

Superintendent Loans Branch.

000216

Job 937 - 5M - 2-48

BC-1880-A.

For execution.

000217

e derived from the farm but not reported in



Arrears $ Value farm $

rom S.&E.

rears of taxes $

rs operations 19 $ 19 $

y help operating this farm, if not, state

s.19(1)

THE VETERANS' LAND ACT

Account No. BC/1880-A.

DISTRICT SOLICITOR'S CERTIFICATE

(PURCHASED LAND) Vancouver, B.C.,
May 1st, 1948.

THE DIRECTOR,
THE VETERANS'-LAND ACT,
OTTAWA, CANADA

DIRECTOR OF SOLDIER SETTLEMENT
RECEIVED
MAY 17 1948
OTTAWA.

Name [redacted]

Land For land description see back.

Purchased from The Director, The Veterans' Land Act.

I enclose the following documents relating to this account:

1. Certificate of Indefeasible Title No. 214850E covering Parcel One in the name of The Director, The Veterans' Land Act.

2. Agreement for Sale of Land V.L.A. 23 in duplicate.

3. Agreement for Sale of Live Stock and Equipment V.L.A. 24 in duplicate.

The latter two documents for execution by The Director and return of one copy of each to this District Office.

Certificate of Indefeasible Title No. 165604E covering Parcel Two and #178014E covering Parcel Three in the name of The Director, The Veterans' Land Act were forwarded to Head Office under Account No. BC/220P and BC/730P respectively.

I certify that the deed or transfer from the vendor has been properly executed and contains all necessary covenants and provisions; that the said deed or transfer has been duly registered and that the Director, The Veterans' Land Act, has a good and marketable title to this land free from all encumbrances and easements with the underwritten exceptions:

NIL

The repayment terms of the Agreement for Sale of Land (VLA 23) are in accordance with those authorized in this case by the Approval of Expenditure (VLA 22) and they have been checked as to sufficiency and accuracy by District Treasury Officer.

Execution by you of the enclosed agreements is now in order.

REGISTERED

NOTE:—If land description is lengthy, give full description on back and so indicate in heading.

VLA 50 (Prairie Provinces and B.C.)

District Solicitor

mes

000219

Land Description: Cft. of Title No's. 214850E
165604E
178014E

Municipality of Mission,

First: Lots One (1) to Eighteen (18) Inclusive Block Nine (9), Lots One (1) and Two (2) Block Ten (10), Lots One (1) to Fourteen (14) Inclusive Block Forty-Seven (47) Block Forty-Eight (48) and Lots One (1) to Thirteen (13) Inclusive Block Forty-Nine (49) of Lot Four Hundred and Ten (410) Group One (1) Map Two Thousand Six Hundred and Thirty-One (2631) in the District of New Westminster.

Secondly: Lots Three (3) to Twenty-Six (26) Inclusive Block Ten (10) of Lot Four Hundred and Ten (410) Group One (1) Map Two Thousand Six Hundred and Thirty-One (2631).

Thirdly: Block "D" of Lot Four Hundred and Twelve (412) Group One (1) Map Five Thousand Two Hundred and Twenty-One (5221) All in the District of New Westminster.

Soldier Settlement and Veterans' Land Act

s.19(1)

REQUISITION FOR CHEQUE

D.O. No. BC/1880-A
Code #12

T.O. No.

Place Vancouver B. C. Date 20 April 1948

Application is hereby made for issue of the following cheque(s):

IN FAVOUR OF	CHEQUE NUMBER	AMOUNT
[redacted] Box 1333, Mission City, B. C.		$100.00

DETAILS OF PAYMENT:

Refund unexpended balance initial deposit

W.D.F

wcmb:eb

Charge to Account (Name) REPLACEMENT - Kenneth Neale (BC/1880-A)

G. L. ACCT.	SCHD	DISTRICT AFFECTED	OBJECT	AMOUNT	F.E. LOAN OR PROJ. No.

Soldier Settlement and Veterans' Land Act
APR 20 1948
TREASURY
Vancouver, B. C.

CHECKED	LIQUIDATED	CHEQUE No.	DATE

Goods Received, Services Rendered, Prices Fair and Just. Recommended for Payment.

for Director

Passed for Payment

for District Treasury Officer

000221

VLA 189 (Rev. 6-46)

1948-49

GOODS RECEIVED, SERVICES RENDERED, PRICES FAIR AND JUST, RECOMMENDED FOR PAYMENT

D. Morrison

FOR ~~DISTRICT SUPERINTENDENT~~

s.19(1)

SOURCE	G.L. ACCT	SCHEDULE	C.L. ACCT	OBJECT	CHEQUE ETC No.	AMOUNT	LOCALITY	TYPE	NUMBER	NO. OF CHATTELS	COND'L GRANTS ETC. CODE	COND'L GRANTS ETC. AMOUNT
Q/12	615	61	61	592	18985	100.00	BC	A	1880			

R OF ID. -

CHECKED	LIQUIDATED	F.E. No.
[illegible]	[illegible]	

PASSED FOR PAYMENT

DATE APR 26 1948

FOR DISTRICT TREASURY OFFICER

VETERANS' LAND ACT ADMINISTRATION
DEPARTMENT OF VETERANS AFFAIRS

INTER-DEPARTMENT CORRESPONDENCE

Vancouver, B. C.

April 26th, 1948. 19

TO Director,
Veterans' Land Act,
Ottawa, Canada.

MARK YOUR REPLY:

For attention of J. C. Stranton

For attention of C. S. Hardwick

SUBJECT [redacted] - Lieut.

File: BC/1880-A

s.19(1)

Your further request of April 17th regarding the appraisal of veterans privately owned property evidently crossed ours of April 13th in the mail to which the required appraisal was attached.

DIRECTOR OF SOL... RECEIVED APR 3...

Yours truly,

H. Allam,
A/District Superintendent
Per: C. S. Hardwick

CSH/FR

000223

s.19(1)

DEPARTMENT OF VETERANS AFFAIRS
CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. BC/1880-A
PLEASE QUOTE .....

Vancouver, B.C.
April 13, 1948.

The Director,
Veterans' Land Act,
Ottawa, Ontario.

Re: [redacted] - Lt. (army) - Veteran
Lots 1 and 2 of Bk.10 & all of Blks. 9,47,48,49
of Lot 410 Grp.1, Map 2651, N.W.D.

Enclosed herewith is copy of Appraisal Report for the above described property which was turned over to the Department by Veteran Neale as additional security when he was established on project properties BC/730-P and BC/220-P.

H. ALLAM,
Acting District Superintendent.

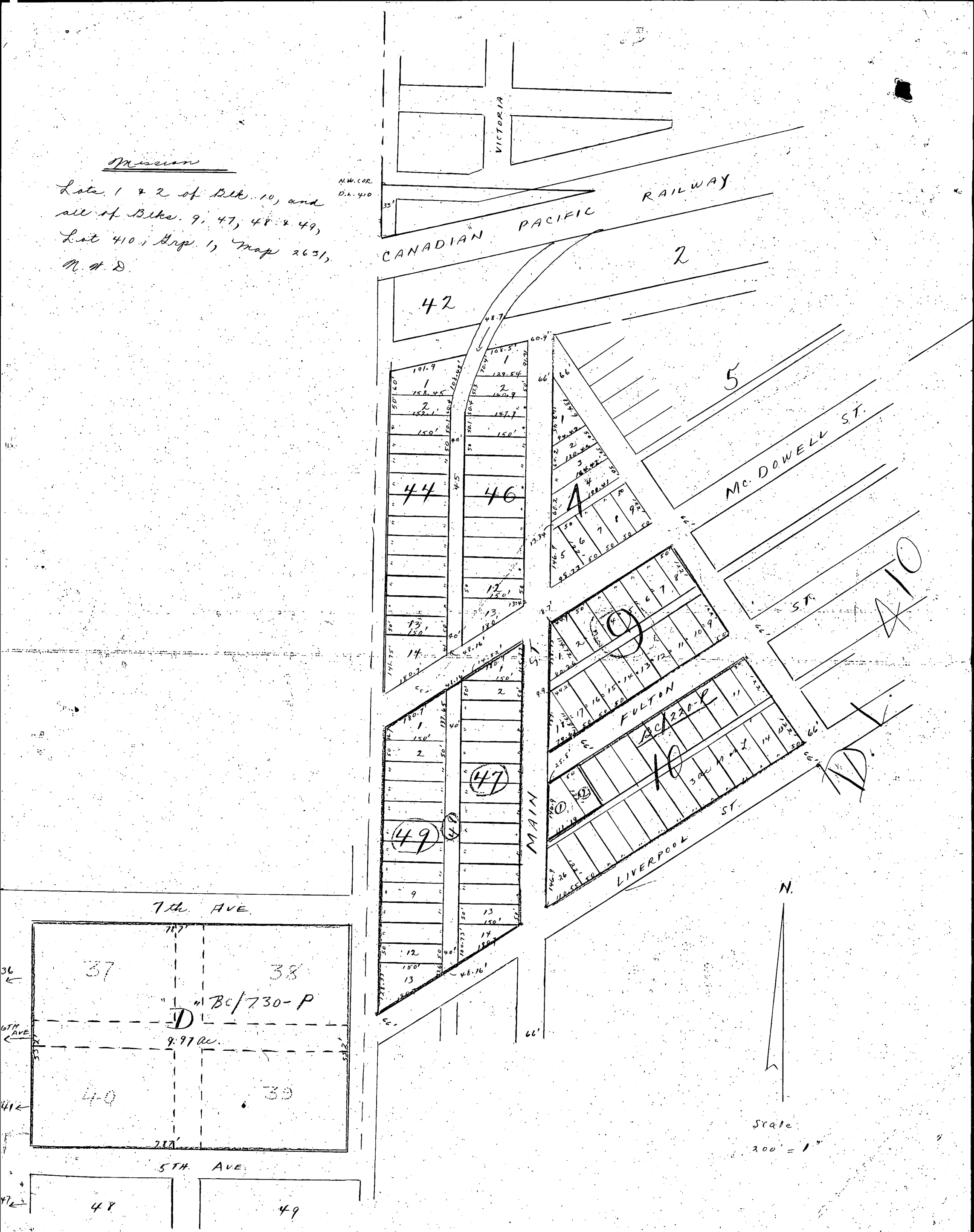
DIRECTOR OF SOLDIER SETTLEMENT
RECEIVED
APR 17 19[illegible]

000224

V.L.A. 104

Mission

Lots 1 & 2 of Blk. 10, and all of Blks. 9, 47, 48 & 49, Lot 410, Grp. 1, Map 2631, N. of D.



Veteran: [redacted] Box 1333, Mission City, B. C.

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

File R.O. BC/1880-A

ORDER FOR APPRAISAL

R.O. New West'r., B.C.

To Mr. T. Grieve, Settlement Supervisor,

New Westminster, B. C.

Date January 10th, 1948.

PROJECT or APPLICATION
CROSS OUT WORD NOT APPLICABLE

Land description Lots 1 & 2 of Blk. 10, and all of Blks. 9, 47, 48 & 49, Lot 410, Grp. 1, Map 2631, N.W.D. s.19(1)

containing 11 Ac. m. or l. acres. Municipality of MISSION.

Please carry out an inspection and appraisal of the above described land as soon as possible. Submit your report on VLA 13 (F.T.F.)

Owner's name Veteran - (sold to VLA)

Address Telephone

Postal address of land

Land at present occupied by

Additional means of identifying the land or other remarks L.R.O. Sketch Attached.

Veterans' Land Act RECEIVED APR 9 1948 New Westminster

Receipt acknowledged 13 Jan 48 (DATE) T. Grieve (APPRAISER)

R.D. Grant, A/REGIONAL SUPERVISOR Per...

Appraisal received at R.O. (date) TO R.O. APR 7/48 R.C.H.

NOTE- 1. Appraiser will sign acknowledgement of receipt on duplicate copy and return same to this office.

2. If the property is to be appraised with a view to purchase for Project purposes and you consider that the time and expense involved in carrying out a detailed inspection and appraisal are not justified, and can furnish irrefutable evidence to this effect, you need only complete card VLA 51, in skeleton form stating why a detailed appraisal was not made.

3. If an appraisal is ordered as a result of a definite application from a qualified veteran then an inspection must be carried out in detail and an appraisal report submitted on the proper form.

000226

VLA 131

(See over)

The following is a quotation from—

"GUIDE TO REGIONAL OFFICE PROCEDURE"

"Orders for Appraisals" will be prepared in triplicate. The original and the duplicate copy will be forwarded to the appraiser and the triplicate filed on a special file for each appraiser designated "Appraisals Ordered".

(a) The original will be retained by the appraiser on a special file set up for this purpose and will constitute his record of inspections he has been instructed to carry out. When he completes an inspection he should so indicate on the "Order for Appraisal" letter and transfer it to another special file designated, "Appraisals Completed".

(b) He will sign and return to Regional Office the duplicate copy as an acknowledgement of receipt of the instructions. This duplicate copy will be filed away on the the veteran's Regional Office file.

(c) When the appraisal is received in Regional Office the triplicate copy of the order for appraisal on the "Appraisals Ordered" file will be appropriately marked to show the date the appraisal has been received, and will be transferred to another special file for each appraiser designated "Appraisals Completed".

s.19(1)

VETERANS' LAND ACT

FARM APPRAISAL REPORT

R.O. New Westminster

R.O. File BC/1880-A

D.O. Vancouver

D.O. File BC/1880-A

Veteran's Name [redacted]

Legal land description Lots 1 and 2 of Bk.10 All of Blks.9-47-48-49 of lot 410 Gr.1 Map 2631 N.W.D. Acreage 8.51

Vendor's Name K.E. Neale Address Box 1333 Mission City B.C.

Municipality, Township or Parish Mission municipality County

Nearest rail point Mission 1.2 Miles. N.S.E.W.; Market Town Mission 1.2 Miles.

Predominating nationality English Religion Protestant Nearest churches, denominations and distances Protestant & R.C. at Mission 1.2 mi. Schools: Public 1.2 Miles; High 1.2 Miles

Employment opportunities Eddy Match Company, Mission, Milk Plant, Canneries, Saw-mills & various trades and professional openings.

How did you identify this property? L.R.O. sketch, Map. Owners Directions.

Roads: Has property access to main road; kind of road and condition. Is road open in winter? Access to gravel road by means of a trail on the south side of property. This is not an all weather trail.

Is farm average, above or below average and why? Soil is of high average fertility, due to location and shape this agreage cannot be considered as a self contained unit.

Fencing, kind and condition No line fencing, 2' woven wire with 2 st Barb wire cross fence

Establish ownership line fences by confirming with neighbours N.A.

Water supply (give details) Shallow wells of from 10 to 12 feet provide an adequate supply of good water.

Drainage (natural or tile). Is it adequate? Natural, adequate normally. Low land in the N.E. corner and surrounding low peaty lands to north and west subject to spring flooding on some years. Open ditch in N.E. corner, drains to N.W.

Fertility and Tillage (describe) Fertility high, tillage? well worked and in good friable condition.

Weeds (names and extent) No noxious weeds, some common annuals, not serious.

Average yield per acre (hay and grain) None grown recently- Straws 3 to 5 ton

State type of farming most suitable Small fruits- or in conjunction with other land it would be suitable for dairy farming.

Quote any recent sales of farms in locality None recent-C.Mynor purchased land to the south at $200.00 acre in 1935- Veteran purchased this acreage in 1939 in conjunction with surrounding low area to the west and north. No breakdown of price on the acreage.

How long has present owner held or operated farm? Since 1939

Describe rights or easements, if any none known

Is telephone or electricity installed or available no telephone. Electricity to be installed to the SE corner of Bk 10 this spring.1948

State assessment $ Land $685 Imp.$95.00 State annual land and school taxes; give names of taxing authorities Land tax-13.61 School $9.83 Mission Municipality. For Blk-9 [redacted] 47-48-49 Taxes for all Blk 10-Lots 1 to 26-at $392.Land $645. Imp-$15.76 land School $11.38

Detail other taxes or charges such as irrigation, dyking, drainage, ditch, etc. (and in Quebec—church); give names of taxing authorities No othertax charges,veteran maintains own ditches and the dyke to the west of his property.

Describe any special features (gravel pit, lake frontage, creeks or rivers, timber, entrance to farm from public road, etc.)

General shape and plan of this acreage would make it difficult to work if roads were ever completed through this area. Indications are that these will probably never be built, and at present are being farmed in with the acreage.

LAND VALUE AND CLASSIFICATION

Acres	CULTIVATED LAND: Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	Kind and quality of crop	Value per acre $	Total value $
.16	level	10" S.C.L.	Silty clay	Wash.Rasps	200.00	32.00
3.57	undulating	10-12" SCL	Silty C	Straws.	200.00	714.00
2.74	undulating	10" SL	silty sand	no crop	180.00	493.00
.82	level	12 P Loam	clay	no crop	130.00	107.00

AREA WHICH CAN BE CULTIVATED WITHOUT COST OTHER THAN FOR BREAKING					
Acres	Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	State why not broken previously	
1.22	undulating	102 SL	Silt clay	Does not fit into field plan Pasture-	70.00 85.00

AREA WHICH CAN BE CULTIVATED AFTER A REASONABLE AMOUNT OF CLEARING TIMBER, STONES, DRAINAGE, ETC.				
Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	Nature of reclamation necessary	Reclamation cost per acre $

AREA UNSUITABLE FOR CULTIVATION	
Character of land; e.g., hilly, swampy, rocky	Nature of timber, if any, and whether marketable

Total acreage 8.51 Total value of land including fencing and water supply 1431.00

s.19(1)

DIAGRAM OF PROPERTY

Scale 200' to 1"

(Appraiser should fill in scale used in making diagram)

R.O. New Westminster

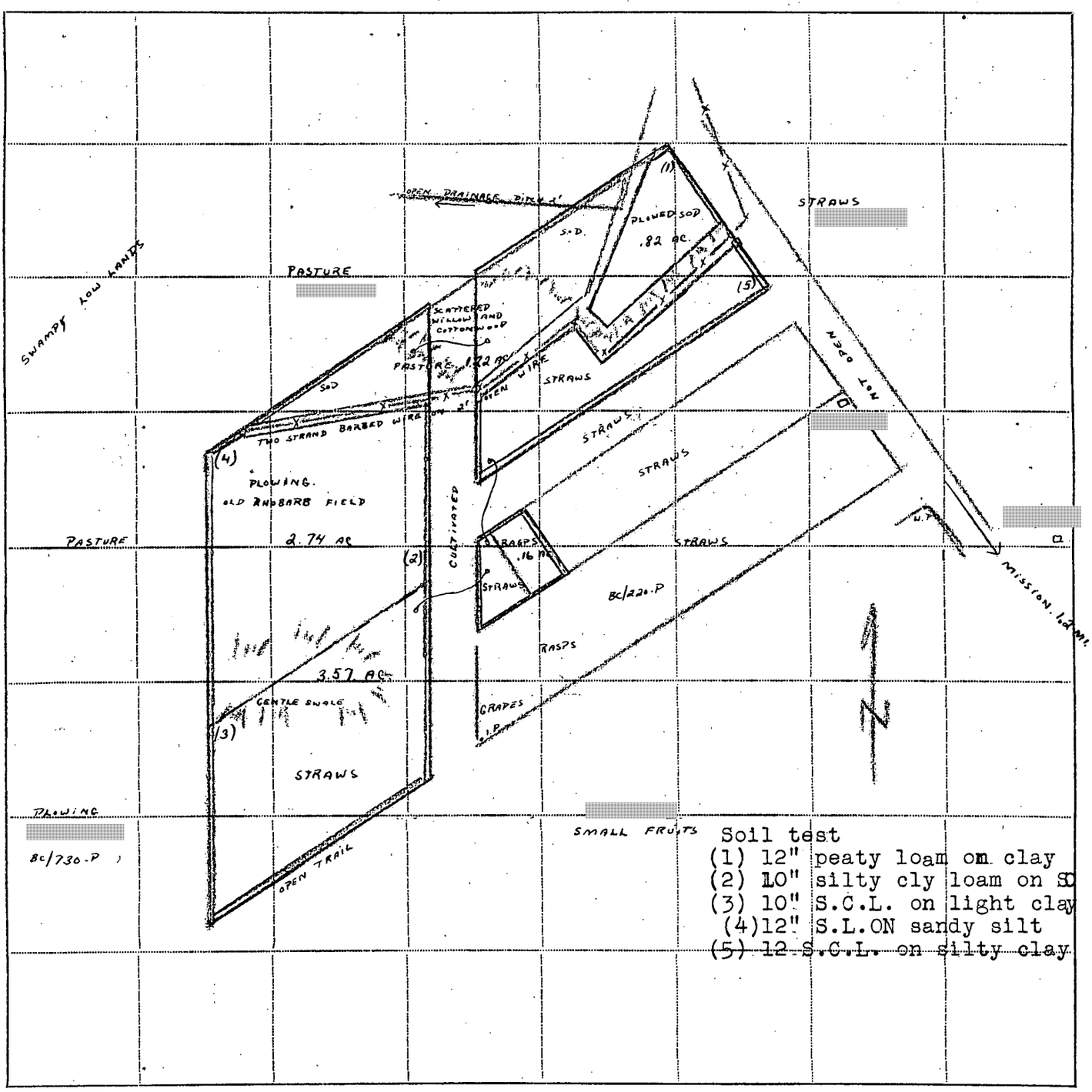
R.O. File BC/1880-A

D.O. Vancouver

D.O. File BC/1880-A

Legal land description Lots 1 & 2 of Blk 10. All of Blk 9/47/48-49, lot 410 of Gr.1 Map 2631 Mission

Acreage 8.51



Soil test
(1) 12" peaty loam on clay
(2) 10" silty cly loam on SC
(3) 10" S.C.L. on light clay
(4) 12" S.L.ON sandy silt
(5) 12 S.C.L. on silty clay

LEGEND

Cultivated area	- yellow outline
Cultivable after clearing and/or breaking	- green outline
Waste land	- leave white
Steep slopes	-
High knolls	-
Fence: barbed wire	- X—X—X—X
Fence: woven wire	- o—o—o—o
Fence: rail, stump or stone	- ||—||—||—||—||—||—

Buildings: house	- [H]
barn	- [B]
granary	- [G]
Well	- ⊙
Soil test holes:	- (1)
	- (2)
	- (3) etc.
Trees:	- x x x x x x x x x x x x x

Indicate north by arrow N

R.O. New Westminster

SUPPLEMENT TO FARM APPRAISAL REPORT

R.O. File BC/1880-A

For Orchards only—B.C. and east of Manitoba

D.O. Vancouver

D.O. File BC/1880-A

Legal land description Lots 1 & 2 of Blk 10, All of Blks. 9-47-48-49- of lot 410 GP 1 Map 2631. Mission Acreage 8.51

Describe general lie of land, fertility of soil, irrigation, drainage or dyking, and reclamation land is fairly level some gentle undulations, with drainage to the N.W. into the Fraser River. Main part of acreage is well drained through a light sily clay sub soil, fertility is high. A small acreage in the NE. corner is low lying peaty loam, not suitable for small fruits of any sort. Drainage inclined to be poor and probably subject to some spring and high water flooding.

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

DETAILS	Present Value $
3.57 acres 2 & 3 year old Br.Sov. straws, good condition	400.00
.16 acre of Washington raspberries, 2 yr planting good cond.	40.00
Total value	440.00
Amount tree and bush fruits add to value of farm	

GENERAL REMARKS Strawberry plantings appear to be in good health, plants are well developed, and agreage is free of weeds. Should produce well this year. Rasps are of the variety most popular in the region at the moment, canes are in excellent condition.

R.O. New Westminster R.O. File BC/1880-A D.O. Vancouver D.O. File BC/1880-A

Land description Lots 2 & 3 of Blk.10-All Blks 9/47-48-49-lot 410 Ac 8.51
GR 1 Map 2631-Mission

BUILDINGS: Particular care must be taken in examining and reporting on foundation, sills, roof, etc.

No.	Buildings	Class	Size	Height in feet	Material	Foundation	Roof: type and condition	Age of bldg.	State of repair of bldg.	Present value $
--	shack		12 x 16	8	frame	cement blocks	shingles 3		fair	nil
--			x							
--			x							
--			x							
--			x							
--			x							
--			x							
--			x							
--			x							
--			x							
									Total value of buildings	nil

State peculiar features of bldgs. if any Small shack or shed on east property line, partially on road.

Are bldgs. painted no Condition of paint

Give word picture of house, inside and out, including heating and basement if any

No. of rooms: downstairs upstairs How finished

Describe chimneys Distance from nearest bush Is there any fire hazard near bldgs.? What bldgs. have lightning rods?

Is there hay fork, track, car and rope, in barn?

Describe needed repairs and new buildings required and give approximate cost Buildings are not required as property is operated in conjunction with adjoining lands. Buildings are located on Blk 10, formerly BC/220-P

000232

SUMMARY OF VALUES

Value of land, including fences and water supply..... $ 1431.00

Value buildings add to land..... $ nil

Value tree and bush fruits add to land..... $ 440.00

Total value of property..... $ 1871.00

State, with reasons, whether you do, or do not, consider this property suitable for full time farming under the Veterans' Land Act Property is suitable as presently established in conjunction with BC/220-P, which provides necessary buildings, and with BC/730-P which provides additional acreage. It could not be considered as suitable by itself, due to size, plan or location. It is surrounded on the west and north by low lying swampy ground, and is badly disected by the planned roadways, which have never been built and probably never will be. Usefull mainly as it stands, operated in union with adjoining acreages.

I certify that I have carefully inspected the property herein described, that it is the land covered by the legal description given and that all the buildings listed in the schedule are located on the property. Having regard to the nature and history of the farm it is my opinion that its value is $1871.00

Date of inspection March 17 1948 Appraiser R.C. Hilton

We have considered the above appraisal and all available information regarding the property. In our opinion its sound value, under present conditions, is $ 1800 v

We consider this property (insert suitable or unsuitable) ..... for the purposes of the Veterans' Land Act. We recommend that it be purchased within the following price range $ ..... to $ .....

Remarks This is merely the additional security to the other properties involved in this establishment.

Date 9th Apr 1948 Chairman, Regional Advisory Committee H.E. Isaminger

(*Chairman and at least one member of Committee must sign this statement*) Member, Regional Advisory Committee L. Simpson

Member, Regional Advisory Committee W.L. Wood

District Office review This record purpose Veterans own property — title secured as further security on loan under Sec 9 (1)

Reviewing Officer C.S. Hardwick.

District Superintendent's decision Title already in name of Director and included in documentation.

Date 13 April 1948 District Superintendent J.H. Marrison

000233

s.19(1)

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

Field Supervisor's Appraisal Report

INDICATE SUBJECT DEALT WITH

Sheet No.

Name [redacted] Ref. No. BC/1880-A

DATE OF REPORT

Day	Month	Year
7	April	194 8

District Vancouver

Address Mission City B.C.

Legal Description Lots 1 & 2 Blk 10 ,All blk 9-47-48-49 of lot 410 Gr.1 Map 2631, Mission.

Location Property is located just over one mile from Mission by road, direct route walking would not be more than one third of a mile. No improved road bordering the section of property under appraisal,fairly good gravelled road to the SE corner of ~~xxx~~ Blk 10, where present buildings are located. Good small fruit or dairy farm area.

Topography. Area under cultivation is fairly level,with some undulations, westerly portion slopes off to the west,while the north side tends to drain to the north,Property at NE corner slopes off some four or so feet to a swampy,peat land condition.Change in soil type rather than contour though has governed the adaptation of this corner to pasture.

Soil Mainly a good light silty loam,highly fertile,apparently easy to work, and maintain in good state of tilth and condition. Drainage to sufficient depth for small fruits appears quite good,excepting low area in the NE.

Water Easily secured at shallow depth,good drinking water.

Fencing Swampy low area to the north and west is fenced off from crop area. No other fencing required.

Drainage Majority of property south of the C.P.R. tracks,between the tracks and the river,and ~~xxxx~~ west of the C.P.R. line from Abbotsford is controlled by Veteran [redacted] and his neighbour to the south [redacted]. An open drainage slough runs along the south of the veterans property through the [redacted] lands. The veterans property including the acreage under appraisal drains off to the south and west across the low ground. A dyke is maintained by the veteran along the river to the west. Some trouble has been experienced in the past with flooding of this low area, but not in recent years, it is now felt that the danger is past unless abnormal conditions develop.

Buildings No buildings on the property under appraisal except a portion of a small shack or shed. No value. Buildings not required as a good house and necessary outbuildings are available on adjoining property.

General Property contains at least six acres of highly productive soil in good state of tilth and production, in conjunction with other holdings of the a/n veteran which practically surround the acreage this is a valuable piece of ground; well suited to combine with the adjoining acreages to offer a sound oppertunity to establish a very successful farm.

R.A. Hilton

000234

VLA 80

BC/1880-A

OTTAWA, April 17th, 1948.

District Superintendent,
VANCOUVER, B.C.

s.19(1)

Re: [redacted] - Lieut.
lots 1,2, Blk.10, all of Blks.9,
47,48,49, lot 410, Gp.1, Map 2631.

1. Reference our letter dated 12th December, 1947, requesting Appraisal Report covering this parcel of land.

2. To date, we have not received same and it is requested that copy be sent to this office as soon as possible, please.

CYS/asj

Superintendent Loans Branch.

000235

PA

s.19(1)

RO-

DO- BC/1880-A

F.P.

Vancouver, B.C.,
April 10th, 1948.

SOLDIER SETTLEMENT
RECEIVED
APR 14 1948
DIRECTOR
OTTAWA

The Director, The Veterans' Land Act,
Ottawa, Ontario.

Re: [redacted] - Lt. (Army)
Lots 3 to 26 inclusive in Blk.10 of Lot 410, Grp. 1, Map 2631 and Lots 1 and 2 of Blk. 10 all of Blks. 9, 47, 48 and 49 of Lot 410, Grp. 1, Map 2631 and Blk. "D" of Lot 412, Grp. 1, Map 5521, N. W. D.

Enclosed find Application for Assistance, Owner's Offer to Sell, Appraisal Report and VLA 22, purchase of this property having been declined.

H. Allam,
A/District Superintendent.

Encls.
/pk

SN-72

s.19(1) SUPPLEMENTARY

S.D.

R.O. New Westminster, B. C.

R.O. File BC/1880-A

D.O. Vancouver, B. C.

D.O. File BC/1880-A

THE VETERANS' LAND ACT

APPROVAL OF EXPENDITURE

Box 1333, Mission City, B. C.

Veteran (in projects—vendor) Surname Full Christian Names Official No.

Type of Settlement Full Time Farming (Insert: Full Time Farming, Small Holding or Commercial Fishing) Postal Address of Property

Municipality (in West) MISSION B. C. County (in East)

Legal Description of Land Lots 3 to 26 inclusive in Blk. 10 of Lot 410, Grp.1, Map 2631 and Lots 1 and 2 of Blk. 10 all of Blks. 9, 47, 48 & 49 of Lot 410, Grp.1, Map 2631 and Blk. "D" of Lot 412, Grp.1, Map 5521, N.W.D.

Containing 24.013 acres. Acreage under Cultivation

Value fixed by District Superintendent at $ on 19

REGIONAL OFFICE SECTION Code #12

Purpose	1. Amounts Recommended
Removal of Encumbrances	$
Land and Existing P.I.	
P.I. to be effected	
Live Stock and Equipment	
Fishing Equipment	
Redisbursement of Fire Loss Recovery	
Total	

Maximum Actual Cost of Land and P.I. $

Excess Cost Paid by Veteran $

Cost of Land and P.I. to Director $

Amount of this Cost Paid by Veteran $

Total Cash Payment Made by Veteran $

Repayment Terms Recommended

DECLINED

(If Special Terms, Give Reasons)

Date Feb. 27/48 "G. Steele" Chairman R.A.C.

(Chairman and at least one member of Committee must sign this recommendation.) "W. Wood" Member R.A.C.

/dt Member R.A.C.

DISTRICT OFFICE SECTION

2. Approved for Expenditure		3.	4. Total Approvals to Date
Current Year	Next Year		
$	$		$

Actual Cost of Land and P.I. $

Excess Cost Paid by Veteran $

Cost of Land and P.I. to Director $

Amount of this Cost Paid by Veteran $

Total Cash Payment by Veteran $

Under Sec. 9 of the Act the Veteran's Contract shall provide for the Repayment on a time basis of $

Form of Security

Documents Required

Interest to Accrue from

Repayment Terms Approved

Supp. declined. Veteran advised.

April 8, 1948. Date

"A. G. Morrison" for A/District Superintendent

Certified in accordance with Sec. 29 of the Consolidated Revenue and Audit Act, 1931.

Year	GL a/c	Schedule	District Affected	Amount	F.E. Loan or Project No.
a					
b					
c					
d					

Date

District Treasury Officer

VLA 22 (Rev. 7-46)

(SEE C000237

INSTRUCTIONS AS TO PREPARATION AND DISTRIBUTION

(a) The Regional Office will complete the form with the exception of the District Office section, recording the amounts of the expenditure and the terms of repayment recommended. If special terms are recommended the reasons therefor should be stated.

(b) The form will be prepared in quadruplicate, signed by the Chairman and at least one member of the Regional Advisory Committee and all four copies then submitted to District Office.

(c) After the case has been dealt with in District Office, the following distribution will be made:

(1) The original will be retained in District Office in a special binder and one copy placed on veteran's D.O. file.
(2) One copy will be forwarded to Head Office for veteran's H.O. file.
(3) One copy will be returned to the Regional Office for veteran's R.O. file.

Provisional Encumbering (Treasury Letter 3, Para. 4F)

(d) (1) When a portion or all of the funds for this F.E. will not be required from the current year's appropriation, the responsible District Administration Officer will record the amount of such portion in the space provided (column 3).

(2) Treasury Officers when certifying will show on separate line (a to d) the amounts applicable to each year's appropriation.

Example:

	Column 2	Column 3
Land and Existing P.I.	$3,500.00	
P.I. to be Effected		$ 500.00
Stock and Equipment	250.00	1,250.00

will be certified as:

(a) 1946-1947	301	61	80	$3,500.00	Loan No.
(b) "	341	61	80	250.00	"
(c) 1947-1948	301	61	80	500.00	"
(d) "	341	61	80	1,250.00	"

(3) The full amounts of the approval will be posted to the covering VLA 39 which is divided—one-half for the approvals to be expended during the current year and one-half for approvals to be expended in ensuing year.

(4) In the Allotment Ledger the amounts of Column 2 (lines a and b) will be recorded against the current year's appropriation and the amounts of Column 3 (lines c and d) will be posted to a Special Allotment Ledger Sheet titled "Encumbrances against Ensuing Year's Appropriation".

NOTE.—This form is intended to be used to record:

(1) Expenditures under Sec. 7 of the Act.
(2) Approvals under Sec. 9 of the Act.
(3) Approvals under Sec. 13 of the Act.
(4) Redisbursement of fire loss recoveries.

s.19(1)

SUPPLEMENTARY

THE VETERANS' LAND ACT

APPLICATION FOR ASSISTANCE

UNDER SECTION 9

R.O. New Westminster

R.O. File BC/1880-A

D.O. Vancouver

D.O. File BC/1880-A

I, [redacted], a veteran, as defined by The Veterans' Land Act, having been duly certified as qualified to participate in the benefits of the Act, hereby apply for assistance as set out hereunder.

LAND DESCRIPTION

(1) Lots 3 to 26 incl in Blk 10 of Lot 410, Gp 1, Mp 2631 and Lots 1 & 2 of Blk 10 all of Blks 9, 47, 48 & 49 of Lot 410, Gp 1, Mp 2631, AND

(2) Blk "D" of Lot 412, Gp 1, Mp 5521, N.W.D.

containing acres.

(Describe by sec., twp., rge., or by lot no., con., twp., etc., or by other means sufficient to identify the parcel)

Situate 1/4 miles from Mission on the C.P. Ry.

This property is now owned by Director, V.L.A. and veteran of Ottawa, Ont Mission, B.C.

I desire to be established on this land on a purchase-contract basis. The land can be acquired for $

and I enclose an offer from the vendor to sell at that figure which is good for days.

Cost of land and improvements thereon	$
Additional Permanent Improvements to be effected (give particulars)	1000.00
	$
Additional Total cost of ~~husband~~ improvements	$ 1000.00

The Act requires deposit by an applicant of ten per centum of the cost to the Director of the land, including improvements already existing or to be effected, up to a maximum cost of $6,000 plus the entire cost of land and improvements in excess of $6,000.

In accordance therewith I enclose Cheque - Commerce - Mission I.R. #64378 $ 100.00 to be applied as my initial payment if this application is approved. If assistance is not approved in my favour it is understood this deposit will be refunded to me. I have made no agreement with the vendor to purchase this land.

LIVE STOCK AND EQUIPMENT (Give particulars)

Sub-total $

COMMERCIAL FISHING EQUIPMENT

Sub-total $

Additional TOTAL ASSISTANCE APPLIED FOR $

WARNING.—Do not commit yourself to the purchase of any property until formally notified that this application has been approved.

VLA 14 (Rev. 8-45)

(SEE OTHER SIDE)

1. I have personally inspected the land with respect to which this application is made at a time when snow was off the ground and a thorough examination was possible and I am satisfied that it fulfils my requirements and that it is suitable for the purposes for which it is to be used.

2. I understand and agree that any assistance made to me pursuant to this application shall be expended under the direction and supervision of the Director and shall be repayable in accordance with the provisions of the Veterans' Land Act and Regulations thereunder.

3. Apart from the assistance applied for in this application I have not applied for or received any assistance under the Veterans' Land Act except

Original and supplementary applications already approved for total of $4005.00

4. This application is made for my sole use and benefit and I am not aware of any reason, statutory or otherwise, which would debar me from obtaining the benefits now applied for except

None

5. I am fully aware that the title, ownership and right of possession of any live stock, farm equipment or any commercial fishing equipment that may be sold to me under the provisions of the Act shall remain in the Director until the cost price thereof is paid to the Director, or until ownership is released to me in writing by the Director.

6. I fully understand the meaning and intent of sub-sections (d) and (h) of Sec. 9 of the Act which are quoted immediately hereafter:—

Sub. Sec. (d) "That the sale price to a veteran of land, improvements, building materials, live stock and farm equipment shall be, in addition to any sum paid by the veteran before contract made, a sum equal to two-thirds of the cost to the Director of the land, improvements and building materials."

Sub. Sec. (h) "That save upon payment in full to the Director of the total outstanding cost to the Director of the land, improvements, live stock and farm equipment together with interest at the said rate (3½%) on the said outstanding cost and all other charges owing by the veteran in respect thereof, no sale, assignment, or other disposition of the subject-matter of any contract between a veteran and the Director shall be made by the veteran, nor shall any conveyance or transfer be given by the Director to a veteran, during a period of ten years following the date of the relative contract and thereafter only if the veteran has complied with the terms of his agreement for the said ten-year period."

(NOTE.—Under Sub. Sec. 2 of Sec. 9 of the Act, in commercial fishing cases the words "commercial fishing equipment" are substituted for the words "live stock and farm equipment.")

STATUTORY DECLARATION

I hereby declare that the statements made by me in this application are true and correct and I make this solemn declaration conscientiously believing it to be the truth and knowing it to be of the same force and effect as if made under oath by virtue of the Canada Evidence Act.

Declared before me at Mission

in the Province of British Columbia

this 18th day of February 19 48

"T. Grieve"

A ~~Notary Public~~, Commissioner, etc. for Oaths

authorized under Veterans' Land Act.

s.19(1)

Signature of Veteran.

DEPARTMENTAL USE—INSTRUCTIONS RESPECTING DISTRIBUTION

1. Regional offices will make two copies of this form.
2. The original submitted by the veteran, and one copy will be sent to District Office and one copy retained on the veteran's Regional Office file.
3. District Office will retain the original on the veteran's District Office file and forward the typewritten copy to Head Office.

s.19(1)

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

Field Supervisor's Field Report

INDICATE SUBJECT DEALT WITH

Sheet No.

Name [redacted] Ref. No. BC/1880-A

DATE OF REPORT

Day	Month	Year
20	February	194 8

District Vancouver

Address Box 1333, Mission, B.C.

The above named veteran was contacted at his own request on 18 February, 48 and application completed for supplementary loan in the sum of $1000.00. This amount the veteran states is necessary in order to complete re-modelling of the farm home and pay some of the still outstanding bills.

Mr. Redman's Initial Report recommends $1374 for essential repairs and remodelling to the farm dwelling and later $125. was transferred from fencing funds for re-roofing purposes. This amount was no doubt set up on the usual basis - to purchase material, the labour to be done by the veteran. However, [redacted] has elected to have all the work done by paid labour and consequently the cost has greatly exceeded the estimates.

The sum of $125. was disbursed by the F/S for a new roof, and $1374. by the construction department under contract #127. Of the latter amount there is no record on field file to indicate what was purchased and what labour was paid for and the veteran could not give an accurate record of disbursements. However, he states the following accounts have not been paid.

Fraser Valley Builders
(for kitchen cabinets, baseboards, some exterior siding, gutters, gutter pipes etc.)

Windebank Electric
Plumbing - approx $200.00
Wiring - bill not yet submitted

Mr. Portsmouth - tinsmith - $100.00

Total - over $1000.00.

The exterior painting and some interior painting and finishing is still to be done. Veteran is of the opinion that the department should also provide concrete sidewalks.

The house as it now stands is a better than average farm home and a great deal more could have been accomplished if the veteran had contributed of his own labour - especially since he drew the maximum amount of A.R.A. for the full period.

[redacted] now has full time employment with Canadian Canners Ltd as Field Representative. According to his statement most of the work done on the farm is by hired labour.

In view of the fact that the veteran has already had one supplementary loan approved and appears to have considerable assets and income I would not recommend approval of the attached application. Without a copy of the building contract it is not possible to make an intelligent report in connection with the work accomplished. Perhaps the construction department could make a short report before the application is submitted to the R.A.C.

Supplementary application was accepted on the understanding that approval is doubtful - $100. deposit - I.R. #64378 forwarded to D.O.

000241

VLA 80

HC-1850-A

39619

STRICTLY CONFIDENTIAL

RO 3796
DO 4635

February 18, 1946.

39619

Regional Supervisor,
New Westminster, B. C.

DIRECTOR OF SOLDIER SETTLEMENT. RECEIVED FEB 25 1946 OTTAWA.

Lieut. [redacted]

Year of Birth 1907.

Age on Discharge 38 years, 5 months.

Marital Status and Dependents

Wife only.

Service Enlisted at Vancouver, B. C. on the 4th September, 1942.
Served in Canada only.
Discharged at Vancouver, B. C. on 4th January, 1946 [redacted]
KR CAN [redacted] (Taken from copy of Discharge Certificate and WD 12).
No W.S.G. on file.

Pre-War History

1940 completed 3rd year Agriculture at UBC.

1930-37 did farm work.
1937-40 attending UBC.
1940 until enlistment in 1942 managed parents' farm at Mission, B.C.
(Taken from WD 12).

During Service

Posted to the Westminster Regt. as a Lieut. and employed as Administration Officer. (Taken from WD 12).

Post-War History

On 4th January, 1946 made application for DVA Pay and Allowances [redacted] effective 7th January, 1946. No further information available. (Taken from DVA 113).

Medical [redacted]

Pension No information available.

(continued) P.T.O.

s.19(1)

000242

Conduct — No information available, but as applicant held the rank of Lt., good conduct is assumed.

F A Hankin

Investigator
Veterans' Land Act
Vancouver

FAH:mm

s.19(1)

HEAD OFFICE COPY

[redacted]
Box 244,
Mission City, B. C.

Acct. No. BC/1860A S.D. No. 12

District VANCOUVER

Broken Interest Payt.

LOAN INSTALMENT
Due 1 Nov. 1947
Present Standing -
Payt. due 1-11-47 $ 28.73

YOUR TOTAL DEBT INCLUDING ABOVE AS AT 1 September 1947
IS $ 1,487.81
which includes interest to 1 November 1947
but does not make allowance for any receipts/disbursements issued after 1 September 1947

P.O.Box 1059, 518 Rogers Bldg.,
VANCOUVER, B. C.

V.L.A. 84 (S.S. 741)
B.C. and east of Manitoba

000244

CROP & REVENUE—F.S. REPORT DATED	DATE		OTHER PARTICULARS
_____ Ac. W. _____ Bu. $_____			
_____ Ac. O. _____ Bu. $_____			
_____ Ac. B. _____ Bu. $_____			
_____ Ac. _____ Bu. $_____			
Livestock _____ $_____			
Crops Other Land _____ $_____			
Other Revenue _____ $_____			
TOTAL ALL REVENUE $_____			
SETTLEMENT			

SOLDIER SETTLEMENT AND VETERANS LAND ACT

JOURNAL VOUCHER

V.D.M.

VANCOUVER DISTRICT DEBIT DATE 1st December 19 47

Source	G.L. Acct.	Schedule	C.L. Acct.	Object	J. V. No.	Amount	Project or Loan: Locality	Project or Loan: Type	Project or Loan: Number	Number of Chattels S & E only	Cond'l Grants, etc. Part and Full, etc. Collections: Code	Cond'l Grants, etc. Part and Full, etc. Collections: Amount	Name of Veteran, Settler or Payee	Particulars
J12	610	61	62	592	2081	46.70	BC	A	1880	--	--	--	Rpl to Prin - Neale	Transferring replacement to principal as additional initial payment. Amended VLA 2 2 d. 24 Nov. 1947
CREDIT														
J12	421	61	14	591	2081	46.70	BC	A	1880	--	--	--	IP fr Rpl - Neale	

A

E. Taylor

for District Treasury Officer.

000246

V.L.A. 65 (Rev. 3-47)

SOLDIER SETTLEMENT AND VETERANS LAND ACT

JOURNAL VOUCHER

s.19(1)

INDIAN

VANCOUVER DISTRICT DEBIT DATE 1st December 19 47

Source	G.L. Acct.	Schedule	C.L. Acct.	Object	J. V. No.	Amount	Project or Loan: Locality	Project or Loan: Type	Project or Loan: Number	Number of Chattels S & E only	Cond'l Grants, etc. Part and Full, etc. Collections: Code	Cond'l Grants, etc. Part and Full, etc. Collections: Amount	Name of Veteran, Settler or Payee	Particulars
J12	302	61	11	420	2087	467.00	BC	A	1880	--	51	108.97	L&EPI fr proj - [redacted]	Transferring sale price of project property from project to loan account.

CREDIT

J12	952	61	31	420	2087	467.00	BC	P	730	--	--	--	L&EPI to Loan - Jap Lands	
[redacted]														

A E Taylor

for District Treasury Officer

000247

V.L.A. 65 (Rev. 3-47)

s.19(1)

BC/1880-A

OTTAWA, December 12th, 1947.

District Superintendent,
VANCOUVER, B.C.

Re: [redacted] - Lesuit.
Lots 1,2, Blk.10, all Blks 9,47,
48,49, lot 410, Gp.1, Map 2631, NWD.

A careful search of our file has failed to locate the Appraisal Report covering the above described parcel of land. For completion of our records, may a copy of same be forwarded to this office, please, at your earliest convenience.

Superintendent Loans Branch.

CGS/asj

000248

DEPARTMENT OF VETERANS AFFAIRS
CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.....
PLEASE QUOTE BC/1880-A
BC/730-P



Vancouver, B.C.,
November 27, 1947.

The Director, The Veterans' Land Act,
Ottawa, Ontario.

220

Re: (1) Lots 3 to 26 incl. in Blk.10 of Lot 410 Gp.1, Map 2631,
(2) Lots 1 & 2 of Blk.10, all of Blks. 9,47,48 & 49 of Lot 410, Gp.1, Map 2631 - Original Sale
(3) Blk."D" of Lot 412, Grp.1, Map 5521, N.W.D. Additional acreage.
The Director - Vendor
[redacted] - Lieut. - Veteran Estb.

730

Attached please find Supplementary Application for Assistance submitted by the above-named veteran together with V.L.A. 22 cancelling and replacing V.L.A. 22 of November 4, 1946. Terms are complete. It will be noted that the veteran is purchasing the whole of backlog property BC/730-P as additional acreage.

s.19(1)

J. T. Barnett
District Superintendent.
per NE

/dlr
enc.

000249

V.L.A. 104

s.19(1)

SUPPLEMENTARY

BC/730-P

THE VETERANS' LAND ACT

R.O. New Westminster, B.C.

R.O. File BC/1880-A

APPLICATION FOR ASSISTANCE

D.O. Vancouver, B.C.

UNDER SECTION 9

D.O. File

I, [redacted], a veteran, as defined by The Veterans' Land Act, having been duly certified as qualified to participate in the benefits of the Act, hereby apply for assistance as set out hereunder.

LAND DESCRIPTION Block D of Lot 812, Grp 1, Map 5221, N.W. D.

containing 9.97 acres.

(Describe by sec., twp., rge., or by lot no., con., twp., etc., or by other means sufficient to identify the parcel)

Situate ¼ miles from Mission on the C.P. Ry.

This property is now owned by Director, V.L.A. of Ottawa

I desire to be established on this land on a purchase-contract basis. The land can be acquired for $ 467.00

and I enclose an offer from the vendor to sell at that figure which is good for ..... days.

Additional

Cost of land and improvements thereon $ 467.00

Permanent Improvements to be effected (give particulars)

$

Total cost of land and improvements $ 476.00

The Act requires deposit by an applicant of ten per centum of the cost to the Director of the land, including improvements already existing or to be effected, up to a maximum cost of $6,000 plus the entire cost of land and improvements in excess of $6,000.

In accordance therewith I enclose Cheque - Commerce- Miss ion $ 46.70 to be applied as my initial payment if this application is approved. If assistance is not approved in my favour it is understood this deposit will be refunded to me. I have made no agreement with the vendor to purchase this land.

LIVE STOCK AND EQUIPMENT (Give particulars)

Sub-total $

COMMERCIAL FISHING EQUIPMENT

Sub-total $ 467.00

Additional

TOTAL ASSISTANCE APPLIED FOR $

WARNING.—Do not commit yourself to the purchase of any property until formally notified that this application has been approved.

VLA 14 (Rev. 8-45)

(SEE OTHER SIDE)

000250

1. I have personally inspected the land with respect to which this application is made at a time when snow was off the ground and a thorough examination was possible and I am satisfied that it fulfils my requirements and that it is suitable for the purposes for which it is to be used.

2. I understand and agree that any assistance made to me pursuant to this application shall be expended under the direction and supervision of the Director and shall be repayable in accordance with the provisions of the Veterans' Land Act and Regulations thereunder.

3. Apart from the assistance applied for in this application I have not applied for or received any assistance under the Veterans' Land Act except

Previous application approved for $3538.00

4. This application is made for my sole use and benefit and I am not aware of any reason, statutory or otherwise, which would debar me from obtaining the benefits now applied for except

Nil

5. I am fully aware that the title, ownership and right of possession of any live stock, farm equipment or any commercial fishing equipment that may be sold to me under the provisions of the Act shall remain in the Director until the cost price thereof is paid to the Director, or until ownership is released to me in writing by the Director.

6. I fully understand the meaning and intent of sub-sections (d) and (h) of Sec. 9 of the Act which are quoted immediately hereafter:—

Sub. Sec. (d) "That the sale price to a veteran of land, improvements, building materials, live stock and farm equipment shall be, in addition to any sum paid by the veteran before contract made, a sum equal to two-thirds of the cost to the Director of the land, improvements and building materials."

Sub. Sec. (h) "That save upon payment in full to the Director of the total outstanding cost to the Director of the land, improvements, live stock and farm equipment together with interest at the said rate (3½%) on the said outstanding cost and all other charges owing by the veteran in respect thereof, no sale, assignment, or other disposition of the subject-matter of any contract between a veteran and the Director shall be made by the veteran, nor shall any conveyance or transfer be given by the Director to a veteran, during a period of ten years following the date of the relative contract and thereafter only if the veteran has complied with the terms of his agreement for the said ten-year period."

(NOTE.—Under Sub. Sec. 2 of Sec. 9 of the Act, in commercial fishing cases the words "commercial fishing equipment" are substituted for the words "live stock and farm equipment.")

STATUTORY DECLARATION

I hereby declare that the statements made by me in this application are true and correct and I make this solemn declaration conscientiously believing it to be the truth and knowing it to be of the same force and effect as if made under oath by virtue of the Canada Evidence Act.

Declared before me at Mission

in the Province of British Columbia

this 6th day of November 1947

"T, Grieve"

~~A Notary Public~~, Commissioner, etc. for oaths authorized under the Veterans' Land Act

s.19(1)

[redacted]

Signature of Veteran.

DEPARTMENTAL USE—INSTRUCTIONS RESPECTING DISTRIBUTION

1. Regional offices will make two copies of this form.
2. The original submitted by the veteran, and one copy will be sent to District Office and one copy retained on the veteran's Regional Office file.
3. District Office will retain the original on the veteran's District Office file and forward the typewritten copy to Head Office.

s.19(1)

Soldier Settlement & Veterans' Land Act

FIELD REPORT

Re [redacted] File No. [illegible] District [illegible]

Herewith supplementary VLA 14 covering the above named veteran's application for DO/730-1.

This property adjoins the veteran's present holdings, and can be of some use to him. It is low land, subject to spring flooding, and not suitable for the establishment of another veteran.

Approval is recommended.

Initial Deposit in the sum of $46.70 mailed to DO this date (IR #A61133)

Recommended

Date 7 Nov 47

Signature

VLA 78

000252

AMENDED

Vendor: The Director, Veterans' Land Act, Ottawa, Ontario.

s.19(1)

THE VETERANS' LAND ACT

S.D.

R.O. New Westminster, B. C

R.O. File BC/1880-A

D.O. Vancouver, B.C.

D.O. File BC/1880-A

APPROVAL OF EXPENDITURE

Box 204, Mission City, B.C.
Cancelling & replacing V.L.A.22 of 4/11/46 (Sale of additional acreage)

Veteran [redacted] Official No Lieut.
(in projects—vendor) Surname Full Christian Names

Type of Settlement Full Time Farmer Postal Address of Property
(Insert: Full Time Farming, Small Holding or Commercial Fishing)

Municipality (in West) Mission (1) County (in East)

Legal Description of Land (1) Lots 3 to 26 inclusive in Blk 10 of Lot 410, Grp 1, Map 2631, (2) and lots original sales (1 and 2 of Blk 10 all of Blks 9,47,48 & 49 of Lot 410, Grp 1, Map 2631 additional acreage/and Blk "D" of Lot 412, Grp 1, Map 5521, N.W.D. (BC/730-P)

(1) 3.043
(2) 11.
(3) 9.97
Containing 24.013 acres Acreage under Cultivation

Value fixed by District Superintendent at $ (1) $839.00 (2) K. Neale's - 4/11/46 (3) $467.00 on 21/11/47 19

REGIONAL OFFICE SECTION CODE #12

Purpose	1. Amounts Recommended	2. Approved for Expenditure: Current Year	3. Approved for Expenditure: Next Year	4. Total Approvals to Date
Removal of Encumbrances (1)	$ 839.00	(1) 839.00	$	$
Land and Existing P.I. (2)	467.00	(2) 467.00		1,306.00
P.I. to be effected	1499.00	1,499.00		1,499.00
Live Stock and Equipment	1047.00	1,200.00		1,200.00
Fishing Equipment	153.00			
Redisbursement of Fire Loss Recovery	4005.00			
Total		4,005.00		4,005.00

Maximum Actual Cost of Land and P.I. $ 2805.00

Excess Cost Paid by Veteran $

Cost of Land and P.I. to Director $ 2805.00

Amount of this Cost Paid by Veteran $ 280.50

Total Cash Payment Made by Veteran $ 280.50

Repayment Terms Recommended

24 yrs. Annual instalments First payment Nov 1, 1947

(If Special Terms, Give Reasons) This cancels and replaces V.L.A. 22 set up October 31, 1946

Date November 19, 1947 "G. Steele" Chairman "W. Wood" - Member R.A.C.

(Chairman and at least one member of Committee must sign this recommendation.)

Member R.A.C.

Member R.A.C.

DISTRICT OFFICE SECTION

Actual Cost of Land and P.I. $2,805.00

Excess Cost Paid by Veteran $

Cost of Land and P.I. to Director $2,805.00

Amount of this Cost Paid by Veteran $ 280.50

Total Cash Payment by Veteran $ 280.50

Under Sec. 9 of the Act the Veteran's Contract shall provide for the Repayment on a time basis of $1,870.00

Form of Security Title

Documents Required Agreement for Sale and Stock and Equipment

See V.L.A. 22 dated 18/6/52 covering additional purchase of land

Interest to accrue from: Dec.1, 1948 on $1,558.67 & Dec. 1, 1947 on $311.33. Repayment Terms approved: Broken interest on $1558.67 payable Nov.1, 1947. Broken interest on $311.33 & Interest only on $1,558.67 payable November 1, 1948. Interest only on $1,870.00, payable Nov.1, 1949. Interest only on $1,870.00 payable November 1, 1950 Balance in 21 equal annual amortized payments. First payment due Nov. 1, 1951.
Amount: $127.23, annual

See letter D/18-12-48 JGS

Certified in accordance with Sec. 29 of the Consolidated R

	Year	GL a/c	Schedule	District Affected		
a					NIL	BC/1880A
b						
c						
d						

Date 26 November 47 Carded as to all Carded - Pcls 1 & 3 - CJS

District Treasury Officer

VLA 22 (Rev. 7-46)

(SEE OV) 000253

s.19(1)

AMENDED

Vendor, The Director, Veterans' Land Act, Ottawa, Ontario.

THE VETERANS' LAND ACT

S.D.

R.O. New Westminster, B. C

R.O. File BC/1880-A

D.O. Vancouver, B.C.

D.O. File BC/1880-A

APPROVAL OF EXPENDITURE

Box 264, Mission City, B.C.

Cancelling & replacing V.L.A.22 of 4/11/46 (Sale of additional acreage)

Veteran [redacted] Official No. Lieut.
(in projects—vendor) Surname Full Christian Names

Type of Settlement Bull Pine Farmer Postal Address of Property
(Insert: Full Time Farming, Small Holding or Commercial Fishing)

Municipality (in West) Mission (1) County (in East)

Legal Description of Land Lots 3 to 26 inclusive in Blk 10 of Lot 410, Grp 1, Dmp 2631, 2 and lots original sales (1 and 2 of Blk 10 all of Blks 9,47,48 & 49 of Lot 410, Grp 1, Dmp 2631 additional acreage and Blk "D" of Lot 412, Grp 1, Dmp 5521, N.W.D. (BC/730-P)

(1) 3.043
(2) 11.
(3) 9.97
Containing 24.013 acres Acreage under Cultivation

Value fixed by District Superintendent at $(1) $839.00 (2) K. Neale's - 4/11/46 (3) $467.00 on 21/11/47 19

REGIONAL OFFICE SECTION CODE #13

Purpose	1. Amounts Recommended
Removal of Encumbrances	$
Land and Existing P.I. (1)	839.00
(2)	467.00
P.I. to be effected	1499.00
Live Stock and Equipment	1047.00
Fishing Equipment	153.00
Redisbursement of Fire Loss Recovery	
Total	4005.00

Maximum Actual Cost of Land and P.I. $ 2805.00

Excess Cost Paid by Veteran $

Cost of Land and P.I. to Director $ 2805.00

Amount of this Cost Paid by Veteran $ 280.50

Total Cash Payment Made by Veteran $ 280.50

Repayment Terms Recommended

24 yrs. Annual instalments First payment Nov 1, 1947

(If Special Terms, Give Reasons) This cancels and replaces V.L.A. 22 set up October 31, 1946

Date November 18, 1947 "G. Steele" Chairman R.A.C.

"W. Wood" - Member R.A.C.

(Chairman and at least one member of Committee must sign this recommendation.)

Member R.A.C.

Member R.A.C.

DISTRICT OFFICE SECTION

Purpose	2. Approved for Expenditure Current Year	3. Approved for Expenditure Next Year	4. Total Approvals to Date
Removal of Encumbrances	$	$	$
Land and Existing P.I. (1)	839.00		
(2)	467.00		1,306.00
P.I. to be effected	1,499.00		1,499.00
Live Stock and Equipment	1,200.00		1,200.00
Fishing Equipment			
Redisbursement of Fire Loss Recovery			
Total	4,005.00		4,005.00

Actual Cost of Land and P.I. $2,805.00

Excess Cost Paid by Veteran $

Cost of Land and P.I. to Director $2,805.00

Amount of this Cost Paid by Veteran $ 280.50

See V.L.A. 22 dated 18/6/52 covering add'l purchase of land

November 1, 1948. Annually at 23 years on $311.33 - $19.93. Annually on old loan - $97.06. Total new payment/annually - $116.99, starting November 1, 1949

24/11/47 Date

"A. G. Morrison" for District Superintendent

Certified in accordance with Sec. 29 of the Consolidated Revenue and Audit Act, 1931.

	Year	GL a/c	Schedule	District Affected	Amount	F.E. Loan or Project No.
a					NIL	BC/1880A
b						
c						
d						

Date 26 November 47

Carded as to Accts 183 - CJS

All Carded - Accts CJS

District Treasury Officer

VLA 22 (Rev. 7-46)

(SEE OV)

000254

INSTRUCTIONS AS TO PREPARATION AND DISTRIBUTION

(a) The Regional Office will complete the form with the exception of the District Office section, recording the amounts of the expenditure and the terms of repayment recommended. If special terms are recommended the reasons therefor should be stated.

(b) The form will be prepared in quadruplicate, signed by the Chairman and at least one member of the Regional Advisory Committee and all four copies then submitted to District Office.

(c) After the case has been dealt with in District Office, the following distribution will be made:

(1) The original will be retained in District Office in a special binder and one copy placed on veteran's D.O. file.
(2) One copy will be forwarded to Head Office for veteran's H.O. file.
(3) One copy will be returned to the Regional Office for veteran's R.O. file.

Provisional Encumbering (Treasury Letter 3, Para. 4F)

(d) (1) When a portion or all of the funds for this F.E. will not be required from the current year's appropriation, the responsible District Administration Officer will record the amount of such portion in the space provided (column 3).

(2) Treasury Officers when certifying will show on separate line (a to d) the amounts applicable to each year's appropriation.

Example:

	Column 2	Column 3
Land and Existing P.I.	$3,500.00	
P.I. to be Effected		$ 500.00
Stock and Equipment	250.00	1,250.00

will be certified as:

(a) 1946-1947	301	61	80	$3,500.00	Loan No.
(b) "	341	61	80	250.00	"
(c) 1947-1948	301	61	80	500.00	"
(d) "	341	61	80	1,250.00	"

(3) The full amounts of the approval will be posted to the covering VLA 39 which is divided—one-half for the approvals to be expended during the current year and one-half for approvals to be expended in ensuing year.

(4) In the Allotment Ledger the amounts of Column 2 (lines a and b) will be recorded against the current year's appropriation and the amounts of Column 3 (lines c and d) will be posted to a Special Allotment Ledger Sheet titled "Encumbrances against Ensuing Year's Appropriation".

NOTE.—This form is intended to be used to record:

(1) Expenditures under Sec. 7 of the Act.
(2) Approvals under Sec. 9 of the Act.
(3) Approvals under Sec. 13 of the Act.
(4) Redisbursement of fire loss recoveries.

See original approval for S. & E. and P.I.

s.19(1) Not Negotiable

THE VETERANS' LAND ACT
PERMANENT IMPROVEMENT VOUCHER

No. P.I. 1114

Code #12

ORIGINAL—H.O.

To R.G. Morison (VENDOR)

1255 East Hasting St. Vancouver B.C. (ADDRESS)

R.O. New Westminster

File No. BC/1880-A

Date Sept. 5 1947

Please deliver to [redacted] of Box 244 Mission City goods as hereinafter described, and charge to account of the Director, The Veterans' Land Act.

NUMBER	DESCRIPTION OF GOODS	PRICE $ c.
	Contract Roofing house, with Duroid Fire Resistant Shingles	196.00
	Paid by veteran [redacted]	71.00
	Balance	125.00

Soldier Settlement & Veterans' Land Act RECEIVED SEP 10 1947 VANCOUVER, B. C.

The Veterans' Land Act RECEIVED SEP. 8 1947 Regional Office New Westminster, B.C.

Field Supervisor H Z E Hamilton

TOTAL 125.00

MEMORANDUM OF SALE

I hereby certify that I have this day sold to the Director, The Veterans' Land Act, for the sum of ---------- One Hundred Twenty Five 00/100 Dollars ---------- dollars and delivered to the person above named all the goods above described.

Dated at Mission B.C. this 4 day of Sept. 1947

H Z E Hamilton (WITNESS) X R G Morison (SIGNATURE OF VENDOR) X

ACKNOWLEDGMENT OF RECEIPT OF GOODS

I hereby acknowledge receipt by me this day from the vendor named in the above Memorandum of Sale of the goods as above described.

Dated at Mission City B.C. this 4 day of Sept. 1947

H Z E Hamilton (WITNESS) X [redacted] (SIGNATURE) X

Previous balance $ 125.00

Amount this disburs't $ 125.00

Present balance $ 000.00

To be completed in triplicate. Original and duplicate will be sent to D.O. from where original will be sent to H.O., duplicate being placed on veteran's file. Triplicate retained in R.O.

000256

V.L.A. 43

A-

Soldier Settlement and Veterans' Land Act

SEP 12 1947

TREASURY

Vancouver, B. C.

s.19(1)

GOODS RECEIVED, SERVICES RENDERED, PRICES FAIR AND JUST, RECOMMENDED FOR PAYMENT

FOR DISTRICT SUPERINTENDENT

SOURCE	G.L. ACCT	SCHEDULE	C.L. ACCT	OBJECT	CHEQUE ETC. No.	AMOUNT	LOCALITY	TYPE	NUMBER	DISTRICT OF SETTLEMENT	COND'L GRANTS CODE	COND'L GRANTS AMOUNT	
Q12	304	61	11	426	9194	125 00	BC	A	1880	—	51	29	17

CHECKED

LIQUIDATED

F.E. No.

DATE SEP 16 1947

PASSED FOR PAYMENT

FOR DISTRICT TREASURY OFFICER

000257

s.19(1)

COPY

BC/1880-A

Vancouver, B. C.,
August 14, 1947.

Mr. R. D. Grant,
Acting Regional Supervisor,
New Westminster, B. C.

Re: [redacted] - Veteran.

I have your letter of August 13, 1947, in which you recommend that authority be granted for the Field Man to disburse $125.00 of the money approved for fencing for the purchase of roofing material of the Veteran's house. Since the V.L.A.22 does not specify the purpose for which this amount was approved, it will be in order to disburse this $125.00 for the purchase of roofing material through P. I. Vouchers.

( )
Supervisor, Land and Loans.

NW 127

s.19(1)

Soldier Settlement and Veterans' Land Act

REQUISITION FOR CHEQUE

D.O. No. BC/1880-A

Code #12

T.O. No.

Place New Westminster, B.C. Date 14 Aug 47

Application is hereby made for issue of the following cheque(s):

IN FAVOUR OF	CHEQUE NUMBER	AMOUNT
[redacted] P.O. Box 244, Mission, B.C.		$194.25

Soldier Settlement & Veterans' Land Act RECEIVED AUG 16 1947 VANCOUVER, B. C.

DETAILS OF PAYMENT:

Payment in accordance with detailed estimate attached.

A/Regional Supervisor

Charge to Account (Name) NEALE, Kenneth Edmund BC/1880-A

G. L. ACCT.	SCHD	DISTRICT AFFECTED	OBJECT	AMOUNT	F.E. LOAN OR PROJ. No.

Soldier Settlement and Veterans' Land Act AUG 18 1947 TREASURY Vancouver, B. C.

CHECKED	LIQUIDATED	CHEQUE No.	DATE

Goods Received, Services Rendered, Prices Fair and Just. Recommended for Payment.

for Director

Passed for Payment

for District Treasury Officer

000259

VLA 189 (Rev. 6-46)

s.19(1)

GOODS RECEIVED, SERVICES RENDERED, PRICES FAIR AND JUST, RECOMMENDED FOR PAYMENT

A. Morrison
FOR DISTRICT SUPERINTENDENT

SOURCE	G.L. ACCT	SCHEDULE	C.L. ACCT	OBJECT	CHEQUE ETC NO.	AMOUNT	LOCALITY	TYPE	Number	NO. OF CHATELS	COND'L GRANTS ETC. CODE	COND'L GRANTS ETC. AMOUNT
012	304	61	11	426	7966	194 25	BC	A	1880	—	51	45 33

P.I. [redacted]

CHECKED	LIQUIDATED	F.E. NO.	PASSED FOR PAYMENT

DATE AUG 19 1947

FOR DISTRICT TREASURY OFFICER

000260

Amount of Contract: 1374.00

K. Neale
BC/1880-A

s.19(1)

Soldier Settlement and Veterans' Land Act

1
-5-

DETAILED { Progress Estimate No. ..... or Final Estimate .....

Name of Work P.I. to the ppty located at: Mun, of Mission

Name of Contractor [redacted] - P.O. Box 244, Mission, B.C.

Contract No. N.W. 127 Date of Contract 31 Jan 47. 19

DETAILED ESTIMATE 7 Aug. 47.

of materials delivered and work performed from the beginning of the work to the [redacted]

19 on P.I. to the ppty a/n. work.
*(Contract, additional work or deductions)

DETAILED DESCRIPTION OF MATERIALS AND WORK DELIVERED

No. of Item	——	QUANTITY	Feet Yds. Sqrs.	PRICES	AMOUNTS
In case of extras date of authorization or copies of tenders					
	Amount due to date				1369.13
	Less previous payments				1174.88
	Net amount due				194.25
	I hereby cerify that the contractors bills for material covered by the above payments have been checked by me and have been paid.				
	Material on the job and being installed.				
	NOTE: Cheque to be made payable to:				
	[redacted] P.O. Box 244, Mission, B.C.	$ 194.25			
	CHECKED John M. Lewis Regional Building Inspector				
	Total or Amounts carried forward				194.25

The Veterans' Land Act RECEIVED AUG 8 1947 Regional Office New Westminster, B.C.

7 Aug. 47.
(Date) 19

ESTIMATES MADE IN DUPLICATE

VLA 194

000261

Not Negotiable

THE VETERANS' LAND ACT
PURCHASING ORDER

A 26190

Code #12

ORIGINAL—H.O.

To Mission City Motors Ltd. (VENDOR)

Box 583 Mission B.C. (ADDRESS)

R.O. New Westminster

Account No. BC/1880-A

Date May 31 1947

Please deliver to [redacted] of Mission B.C.
chattel property, as hereinafter described, and charge to account of the Director, The Veterans' Land Act, subject to the conditions underwritten:

The Veterans' Land Act RECEIVED JUN 3 Regional Office New Westminster, B.C.

NUMBER	DESCRIBE CHATTELS FULLY AS PER INSTRUCTIONS ON BACK OF THIS FORM		PRICE $ c.
1	Ford Tractor Ser.#9N-292213; 4x19 Tires-front		
	10x28 Tires rear, starter	$999.30	
	Less discount	69.95	
		929.35	
	Freight	90.50	
	Total	1019.85	1019.85
2	Ford-Ferguson Cultivator 9BD-20A, Ser.#8266---7' spring trip	$140.13	
	Less discount	12.61	
		127.52	
	Freight	1.50	
		129.02	129.02
3	Ford-Ferguson single furrow Plow 16"---16A0-28 Ser.#12273	$109.84	101.44
			1250.31
	Less discount	9.90	Pd.By Vet
		99.94	50.31
	Freight	1.50	
		101.44	1200.00
	Field Supervisor H O L Hamilton	TOTAL	1200.00 ✓

FE

MEMORANDUM OF SALE

I hereby certify that I have this day sold to the Director, The Veterans' Land Act, for the sum of Twelve Hundred Dollars /100 dollars and delivered to the veteran named in the above Purchasing Order all the chattels described therein. I guarantee that the said chattels are serviceable, fit and suitable for active farm work or for commercial fishing as the case may be. I guarantee title to the chattels.

Dated at Mission B.C. this 26 day of May 1947

H O L Hamilton (WITNESS)

MISSION CITY MOTORS LIMITED Mission, B.C. (SIGNATURE OF VENDOR) ✓

VETERAN'S ACKNOWLEDGMENT

I hereby acknowledge delivery to me by the Director, The Veterans' Land Act, of the chattels described in the foregoing Memorandum of Sale. I understand and agree that such delivery and execution of this document constitutes a conditional sale to me under The Veterans' Land Act and regulations thereunder, of the said chattels, and that this document shall form part of and be subject to the terms of a conditional sale of chattels made between the Director and myself.

Dated at Mission B.C. this 26 day of May 1947

H O L Hamilton (WITNESS)

[redacted] ✓

Previous balance - - $ 1200.00

Amount this disbursement $ 1200.00

Present balance - - - $ 0000.00

Passed for payment

DISTRICT SUPERINTENDENT

Date

Paid by Cheque No.

Amount $

Date Initials

To be completed in triplicate. Original and duplicate will be sent to D.O. from where original will be sent to H.O., duplicate being placed on veteran's file. Triplicate will be retained in R.O.

ANY PERSON MAKING IMPROPER OR UNAUTHORIZED USE OF THIS PURCHASING ORDER WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. s.19(1)

V.L.A. 25 (revised 5-12-44)

000262

INSTRUCTIONS FOR DESCRIPTION OF CHATTELS

Description of live stock will be set out in the following sequence: breed, sex, weight, colour, markings, **and year of birth.** Be sure to indicate the age of the animal by giving its year of birth. Indicate pure bred animals by the symbol "P.B." and give registration number; tubercular tested cattle by "T.B. Tested" and ear tag number if there is one; if purchased in a restricted area but not tested indicate by symbol "R.A."; Bang's disease tested cattle by "B.D. Tested" and ear tag number if there is one; value each animal separately.

In the case of machinery give the maker's name, model number or trade name, year made, size, serial number if any; if not new, mark "S.H." for second hand, whether complete with hitchings or attachments, and any other distinguishing features which would be an aid to positive identification in case of necessity.

It may not always be possible to incorporate necessary descriptions on one line of the Purchasing Order, but the importance of the matter justifies use of more than one line if required.

Soldier Settlement and Veterans' Land Act
JUN 13 1947
TREASURY
Vancouver, B. C.

s.19(1)

GOODS RECEIVED, SERVICES RENDERED, PRICES FAIR AND JUST, RECOMMENDED FOR PAYMENT.

FOR DISTRICT SUPERINTENDENT

SOURCE	G.L. ACCT	SCHEDULE	G.L. ACCT	CONTRACT	CHEQUE ETC. No.	AMOUNT	LOCALITY	TYPE	NUMBER	CHARGES	COND'L GRANTS ETC. CODE	COND'L GRANTS ETC. AMOUNT	
Q12	342	61	11	269	4558	969 54	B6	A	1880	1	51	1200 00	TRACTOR
Q12	342	61	11	254		129 02	B6	A	1880	1	51		CULTIVATOR
Q12	342	61	11	259		101 44	B6	A	1880	1	51		PLOW.

CHECKED | LIQUIDATED | P.E. No.

PASSED FOR PAYMENT

DATE JUN 18 1947

FOR DISTRICT SUPERINTENDENT

PHONE 11903 Fireproof Storage - Wrecking Car P.O. Box 583

Mission City, B. C., May 26th. 1947 194

M [redacted] s.19(1)

Box 244 Mission, B. C.

IN ACCOUNT WITH

MISSION CITY MOTORS LTD.

FORD and MONARCH CARS
FORD TRUCKS
FORD FERGUSON TRACTORS

We Sell
GASOLINE, OILS, GREASES
TIRES AND ACCESSORIES

8 PER CENT. CHARGED ON OVERDUE ACCOUNTS

1	Ford Tractor Ser.9N-292213		
	4 X 19 Tires- front		
	10 X 28 " rear		
	Starter		$999.30
		Less dis.	69.95
			929.35
		Freight	90.50
			1019.85
1	Cultivator-Ser.8266		
	9BO-20A		
	7' Spring trip		
		$140.13	
	Less dis.	12.61	
		127.52	
	Freight	1.50	
		129.02	129.02
1	Plow-16AO-28		
	Ser.12273	109.84	
	Less dis.	9.90	
		99.94	
	Freight	1.50	
		101.44	101.44
	Total.		1250.31
May 27th	By cash [redacted]		50.31
	Balance		1200.00

The Veterans' Land Act
RECEIVED
JUN 3 1947
Regional Office
New Westminster, B.C.

The Veterans' Land Act
RECEIVED
JUN 1
Regional Office
New Westminster, B.C.

Soldier Settlement & Veterans' Land Act
RECEIVED
JUN 5 1947
VANCOUVER

000264

Soldier Settlement and Veterans' Land Act

REQUISITION FOR CHEQUE

Code #12

D.O. No. BC/1880-A

T.O. No.

Place New Westminster, B.C. Date 6 Jun 47.

Application is hereby made for issue of the following cheque(s):

IN FAVOUR OF	CHEQUE NUMBER	AMOUNT
[redacted] P.O. Box 244 Mission, B.C.		$22.45

s.19(1)

DETAILS OF PAYMENT:

Payment in accordance with detailed estimate attached.

Soldier Settlement and Veterans' Land Act
JUN 11 1947
TREASURY
Vancouver, B. C.

A/Regional Supervisor

Soldier Settlement & Veterans' Land Act
RECEIVED
JUN 11 1947
Vancouver, B. C.

Charge to Account (Name) [redacted] BC/1880-A

G. L. ACCT.	SCHD	DISTRICT AFFECTED	OBJECT	AMOUNT	F.E. LOAN OR PROJ. No.

CHECKED	LIQUIDATED	CHEQUE No.	DATE

Goods Received, Services Rendered, Prices Fair and Just. Recommended for Payment.

for Director

Passed for Payment

for District Treasury Officer

000265

VLA 189 (Rev. 6-46)

s.19(1)

GOODS RECEIVED, SERVICES RENDERED, PRICES FAIR AND JUST, RECOMMENDED FOR PAYMENT

A Garnier

FOR DISTRICT SUPERINTENDENT

SOURCE	G.L. ACCT	SCHEDULE	C.L. ACCT	OBJECT	CHEQUE ETC No.	AMOUNT	LOCALITY	TYPE	NUMBER	NO. OF CHATTELS	COND'L GRANTS ETC. CODE	COND'L GRANTS ETC. AMOUNT
Q12	304	61	11	426	04441	22 45	B6	A	1880	—	51	5 24 P.I.

CHECKED	LIQUIDATED	F.E. No.	PASSED FOR PAYMENT
Data Entered			

DATE JUN 14 1947

FOR DISTRICT TREASURY OFFICER

000266

Amount of Contract. $ 1374.00 [redacted] BC/1880-A

s.19(1)

Soldier Settlement and Veterans' Land Act

DETAILED { Progress Estimate No. ..... or Final Estimate .....

Name of Work P.I. to the ppty located at: P.O. Box 244 Mission City, B.C.

Name of Contractor [redacted] - P.O. Box 244 Mission City, B C.

Contract No. N.W. 127 Date of Contract 31st, Jan. 1947. 19

DETAILED ESTIMATE

of materials delivered and work performed from the beginning of the work to the June 3rd. 1947.

..... 19 on P.I. to th ppty. a/n. work.
*(Contract, additional work or deductions)

DETAILED DESCRIPTION OF MATERIALS AND WORK DELIVERED

No. of Item		QUANTITY	Feet Yds. Sqrs.	PRICES	AMOUNTS
In case of extras date of authorization or copies of tenders	Amount due to date				1174. 88
	Less total of previous payments				1152. 43
	Net amount due				22. 45
	I hereby certify that the contrators bills for labour coveredby the above payment have been checked by me and have been paid.				
	NOTE: Cheque to be made payable to: [redacted] P.O. Box 244 Mission, B.C.				
	CHECKED John W Lewis Regional Building Inspector				
	Total or Amounts carried forward				22. 45

June 3rd. 1947. 19
(Date)

ESTIMATES MADE IN DUPLICATE

VLA 194

s.19(1)

Soldier Settlement and Veterans' Land Act

REQUISITION FOR CHEQUE

Code #12

D.O. No. BC/1880-A

T.O. No.

Place New Westminster, B.C. Date 6 Jun 47.

Application is hereby made for issue of the following cheque(s):

IN FAVOUR OF	CHEQUE NUMBER	AMOUNT
[redacted] Box 244 Mission City, B.C.		$375.41

Soldier Settlement and Veterans' Land Act
JUN 10 1947
TREASURY
Vancouver, B. C.

DETAILS OF PAYMENT:

Payment in accordance with detailed estimate attached.

Soldier Settlement & Veterans' Land Act
RECEIVED
JUN 10 194
B. C.

A/Regional Supervisor

Charge to Account (Name) [redacted] BC/1880-A

G. L. ACCT.	SCHD	DISTRICT AFFECTED	OBJECT	AMOUNT		F.E. LOAN OR PROJ. No.

CHECKED	LIQUIDATED	CHEQUE No.	DATE

Goods Received, Services Rendered, Prices Fair and Just. Recommended for Payment.

for Director

Passed for Payment

for District Treasury Officer

000268

VLA 189 (Rev. 6-46)

s.19(1)

GOODS RECEIVED, SERVICES RENDERED, PRICES FAIR AND JUST, RECOMMENDED FOR PAYMENT

A. Lemmer

FOR DISTRICT SUPERINTENDENT

SOURCE	G.L. ACCT	SCHEDULE	C.L. ACCT	OBJECT	CHEQUE ETC No.	AMOUNT	LOCALITY	TYPE	NUMBER	NO. OF CHATTELS	COND'L GRANTS ETC. CODE	COND'L GRANTS ETC. AMOUNT	
Q	12304	61	11	426	04440	375 41	BC	A	1880	—	51	8760	P.I.
								V					

CHECKED	LIQUIDATED	F.E. No.	PASSED FOR PAYMENT
[illegible]	GT		Q

DATE JUN 14 1947

FOR DISTRICT TREASURY OFFICER

Amount of Contract: $1374.00 [redacted] BC/1880-A

s.19(1)

Soldier Settlement and Veterans' Land Act

DETAILED { Progress Estimate No. -5- / or / Final Estimate .....

Name of Work P.I. to the ppty. located at: Box 244 Mission City, B.C.

Name of Contractor [redacted] - Box 244 Missi9n City, B.C.

Contract No. N.W. 127 Date of Contract 31 Jan. 47 19

DETAILED ESTIMATE

of materials delivered and work performed from the beginning of the work to the May. 30/47

19 on P.I. to the a/n ppty. work.
*(Contract, additional work or deductions)

DETAILED DESCRIPTION OF MATERIALS AND WORK DELIVERED

No. of Item		QUANTITY	Feet Yds. Sqrs.	PRICES	AMOUNTS
In case of extras date of authorization or copies of tenders	Amount due to date				$1152.43
	Less total previous payments				$777.02
	Net amount due				$375.41
	I hereby certify that the Contractor's Bills for material covered by the above payment have been checked by me and have been paid.				
	Note:- Cheque to be made payable to:-				
	[redacted] Box 244 Mission City, B.C.			$375.41	
	CHECKED John W Lewis Regional Building Inspector				
	Total or Amounts carried forward				$375.41

May. 30/47 19
(Date)

ESTIMATES MADE IN DUPLICATE

VLA 194

Soldier Settlement and Veterans' Land Act

REQUISITION FOR CHEQUE

D.O. No. BC/1880-A

Code #12

T.O. No.

Place New Westminster, B.C.

Date 15 Apr 47.

Application is hereby made for issue of the following cheque(s):

IN FAVOR OF	CHEQUE NUMBER	AMOUNT
s.19(1) [redacted] Box 244 Mission City, B.C.		$175.05

Soldier Settlement & Veterans' Land Act RECEIVED APR 17 1947 VANCOUVER, B.C.

DETAILS OF PAYMENT

Payment in accordance with detailed estimate attached.

1947-48

A/Regional Supervisor

Charge to Account (Name) NEALE, Kenneth Edmund BC/1880-A

G.L. ACCT.	SCHD.	DISTRICT AFFECTED	OBJECT	AMOUNT		F.E. LOAN OR PROJ. No.
304	61	12	426	175	05	BC-1880A

Goods Received, Services Rendered Prices Fair and Just. Recommended for Payment.

for Director

Passed for Payment

for District Treasury Office

CHECKED	LIQUIDATED	CHEQUE No.	DATE
Q	wms	1156	APR 24 '47

VLA 189 (Rev. 6-46)

000271

Amount of Contract:$1374.00 [redacted] BC/1880-A

s.19(1)

Soldier Settlement and Veterans' Land Act

DETAILED { Progress Estimate No. -3- / or / Final Estimate .....

Name of Work P.I. to the ppty. located at: Box 244,Mission City,B.C.

Name of Contractor [redacted] Box 244 Mission City,B.C.

Contract No. N.W. 127 Date of Contract 31 Jan. 47 19

DETAILED ESTIMATE

of materials delivered and work performed from the beginning of the work to the Apr. 11/47

19 on P.I. to the a/n ppty. work.
*(Contract, additional work or deductions)

DETAILED DESCRIPTION OF MATERIALS AND WORK DELIVERED

No. of Item		QUANTITY	Feet Yds. Sqrs.	PRICES	AMOUNTS
In case of extras date of authorization or copies of tenders	Amount due to date				$522.90
	Less total previous payments				$347.85
	Net amount due				$175.05
	I hereby certify that the Contractors' bills for material and labour covered by the above payment have been checked by me and have been paid.				
	Note: Cheque to be made payable to: [redacted]			$175.05	
	Box 244 Mission City,B.C.				
	CHECKED John W. Lewis Regional Building Inspector				
	Total or Amounts carried forward				$175.05

Apr. 11/47 19
(Date)

ESTIMATES MADE IN DUPLICATE

VLA 194

000272

Soldier Settlement and Veterans' Land Act

REQUISITION FOR CHEQUE

Code #12

D.O. No. BC/1880-A

T.O. No.

Place New Westminster, B.C. Date 13 May 47

Application is hereby made for issue of the following cheque(s):

IN FAVOUR OF	CHEQUE NUMBER	AMOUNT
[redacted] Box 244 Mission City, B.C.		$254.12

s.19(1)

Soldier Settlement & Veterans' Land Act RECEIVED MAY 15 194 VANCOUVER, B.C.

Soldier Settlement and Veterans' Land Act MAY 19 947 TREASURY Vancouver, B. C.

DETAILS OF PAYMENT:

Payment in accordance with detailed estimate attached.

A/Regional Supervisor

Charge to Account (Name) [redacted] BC/1880-A

G. L. ACCT.	SCHD	DISTRICT AFFECTED	OBJECT	AMOUNT		F.E. LOAN OR PROJ. No.

CHECKED	LIQUIDATED	CHEQUE No.	DATE

Goods Received, Services Rendered, Prices Fair and Just. Recommended for Payment.

for Director

Passed for Payment

for District Treasury Officer

000273

VLA 189 (Rev. 6-46)

GOODS RECEIVED. SERVICES RENDERED. PRICES FAIR AND JUST. RECOMMENDED FOR PAYMENT.

FOR DISTRICT SUPERINTENDENT

SOURCE	G.L. ACCT	SCHEDULE	C.L. ACCT	OBJECT	CHEQUE ETC. No.	AMOUNT	LOCALITY	TYPE	NUMBER	NUMBER OF CHATTELS	COND'L GRANTS ETC CODE	COND'L GRANTS ETC AMOUNT
Q	12 304	61	11	426	28633 MAY 26	254 12	BC	A	1880	—	51	59 30

CHECKED	LIQUIDATED	F.E. No.

PASSED FOR PAYMENT

FOR DISTRICT TREASURY OFFICER

DATE

000274

Amount of Contract: $1374.00 [redacted] BC/1880-A

s.19(1)

Soldier Settlement and Veterans' Land Act

DETAILED { Progress Estimate No. -4- / or / Final Estimate .....

Name of Work P.I. to the ppty. located at: Box 244, Mission City, B.C.

Name of Contractor [redacted] - Box 244, Mission City, B.C.

Contract No. M.W. 127 Date of Contract 31 Jan. 47 19

DETAILED ESTIMATE

of materials delivered and work performed from the beginning of the work to the May, 8/47

19 on P.I. to the a/n ppty. work.
*(Contract, additional work or deductions)

DETAILED DESCRIPTION OF MATERIALS AND WORK DELIVERED

No. of Item		QUANTITY	Feet Yds. Sqrs.	PRICES	AMOUNTS
In case of extras date of authorization or copies of tenders	Amount due to date				$770.02
	Less total previous payments				$522.90
	Net amount due				$254.12
	I hereby certify that the Contractor's Bills for material and labor covered by the above payment have been checked by me and have been paid.				
	Note: Cheque to be made payable to:			$254.12	
	[redacted] Box- 244 Mission City, B.C.				
	CHECKED John W Lewis Regional Building Inspector				
	Total or Amounts carried forward				$254.12

May, 8/47 19
(Date)

ESTIMATES MADE IN DUPLICATE

VLA 194

000275

Soldier Settlement and Veterans' Land Act

REQUISITION FOR CHEQUE

Code #12

D.O. No. BC/1880-A

T.O. No.

Place New Westminster, B.C.

Date 21 Mar 47

Application is hereby made for issue of the following cheque(s): G.G.

IN FAVOR OF	CHEQUE NUMBER	AMOUNT
[redacted] P.O. Box 244, Mission City, B.C.		$183.90

s.19(1)

Soldier Settlement & Veterans' Land Act RECEIVED MAR 24 1947 VANCOUVER, B. C.

Soldier Settlement and Veterans' Land Act MAR 24 1947 TREASURY Vancouver, B. C.

DETAILS OF PAYMENT

Payment in accordance with detailed estimate attached.

A/Regional Supervisor

Charge to Account (Name) [redacted] BC/1880-A

G.L. ACCT.	SCHD.	DISTRICT AFFECTED	OBJECT	AMOUNT	F.E. LOAN OR PROJ. No.
301	61	12	426	183 90	BC/1880A

Goods Received, Services Rendered Prices Fair and Just. Recommended for Payment.

for Director

Passed for Payment

for District Treasury Office

CHECKED	LIQUIDATED	CHEQUE No.	DATE
O	comp	10882	MAR 28 '47

000276

VLA 189 (Rev. 6-46)

Amount of Contract - $1374.00 [redacted] - BC/1880A.

s.19(1)

Soldier Settlement and Veterans' Land Act

DETAILED { Progress Estimate No. -2- / or / Final Estimate .....

Name of Work P.I. to the ppty located at Box 244, Mission City, B.C.

Name of Contractor [redacted] Box 244, Mission City, B.C.

Contract No. N.W.127 Date of Contract 31 Jam 47. 19

DETAILED ESTIMATE

of materials delivered and work performed from the beginning of the work to the 17 Mar 47.

19 on P.I. to the a/n ppty. work.
*(Contract, additional work or deductions)

DETAILED DESCRIPTION OF MATERIALS AND WORK DELIVERED

No. of Item	——	QUANTITY	Feet Yds. Sqrs.	PRICES	AMOUNTS
In case of extras date of authorization or copies of tenders	Amount due to date				$347.85
	Less total previous payments				163.95
	Net amount due				$183.90

I hereby certify that the Contractor's bills for material and labor for the work covered by this payment have been checked by me and have been paid.

NOTE:- Cheque to be made payable to

[redacted]

P.O.BOX,244, Mission City, B.C.

CHECKED

John W Lewis

Regional Building Inspector

Total or Amounts carried forward $183.90

17 Mar 47. 19
(Date)

ESTIMATES MADE IN DUPLICATE

VLA 194

s.19(1)

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

Sheet No. 1

Field Supervisor's Report

INDICATE SUBJECT DEALT WITH

Name [redacted] Ref. No.

DATE OF REPORT

Day	Month	Year
21	Oct	194

District Vancouver

Address

DIRECTOR OF SOLDIER SETTLEMENT
RECEIVED
NOV 12 1946
OTTAWA.

The Veterans' Land Act
RECEIVED
OCT 23 1946
New Westminster

I called on the above noted veteran October 1 in connection with his application to acquire SC/2SOP and his settlement as full time small fruit operator. After a full discussion and field inspection the matter was left in abeyance until the opportunity of discussing the question of consolidation of the veteran's own adjoining 11 acres with [redacted] presented itself. On Oct 7 the Sectional Supervisor and myself thoroughly reviewed the case and it was decided to suggest application on [redacted] for privilege acquiring SC/2SOP and the acreage owned by [redacted] as being in the veterans best interests at the same time creating a cleaner and more practical farm lay-out. The matter was again discussed with the veteran and his wife Oct 8, they hold clear title and are quite prepared to have amalgamation, it should be noted that this is entirely a voluntary action and suggested by the veteran. As pertaining to the organization of a farming unit I would recommend it as the soundest proposition.

Veteran: Since discharge the veteran has occupied the dwelling on SC/2SOP under lease to his father-in-law [redacted] Mendale, they have made some improvements to the interior and are quite comfortable. Both the veteran and his wife held the rank of Lieut. [redacted] served overseas with the C.W.A.C. as educational officer and while she has no direct farm background will be of real assistance with the proposed venture. The veteran is a local farm boy, having been raised on a stump farm behind Mission and assisted Mr Mendale with the operation of their large adjoining acreage for a period of ten years prior to enlisting. Its proposed operation is almost identical with that carried on the larger farm with the exception of stock and he will have no difficulty in making a success. They have one child born last spring.

Condition & Suitability: SC/2SOP consists of 7.04 acres situated at the corner of Liverpool & Cleary St on the flats south of the City at Mission It is surrounded on three sides by lands owned jointly by the veteran and his father-in-law [redacted] Mendale. Acreage is fully improved, fairly fertile loamy clay with depth suitable for a wide range of crops with maximum production. There is a [illegible] and 11 rows to strawberries, 30 mixed trees, some clover all in first class shape, and free from excessive weed growth.

Water: Shallow point with hand pump and ample supply of good quality.

Fencing: All existing fences are off the property lines, are in poor condition and require replacing with new in proper location. PI $125.00 including fencing the entire combined property.

Buildings: Dwelling is four rooms, substantial construction 24' x 30' on wood blocks. The veteran is applying for $1,375.00 to finish the interior & exterior including concrete foundation front and back porches--exterior paint job--improve interior insulation attic--complete full plumbing including electric pump, oil-fired hot water boiler (sink are installed) requires complete electric wiring. The veteran has spent $450.00 on the house since discharge and has improved partly completed downstairs bedroom part plumbing, when fully finished with funds applied for the building will represent very good value.

The only other building is a 24' x 36' which was originally the dog house and is serviceable for sometime as bunkhouse Total PI recommended to be effected $1500.00

Veteran's adjoining acreage consists of 11 acres lying to the north & west of SC/2SOP as shown on sketch attached.

000278

s.19(1)

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

Field Supervisor's Initial Report

INDICATE SUBJECT DEALT WITH

Sheet No. 2.

Name [redacted] Ref. No. R.O. 3796 D.O. 4635

District Vancouver

Address Box 244, Mission

DATE OF REPORT

Day	Month	Year
21	Oct.	194 6

Legal Description: Lots 1 & 2 of Blk 10--all of Blks 9-47-48 & 49 of D.L. 410 -- District of Mission Plan 2631 -- 11 acres.

Veteran's land $2,000.00

This is a first class acreage with approx. 8 acres of high ground of silt loamy clay with depth, highly fertile-- 4 acres in clover - 1 ac. rhubarb-- 2 ac. pasture sod and 1 ac. light clearing. There are 3 acres of low lying ground which is subject to flooding in high water year it flooded this season and previously in 1936. There are no buildings or fences on this piece, I would recommend amalgamation with BC/220-P without further appraisal at a valuation of $2000.00 which is considerably lower than market price.

Operating plans & objective:

It is proposed to operate the joint property as small fruit and intensive row crop farm, the main crop for sometime will be strawberries which do particularly well on this soil, rhubarb, potatoes and pole beans will also fit into the operating picture nicely. The veteran has in mind planting 5 acres to straws next spring and approx 5 acres of potatoes and pole beans. With the veteran's local experience the 14 acres offers good possibilities along these lines and after the initial planting season will return him a good livingapart from his other local activities. The cash crops for 1947 are estimated at net revenue of $500.00 which will materially assist in defraying field expenses on new straw acreage.

Veteran's S & E

15 heifers which he keeps on the Mandale farm valued at $500.00 - he has no equipment.

S&E Requirements:

Massey-Harris electric refrigerator $153.00
Ford Ferguson tractor & 12" double plow $1647.00 recommended.

$1200.00 Veterans Assets:

Cash $900.00---ppty which he is offering $2000.00--he estimates his equity in surrounding Mandale lands as having a possible future value of $25,000.00 but informs me that returns from crop leases on the area are just about meeting capital charges and considers that it will continue to carry itself without net revenue for some years. This appears to be in the form of a long term investment and has little or no bearin to his farm establishment. 10 year term with annual payts.

Terms:

Summary:

[redacted] has many advantages in this set-up and will undoubtedly develop the property into an excellent specialized farm, in addition he has a sound head for the business angles and can be relied on to make good.

PC 5210:

Awaiting Returns allowance was recommended as far back as April 26/46 but apparently grant was not allowed at that time. Please see F/R April 26 re filing of documents -- I understand from the veteran that he has been interviewed on a number of occasions in connection with this grant, as recently as a few days prior to my last visit. The Veteran took employment last July with the local cannery after it became apparent that allowance would not be granted, work will be finished before November 1st.

I recommend that his previous application be made effective as from Nov. 1/46 subject to monthly statements, at $82.00 per month.

"W. R. REDMAN"
Field Supervisor.

Report o.k.
Chas
first payment, 1 month
one 2 years

000279

VLA 80 (SS 323)

Soldier Settlement and Veterans' Land Act

REQUISITION FOR CHEQUE

D.O. No. BC/1880-A

Code #12

T.O. No.

Place New Westminster, B.C. Date 14 Feb 47

Application is hereby made for issue of the following cheque(s):

IN FAVOUR OF	CHEQUE NUMBER	AMOUNT
[redacted] P.O. Box 244, Mission City, B.C.		$163. 95

Soldier Settlement and Veterans' Land Act RECEIVED FEB 18 1947 VANCOUVER, B. C.

s.19(1)

DETAILS OF PAYMENT:

Payment in accordance with detailed estimate attached

Soldier Settlement and Veterans' Land Act FEB 19 1947 TREASURY Vancouver, B.C.

A/Regional Supervisor

Charge to Account (Name) [redacted] BC/1880-A

G. L. ACCT.	SCHD	DISTRICT AFFECTED	OBJECT	AMOUNT	F.E. LOAN OR PROJ. No.
301	61	12	426	163 95	BC/1880-A

Goods Received, Services Rendered, Prices Fair and Just. Recommended for Payment.

for Director

Passed for Payment

for District Treasury Officer

CHECKED	LIQUIDATED	CHEQUE No.	DATE
		9592	FEB 22 '47

VLA 189 (Rev 6-46)

000280

Amount of Contract - $1374.00 [redacted] - BC/1880A.

s.19(1)

Soldier Settlement and Veterans' Land Act

DETAILED { Progress Estimate No. -1- / or / Final Estimate .....

Name of Work P.I. to the ppty located at Lots 3 to 26 incl. in Blk.10 of Lot 410 Gp.1, Map 2631, Lots 1&2 of Blk.10 all of Blks 9,47 & 49 of Lots 410 Gp.1, Map 2631, Municipality of Mission.

Name of Contractor [redacted] P.O.Box 244, Mission City, B.C.

Contract No. N.W.127 Date of Contract 31 Jan 47. 19.....

DETAILED ESTIMATE

of materials delivered and work performed from the beginning of the work to the 13 Feb 47.

.....19 on P.I. to the a/n ppty. work.
*(Contract, additional work or deductions)

DETAILED DESCRIPTION OF MATERIALS AND WORK DELIVERED

No. of Item	———	QUANTITY	Feet Yds. Sqrs.	PRICES	AMOUNTS
In case of extras date of authorization or copies of tenders	Amount due to date				$163.95
	Less total previous payments				nil
	Net amount due				$163.95
	I hereby certify that the Contractor's bill for material for this payment has been checked by me and has been paid.				
	Note:- Cheque to be made payable to [redacted], P.O.Box 244, Mission City, B.C.				
	CHECKED John W Lewis Regional Building Inspector				
	Total or Amounts carried forward				$163.95

13 Feb 47. 19.....
(Date)

ESTIMATES MADE IN DUPLICATE

VLA 194

s.19(1) Copy - HEAD OFFICE March 7th, 1947.

DISTRICT OFFICE REVIEW OF INITIAL REPORT

NAME	RANK	REG. NO.	FILE NO.
[redacted]	Lieut.		BC/1880-A

1. Do the acreages as stated in the Initial Report and the Appraisal Report agree?

   Yes

2. Is the farm suitable for the class of farming proposed?

   Yes

3. Are the buildings adequate?

   Extensive repairs to house to be carried out using P.I. loan.

4. What Livestock and Equipment is owned by the Veteran or otherwise available?

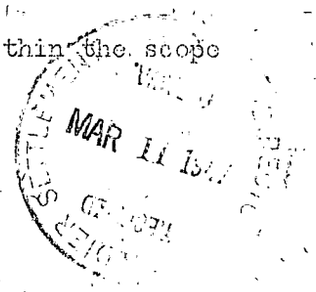
   15 Heifers

5. Is the Livestock and Equipment recommended for purchase within the scope of the Act?

   Yes

6. What available Capital has the Veteran?

   $900 cash



7. Do the Repayment Terms recommended by the Regional Advisory Committee and the Supervisor agree?

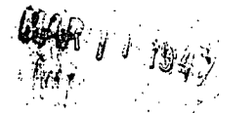
   No. Supervisor recommends 10 yrs. Committee recommends 24 yrs.

8. Has Awaiting Returns Allowance been recommended and is it required?

   Yes.

9. Has the Veteran been advised of the Agricultural Services available to him and has he any Agricultural Bullotins at the present time?

   No, but all Supervisors informed during U.B.C. short course.



10. Repayment Terms approved.

    Broken interest payable Nov. 1, 1947.
    Balance in 24 annual amortized payments.
    First principal payment due Nov. 1, 1948.

VANCOUVER, B.C.,
March 7th, 1947.

S.N. 92

District Agriculturist.

"W.D.C."

s.19(1)

12

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

JOURNAL VOUCHER

NO 2769

DATE January 8, 19 47 Vancouver DISTRICT

Account Dr. Susp. #2623 I.P. $233.80

Account Cr. BC/1880 A Principal $233.80

Particulars Transferring Initial Payment from Suspense to Loan a/c.

Posted

Checked

DISTRICT TREASURY OFFICER 000283

VLA 65

12

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

JOURNAL VOUCHER

NO. [redacted]

DATE January 8 19 47 Vancouver DISTRICT

Account Dr.	BC/1880 A	[redacted]	Land	$839.00
	"	"	Deferred Principal	195.76

s.19(1)

Account Cr.	BC/220 P	Japanese Lands		$839.00
	BC/1880 A	[redacted]	Principal	195.76

Particulars Transferring sale price of property to Veteran.

Control Ledger			General Ledger		
Dr.		Cr.	Dr.		Cr.
4	$839.00	8	2-1	$839.00	1-3
7	839.00	1	2-11-2	195.76	2-11
1	195.76	2			

Posted

Checked

A.R.

E. Taylor
DISTRICT TREASURY OFFICER 000284

VLA 65

s.19(1)

Copy to
√The Director
The Regional Supervisor, Mr.
The File

BC 1880/A

518 Rogers Building,
Vancouver, B. C.,

11/12/46

District Treasury Officer,
Soldier Settlement and Veterans' Land Act,
Vancouver, B. C.

DIRECTOR OF SOLDIER SETTLEMENT
RECEIVED
JAN 13 1947
OTTAWA.

Re: [redacted] - Lieut. Army

16-1-47 gk

With reference to VLA 22 issued 4/11/46 on which repayment terms were deferred until receipt of the Title, Initial Report, ~~Notification that House completed~~, I would advise that the same is now to hand and the following repayment terms are recommended and apply in this case:

Amount of repayable loan $ 1558.67

Interest to Accrue from: December 1st, 1946

Repayment Terms Approved: Broken Interest payable November 1st, 1947.

Balance in 24 annual amortized payments. First payment due: November 1st, 1948

Amount: $ 97.06

SN 89

I. T. Barnet,
District Superintendent
Per

000285

DEPARTMENT OF VETERANS AFFAIRS
CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.
PLEASE QUOTE BC/220-P

BC/1880-A

VANCOUVER, B. C.
26 November 1946

Chief Treasury Officer, The Veterans' Land Act, OTTAWA

Re: V.L.A. Fire Insurance Fund
Project No. BC/220-P dated 2 April 1946

Kindly cancel insurance of $500.00 covering the above mentioned affective 26 November 1946 and forward cheque for unearned premium amounting to $ .85 with your next monthly refund cheque.

W. L. D.
For District Superintendent

WCD:EB

Paid
JAN 3 - 1947
RB

Canc. 26-11-46
unearned Prem. 85-¢
Insurance card noted RB.

000286

V.L.A. 104

CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

DEPARTMENT OF VETERANS AFFAIRS

YOUR FILE NO. .....

PLEASE QUOTE BC/220-P

VANCOUVER, B. C.
23 March 1946.

Chief Treasury Officer, The Veterans' Land Act, OTTAWA

Re: Insurance Application BC/220P
dated 2nd April 1945

Kindly renew this coverage for a further term of one year for the same amount as at present in forme, namely, $500. on the house.

Renewed 23/3/46
Premium $2.50
Card entered

WB:EB

Wm Broadbent
For DISTRICT SUPERINTENDENT

Paid
MAY 13 1946
R-B

VLA 104

000287

Head Office Copy

[redacted]
MISSION, B.C.

SOLDIER SETTLEMENT
AND
VETERANS' LAND ACT

Mission

CASH RENTAL NOTICE

s.19(1)

October 11, 5.

Reference No. BC/220P

LAND:

The terms of your lease and rental due are as follows:

Leased from month to month commencing October 1, 1945, for the sum of $6.00 payable in advance on the 1st day of each month. Lease may be terminated by either party on thirty days' notice.

October rent has been received.

Oct.	1 To rent	6.00		
"	1 Payment		6.00	---
Nov.	1 To rent	6.00		6.00

VLA 67—(SS 582)
K.P. 25188

000288

APPLICATION FOR INSURANCE

UNDER

THE VETERANS' LAND ACT FIRE INSURANCE FUND

CHIEF TREASURY OFFICER,
The Veterans' Land Act,
Ottawa.

District VANCOUVER, B.C.

Project No. BC/220P

In accordance with the provisions of Order-in-Council P.C. 116/9745 dated Dec. 27th, 1943, application is hereby made for insurance covering on and the registration as insured property under The Veterans' Land Act Fire Insurance Fund of the following property situate on Lots 3 to 26 incl., Bk.10 of Lot 410 Gp.1 Map 2631 Mun. of Mission

Dated 2nd April 1945

Geo. Broadbent
FOR DISTRICT SUPERINTENDENT

SCHEDULE OF COVERING

Item No.	DESCRIPTION OF PROPERTY	Size	Height	Material	Roof	Construction of Chimney	Value and Amount Insured	PREMIUM
1	On DWELLING HOUSE and its additions	24x30	8'	Frame	Shingled	Brick	$500	$2.50
2	On Building used as BARN and its additions							
3	On Building used as BARN and its additions							
4	On GRANARY and its additions							
5	On Building							
6	On Building							
7								
						TOTAL	$500	$2.50

MAY 9 - 1945

Buildings Nos. ..... are equipped with lightning rods.

Dwelling has ~~a~~ no (FULL OR PARTIAL) basement with posts (STONE, CONCRETE OR BRICK) foundation.

Chimney is built from ground ~~on bracket~~. House not equipped with electric light.

NOTE — This form will be completed in triplicate - original to H.O., copy to R.O., copy to D.O.

VLA 97

000289

Head Office Copy

[redacted]
MISSION, B. C.

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

CASH RENTAL NOTICE

March 23rd, 45.

Mission

Reference No. BC/220P

LAND:

The terms of your lease and rental due are as follows: Leased for one year from October 1st, 1944 to September 30th, 1945 for the sum of $75.00 which amount has been paid in full.

s.19(1)

In addition, tenant is to plant one-half acre to strawberries as set out in Lease by May 1st, 1945.

VLA 67—SS 582
K.P. 2023

000290

VETERANS' LAND ACT

Project No. BC/220P

Taxes, maintenance, etc., paid from Administration

Taxes

Cheque No. 0511 Amount $ 19.47

Date July 17, 1944

851

000291

Soldier Settlement and Veterans' Land Act

VANCOUVER, B.C.
DISTRICT OFFICE

REQUISTION FOR CHEQUE

Date 26th November 1943

Issue Cheque payable to

The Secretary of State
NAME ADDRESS

Amount $ 24.00

in payment of un-earned insurance premiums.

Chargeable to: Administration Appropriation - V.L.A.

REF. NO.	SETTLER	PARTICULARS	Sub-Allotment	AMOUNT
BC/220P	New England Pol.#6255298 exp.2.4.45 for $1000 - Prem.$18.	Unearned prem. -		$13.50
" "	North West Fire Pol.#206394 exp.1.3.46 for $300 - Prem.$10.50.	Unearned prem.-		10.50
		TOTAL		$24.00

24.00

Cheque Issued:

date Nov. 27th 1943.

No. 5256

Amount $ 153.75

Certified Correct.

District Superintendent.

To be used for all Cheques excepting those covered by Purchasing Order or 487A

S.S. 243

000292

SOLDIER SETTLEMENT and
VETERANS' LAND ACT

Vancouver District Office.

VANCOUVER, B. C.
Contingency Voucher No. 231
Checked by
Passed for Payt. at $ 153.75
Date 26/11/43
Cheque No. 5256
Amount $ 153.75

Cheque No. 5256, in the sum of $153.75, issued to The Secretary of State, being in payment of unearned insurance premiums. (Particulars shown on individual requisitions).

VETERANS' LAND ACT

DISTRICT Vancouver

PROJECT NO. BC/220 P

C.C.B.

RENT COLLECTED

RECEIPT NO. 2238 AMOUNT $ 75.00

DATE November 19, 1943.

856

000294

THE VETERANS' LAND ACT

Requisition for Funds

District Office VANCOUVER, B.C.

Date Nov. 18th, 1943.

Memo: District Treasury Officer.

Re: Lots 3 to 26, incl. in Blk. 10, of Lot 410, Gp. 1, Map 2631, NWD

File: BC/220P

Cheque for the sum of $ 839.00

payable to SECRETARY OF STATE

and chargeable against the amounts approved for Purchase of land

in this case is required for the purpose of " " "

TREASURY OFFICER NOV 27 1943 SOLDIER SETTLEMENT

/GW

District Solicitor.

Pt. Cheque No. 0124

Date Nov. 22nd, 1943.

Amount $ 18,056.40

Checked

District Treasury Officer.

Date

000295

VLA 55

VETERANS' LAND ACT

Project No. BC/220T

Taxes Paid from Administration

Cheque No. P 8981

Amount 19.47

Date 31/8/43

OWNER: ASA AMEMORI

R.O. .....

R.O. File .....

D.O. VANCOUVER

D.O. File (J.L. 178) BC/220P

THE VETERANS' LAND ACT

APPROVAL OF EXPENDITURE

Veteran ..... Official No. .....
Surname Full Christian Names

Type of Settlement .....
(Insert: Full Time Farming, Small Holding or Commercial Fishing)

Municipality (in West) Mission County (in East) .....

Legal Description of Land Lots 3 to 26 inclusive in Block 10, of Lot 410, Gp.1, Map 2631, N.W.D.

..... Containing ..... acres

Value fixed by District Superintendent at $ ..... on ..... 19 .....

REGIONAL OFFICE SECTION

Purpose	Amounts Recommended $
Removal of Encumbrances	
Land and Existing P.I.	
P.I. to be effected	
Live stock and Equipment	
Fishing Equipment	
Total	

Cost Price of Land and P.I. $ .....

Cash payment received $ .....

Repayment terms recommended .....

If special terms give reasons— .....

Date ..... Chairman R.A.C.

(Chairman and at least one member of Committee must sign this recommendation) Member R.A.C.

Member R.A.C.

DISTRICT OFFICE SECTION

Approved This Date $	Approved To Date $
839.00	839.00

Cost Price of Land and P.I. $ 839.00

Cash payment required $ .....

Under Sub-Sec. "d" of Sec. 9 of the Act, the veteran's contract shall provide for the repayment of $ .....

Form of security and documents required— .....

Repayment terms approved— .....

SEP 14 1943
Date

I. T. BARNET
District Superintendent

VLA 22

V.L.A. SI 21/9/43/ J.R.K.

000297

Instructions as to Preparation and Distribution

(a) The Regional Office will complete the form with the exception of the District Office section, recording the amounts of the expenditures and the terms of repayment recommended. If special terms are recommended, the reasons therefor should be stated.

(b) The form will be prepared in quintuplicate, signed by the Chairman and at least one member of the Regional Advisory Committee and all five copies then submitted to District Office.

(c) After the case has been dealt with in District Office, the following distribution will be made:

(1) The original will be retained in District Office in a special binder and one copy placed on veteran's D.O. file.
(2) Two copies will be forwarded to Head Office, one for Treasury and one for veteran's H.O. file.
(3) One copy will be returned to the Regional Office for veteran's R.O. file.

NOTE—This form is intended to be used to record:

(1) Expenditures under Sec. 7 of the Act.
(2) Approvals under Sec. 9 of the Act.
(3) Approvals under Sec. 13 of the Act.
(4) Redisbursement of fire loss recoveries.

S.S. Form No. 3
(Replacing L.S.B. C3)

Soldier Settlement – Field Report

District Vancouver, B.C.
(Mission)

Re [redacted]

File No. JL 178

Lots 3 to 26 inclusive, Blk. 10, Lot 410

s.19(1)

The acreage is too small to be considered as a settlement property. To my mind it would be as well for it to get back into the farm from which it was once a part, and possibly never would have been sold had there been no sub-division survey.

May 28th, 1942. "G.T. McKAY"

Suitable for industrial worker.

"I.T. BARNET"

Date..... Signature.....

000299

DEPARTMENT OF VETERANS AFFAIRS
CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. R.O.3796
PLEASE QUOTE D.O.4635
(now BC/1880-A)

Vancouver, B.C.
November 8th, 1946.

The Director, The Veterans' Land Act,
Ottawa, Ontario

s.19(1)

Re: (1) Lots 3 to 26,incl.in Blk.10 of Lot 410, Gp.1,Map 2631,N.W.D.(formerly BC/220P);
(2) Lots 1 & 2 of Blk.10,all in Blks.9,47, 48 & 49 of Lot 410,Gp.1,Map 2631 -
Vendor- [redacted] Veteran - [redacted]

Attached please find Application for Assistance submitted by the above veteran, together with V.L.A.22 covering approval of loan in his behalf for his establishment on the above described former Japanese property together with acreage already owned by him. Terms will be forwarded when repairs and alterations to house have been completed.

/GW
Encl.

J. T. Barnet
District Superintendent

DIRECTOR OF SOLDIER SETTLEMENT
RECEIVED
NOV 12 1946
OTTAWA.

000300

V.L.A. 104

s.19(1) BC/220-P BC/1880-A

BC/220-P
BC/1880-A

PAGE 1

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

Farm Appraisal Report

File No. 20/9 K. 178

Land Description Lots 3-to 26-inclusive in Block 10 of lot 410.

Containing 3.043 Acres

Owner's Name [redacted] Post Office Address Mission

Nearest Rail Point Mission Distance ½ mile

Market Town Mission Distance ½ mile

Church (give denomination) Various at Mission Distance ½ mile

Nearest School Mission Distance ¾ mile

State how property was identified: map location, enquiry and by measurement.

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

good gravel road runs past on the south side.

Is this district a good one? not exceptionally.

Employment opportunity seasonal only

Predominating Nationality and religion: various, with Japanes having predominated.

Describe Fencing and its condition: fences on three sides poor Value $

Water supply: well good supply Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	House measurement taken from outside only since I was not able to gain entrance to it.							
	24 x 30	frame	8	shingl	3yr.	blocks	fair	500.00
BARN	x							
garage	14 x 16	frame	8	shing	old	none	poor	25.00
BARN	x							
Shed old house	24 x 34	frame	9	shing	old	none	fair	150.00
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 675.00

Total Value Buildings add to farm $ 600.00

Is dwelling habitable without repairs? ~~yes~~ If not what is your approximate estimate of cost to make it habitable? Some finishing is likley needed inside of the house, but it has been lived in.

$

Describe the basement and chimneys: No basement, but the re is a good brick chimney

No. rooms downstairs? I did not see inside Upstairs? How finished

Are buildings painted? House yes Condition of paint fair

Distance from nearst bush no bush handy

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

000301

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3	good level land	loam alluvial 8"	granular loam 10 in	.8 ac raspberries 1.842 ac strawberries .562 ac turnips	85.00	$255.00

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

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

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

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

Area Unsuitable for Cultivation.

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

Total value of Land $ 255.00

Total added by buildings to value of farm $ 600.00

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

Total value of farm $ 855.00

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

The place has been continously occupied, and the tillage and the crops are good.

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

limited to small fruits, too small an acerage for anything else

Noxious weeds: very little couch.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mission Municapility Mission Taxes $19.47

Date: May 28th 1942

Place: Abbotsford.

I certify that the above report is based on a personal examination of the whole farm made on the 21 day of May 1942 19

Inspector's Signature [signature]

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

Farm Appraisal Report

Remarks: This three acre parcel lies across the railway tracks south of Mission Village. It is in the middle of a farm which at one time was all surveyed, with the idea of the area becoming an industrial center. When the proposed scheme did not materalize, the occupants of the land carried on and farmed the various streets and avenues that are shown on the map. Therefore it is difficult to locate proper boundaries.

Here, we have the man who originally sold to the Japanese renting from him now. He is paying $125.00 per acre for the cropped land He is anxious to repurchase if the opportunity presents itself.

The growing crop looks good. The buildings amount to very little. I was unable to gain entrance to the house since it is fastened with a Yale lock, and the windows are securely boarded up. I am told that the building has just been erected withinthe past few years by unskilled Japanese labour. It is painted outside, but my informer stated that the inside is still in the bare studding state, and th t nothing but second hand material was used.

There is neither electric light nor Village water supply available.

(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
	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

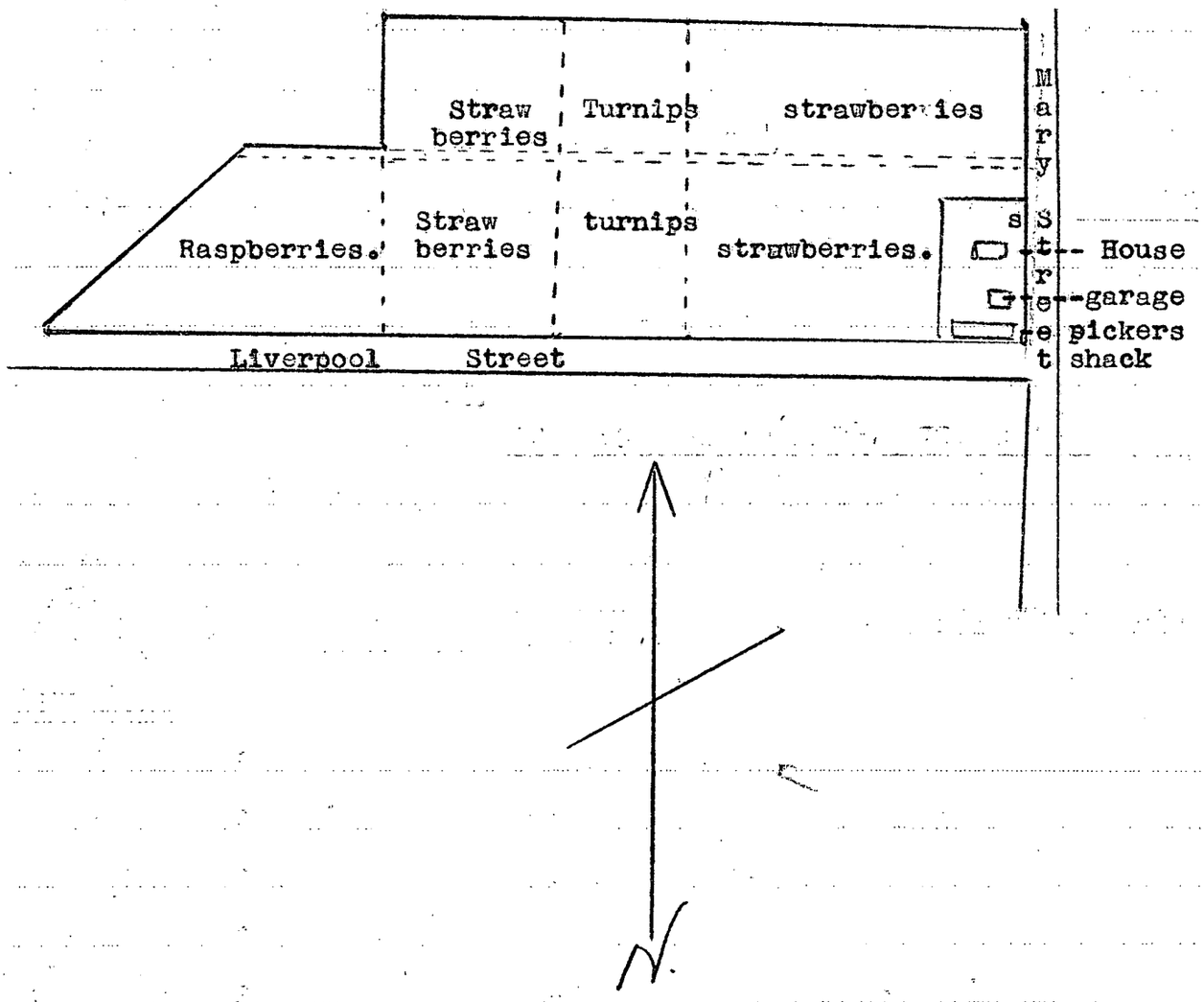
s.19(1)

Diagram of Property

Folio 20/9

[redacted] Lots 3to 26 inclusive Blk 10

2. Chains to the inch. 3.043 ac.



Following careful review of this appraisal report, it is my opinion that the present value is $ 850.00

Date 2nd June 1942

"I.T. BARNET"
District Superintendent.

s.19(1)

BC/220P

R.O. New Westminster

R.O. File 3796

D.O. Vancouver

D.O. File 4635

THE VETERANS' LAND ACT

APPLICATION FOR ASSISTANCE

UNDER SECTION 9

I, [redacted], a veteran, as defined by The Veterans' Land Act, having been duly certified as qualified to participate in the benefits of the Act, hereby apply for assistance as set out hereunder.

LAND DESCRIPTION (1) BC/220-P Lot 3-26 incl of Blk 10 of D.L. 410 District of Mission - - Director Veterans Land Act 3.04 ac.

(2) Lots 1 & 2 of Blk 10 - all of Blks 9 - 47 - 48 & 49 of D.L. 410 District of Mission - - owned by [redacted] 11.0 ac

containing 14.04 acres.

(Describe by sec., twp., rge., or by lot no., con., twp., etc., or by other means sufficient to identify the parcel)

Situate ¼ miles from Mission on the CPR Rly Ry.

This property is now owned by (1) Director V.L.A. Ottawa (2) above veteran of Box 244 Mission

I desire to be established on this land on a purchase-contract basis. The land can be acquired for $ 838.00
Subject to confirmation of Treasury

and I enclose an offer from the vendor to sell at that figure which is good for ..... days.

Cost of land and improvements thereon	$	838.00
Permanent Improvements to be effected (give particulars) Finish house - concrete foundation		775.00
- porches - paint - complete Gyproc - finish attic - plumbing & electric pump		425.00
Electric wiring $175.00 - line fincing (mesh) $125.00	$	300.00
Total cost of land and improvements	$	2338.00

The Act requires deposit by an applicant of ten per centum of the cost to the Director of the land, including improvements already existing or to be effected, up to a maximum cost of $6,000 plus the entire cost of land and improvements in excess of $6,000.

Sept 10/46 - I.R. #130569		83.95
In accordance therewith I enclose One Hundred Forty Nine ------.85------- #58425	$	149.85
to be applied as my initial payment if this application is approved. If assistance is not approved in my favour it is understood this deposit will be refunded to me. I have made no agreement with the vendor to purchase this land.		233.80

LIVE STOCK AND EQUIPMENT (Give particulars) Massey-Harris Refrigerator		153.00
Ford-Ferguson tractor & 12" double plow		1047.00
Sub-total	$	1200.00
COMMERCIAL FISHING EQUIPMENT		
Sub-total	$	
TOTAL ASSISTANCE APPLIED FOR	$	3538.00

Received Oct 23, 1946

WARNING.—Do not commit yourself to the purchase of any property until formally notified that this application has been approved.

VLA 14 (Rev. 8-45)

(SEE OTHER SIDE)

1. I have personally inspected the land with respect to which this application is made at a time when snow was off the ground and a thorough examination was possible and I am satisfied that it fulfils my requirements and that it is suitable for the purposes for which it is to be used.

2. I understand and agree that any assistance made to me pursuant to this application shall be expended under the direction and supervision of the Director and shall be repayable in accordance with the provisions of the Veterans' Land Act and Regulations thereunder.

3. Apart from the assistance applied for in this application I have not applied for or received any assistance under the Veterans' Land Act except

None

4. This application is made for my sole use and benefit and I am not aware of any reason, statutory or otherwise, which would debar me from obtaining the benefits now applied for except

None

5. I am fully aware that the title, ownership and right of possession of any live stock, farm equipment or any commercial fishing equipment that may be sold to me under the provisions of the Act shall remain in the Director until the cost price thereof is paid to the Director, or until ownership is released to me in writing by the Director.

6. I fully understand the meaning and intent of sub-sections (d) and (h) of Sec. 9 of the Act which are quoted immediately hereafter:—

Sub. Sec. (d) "That the sale price to a veteran of land, improvements, building materials, live stock and farm equipment shall be, in addition to any sum paid by the veteran before contract made, a sum equal to two-thirds of the cost to the Director of the land, improvements and building materials."

Sub. Sec. (h) "That save upon payment in full to the Director of the total outstanding cost to the Director of the land, improvements, live stock and farm equipment together with interest at the said rate (3½%) on the said outstanding cost and all other charges owing by the veteran in respect thereof, no sale, assignment, or other disposition of the subject-matter of any contract between a veteran and the Director shall be made by the veteran, nor shall any conveyance or transfer be given by the Director to a veteran, during a period of ten years following the date of the relative contract and thereafter only if the veteran has complied with the terms of his agreement for the said ten-year period."

(NOTE.—Under Sub. Sec. 2 of Sec. 9 of the Act, in commercial fishing cases the words "commercial fishing equipment" are substituted for the words "live stock and farm equipment.")

STATUTORY DECLARATION

I hereby declare that the statements made by me in this application are true and correct and I make this solemn declaration conscientiously believing it to be the truth and knowing it to be of the same force and effect as if made under oath by virtue of the Canada Evidence Act.

Declared before me at Mission

in the Province of British Columbia

this 7th day of October 19 46

"W.R.Redman" Field Supervisor

A ~~Notary Public~~ Commissioner, etc. for Oaths

Sec 30 Veterans Land Act

s.19(1)

[redacted]

Signature of Veteran.

DEPARTMENTAL USE—INSTRUCTIONS RESPECTING DISTRIBUTION

1. Regional offices will make two copies of this form.
2. The original submitted by the veteran, and one copy will be sent to District Office and one copy retained on the veteran's Regional Office file.
3. District Office will retain the original on the veteran's District Office file and forward the typewritten copy to Head Office.

(1) Vendor - The Director, V.L.A., Ottawa, Ontario
(2) " - [redacted] Veteran

S.D.
R.O. New Westminster, B.C.
R.O. File 3796
D.O. Vancouver, B.C.
D.O. File 4635

THE VETERANS' LAND ACT

APPROVAL OF EXPENDITURE

Box 244, Mission City, B.C.

s.19(1)

Veteran [redacted] Official No. Lieut.
(in projects—vendor) Surname Full Christian Names

Type of Settlement Full Time Farmer Postal Address of Property
(Insert: Full Time Farming, Small Holding or Commercial Fishing)

Municipality (in West) Mission County (in East)

Legal Description of Land (1) Lots 3 to 26 inclusive in Blk 10 of Lot 410 Gp 1, Map 2631, N.W.D. - (BC/220-P)

(2) Lots 1 & 2 of Blk 10 all of Blks 9, 47, 48 and 49 of Lot 410, Grp 1, Map 2631

(1) 3.043 ac.
(2) 11 ac. m or l

Containing acres. Acreage under Cultivation

Value fixed by District Superintendent at $ 839.00 on 4/11/46 19

REGIONAL OFFICE SECTION - Code #12

Purpose	Amounts Recommended $
Removal of Encumbrances	
(1) The Director, VLA - Land and Existing P.I (2) K.Neale	839.00
	1499.00
P.I. to be effected	
Live Stock and Equipment	1047.00
Household equipment	153.00
Fishing Equipment	
Redisbursement of Fire Loss Recovery	
Total	3538.00

DISTRICT OFFICE SECTION

Approved This Date $	Approved To Date $
839.00	839.00
1499.00	1499.00
1200.00	1200.00
3538.00	3538.00

Maximum Actual Cost of Land and P.I. $
Excess Cost Paid by Veteran $
Cost of Land and P.I. to Director $
Amount of this Cost Paid by Veteran $
Total Cash Payment Made by Veteran $
Repayment Terms Recommended 24 years
Annual payments
First payment November 1, 1947

The above is subject to veteran giving Director Clear Title to 11 ac more or less privately owned. Committee do not consider

(If Special Terms, Give Reasons)
appraisal necessary at this time on privately owned land.

Date October 31, 1946 "T. Godfrey" Chairman R.A.C.
"Harry Day" Member R.A.C.
Member R.A.C.
(Chairman and at least one member of Committee must sign this recommendation).

Actual Cost of Land and P.I. $ 2338.00
Excess Cost Paid by Veteran $
Cost of Land and P.I. to Director $ 2338.00
Amount This Cost Paid by Veteran $ 233.80
Total Cash Payment by Veteran $ 233.80
Under Sec. 9 of the Act the Veteran's Contract shall provide for the Repayment on a time basis of $ 1558.67
Form of Security Title
Documents Required Agreet Sale and S & E
Interest to Accrue from 1-12-46
Repayment Terms Approved
Broken interest payable 1-11-47, Bal in 24 annual amortized payments. 1st payment due 1-11-48. Amt 97.06

See Ltr dated 11-12-46 AP

4/11/46 Date "A. Berner" for District Superintendent

Certified in accordance with Sec. 29 of the Consolidated Revenue and Audit Act 1931.
Vote 300 Primary 12 Enc. No. By 1880-9 Date 5 Nov. 46 Amount $ 2116

Also certified that the amount of $ 2699.00 has been recorded to apply against any appropriation for this service in the ensuing fiscal year.

District Treasury Officer

COPY Carded as to BC/220-P only. -

VLA 22 (Rev. 5-45) (SEE OVER) 000307

Instructions as to Preparation and Distribution

(a) The Regional Office will complete the form with the exception of the District Office section, recording the amounts of the expenditures and the terms of repayment recommended. If special terms are recommended, the reasons therefor should be stated.

(b) The form will be prepared in quintuplicate, signed by the Chairman and at least one member of the Regional Advisory Committee and all five copies then submitted to District Office.

(c) After the case has been dealt with in District Office, the following distribution will be made:

(1) The original will be retained in District Office in a special binder and one copy placed on veteran's D.O. file.

(2) Two copies will be forwarded to Head Office, one for Treasury and one for veteran's H.O. file.

(3) One copy will be returned to the Regional Office for veteran's R.O. file.

NOTE.—This form is intended to be used to record:

(1) Expenditures under Sec. 7 of the Act.

(2) Approvals under Sec. 9 of the Act.

(3) Approvals under Sec. 13 of the Act.

(4) Redisbursement of fire loss recoveries.

DEPARTMENT OF VETERANS AFFAIRS
CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. /

PLEASE QUOTE 4635

DIRECTOR OF SOLDIER SETTLEMENT
RECEIVED
APR 2 1946
OTTAWA

VANCOUVER, B.C.,
March 28, 1946.

39619

The Director of Soldier Settlement
and Veterans' Land Act,
OTTAWA, Ontario.

s.19(1)

Re: [redacted] - Lieut.

The above named veteran having been qualified for full time farming, we are enclosing herewith the following:

1. Certification of Qualification,
2. Report of Regional Advisory Committee,
3. Regional Office Notice of Qualification Certificate Issued.
4. Copy of Field Report.

I. T. BARNET
District Superintendent.

/RH
Encls.

V.L.A. 104

000309

s.19(1)

COPY

Soldier Settlement and Veterans' Land Act

DO 4635

FIELD REPORT

F[redacted] File No. RO 3796 District Van NW4

Ref: RO Memo Mar5/46

Acting on a/n instructions I called at BC/22oF Mar 9 and found our veteran busy hoeing a small patch of strawberries.
[redacted] has not returned home but is expected in the near future, I understand they have a boy and that she is in good health.

I interviewed her about Jan 19 and am of the opinion that she is a suitable type for farm life, intelligent and physically robust.
[redacted]--age 27yrs--married to applicant April 19/44 at Victoria, B.C.---Maidin name--[redacted].

Born in Birkenhead Eng--raised at Ogden Point Victoria--father was employed as foreman shipwright--she engaged actively in P.T. instriction as girl

Overseas service with C.W.A.C. with rank of Lieut. - Educational Officer.

The farming establishment this veteran has in mind is within a few minutes walk to the centre to Mission City, it is apparent that they will receive considerable assistance from [redacted] and that is will not be difficult to successfully settlem them.
[redacted] has acquired 10 acres immediately adjoining acreage shown in sketch of suggested set-up--this parcel adjoins on the north(see sketch on file)

Date Mar 11/46 Signature "W. R. Redman"

VLA 78

000310

Checked by J.F.K.
D.O. 4635

THE VETERANS' LAND ACT

REGIONAL OFFICE NOTICE TO D.V.A. OF QUALIFICATION CERTIFICATE ISSUED

Place New Westminster, B.C.,

Date March 18th 1946.

Chief Treasury Officer,
Department of Veterans Affairs,
Ottawa, Ontario.

Lieut.	[redacted]	Army	R.O. 3796
Official Service No.	Veteran's Name (Surname first)	Navy, Army or Air Force	V.L.A. File No.

Veteran's address P.O. Box 244, Mission City, B.C.

The above noted veteran has applied for the benefits of The Veterans' Land Act, and Qualification Certificate dated March 18th 1946 has been issued to him. If he has received any monies on account of his Re-establishment Credit, please advise, stating the amount.

T. Godfrey,
Regional Supervisor,
Veterans' Land Act
Per

MS

Note:- This advice will be prepared in quadruplicate by Regional Offices immediately Certification of Qualification (V.L.A. 36) is issued to a veteran. Original will be sent to Chief Treasury Officer, Department of Veterans Affairs, Ottawa, copy to Head Office, copy to District Office and copy placed on veteran's Regional Office file. Where there is no Official No. state rank.

VLA 182

s.19(1)

000311

Checked by 9.7.K

s.19(1)

3796
R.O. File

D.O. File 4635

THE VETERANS' LAND ACT

Certification of Qualification

To [redacted]
P.O. Box 244,
Mission City, B.C.

New Westminster, B.C.,
PLACE
March 18th 1946.
DATE

Dear Sir:

The Regional Advisory Committee at New Westminster, B.C. has considered your application for qualification for benefits under the Veterans' Land Act, and you are hereby advised that you have been certified as qualified to purchase and operate a full time farm.

in the ~~Province~~ District of Fraser Valley

This certificate of qualification is subject to review at any time for any reason deemed sufficient by the Director, The Veterans' Land Act.

By separate letter you will be written to with respect to the submission of an application for financial assistance under the Act.

Issuance of this Certificate is not based on any specific property.

Yours very truly,

Regional Supervisor.
TITLE OF ISSUING OFFICER

MS

000312

VLA 36 (Rev. 8-45)

(See other side)

NOTE

In the blank space in paragraph 2 fill in the class of enterprise for which certified as qualified, e.g., to engage in dairy farming, or, to purchase a small holding for a home and to engage in carpenter work as your main occuptation, or, to purchase a small holding for a home and to engage in commercial fishing as your main occupation

Distribution:

Original to veteran
Copy for Head Office file
Copy for Regional Office file
Copy for District Office file

s.19(1)

VETERANS' LAND ACT—REPORT OF REGIONAL ADVISORY COMMITTEE
FULL TIME FARMING APPLICANT

checked by: 9.7.K.

Regional Office should obtain replies from references before calling applicant for interview and, if he is married, wife should accompany husband. Applicant should produce his discharge certificate or other proof of eligibility and he should be identified before confirming eligibility. Findings will not be made known to applicant. Final decision as to qualification or otherwise rests with District Superintendent who will notify applicant in writing, sending copy of his letter to Regional Office and copy to Head Office. Sections 1 to 8 to be completed by interviewer, and 9 to 11 by Regional Advisory Committee.

R.O. New Westminster, B.C. R.O. File 3796 D.O. Vancouver, B.C. D.O. File 4635

1. **Name** in full [redacted] Rank and Official No. Lieut

Post Office Address P.O. Box 244, Mission City, B.C. Age 38

2. **Eligibility:** Have service eligibility and identity been established? yes

3. **Farming Experience:** Was he born on a farm? Nature of farming experience prior to age 18 until 12 years of age on parents farm at Mission, chiefly fruit with few chickens

Years farming experience after age 18 about 10 years

Age on enlistment 35 Was he on farm at time of enlistment? yes If so, was he operating for himself or working for someone else? working out on farm at Mission How many years after 18 has he operated a farm for himself? nil How many years after 18 worked on farms for others? about 10 yrs.

If not on farm at time of enlistment, what was his occupation? n/a

What occupation is he engaged in now? awaiting settlement on acreage at Mission

Is he willing to accept advice in farming operations? yes

If required would he be willing to gain further experience with a farmer? yes

4. **Education:** Grade 13 What courses, if any, agricultural or otherwise, has he taken in addition to the regular education shown? 3 yrs. agriculture at U.B.C. - agronomy - did not graduate

5. **Dependent Family:** Married, single, widower, or divorced married

Wife's name as per National Registration Certificate did not appear(family increase) Florence Margaret Neale

Children: Boys 1 Ages 3 weeks Girls nil Ages n/a

Other dependents, if any none

Are wife and family in good health? yes

Was wife born or raised on farm? no If not, what rural or other experience has she, likely to be of value on farm? small amount of rural experience at Victoria - was Lieut. C.W.A.C. 4 years service - part overseas

6. **Financial:** Cash $ ~~xxxx~~ 750. Equity in farm or home $ 10 acres at Mission $500

Chattels apart from furniture, and value $200 worth of interest in $900 worth of sheep. (60 sheep)

Has he household furniture? little Other assets and value gratuity due $137.00

Pension per month $ nil If receiving pension would he be willing to give order on it to assist in repaying contractual obligations? n/a To what extent per month? n/a

Liabilities, if any none

Did applicant ever receive assistance under the Soldier Settlement Act or any other assisted settlement scheme? no

If so, detail n/a

Has he made a previous application under the V.L.A.? no Where? n/a

Does he understand the conditions of settlement and the terms of repayment? yes

Has he been advised of probable assistance available to him under the War Services Grants Act? yes

7. **References:** Do they speak well of applicant and his ability to farm? no weight re farming experience - except one mentions experience with stepfather.

If not, explain

000314

V.L.A. 18 (Revised 14-10-44)

8. **Proposition:** What kind of farming proposition has applicant in mind and in what locality does he wish to settle? mixed, chiefly small fruits. Spoke of about 20 acres, mostly strawberries. Might work out in off seasons.

If he has a definite farm in view give location, area, acres under cultivation, name and address of owner, and approximate cost interested in BC.220/P - 3.043 acres at Mission in conjunction with BC.221/P. These ppties. at present leased to his stepfather (R.E.Mandale) who has 163 acres adjoining.

What is applicant's estimate of financial assistance he will require: To purchase farm $ as required
Stock and Equipment $ as required Pay off encumbrances $ "
To make permanent improvements $ " List improvements desired ?

FINDINGS AND RECOMMENDATIONS OF REGIONAL ADVISORY COMMITTEE

9. **Summary of Qualification Weighting:**

(1) Age 6 (2) Health 7 (3) Agricultural experience 9 (4) Education 10
(5) Capital resources 10 (6) Personality and character 7 (7) Service record 5
(8) Wife's personality and attitude 8 (9) Wife's aptitude for rural life 5
(10) Dependent children 2 Total 69

10. **Findings:**

(1) Summarize briefly his farming experience raised at Mission & associated with small fruit growing on stepfather's(R.E.Mandale) farm for many years. Assisted with 15 ac. of straws Is this sufficient experience and has he the ability to carry on, with reasonable chance of success, the kind of farming he intends to follow? yes - much practical experiance

(2) Does the proposition outlined by him show good judgment? yes, quite suited for him

(3) Is his health sufficiently good to warrant his engaging in farming? yes

(4) Does it appear that:— (a) He is reliable? yes (b) Industrious? yes
(c) Thrifty? no evidence

(5) Is his wife suited to farm life? probably-small rural experience but interested

(6) Is it in his best interest to engage in farming? we believe so - knows small fruits and is familiar with the district.

11. **Recommendation:** The Regional Advisory Committee, after carefully considering the service, agricultural and other qualifications of this applicant, **Recommends:**

(1) He be certified as qualified for Small fruits & mixed type of farming, in the Province, District or Locality of Fraser Valley

(2) He be required to gain further experience in type of farming with a selected successful farmer. Mar.15/46: Case reviewed following F.S. report and qualification is now recommended "W.E.W." W.H."

(3) He be ~~"Not qualified"~~ for full time farming on account of Pending interview with wife and if satisfactory qualification is recommended for small fruit growing. Qualification is not based on any specific ppty.

Date March 4, 1946 19 Chairman, Regional Advisory Committee " W.E. Wiltshire"

(Chairman and at least one member of Committee must sign this statement.) Member, Regional Advisory Committee " W. Wood"

Member, Regional Advisory Committee

m

---

19 (Recommendation Approved or Not Approved) District Superintendent
Date

Superintendent's remarks (if any)

This form will be completed in **triplicate,** original and one copy to be sent to D.O. where the original will be filed and the copy sent to H.O. Second copy will be retained in R.O.

DO4635

s.19(1)

DEPARTMENT OF NATIONAL DEFENCE

ARMY

Stencil 6.

#11 Dist. Depot,
Little Mountain Camp,
Vancouver, B. C.

File No. -N-215-Rehab.
Date-4th January, 1946.

39619

TO WHOM IT MAY CONCERN:

1. This is to certify that (Rank & Full Name) Lieut. [redacted]
served on Active Service from 4th September, 1942 to 4th January, 1946.
and was struck off Strength
Canadian Army (Active) on 4th January, 1946.

SOLDIER SETTLEMENT BOARD OF CANADA DIRECTOR OF SOLDIER SETTLEMENT FEB OTTAWA

2. This letter will serve as means of indentificaton for the above mentioned officer.

3. Approximately (2) two months after Retirement a Certificate of Retirement will be forwarded by Officer i/c Records, National Defence H.Q., Ottawa, Can. It will be necessary, therefore, that the above mentioned Officer advise the Officer i/c Records NDHQ of any change of address.

R.J. Constable
i/c Officer Retirements
for R.L. Turner Lt. Col.
CO #XI D.D. CA (A)

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY of the interim discharge certificate (original) of the above mentioned officer.

No Record Made Here TO Director of Soldier Settlement C. R.

D.V.A. Office, Vancouver, B. C.
7th January, 1946.

Jack A. Shaneman.
Regional Counsellor.

000316

s.19(1)

CHECKED BY:

THE VETERANS' LAND ACT—APPLICATION FOR QUALIFICATION

Counter or Mail Application Mail R.O. New Westminster, B. C. R.O. File 3796

Date Received Jan 26th, 1946 D.O. Vancouver, B. C. D.O. File 4635

The Veterans' Land Act provides that assistance may be granted to qualified veterans: (a) to engage in farming as a full time occupation, or (b) to obtain small holdings with dwellings, income to be derived mainly from industrial or other occupation, or (c) to obtain small holdings with dwellings, income to be derived mainly from commercial fishing, or (d) for establishment on Provincial land. Have you read handbook which explains the aims, scope and main details of the Act? If not, obtain one from nearest Regional Office and read it before submitting an Application for Qualification. Certified copy of Discharge Certificate or other proof of service, must accompany applications.

To be completed and returned to the Director, Veterans' Land Act at Box 780, New Westminster, B. C.

I desire assistance to become established (a) As full time farmer ☒ (c) As commercial fisherman ☐
(b) As small holder ☐ (d) On Provincial land ☐
(Indicate type of establishment desired by X)

Name in full [redacted] Rank and Official No. Lieut.

Address P. O. Box 244, Mission City, B. C.
(Street) (City or Town) (Province)

Service and Pre-War Domicile

I enlisted in 31st Quota Officer Reinforcements (Unit and Service) at #X1 D. D. (Place) on 4th Sept 1942 (Date), or

I served as a merchant seaman from (Westminster Regt.) to

My address at time of enlistment was Mission City, B. C.

I served in Canada (Country and dates, or name of ship)

and was discharged at #X1 District Depot, Vancouver, B.C. (Place) on 4th January 1946 (Date)

I am not in receipt of a pension from (Country) Pension No.

Particulars of Self and Family

Age 38 Place of Birth Mission City, B.C. Racial Origin English

Are you a British subject? Yes Born or naturalized? born

Married, Widower, Single, Divorced married Number of children: Boys Ages

Girls Ages

Wife's Name [redacted] (ex. Lieut. C.W.A.C.) Age 27

Place of birth of wife Birkenhead, England Date of marriage 19 April 43

Other dependents Nil

State of health of dependents

Have you a disability? [redacted] If so, give particulars [redacted]

Occupation

What work were you engaged in at time of enlistment? farming

What other occupation have you followed? logging, crane engineer, Agriculture at U. B. C.

Are you employed at present? Yes Nature of employment farming

Name of employer My parents, [redacted] Address Mission, B.C.

Financial

How much money have you available now? $ 1200.00 Do you own a farm or a home or other real estate? (state which) What is it worth? $ How much do you still owe on it? $

Have you household furniture? a little What other assets have you? $200.00 payment recently made on some sheep owned by my parents which I am to take over.

If receiving a pension what is amount monthly? $ n/a

(COMPLETE APPLICABLE SECTIONS OTHER SIDE)

Experience

If applying for assistance for full time farming, state in detail what type of farming experience you have had and where, what type of farming you intend to engage in and where you desire to locate.

If applying for assistance to obtain a small holding with dwelling, income to be derived mainly from industrial or other employment, state in detail what business or industrial experience you have had and where, what type of work you intend to follow as your main occupation and where you desire to locate.

If applying for assistance for commercial fishing, state what commercial fishing experience you have had and where, what type of commercial fishing you intend to engage in, and where you desire to locate.

If applying for establishment on Provincial land state where, and the nature of the enterprise in which you intend to engage.

Parent's farm here at Mission is mixed; consisting of berries, sheep, cattle and hogs. Also have raised cannery peas and other vegetables. I am thoroughly familiar with all phazes of it. At the time of enlistment I was doing a great deal of custom work with our tractor. I desire to continue at mixed farming here in Mission and wish to obtain benefits under the V.L.A. largely in order to acquire a house. [redacted] place already rented by parents.)

References

Give the names, occupations and addresses of three reputable citizens, not relatives, in a position to furnish information as to your character, experience and qualifications to engage in the type of work you propose to follow:

(1) James Muir, Manager, Canadian Bank of Commerce, Mission City, B. C.

(2) A. D. McRae, Farm Implements and Feed Merchant " " "

(3) Rev. H. U. Oswald, All saint's Anglican Church, " " "

I certify that the information herein given is true and correct, and that I have not previously applied for benefits under the Veterans' Land Act nor received any assistance thereunder in any part of Canada, nor did I obtain advances under the Soldier Settlement Act and amendments thereto for which I am still indebted to the Director of Soldier Settlement.

I certify furthermore that I have not applied to the Department of Veterans Affairs for Re-Establishment Credit under the War Service Grants Act, 1944, nor have I received from that Department all or any portion of such credit.

Place Mission City, B.C. [redacted]
(Signature of Applicant)

Date 6th Jan 1946

Statement of Wife

This is to certify that I am in good health and that I am prepared to co-operate with and assist my husband in every possible way.

Date 6th Jan 1946 [redacted]
(Signature of Wife)

For Use of Regional Office

Documents submitted show veteran to be eligible under the Act from the standpoint of service. The following evidence of eligibility is attached:

Copy of Discharge Certificate.

s.19(1)

Veteran is not eligible for the following reasons:

February 1st, 1946 T. Godfrey
(Date) (Regional Supervisor)
per:

R.O. will make **two** copies of this form and of the Proof of Service papers. The **original** application form and **first** certified copy of Proof of Service papers will be sent to D.O., the duplicate copies to H.O. and the triplicate copies retained on R.O. file. In Provincial land cases R.O. will make an extra copy of this form and of Proof of Service papers and send direct to the appropriate Provincial Government official.

SE

THE VETERANS' LAND ACT

Requisition for Funds

District Office Vancouver, B. C.

Date October 13, 1944

Memo: District Treasury Officer.

Re: Municipality of Mission, Block "D" of Lot 412, Group 1, Map 5221, D. of N.W.

File: BC/730P Japanese Lands

Cheque for the sum of $ 467.00

payable to Secretary of State

and chargeable against the amounts approved for purchase of land

in this case is required for the purpose of payment of purchase price of land

TREASURY OFFICE
OCT 23 1944

District Solicitor.

Cheque No. 1167

Date Oct. 17th, 1944.

Amount $ 467.00

Checked

District Treasury Officer.

Date

000319

VLA 55

VETERANS' LAND ACT

Project No. BC/730

Taxes, maintenance, etc., paid from Administration

Taxes

Cheque No. 0511 Amount $ 30.40

Date July 17, 1944

851.

000320

Head Office Copy

SOLDIER SETTLEMENT
AND
VETERANS' LAND ACT

[redacted]
R.R. #1,
MATSQUI, B.C.

CASH RENTAL NOTICE

Mission

Reference No. BC/730P

LAND:

The terms of your lease and rental due are as follows:
Leased for one year, Oct.1, 1943 to Sept.30,1944, for the sum of $44.50, payable $20.00 on execution of lease and balance on Aug.1,1944.

Tenant also to seed 3 acres to red clover by June 1,1944, and plant 1/3 acre to raspberries, as stipulated in lease agreement, by May 1,1944.

1944				
March 2	To rent	20.00		20.00
Apr. 27	Payment		20.00	--
Aug. 1	To rent	24.50		24.50

s.19(1)

VLA 67—SS 582
K.P. 2023

000321

s.19(1)

R.O. New Westminster

R.O. File Gen. 28

D.O. Vancouver

D.O. File (JL 921)

BC/730P

THE VETERANS' LAND ACT

APPROVAL OF EXPENDITURE

Veteran [redacted] Official No.

Surname Full Christian Names

Type of Settlement

(Insert: Full Time Farming, Small Holding or Commercial Fishing)

Municipality (in West) Mission County (in East)

Legal Description of Land Blk. D. of Lot 412, Grp. 1, Map 5221, Mun. of Mission N.W.D.

Containing 9.97 acres

Value fixed by District Superintendent at $ 467.00 on January 18th, 1944

REGIONAL OFFICE SECTION

Purpose	Amounts Recommended $
Removal of Encumbrances	
Land and Existing P.I.	467.00
P.I. to be effected	
Live stock and Equipment	
Fishing Equipment	
Total	467.00

Cost Price of Land and P.I. $ 467.00

Cash payment received $ --

Repayment terms recommended

If special terms give reasons—

Date Jan.21, 1944.

"T. Godfrey" Chairman R.A.C.

"E.E. Carncross" Member R.A.C.

(Chairman and at least one member of Committee must sign this recommendation)

"J.J. McLellan" Member R.A.C.

DISTRICT OFFICE SECTION

Approved This Date $	Approved To Date $
467.00	467.00

Cost Price of Land and P.I. $ 467.00

Cash payment required $ --

Under Sub-Sec. "d" of Sec. 9 of the Act, the veteran's contract shall provide for the repayment of $ --

Form of security and documents required—

Title

Repayment terms approved—

JAN 31 1944 Date

"A. BERIER" FOR District Superintendent

VLA 22

V.L.A. 51 3/5/44 J.K.

000322

Instructions as to Preparation and Distribution

(a) The Regional Office will complete the form with the exception of the District Office section, recording the amounts of the expenditures and the terms of repayment recommended. If special terms are recommended, the reasons therefor should be stated.

(b) The form will be prepared in quintuplicate, signed by the Chairman and at least one member of the Regional Advisory Committee and all five copies then submitted to District Office.

(c) After the case has been dealt with in District Office, the following distribution will be made:

(1) The original will be retained in District Office in a special binder and one copy placed on veteran's D.O. file.
(2) Two copies will be forwarded to Head Office, one for Treasury and one for veteran's H.O. file.
(3) One copy will be returned to the Regional Office for veteran's R.O. file.

NOTE—This form is intended to be used to record:

(1) Expenditures under Sec. 7 of the Act.
(2) Approvals under Sec. 9 of the Act.
(3) Approvals under Sec. 13 of the Act.
(4) Redisbursement of fire loss recoveries.

s.19(1) BC-730-P

SEP14 ... Vancouver, B.C.

VETERANS' LAND ACT
FARM APPRAISAL REPORT

R.O. New Westminster

R.O. File Gen. 28

D.O. Vancouver, B.C.

~~D.O. File~~ J.S. 921

Veteran's Name [redacted]

Legal land description Blk. D. of Lot 412, Cp.1, Map 5221, Mun. of Mission NWD

Acreage 9.97

Vendor's Name ..... Address Mission, B. C.

Municipality, Township or Parish Mission Municipality County New Westminster, B. C.

Nearest rail point Mission 1 Miles. N.S.E.W.; Market Town Mission 1 Miles.

Predominating nationality British Religion Protestant Nearest churches, denominations and distances All denominations, Mission Schools: Public 1½ Miles; High 1½ Miles

Employment opportunities Small town work at Mission, Berry picking, cannery and other seasonal farm work in Mun. and across the river in Matsqui seasonal dairy farm work. Bush work about 7 miles away.

How did you identify this property? N.E. corner stake, roads, permanent fences.

Roads: Has property access to main road; kind of road and condition. Is road open in winter? Access to fair gravelled road open the year round.

Is farm average, above or below average and why Average berry and small fruit farm except for buildings which are very poor. Operators lived elsewhere nearby and operated place from there. Place is quite different soil from average Mission property being lowlying Clay (Ladner) but will probably stand up much longer than bench land properties and also produce more highly when suitably operated. It is quite similar to other berry holdings in Matsqui Prairie just across the River. There is some River threat to this place, particularly portion south of slough. A private dyke protects it on one side from high water.

Fencing, kind and condition Road and back fences, 2 barb wire with 2' woven below. Slough fence 4 barb wire. All good.

Establish ownership line fences by confirming with neighbours Not connected with any neighbors line fences therefore until joined onto is solely this owners'.

Water supply (give details) No water. Slough cuts place and has water in it year round being connected at one end with the Fraser River. Water can be obtained in plenty with sandpoint at 20'.

Drainage (natural or tile). Is it adequate? Natural. Dry now and [redacted] neighbour states that Fraser freshet doesn't bother land north of slough. Crops haven't suffered in any way this year.

Fertility and Tillage (describe) Fertility appears good. Luxuriant growth of crops where cultivated at all decently and where not there is a luxuriant and lush growth of weeds including Canada Thistle.

Weeds (names and extent) Canada Thistle chiefly. Some couch grass.

Average yield per acre (hay and grain) Would yield good crops.

State type of farming most suitable Small fruit or mixed subsistence holding.

Quote any recent sales of farms in locality There have been none closeby or of this type of land that I could discover. Municipality have no record and neighbor knows of none.

How long has present owner held or operated farm? About 7 years

Describe rights or easements, if any none

Is telephone or electricity installed or available No, not at present. Could be got in by about ½ mile extension of pole line.

State assessment $ Land $398.00 Improvements $250.00 State annual land and school taxes; give names of taxing authorities General $8.77 - School $5.48. Mission Municipality. No public dyke. No library tax.

Detail other taxes or charges such as irrigation, dyking, drainage, ditch, etc. (and in Quebec—church); give names of taxing authorities none

Describe any special features (gravel pit, lake frontage, creeks or rivers, timber, entrance to farm from public road, etc.)

none

LAND VALUE AND CLASSIFICATION

Acres	CULTIVATED LAND: Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	Kind and quality of crop	Value per acre $	Total value $
6.08	Level	6-18" Clay loam	Clay	Rasps, mixed-good	60.00	364.80

AREA WHICH CAN BE CULTIVATED WITHOUT COST OTHER THAN FOR BREAKING: Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	State why not broken previously

AREA WHICH CAN BE CULTIVATED AFTER A REASONABLE AMOUNT OF CLEARING TIMBER, STONES, DRAINAGE, ETC.: Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	Nature of reclamation necessary	Reclamation cost per acre $		
2.42	Level	12" Clay loam	Clay	bush	100.00	30.00	72.60

AREA UNSUITABLE FOR CULTIVATION: Character of land; e.g., hilly, swampy, rocky	Nature of timber, if any, and whether marketable		
.83	Slough connected with Fraser.	None	nil
.64	Bush, Low and subject to water when River is in spate. Inaccessible until private bridge is built.		nil

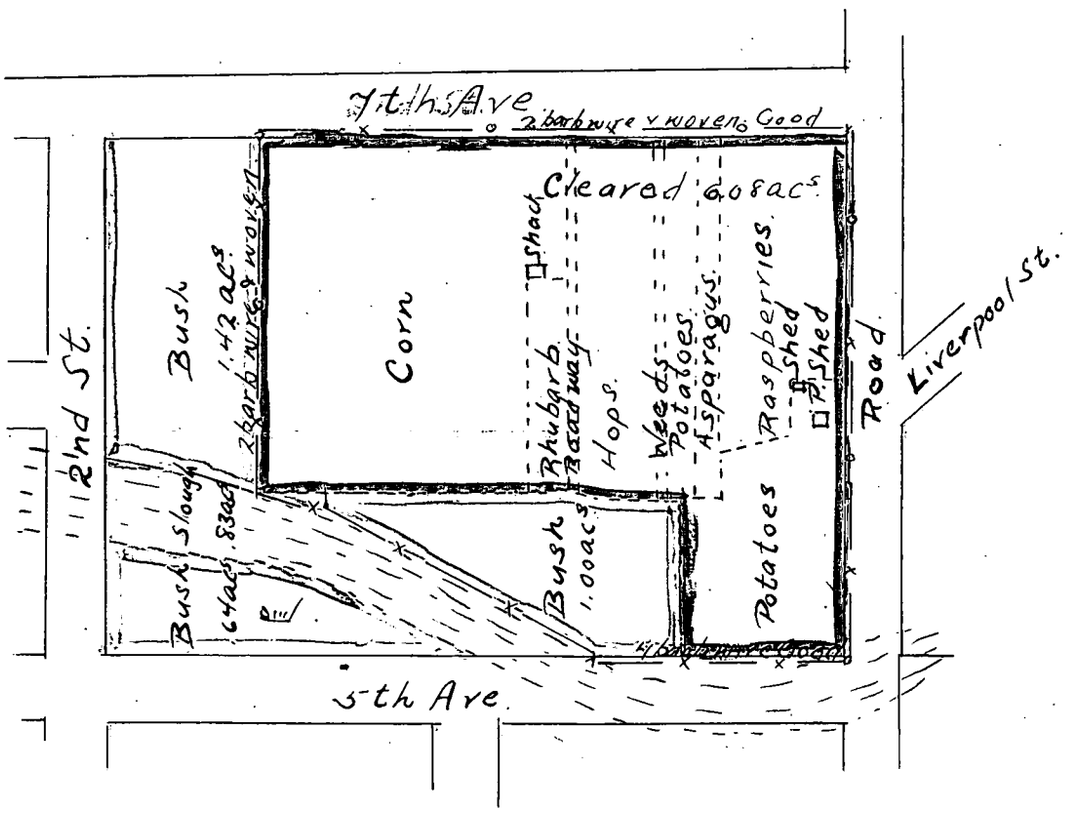
9.97	Total acreage	Total value of land including fencing and water supply	437.40

000325

Blk."D" of Lot 412, Gp. 1, Map 5221, Mun. of Mission, N.W.D.

Shown on List as Takaichi Ikebuchi and Tatsuo Hayashi, Indef. Title in Central Fruit Distributors Ltd.

This sheet to be inserted on BC/730-B Page 3



1 inch = 200 ft.

Green Outline - Bush

Yellow Outline - Clear

Soil Test Holes

(1) Clay Loam 6" on Clay.

(2) Heavy Clay Loam 18" on Clay

(3) " " " 12" " "

(4) Clay Loam 6" on Clay.

Chilliwack, B.C.
Sept. 6, 1943

R.O. New Westminster R.O. File Gen. 28 D.O. Vancouver D.O. File

Land description Blk. D. of Lot 412, Gp. 1, Map 5221, Mun. of Mission, NWD/ 9.97 Ac acreage

BUILDINGS: Particular care must be taken in examining and reporting on foundation, sills, roof, etc.

Buildings	Size	Height in feet	Material	Foundation	Roof: type and condition	Age of bldg.	State of repair of bldg.	Present value $
Frame shack	12 x 22	11	Boards	C.Posts	Shake	5	Fair	40.00
Leanto	8 x 18	9	Boards	"	(No "floor)	5	"	
Shed	10 x 12	8	Board	"	Shake	5	"	10.00
Pack Shed	10 x 18	8	Board (No floor	"	"	5	"	15.00
	x							
	x							
						Total value of buildings		65.00

State peculiar features of bldgs. if any Just Jap sheds

Are bldgs. painted? no Condition of paint Describe needed repairs and approximate cost Useful for tools etc.

Give word picture of house, inside and out, including heating and basement if any No house. Shack would make a tool house or henhouse or some such use. Shed has no floor and would also be useful for some such purpose while pack shed is still useful for that purpose though a cheap structure.

No. of rooms: downstairs upstairs How finished

Describe chimneys Distance from nearest bush Is there any fire hazard near bldgs.? What bldgs. have lightning rods?

Is there hay fork, track, car and rope, in barn? no barn

Scale = inches to a mile.
(Appraiser should fill in scale used in making diagram)

LEGEND

Cultivated area	- yellow outline
Cultivable after clearing and/or breaking	- green outline
Waste	- leave white
Steep slopes	-
High knolls	-
Fence: barbed wire	- x—x—x—x
Fence: woven wire	- o—o—o—o
Fence: rail, stump, etc.	- "—"—"—"—"—"
Buildings: house	- H
barn	- B
granary, etc.	- G
Well	- ⊙
Soil test holes:	- (1)
	- (2)
	- (3) etc.
Trees:	- x x x x x x x x x x x x

Diagram insert to be attached

Indicate north by arrow N ↑

SUMMARY OF VALUES

Value of land, including fences and water supply	$ 437.40
Value buildings add to land	$ 40.00
Value tree and bush fruits add to land	$ nil
Total value of property	$ 477.40

Do you consider this property suitable for full time farming under the Veterans' Land Act? (If not, why)

No. It is necessarily a one line farm (Small fruit, asparagus and the like) and this is a great gamble as a full time operation. However it would make a good part time holding combined with some line of outside work or other income. Soil is heavy and land is somewhat low for best results with poultry which rules this out as a commercial undertaking except on a small scale. Note there is some threat of erosion by Fraser though I do not think this is particularly serious but must, however, be considered. Portion south of slough is most in danger. There is .75 acres of hops, .88 acres of rasps, patch of weedy asparagus and a patch of rhubarb on the place. Hops and rasps appear in fair shape though rapps are getting quite weedy.

I certify that I have carefully inspected the property herein described, that it is the land covered by the legal description given and that all the buildings listed in the schedule are located on the property. Having regard to the nature and history of the farm it is my opinion that its value is $ 477.80

Date of inspection Sept. 1st, 1943. Appraiser P. L. Ramsay

We have considered the above appraisal and all available information regarding the property. In our opinion its sound value, under present conditions, is $.....

We consider this property (insert suitable or unsuitable).....for the purposes of the Veterans' Land Act. We recommend that it be purchased within the following price range $..... to $.....

Remarks.....

Date.....19..... Chairman, Regional Advisory Committee.....

(*Chairman and at least one member of Committee must sign this statement*) Member, Regional Advisory Committee.....

Member, Regional Advisory Committee.....

District Office review.....

.....Reviewing Officer.....

District Superintendent's decision Approved for purchase at $467.00.

Date Jan 18th 44 District Superintendent J. T. Ramsay