

3267

OFFICE OF THE CUSTODIAN JAPANESE SECTION

2 copies made

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: WATANABE, Yoshizo

HOME ADDRESS: P.O. Box 52, 4th St., Mission, B. C.

REGISTRATION NUMBER 13271 SEX: Male AGE: 59

OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: "Self"

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kiwa

ADDRESS OF WIFE OR HUSBAND: P.O. Box 52, 4th St., Mission, B. C.

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION Box 52, 4th St., Mission Municipality, B.C.
Hereafter referred to as...

(1) Cert. #48091E., No. 74460E., Reg. Vol. ... Pol. 74460E. Part 6.6 acres more or less situated
Lots 1, 2 and 3 of the South East quarter of Sec. 20 T.17 Map 951
Sketch deposited No. 6499, in the District of New Westminster.

Hereafter referred to as...
(2) No. 105213E, Municipality of Mission (Sawdust Rd.) ... Lot 12 of the S.W. quarter of
Sec. 29 T. 17 Map 2707 in the District of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS (1) 2-storey, 6-room wooden frame house,
2 pickers houses, 1 barn, 1 woodshed, (2) and 1 pack house.

(1)
3. INSURANCE (Give particulars; state where policies are) \$1,800.00 The North West Fire
Insurance Co., Vancouver, B. C. Policy 205271 - in owner's possession.

4. TAXES (Amount and where payable) (1) \$32.00 paid 1940 (2) \$14.68 paid 1940 both
payable Corporation of the District of Mission.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Not vacant

(1) Owner until evacuation then both (1) and (2) have been leased to

Mr. David Swanston 3rd St., Mission, B.C. until such time as the Lessee
returns to Mission, See back page for agreement.

*Handed to
192*

ex June 1/44

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN ⁽¹⁾ 5 acres strawberries; 1/2 acre asparagus;
1/2 acre rhubarb. (2) Hay land.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None
2. LANDLORD'S NAME AND ADDRESS: None
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

4-stoves; 3 double beds; 1-bureau; 3-tables; 12-chairs; 2-gramophones; 1-book-
case; 50 canning bottles; 1-sewing machine; 4-carpets (in basement);
150 rubber hose; 3-rakes (in barn); 1-cultivator; 1-plough; 1-harrow (in basement);
4-double axes; 1-single axe; 5-shovels (in barn); 100 berry picking stands (in basement);
these are all at Box 58, 4th St., Mission, B.C.

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

1-cat

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY \$500.00 The North West Fire Insurance
Co. - Vancouver, B.C. Policy #205271 in owner's possession. ✓

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
 OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS

None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None ✓

2. TRADE DEBTS: None ✓

REMARKS Property (1) and (2) previously listed have been ~~leased~~ leased to

Mr. D. Swanson 5th St., Mission, B. C. Personal property will
be stored in the attic of property (1) and other goods
as indicated. Goods in attic not for use of tenant.

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

Dated this 9th day of April 1942.

A. J. McConnaughy

Witness

(Signature)

Yoshizo Watanabe

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Sept. 1, 1943

Our File No. 3267

Full Name WATANABE, Yoshio
(Surname in Block Letters)

Registration No. 13271

↓
Male - Female
(check)

Age Nov. 27, 1882

Former Address P.O. Box 52, Mission, B.C.

Date Evacuated April 11, 1942 Naturalized - Canadian-Born - National
(check) ✓

Present Address c/o James Blair, Picture Butte, Alta.

Married - Single
(check)

Not related
Name of Wife (SUZUKI) Kiwa #13272

Name of Husband _____

Name of Mother (SUZUKI) Kiku (Dec'd) Name of Father Yoshimatsu (Dec'd)

Names of Children under 16 _____

Requested by K. Corker.

Registered with Custodian
(Yes or No)

Additional Information Farmer. Owner of 16 acres, house, truck, horse at above
address.

REAL PROPERTY SUMMARY

File 3267

V.L.A. B.C. 304-P

JAPANESE NAME: Yoshiso WATANABE - - Reg. No. 13271.

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

PROPERTY ADDRESS: Sawdust Road, Mission, B. C.

LEGAL DESCRIPTION: Lot 12 of the South West quarter of Section 29, Township 17 Map 2707 Municipality of Mission, D.N.W.

TITLE: In the name of Yoshiso WATANABE.

ENCUMBRANCE: Vesting in Custodian 25478,

ASSESSED VALUE: 1942 -
Land \$285.00
Improvements \$400.00 Total \$685.00 Taxes \$15.62.

CLASSIFICATION: No inspector's report on file. On JP form owner declared the property as hay land with one packing house on the property.

HISTORY OF ADMINISTRATION: This property along with Part 6.6 acres more or less of Lots 1, 2 and 3, S.E. 1/4, Sec. 20, Twp. 17 Map 951 Sketch 6499 was leased under date 8th April 1942 by Yoshiso WATANABE to David Swanston for the duration at a rental of \$300.00 for 1942 and taxes for 1943 and taxes and insurance 1944. Rental for 1942 was paid to WATANABE. The lease provided that in event of sale the lessee would vacate the premises on one months' notice.

SOLD: To The Director The Veterans' Land Act for \$231.00 as at 1st January 1943.
Approval of Advisory Committee 1st June, 1943.

FUNDS: Released to the credit of Yoshiso WATANABE - Sale price \$231.00 less Certificate of Encumbrance \$1.00, registration fee \$3.00, taxes \$30.64, legal fee \$15.00, total \$49.64. Net amount released \$181.36.

TITLE: Included in C. of T. 169087-E and payment of consideration included in cheque to Custodian dated March 7th, 1944.

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

DATED December 28th, 1945.

IN:ML

[Handwritten signature]

EXHIBIT NO. 778-7
DATE October 12/48
FILED BY *[Handwritten signature]*

REAL PROPERTY SUMMARY

File 3267

V.L.A. B.C.303-P

JAPANESE NAME: Yoshiso WATANABE - - Reg. No. 13271.

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

PROPERTY ADDRESS: 4th street, Mission, B. C.

LEGAL DESCRIPTION: Part 6.6 acres more or less of Lots 1, 2 and 3 of the South East quarter of Section 20 Township 17 Map 951 as shown outlined Red on Sketch 6499 Municipality of Mission, D.N.W.

TITLE: In the name of Yoshiso WATANABE.

ENCUMBRANCE: Vesting in Custodian 25478, 26th February 1943.

ASSESSED VALUE: 1943 -
Land \$495.00
Improvements \$1250.00 Total \$1745.00, Taxes \$37.03.

CLASSIFICATION: Berry farm with dwelling. Inspectors report dated May 20th, 1942 gives acreage of the farm as 6.6 acres of which 3 acres in strawberries, $\frac{1}{2}$ acre asparagus, $\frac{1}{2}$ acre rhubarb, with frame house $1\frac{1}{2}$ storey 26 x 34, six rooms in good condition, and pickers houses 25 x 55, fair condition, 12 x 15, good condition, garage and Packing house 15 x 30 fair, woodshed and bath house 10 x 21 good, barn lean-to 10 x 12 fair. At date of inspection was occupied by David Swanston, lessee.

EXHIBIT NO. 778-4

DATE

FILED BY

W. H. H. H.

Insurance - house \$1500.00, and effects \$500.00 in the North West Fire Insurance Co., for 3 years expiring 1st June, 1944. Premium \$36.00 paid. This Insurance was transferred to The Director The Veterans' Land Act.

HISTORY OF ADMINISTRATION:

This property along with Lot 12, S.W. $\frac{1}{4}$ 29, Twp. 17 Map 2707 was leased under date 8th April 1942 by Yoshiso WATANABE to David Swanston for the duration at a rental of \$300.00 for 1942 and taxes for 1943 and taxes and insurance 1944. Rental for 1942 was paid to WATANABE. The Lease provided that in event of sale the lessee would vacate the premises on one months' notice.

SOLD:

To The Director The Veterans' Land Act for \$1178.00 as at 1st January 1943.

Approval of Advisory Committee 1st June 1943.

FUNDS:

Released to the credit of Yoshiso WATANABE - Sale Price \$1178.00 plus refund of insurance \$12.72, total \$1190.72; less Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, taxes \$72.64, total \$91.64. Net amount released \$1099.08.

TITLE:

Included in C. of T. 169086-E and payment of consideration included in cheque to Custodian dated March 7th, 1944.

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

DATED December 28th, 1945.

IN:NL

W. H. H. H.

File No. 3267

January 19th, 1943

CLAIMS DEPARTMENT

Yoshio WATANABE - Reg. No. 13271

CREDITORS:-

NO CLAIMS ON FILE

April 20th, 1943

See memo. 19th April, 1943 on file.

The following claim was originally dealt with as a balance due on Agreement of Sale, but, as now appears, should be dealt with as a personal claim.

1. Justin F. Anderson.....\$ 112.50 plus 7%

NO CLAIMS ON WIFE'S FILE No. 2259.

This Agreement,

made in triplicate this

Fourth

day of April

in the year of Our Lord one thousand nine hundred and forty

BETWEEN

Justin Forsyth Anderson, of Port Haney in the Province of British Columbia, Accountant.

Name,
Address, and
Occupation
of Parties

AND

hereinafter called the "Vendor" of the one part

Yoshizo Watanabe, of Mission City in the Province of British Columbia, Farmer.

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being described as Lot Thirteen (13) of South West Quarter Section Nine (9) Township Fifteen (15) Map 1118,

in the District of New Westminster

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of One Hundred and fifty (\$150.00) Dollars of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of Thirty-seven and one half (\$37.50) Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows:

Thirty-seven and one half (\$37.50) on April 4th, 1931.

Thirty-seven and one half (\$37.50) on April 4th 1932.

Thirty-seven and one half (\$37.50) on April 4th, 1933.

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate of Seven per cent. per annum, payable yearly on the 4th day of April.

See Memo April 19-1945

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOTH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOTH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

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

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

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

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

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

Mission City, B.C.

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisions and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

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

SIGNED, SEALED AND DELIVERED
in the Presence of:

Signature of Witness "S.C. Genge"

Street Address

City Port Haney, B.C.

Occupation Barrister

"J.F. Anderson"

(Seal)

"Y. Watanabe"

(Seal)

FOR ATTORNEY

I **Hereby Certify** that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity _____, who is)

has been proved by the evidence on oath of _____ personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of _____ to the annexed instrument as the maker thereof, that the said _____ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said _____ knows the contents of said instrument, and subscribed the name of the said _____ thereto voluntarily as the free act and deed of the said _____ under authority of a power of attorney which has not been revoked.

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

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

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

DECLARATION BY ATTORNEY

I, _____ of the _____, in the Province of British Columbia,

DO SOLEMNLY DECLARE THAT

1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.
2. At the time of the execution of the within instrument I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.

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 _____

in the Province of _____

this _____ day of _____

A.D. 194_____

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

Acknowledgment of Officer of a Corporation

I **Hereby Certify** that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me,

oath of _____ appeared before me and acknowledged to me that he is the _____ of _____, and that he is the person _____ of the said _____ and affixed the seal of the _____

who subscribed his name to the annexed instrument as _____

to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

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

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

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

Province of British Columbia
To Wit:

1. I was personally present and did see the within instrument duly signed and executed by _____ the part _____ thereto, for the purposes named therein.
2. The said instrument was executed at _____
3. I know the said part _____, and that _____ of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

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

The Clarke & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C. **Paper No. 25**

Yoshizo Watanabe.

AND

Justin F. Anderson

Baird	April 4th	1943
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I Herby Certify that, on the 4th day of August, 1943, at Port Haney, in the Province of British Columbia, Justin Forsyth Anderson (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, appeared before me and acknowledged to me that he is _____ the person mentioned in the annexed Instrument as the maker thereof, and whose name is _____ subscribed thereto as party, that he knows the contents thereof, and that he executed the same voluntarily, and is _____ of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at Port Haney _____ in the Province of British Columbia, this 4th day of August _____ in the year of our Lord one thousand nine hundred and forty three

"S.C. Genge" (Seal)

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

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

[illegible]

This property not declared
AGREEMENT FOR SALE OF GROWING CROP

#3267

THIS AGREEMENT made in duplicate this fourth day of April A.D. 1942

BETWEEN :-

YOSHIO WATANABE of Mission City in
the Province of British Columbia - Farmer
(hereinafter called the Vendor)

Of the First Part

- and -

ROBERT E. MANDAK of the same place -
Farmer
(hereinafter called the Purchaser)

Of the Second Part

WITNESSETH THAT,

1. The Vendor agrees to sell and hereby sells and the Purchaser agrees to buy and hereby buys, all that certain crop of strawberries and rhubarb now growing on the cultivated portion of the following lands, namely:-

Two (2) acres of District Lot 165 South of C.P.R. Right-of-Way, in the Municipality of Mission, District of New Westminster, Province of British Columbia.

the said crop consisting of the following approximate acreage :-

One (1) acre of Strawberries

One (1) acre of Rhubarb

2. The purchase price shall be the sum of One hundred and eighty-five (\$185.00) Dollars of lawful money of Canada payable on the execution of this Agreement (the receipt whereof is hereby acknowledged)

3. It is understood and agreed by and between the parties hereto that the Purchaser shall have the right to the free use and occupation of any buildings on the aforesaid lands during the cultivation, harvesting and marketing of the said crops.

4. The Purchaser further covenants with the Vendor to market all of the 1942 crop aforesaid through the Pacific Co-operative Union (a co-operative association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office in Mission City)

5. The Purchaser further covenants with the Vendor to cultivate the said crops properly and to harvest and market same at his own expense and for that purpose shall have full license and authority to enter upon the said lands with workmen and implements until all of the said crops have been marketed during the season of the year A.D. 1942.

IN WITNESS WHEREOF the Parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered by
YOSHIGO WATANABE and ROBERT E.
MANDALE in the presence of

M M Fletcher

Y Watanabe

R E Manda

I, Mildred M. Fletcher of the Village of Mission City in the Province of British Columbia, make oath and say:-

1. That I was personally present and did see YOSHIGO WATANABE and ROBERT E. MANDALE signed in the within instrument, duly sign and execute the same for the purposes therein named.

2. That the said instrument was executed at Mission City aforesaid.

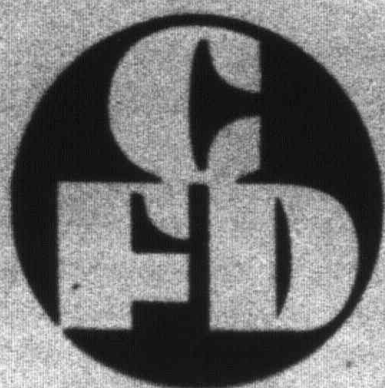
3. That I know the said parties and they are each, in my belief, of the full age of twenty-one years.

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

Sworn before me at Mission City in
the Province of British Columbia
this fourth day of April A.D. 1942

John A. [Signature]
[Signature]
within British Columbia

M M Fletcher



TELEPHONE 10108
P. O. BOX - 120

Central Fruit Distributors LIMITED

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 25 1942

MISSION CITY
BRITISH COLUMBIA

24th April 1942

Department of Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver. B.C.

*Thank you
and did use
have files
please*

Dear Sirs,

Attention. R.P. Alexander Esq.:

Replying to your favour of the 16th instant,
we are enclosing for your files, copies of the following
leases:-

3257	Yoshizo Watanabe. ✓	David Swanston.
4601	Metaichi Sakon. ✓	James Greer Jones.
4616	Choieki Sasaki. ✓	William Albrecht.
5437	Takaichi Ikebuchi ✓	
	&	John A. McTaggart.
5433	Tatsuo Hayashi. ✓	

In the cases where these documents have been
signed by the contracting parties, they were executed for
your files in addition to the originals.

We are also enclosing copy of lease from
Naoki Kenne. - Clifford Gropp & Mervin Terrace, for your ✓
approval and filing.

Yours very truly,

Central Fruit Distributors Limited.

Per. *Chas. H. Moody*

CHM/RL

3267

July 17, 1942.

Mr. David Swanston,
P.O. Box 52,
4th Street, Mission, B.C.

Dear Sir:

Re: Chattels, Yoshizo WATANABE, #13271,
4th St., Mission, B.C.

Our agent visited the above property on the 20th of May
and we now enclose list in duplicate of chattels found on the premises
at that date.

Would you please confirm this list, if correct, and indicate
on it the goods which were agreed upon with Mr. Watanabe that you might
use, and also those which were to be stored only.

We understand from the declaration made to the Custodian
on the 9th day of April, that certain personal property was to be stored
in the upper part of the house, and these were not for the use of the
tenant.

Please make your comments on the marked list of chattels and
return to this office without delay.

We are obtaining a similar confirmation from Mr. Watanabe,
who has been removed to Alberta.

Yours truly,

H. F. Green,
Manager, Protection Department.

AGH
AGH:AS
encl.

Name: WATANABE, Yoshizo

Address: 4th St., Mission, B. C.

File No. 13271

INVENTORY OF CHATTELS LEFT ON PROPERTY

2	gramophones and box records
2	sewing machines
4	boxes (canning bottles)
3	beds
3	tables
1	book case
3	pos. linoleum
2	kitchen stoves
1	camp stove
5	shovels
7	hoes
4	hay forks
2	cross-cut saws
3	garden hoses
1	wheel barrow
1	platform scales
4	forks
4	axes
1	heater
1	spring tooth cultivator
1	plow
1	cultivator (small)
1	tricycle
1	straw hamper
1	mattress
1	couch

Confirmed:

DATE:

July 29, 1942

Signed:

Yoshizo Watanabe

ASm

S. COLIN GENGE

ALFO OF THE ALBERTA BAR

Barrister and Solicitor
Notary Public

YOUR FILE

MY FILE

EVACUATION SECTION

Rec'd DEC 22 1942

File 3267

Ans. by

Referred to

TELEPHONE 128

P. O. BOX 268

HANEY, and
British Columbia

December 19th 1942.

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

Dear Sir:

RE: Japanese Creditors.

In compliance with the recent Notice appearing in the press I beg to file a claim on behalf of Mr Justin F. Anderson of Port Hammond, B.C. against YOSHIZO WATANABE of Mission, B.C. in the sum of \$218.95 being the balance due with interest under a covenant in an agreement of sale for the purchase of land. Kindly acknowledge and oblige.

Yours truly.

S. COLIN GENGE.

SCG*G

S. COLIN GENGE

ALSO OF THE ALBERTA BAR

Barrister and Solicitor
Notary Public

YOUR FILE 3267
MY FILE

EVACUATION SECTION	
Date	JAN 18 1943
File No.	3267
Ref.	6
Referred	James

HANEY,
British Columbia

TELEPHONE 188
P. O. BOX 200

January 15th 1943.

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

Dear Sir: RE: Yoshizo Watanabe

Replying to your favor of the 11th inst I beg to enclose herewith my copy of the Agreement of Sale between the above and Justin Anderson. Only the down payment was made and the contract includes a clause making the arrears of interest bear the rate of interest provided in the agreement. The amount due as of April 4th 1943 is \$218.95. Please return the enclosed copy of agreement as soon as possible and oblige.

Yours truly.

S. COLIN GENGE

SCC*G
Enc

File No 3267

Missouri City

C. B. C.

22 Feb 1943

EVACUATION SECTION	
Rec'd	FEB 24 1943
File No.	3267
Ans.	26-2
Refer	Allen

Dear Sir

I am writing you with regard to Japanese property in my charge here I am located on the S. Watanabe property 14th Street Mission & have quite a lot of Japanese chattels left in my charge some of which you have list of & a lot of it not as a lot was left in my charge not reported to custodian just left with me to look after.

Now the one piece I want to know about is a box of tools (Carpenters) in the upstairs part of house which I believe you have a list of they belong to Masachi Watanabe no relation to S. He sent me a letter from where he is located Fannyokelle Manitoba wishes me to send this one box of Carpenter tools to him by rail (C.P.R.) & I wish to know if this is O. K. to do & if in case any other Jap in the future sends for any of their boxes, bedding, or other utensils whether you have list or not is it all right to forward to them or have I to send to you for the permission. Kindly let me know by return if I can send this box & the proper procedure in future cases. I remain yours truly

Dave. S. Swanson

INVENTORY OF CHATTELS FOUND ON THE PROPERTY

OF

WATANABE, Yoshizo #13271
Last house on the west end of 4th., st.

IN HOUSE

2 Gramophones and 1 box records.
1 Sewing machine.
4 Boxes sealers etc.
3 Beds complete and 1 mattress.
3 Tables.
1 Bookcase (glass)
3 Pcs., linoleum.
2 Kitchen stoves.
1 Heater.
1 Camp stove.
5 Shovels. 1 ctn .of magazines.
7 Hoes. 1 Clothes line.
4 Hay forks.
2 Cross cut saws.
3 Lengths garden hose.
1 Wheelbarrow.
1 240' platform scale.
1 Spud diggers.
1 Spring tooth cultivator.
1 Sm. cultivator.
1 Plow.
1 Tricycle. MARKED 6-N. SATO.
1 Straw trunk (clothes)
1 Folding couch.
4 Blinds.
3 Pcs., curtains.
3 Pictures.
1 Mirror in frame.
3 Iron molds (fish shape.)
Qu .of mixed lumber.
6 Chairs (set)
9 Kitchen chairs.
1 Lantern.
1 Fishing rod MARKED-UMETSU.
1 Sew utensils and dishes MARKED N. SATO.
1 Sm. Mattress MARKED N. SATO.
1 Gramophone " M. WATANABE.
1 Lge basket of clothes.

ARTICLES MARKED K. KONAMATA.

1 Box nailed up.
2 Tri cycle.
1 Baby crib.
1 Sm. Bicycle (Good)
2 Tins tied up (flour)
1 Bureau. (tied up)
1 Geared food grinder .
1 Ctn., tied up.
1 Cross cut saw.
Sm. qu. tools.

ARTICLES MARKED K. SERIZAWA 259 POWEL ST. VAN.

1 Curtain streacher.
1 Bundle bed rails.
1 Round dinning table.
1 Tricycle.
2 Mattresses tied up.
8 Lg., Ctns. tied up.
7 Straw trunks tied up.
5 Trunks tied up.
1 Enam. baby bath.
1 Ctn . religious matter.
1 Box dishes.
3 Boxes tied up.
2 Lge. Canvas bundles of bedding tied up.
1 Round dinning table.
2 Beds complete.
1 Rocking horse.
1 Baby bath.
2 Bicycle trailer wheels.

THE ABOVE ARTICLES HAVE BEEN LEFT IN MY CARE BY THEIR OWNERS

AND I WILL BE RESPONSIBLE FOR THEIR SAFEKEEPING.

Witness *R. M. Peterson*
OFFICE OF THE CUSTODIAN

Signed.

J. Swanston
Apr 19/43.

SOLDIER SETTLEMENT and VETERANS' LAND ACT

3267
19271

File No. - BC/303P
(JL-88)

Vancouver, B.C.

A.G. Duncan Cruz, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

WATANABE, Yuzo

Dear Sir:

Re: Pt. 6.6 aca., more or less, of Lots
1, 2 & 3 of SE $\frac{1}{4}$ of Sec. 20, Tp. 17,
Map 951, shown Red on Sk. 6499.
MUNICIPALITY OF MISSION

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 169086-E of the New Westminster Land
Registry Office for the above parcel of land in the name of
The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque for
\$1,305.72, in favour of The Secretary of State, forwarded to
you and dated March 7th, 1944, is the amount of the purchase
price in full of the above land, as set out below.

This property was leased to the tenant, D.G.
Svanston, in 1943 on the arrangement that he pay the 1943 taxes.
Svanston paid the taxes but they were applied on the 1941 taxes,
which were in arrears. We therefore had to pay the 1943 taxes
and the taxes paid by Svanston have been deducted from the
purchase price as being the 1943 rent due to us.

Purchase Price - \$ 1,178.00

Less arrears of taxes to

January 1st, 1943 -	1941 taxes -	35.61
	1942 taxes -	37.03

Amount paid to Secretary of State - \$ 1,105.36

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
and return it to me.

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase price in
full of the land above described.

April 28, 1944
Date

Solicitor for
The Secretary of State

Farm Appraisal Report

File No.

Land Description Part, of lots 1-2-3. Of S.E. 20-17- Map 951

Containing 6.6 acres. Acres

Owner's Name Y. Watanabe.

Post Office Address Mission B.C.

Nearest Rail Point Mission B.C.

Distance on border.

Market Town Mission

Distance "

Church (give denomination) Various at Mission

Distance "

Nearest School Just half a mile., from house

Distance "

State how property was identified: Map location, and enquiry.

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

Fourth street Mission runs right to the gate.

Is this district a good one? Not especially.

Employment opportunity Seasonal only.

Predominating Nationality and religion: Various nationalities & religions.

Describe Fencing and its condition: fences along the south and east Value \$ poor.

Water supply: Mission city supplies at \$1.50 per month Value \$ electric light minimum .50 cents per month.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 32	frame	8	shing	7	part	good	
lean-to	6 x 32	frame	7	shing.	7	cement		1050.00
	x					blocks	good	
BARN	x					blocks	fair	100.00
shed	14 x 30	frame	7	shing	old	blocks	fair	
BARN	x					blocks	fair	60.00
shed	12 x 21	frame	7	shing	old	blocks	fair	
GRANARY	x					blocks	good	85.00
small shack	12 x 14	frame	8	shing	10	blocks	good	
	x							
	x							
	x							

\$1295.00

Total present day value \$ 2250.00

Total Value Buildings add to farm

Is dwelling habitable without repairs? yes If not what is your approximate estimate of cost to make it habitable? \$ 800.00

Describe the basement and chimneys: full brick chimney from ground up
basement is dug out no floor and only under half of the house
No. rooms downstairs? 4 Upstairs? one How finished plaster board and V joint dow
just v joint up and open studding in one half of the top floor.

Are buildings painted? yes Condition of paint very good

Distance from nearest bush 100 yards.

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

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8	undulating	6 to 8 in. loam	8 to 10 in. granular loam	2 1/2 ac strawberries. 1 ac potatoes. 7/8 ac asparagus. 1/8 ac rhubarb. 1/8 ac garden	\$50.00	400.00
Area which can be cultivated without cost other than for breaking.						
nil						
Area which can be cultivated after a reasonable amount of clearing timber, stumps, drainage, etc.						
nil						
Area Unsuited for Cultivation.						
1.6						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	
building site and ravine banks.						

Total value of Land \$ 400.00

Total added by buildings to value of farm \$ 800.00

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

Total value of farm \$ 1200.00

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

has been continuously occupied for fifteen years, and at the present time there is a tenant from the prairie on it, He is renting (see remarks) the land is in a very good state of cultivation.

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

small fruits and some poultry.

Noxious weeds:

very few, but some couch grass.

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

Mission Municipality, Mission
Taxes \$32.37.Date: May 16th 1942
Place: Abbotsford B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 14th day of May 1942.

Inspector's Signature

G. Mc Kay

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

Farm Appraisal Report

Folio 23/4.

.. This parcel containing just over six acres lies right on the edge of the town limits of Mission. Fourth street runs up to the gate on the east side.

There is a comfortable, neat and attractive looking five room dwelling, unfinished up stairs, but nicely painted outside, and the ground floor spotlessly clean. A neat flower garden to the front and a tidy if aged lot of out buildings.

The present tenant has paid three hundred dollars cash rent for the year 1942. In 1943 his agreement is to pay the taxes only, and this to continue until the owner's return (if and when).

The berry crop looks fair, about half of the plants are said to be coming into their second year of production the other half has to come out in 1943, after picking is over.

In addition the Jap owns another parcel, S.W. 22-17 Blk. 12 just two miles away (See Folio 29/19.) This is a wood lot mostly having just 21 acres under cultivation. The tenant has this parcel also and for it all he is to pay is the taxes, and he gets his wood supply. When that parcel is developed the two pieces will make it possible for a family to make a living, but at the present time the chances of success, for a white man are very precarious.

(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.)

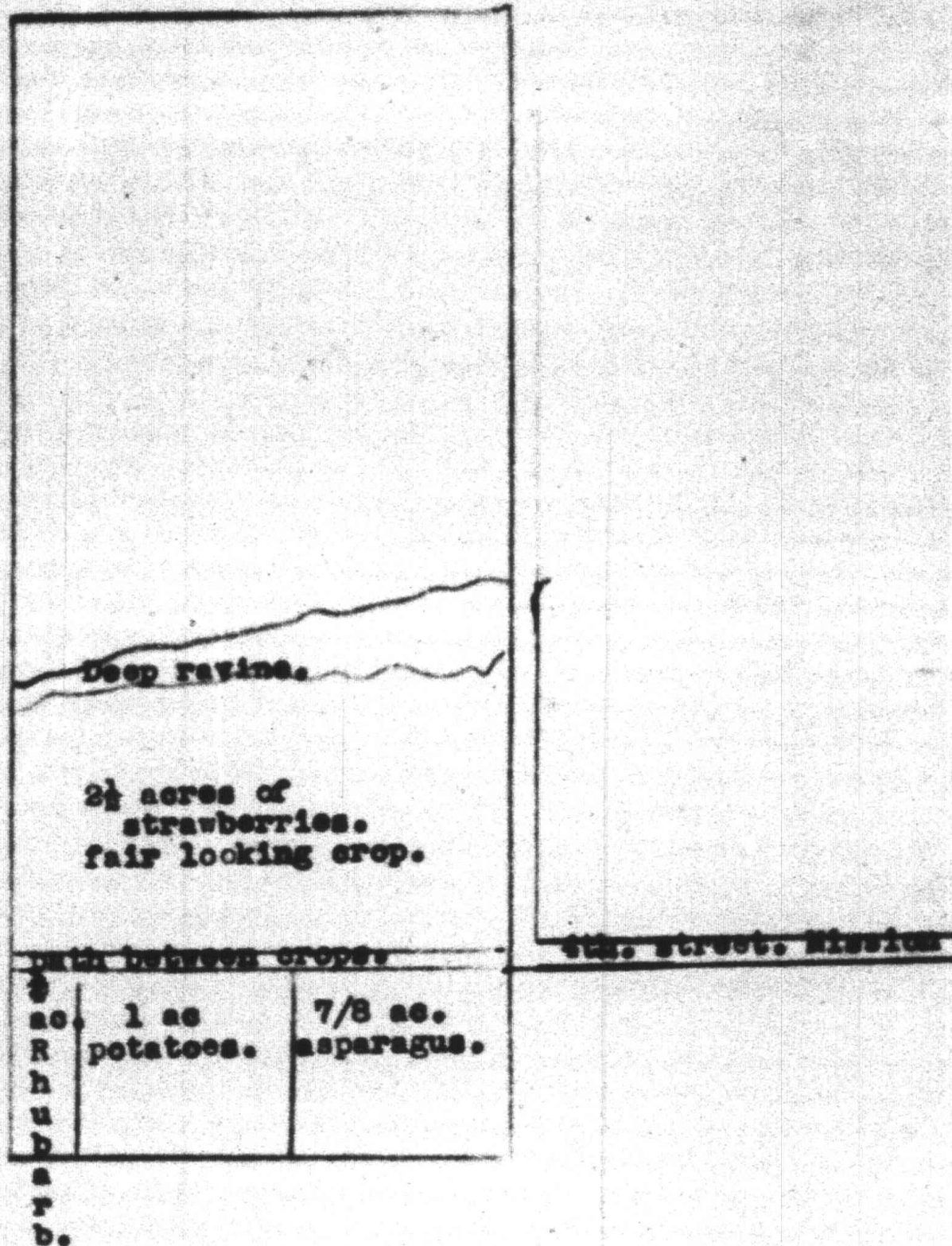
Present Value

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Y. Watanabe- Mission. Part. 6.6 acres of lots 1-2-3.
of S.E. Sec 20-Tp. 17. Map. 95



Following careful review of this appraisal report, it is my opinion that the present
value is \$ 1,200.00

Date 20th May 19 42.

"I.T. BARNET"

District Superintendent.

Farm Appraisal Report

File No. 20/20

Lead Description S.W. 2 9- 17- Elk. 12
Containing 2.5 Acres

Owner's Name X. Watanabe Post Office Address Mission B.C.

Nearest Rail Point Mission Distance 2 Miles

Market Town Mission Distance 2 Miles

Church (give denomination) Various at Mission Distance 2 Miles

Nearest School at Mission Distance 2 Miles

State how property was identified: Map location and enquiry.

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

Good gravel road runs at the south west corner of the property.

Is this district a good one? not especially.

Employment opportunity seasonal only.

Predominating Nationality and religion: Japs have predominated.

Describe Fencing and its condition: none Value \$

Water supply: small stream runs through the property. Value \$

BUILDINGS ON FARM

3267

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

No buildings of any value.

EXHIBIT
DATE
FILED BY
778-5
Oct 12/43
J.E.A. Rice

Total present day value \$

Total Value Buildings add to farm not applicable. \$

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

Describe the basement and chimneys: n.a.

No. rooms downstairs? n.a. Upstairs? n.a. How finished n.a.

Are buildings painted? n.a. Condition of paint n.a.

Distance from nearest bush the property is all bush except for a patch in one corner.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2 1/2	rolling	etc 3 in loam	granular loam 7 inches	none	60.00	90.00
nil	Area which can be cultivated without cost other than for breaking.					
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
7 1/2	Area which can be cultivated after a considerable ^{costly} 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
	rolling	etc 10 inches loam	etc 16. inches granular loam	heavy bush	say \$150 to \$200.	20.00 145.00
nil	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 \$ 235.00

Total added by buildings to value of farm \$ nil

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

Total value of farm \$ 235.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
The small piece of ground that has been cultivated is in a very poor state of tillage. Nothing is growing this season other than weeds and a few miserable volunteer growth strawberry plants. The land has never been occupied, the owner living on another parcel at Mission.

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

Noxious weeds: very few in evidence.

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

Mission Municipality, Mission
Taxes 13.65

Date: May 9th 1942.
Place: Abbotsford B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 8th day of May 1942. 19

Inspector's Signature

G. J. Mackay

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

BC/304-P Page 3
Farm Appraisal Report

S.S. Form No. 43
(Sheet 2)

Polio 29/19.

Remarks: Here we are dealing with approximately ten acres of solid bush land, excepting for two and a quarter acres that has been cleared at the south west corner. This ground is barren of any growth at present other than weeds and a few miserable strawberry plants volunteer crop.

A rocky, gravelly ridge separates the cultivated area from the remainder of the bush property. There is a small stream and ravine running through the land from north east to south west. The soil is good quality and when cleared will be good fruit land.

The clearing cost will be heavy, regardless of this however there seems to be a sale for the stuff at from forty to fifty dollars per acre. The ten acres adjoining to the west was bought in 1941 for five hundred dollars. It had just a small space around the buildings cleared. There is a small house, stable, good well and woodshed, these were erected at the time of the sale.

The parcel under examination has no buildings except a couple of shacks made of cedar shakes. These have no value. The Japanese has been trying to sell for four hundred dollars.

The present renter gets the wood he needs, and pays taxes only. He lives on Watanabe's home place two miles away just at Mission

A good road comes to an end at the S.W. corner of this bush lot.

* power line is within three hundred yards.

(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

\$

\$

\$

\$

\$

\$

\$

\$

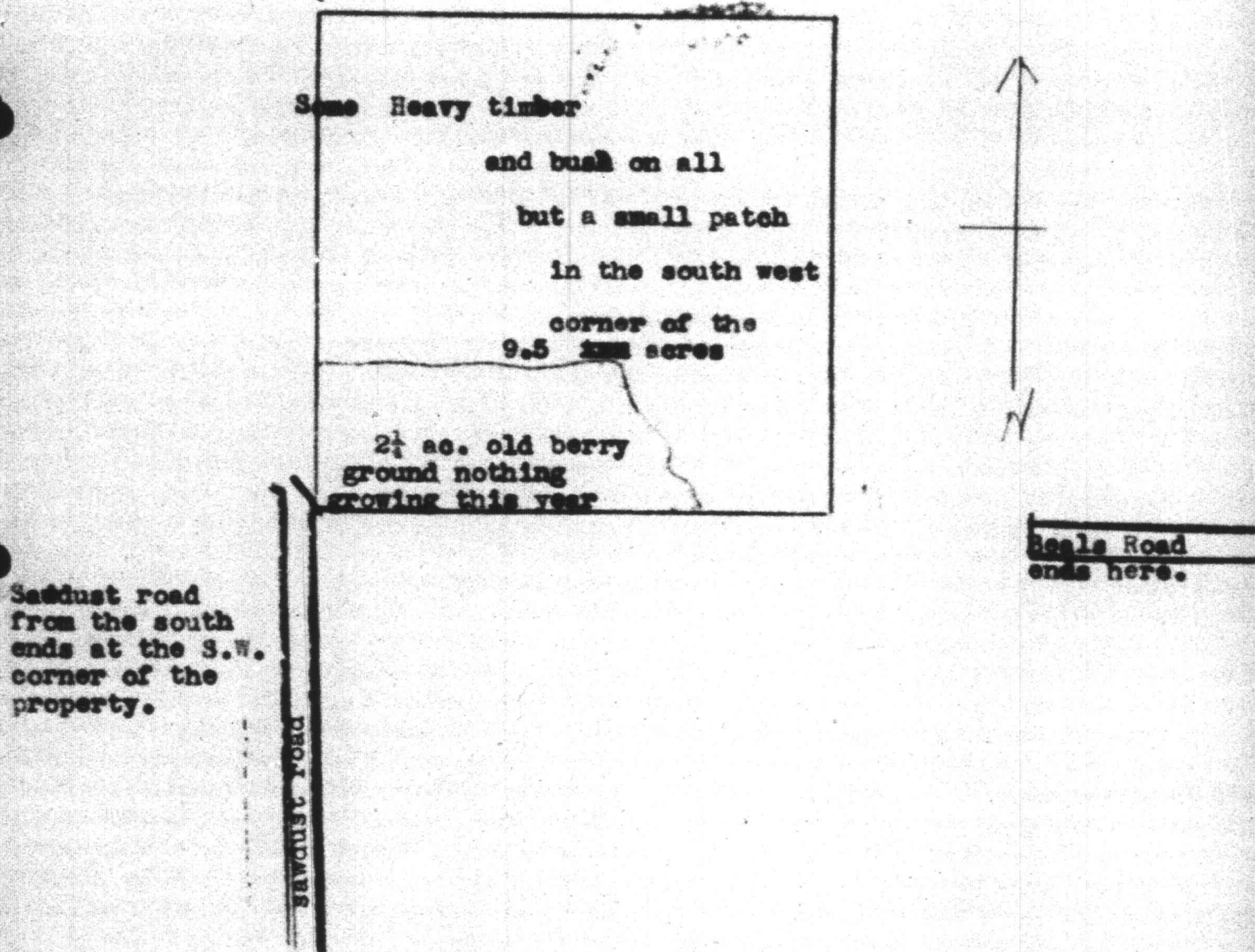
\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Of Y. Watanabe Mission, B.C.
 Lot 12-S.W. $\frac{1}{4}$ Sec 29- Tp- 17. Map 2707.
 Scale 1 inch- 200 feet.



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

value is \$ 200.00

Date 20th May 19 42

"I.T. BARNET"

District Superintendent.

COPY

Files: 3267 ✓
5525

Mission City, B.C.,
August 14, 1944.

Dear Sir:

Y. Watanabe.

I am enclosing two letters from Japanese wanting some more articles sent on.

You will notice in K. Serizawa's letter that he mentions a bicycle he wants now. Several months ago I got some things ready for him and they were left here for a long time then Mr. Anderson and Mr. Carlson come up two or three times later and tagged some more and they sent a truck later on and the bicycle went on that shipment. I wrote to Serizawa when I got this letter and told him to let me know if he had got the bicycle and which gramophone he wanted as I have 3 here now but have not heard from him yet and Mr. Sato's stuff is all in the house we live in upstairs and in the basement here so if you want us to get it ready and ship it to them we can do it if we get your permission to do so. So will wait till we hear from you and what to do.

We will be leaving here at the end of September and would like to forward what they want before then and in case of any other Japanese letters requiring other articles can I go ahead and ship or suppose have to report to you first. Will you please return these letters as we keep all of them for future reference. I remain

Yours truly,

Dave G. Swanston

FILE NO 3267

5523

EVACUATION SECTION

Rec'd OCT 7 1944

File No

Ans. 12/10/44

Referred

3267955-28

12/10/44

12/10/44

C.

Oct 1944

Dear Sir

Received your letter with
enclosed letter. I requested many
thanks for same but I notice
you refer them to Masachi
Watanabe in the letter &
this place where on is Y.
Watanabe not M. What I'm
writing for this time is that
our lease ended here on
Sept 30th & the place is re-
rented to a soldier's wife
& we are ready to move to
our own place tomorrow.
We have all the stuff
that the Japs want sent
to them ready for shipment
& will ship same soon as
we move & we have taken
other things that were made
arrangements for with us

2

Whenever we get straightened
up - moved will send you
a list of what we shipped
what we've taken & intend
to buy.

Now there will be quite
a lot of things machinery
plow cultivation etc left
but the new renter is
quite a dependable party
& it will be O. K. of course
expect that some of commission
will have to call & check

Now where were moving is
to corner of 7th & Duane
if they wish to see us &
the new renter is W. B. B.
Powell she works in Telephone
Office hope this is O. K. but
will send full list of
what's taken & what's left soon
as possible I remain
your truly Dave Swanton

MEMORANDUM

File No. 100-1077
100-1077

April 1943, 1945.

TO: Mr. Ian Macpherson
FROM: Mr. R. D. Richardson

Re: Lot 13 of S.W. 1/4 Sec. 9,
Twp. 13, R. 2E, 11N.

Replying to your memorandum of the 17th instant, we have to advise that one Mr. W. Anderson reports that he contacted Mr. J. F. Anderson at Fort Huachuca, and was informed that Mr. Anderson originally owned the property referred to and that he sold it to Yoshino MATSUMOTO under an Agreement For Sale, dated April 4th, 1933. The purchaser, Mr. MATSUMOTO, only paid the initial payment of \$37.50 leaving a balance of \$112.50, plus interest at 7%, still unpaid.

Mr. MATSUMOTO did not carry out the terms of the agreement and abandoned the property which was allowed to go to tax sale. Yoshino MATSUMOTO, Reg. No. 1144, purchased the property at tax sale. The property is registered in his name.

It appears, therefore, that Mr. MATSUMOTO has good title to this property and that Justin Farquhar Anderson has a claim against Yoshino MATSUMOTO under the personal covenant in the Agreement For Sale. Mr. Anderson stated that he was going to take proceedings against MATSUMOTO under the personal covenant just at the time of evacuation.

Will you kindly return these files when you have dealt with them.

Why not be?

X not correct.
Credit info.
re: Anderson
purchased at
tax sale
in 1937.
Title taken
by Anderson
in 1937.
Jan 1949.
RDR

3267

May 1st, 1945.

Mr. Yoshizo WATANABE,
Registration No. 13271,
c/o Mr. James Blair,
Picture Butte, ALBERTA.

Dear Sir:

We have for acknowledgement yours of April 24th in which you state that you have no knowledge of a Justin F. Anderson of Port Hammond or any claim he may say he has against you.

We have a copy of an Agreement For Sale dated April 4th, 1930, signed by yourself as purchaser from Justin Forsyth Anderson of Port Haney, of Lot 13 of South West Quarter of Section 9, Township 15, Map 118, in the District of New Westminster, for the sum of \$150.00. You paid \$37.50 on execution of the agreement leaving a balance of \$112.50 plus interest at 7% unpaid.

From the information we have been given, there appears to be no doubt that you are the party concerned. We, therefore, ask that you give this matter some more thought as it is necessary that we hold sufficient funds in your account to take care of this claim.

Kindly let us hear from you at your early convenience.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH

Dept. of the Secretary of State
Office of the Custodian
506 Royal Bank Bldg.
Hastings & Granville
Vancouver, B.C.

May 9th/1945
c/o Mr. James Blair
Picture Butte Alta.

Dear Sir;

(Re. File no. 3267)

Received your letter dated May 1st. regarding the agreement made between Mr. Justin F. Anderson of Port Hammond and myself in May April 4th 1930.

It is true as far as what is stated in the agreement but this property is sold to party who lived in that district sometime between the year of 1936-38 (address for the party SEIZO YAMAMOTO, Ruston, B.C.)

To prove the facts I have many witnesses namely KIYOSHI UMETSU 15 mile Camp Tashime B.C. SHUHEIMON YAMADA c/o E. JORGENSEN

If the party Mr. Anderson is insisting on this regard ^{Picture Butte}
I would like to take action against him.

Hoping the answer is satisfactory to you & me,
Anderson,

EVACUATION SECTION
REC'D MAY 12 1945
FILE NO. 3267
BY ROROR
Richardson

Yours Truly,

Yoshizo Katanabe

Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

Nov. 8th 1948

P. O. Box 111

Picture Butte

(Re file no. 3267.)

CUAT	adto
NOV 10 1948	
File No.	
Ans.	
Referred	

Dear Sir,

In answering your letter dated (Nov. 2nd 1948) regarding the transaction of land in Rusklin B.C. on the 9th of May 1948 I did not advise you that I sold the property to S. YAMAMOTO but I did write and told you that this land was sold to S. YAMAMOTO by some other party in that district. I did purchase the land in an agreement of sale sometime ago but it was abandoned long before Japanese evacuation in the year of 1942, and I did not know anything about it till I hear from you first.

I met a party to-day that knew that this land was owned by YASUTOKU INOUE of Hope B.C. at time of evacuation in 1942. Hoping that this might give you some record to trace.

As far as I know this land was purchased by S. Yamamoto from party in Hancy B.C. and it was sold to J. Inoue before he left Canada in 1940.

I am pleased to give you all the information regarding above land but as I already mentioned above did not actually owned it and do not know much about it.

Hoping that this answer is satisfactory one.

Yours truly

Yochizo Hatanabe

2nd November, 1948.

Mr. Yoshizo WATANABE,
Regn. No. 13271,
P.O. Box 111,
Picture Butte, Alta.

Dear Sir:

We enclose herewith Custodian cheque in the amount of \$1062.92, which sum represents your credit balance at this office as shown on the attached statement less the sum of \$218.95. Some time ago you were advised of a claim made by Mr. Justin F. Anderson being balance due with interest under a covenant in an Agreement of Sale on the purchase of certain lands. On the 9th May, 1945, you advised us you had sold this property to Mr. Seizo YAMAMOTO of Ruskin, B.C., and as we had no record of a Japanese of that name, we asked that you forward any documents or anything in writing regarding your dealings with Mr. Yamamoto, but we have received no reply from you, and we are, therefore, holding the sum of \$218.95 until such time as we have more definite information regarding this transaction.

No.

Please be assured that acceptance of the enclosed cheque will in no way prejudice your claim now before the Commission, as Mr. Justice H.I. Bird, Commissioner, has so ruled.

Kindly acknowledge receipt.

Yours truly,

Office of the Custodian.

HA
Encls. 2 (cheque)

File No.
3267

ANALYSIS OF
CLAIM

June 22, 1948

REAL PROPERTY
SECTION

Yoshizo WATANABE
Reg. No. 13271

Re Director, The Veterans' Land Act

REAL PROPERTY, - 4th Avenue, Mission, B.C. (P.O.)

(a) Property described as
Part 6.6 acres- more or less of Lots 1, 2 and 3
of the South East quarter of Section 20, Township
17, Map 951 as shewn outlined Red on Sketch 6499
Municipality of Mission, B.C.

and

(b) Lot 12 of the South West quarter of Section 29
Township 17, Map 2707, Municipality of Mission
B.C.

Yoshizo WATANABE makes claim for
(Gross) as follows re
the 2 above described properties:-

Land -	2100.00	
House	1500.00	
Bunkhouse	500.00	
Barn	350.00	
Shed	<u>150.00</u>	4600.00

Sales price (Gross)

(a)	1178.00	
and (b)	<u>231.00</u>	1409.00

EXHIBIT No. 778-8

DATE October 18/48

FILED BY W. H. Rice

(over)

File No.
3267

- 2 -

REAL PROPERTY
SECTION

(a)	Assessed Value	Claimant's Value A & B	S.S.B. Appraisal	V.L.A. Purchase Price
Land -	495.00	2100.00	400.00	
Improvements-	1250.00	2500.00	800.00	
	\$ 1745.00		1200.00	1178.00

(b)				
Land	285.00		235.00	
Improvements	400.00		Nil	
	\$ 685.00		235.00	231.00

Combined - A & B

(a)	-	1745.00	1200.00	1178.00
(b)	-	685.00	235.00	231.00
		\$ 2430.00	1435.00	1409.00

RECAP:

Gross amount of claim		
2 Realities -		4600.00
" " " sale		
2 Realities		<u>1409.00</u>

B.R. Tusenbury
B.R. Tusenbury,
Office of the Custodian.

Proof of Claim

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

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

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

NOV 27 1947

JK 88 303P

BC 1175 P

Nov 5

3767

JK 88

BC 304P

Nov 5

1. Name of Claimant in full:

Yoshizo Watanabe

Registration No.

13271

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

Mission City, B.C.

3. Claimant's present address:

4. Claim relating to real property: Box 111, Picture Butte, Alberta.

- (a) Street address of real property:

4th Str. S., Mission City, B.C.

- (b) Legal description of property:

South east corner of Lot 1 thence S. $89^{\circ}33'$ W. along South boundaries of Lots 1, 2, and 3, a total distance of 7.77 chains more or less to the south west corner of Lot 3 thence North along West boundary of Lot 37.99 chains more or less to its intersection with small creek thence in a North easterly direction along centre of said creek across lots 3, 2, 1 to intersection of said creek with east boundary of Lot 1 thence South 9.31 chains more or less to point of commencement as shown and outlined red on sketch deposited No. 6499

Lot (12) of the South West Quarter of Section twenty-nine (29) Township seventeen (17) Map two thousand seven hundred seven (2707) in the District of New Westminster.

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

Farm

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

No. 74460E

No. 105213E

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

(I) Land— \$ 2100.00

(II) Buildings— \$

House \$1500.00

Bunk House \$500.00

Barn \$350.00

Shed \$150.00

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

\$ 4600.00

5. Claims relating to personal property, etc.

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

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

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

✓

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

✓

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

✓

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

7. An Interpreter will be required. Yes

DATED this

day of October, A.D. 1947.

S. Upm...
Witness to Signature of Claimant.

Y. Hatanaka
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

Yoshizo Katanabe

I

(Full Name of Claimant)

Box 111, Picture Butte, Alberta. Best Laborer.

of

(Present Address)

(Occupation)

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

None.

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

DECLARED at *Picture Butte*

in the Province of Alberta,

this *15th* day of *November*

A.D. 1947.

James D. Gies
A Commissioner for Oaths in and for
the Province of Alberta.

Y. Katanabe

Parcel 5

-2-

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

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

on individual sheets)

Part Six Decimal Six (6.6) acres more or less of Lots One (1) Two (2) and Three (3) of the South East Quarter of Section Twenty (20) Township Seventeen (17) Map 951 more particularly described as follows:

COMMENCING at the South East corner of the said Lot 1 thence S. 89 33' W. along the South boundaries of the said Lots 1, 2 and 3 a total distance of 7.77 chains more or less to the South West corner of said Lot 3 thence North along the West boundary of said Lot 3 7.99 chains more or less to its intersection with a small creek thence in a North Easterly direction along the center of said creek across said Lots 3, 2 and 1 to the intersection of said Creek with East Boundary of said Lot 1, thence South 9.31 chains more or less to the point of commencement as shown and outlined Red on Sketch deposited No. 6499. in the District of New Westminster.

- (a) Nearest Post Office adjacent to land. **Mission City**
- (b) Number of acres: **6.6**
- (c) When purchased: **1927**
- (d) Condition when purchased: Give improvements and values in detail as of date of purchase)

Bush Land

No Buildings

- (e) Purchase Price \$ **1400.00**

6. IMPROVEMENTS:

- | | | | |
|----------------------|--------------------------|-------------|------------|
| (a) Clearing | 6 acres at \$ | per acre \$ | 450.00 |
| (b) Fencing | | | \$ |
| (d) Drainage | | | \$ |
| (c) Tillage | included in clearing | | \$ |
| (e) Weed Eradication | 6 acres | | \$ 60.00 |
| (f) Planting | 2 1/2 acres strawberries | | \$ 150.00 |
| | 1 acres asparagus | | 100.00 |
| (g) | 1 acres rhubarb | | \$ 100.00 |
| (h) | | | \$ |
| | | | \$ |
| | Total | | \$ 860.00 |
| | Carried Forward | | \$ 860.00 |
| | | | \$ 2260.00 |

Brought forward

\$ 2260.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
House	30 x 38	1941	1000.00	700.00	1700.00
Bunk house	16 x 48	1928	350.00	250.00	600.00
Barn	16 x 30	1927	250.00	150.00	400.00
Shed	12 x 16	1927	125.00	50.00	175.00

Total Cost of Buildings

2875.00

2875.00

Total Cost of Land and All Improvements

\$

5130.00

Fair Market Value ~~Buildings \$2500~~ Land \$1500.00

\$

2000.00

Sold by Custodian for

\$

1178.00

Loss Claimed on Parcel 1

\$

2922.00

8. Assessment for 1942:

Land \$ 495.00

Improvements \$ 1250.00

Total \$ 1745.00

Parcel 5

9. Appraisal or Valuation (by Custodian):

Lands	\$	400.00
Improvements	\$	1295.00
Total	\$	1695.00

10. Rental Value per Year: \$ _____

11. Fire Insurance on Buildings:

(List amount on each building):

<u>Dwelling house</u>	\$	1500
.....	\$	
.....	\$	
.....	\$	

12. Documents in Support:

(a) Photographs:

(b) Deeds **Title / 74480 I**

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

(f) Correspondence

(g)

(h)

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

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

Lot Twelve (12) of the South West Quarter of Section Twenty-nine (29) Township Seventeen (17) Map Two Thousand Seven Hundred and Seven (2707) in the District of New Westminster.

- (a) Nearest Post Office adjacent to land. **Mission City**
 (b) Number of acres: **9.5**
 (c) When purchased: **1933**
 (d) Condition when purchased: Give improvements and values in detail as of date of purchase)

Bushland

No Buildings

(e) Purchase Price \$ **500.00**

6. IMPROVEMENTS:

(a) Clearing..... 2acres at \$.....per acre	\$ 150.00	
(b) Fencing	\$	
(d) Drainage)	\$	
(c) Tillage included in clearing	\$	
(e) Weed Eradication 2 acres	\$ 20.00	
(f) Planting 2 acres straws	\$ 150.00	
(g)	\$	
(h)	\$	
Total	\$ 320.00	\$ 320.00
Carried Forward	\$	\$ 680.00

Parcel 11

Brought forward

\$ 820.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
		NIL	\$	\$	\$

Total Cost of Buildings

Total Cost of Land and All Improvements \$ 820.00

Fair Market Value \$ 600.00

Sold by Custodian for \$ 231.00

Loss Claimed on Parcel 1 \$ 369.00

8. Assessment for 1942:

Land \$ 235.00

Improvements \$ 400.00

Total \$ 635.00

Parcel 7.

-9-

9. Appraisal or Valuation (by Custodian):

Lands	\$ 235.00
Improvements	\$ NIL
Total	<u>\$ 235.00</u>

10. Rental Value per Year: \$ _____

11. Fire Insurance on Buildings:

(List amount on each building):

NIL	\$
.....	\$
.....	\$
.....	\$

12. Documents in Support:

(a) Photographs:

(b) Deeds **Title # 106213 E**

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

(f) Correspondence

(g)

(h)

Parcel 2:- (Add additional sheets if necessary)
(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1\$ 2822.00

Parcel 2\$ 369.00

Parcel 3\$

Parcel 4\$

TOTAL:

\$5191.00

I Certify the above to be True and Correct.

.....
Witness

.....
Signature of Claimant.

1
CASE NO. 778.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(HIS HONOUR JUDGE R. M. EDMANSON, SUB-COMMISSIONER)

10
Lethbridge, Alberta,
October 12th, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHIZO WATANABE.

PROCEEDINGS AT HEARING.

20
APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the
Dominion Government.

W.S. RUSSELL, Esq.,

appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

Y. Watanabe,
In Chief.

THE SECRETARY: Case No. 776, Yoshise Watanabe.

YOSHIKO WATANABE, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Watanabe, I am showing you your summary of
evidence in support of claim?

A Yes.

Q You gave instructions for the preparation of this
summary of evidence? A: Yes.

A You supplied the materials and the information for
the preparation of this form? A: Yes.

Q This is your signature (indicating)?

A Yes.

Q Do you believe this to be true to the best of your
knowledge and information? A: Yes.

(SUMMARY MARKED EXHIBIT NO. 1).

Q You are claiming for two parcels of land, Mr.
Watanabe? A: Yes.

Q One is 6.6 acres in size and one is 9.5 acres in
size, is that correct? A: Yes.

Q Now, dealing with this 6.6 acres, which you
purchased in 1927, the purchase price which you
paid you say is \$1400.00, is that right?

A Yes.

Q Do you think that is a high price for that land?

A It was in a very good location and it was comparative-
ly expensive.

Q What can you tell us about the going price of
land in 1927 in your district?

3
Y. Watanabe,
In Chief.

A Land in that area cost about \$200.00 an acre at that time.

Q Is that raw land? A: Yes.

Q What did your neighbours pay for their land?

A A white man close to me bought one acre for \$500.00.

Q Was it bushland with no buildings or was it improved and had buildings? A: It was cleared but there were no buildings on it.

10 Q You cleared six acres of this land, is that right?

A Yes.

Q And you say it cost \$450.00 to clear those six acres?

A: Yes.

Q What elements went into making up the \$450.00 for the six acres of clearing?

A That was the cost of the powder and labour.

Q What nature of growth was on this land?

A There were large stumps after logging operations.

Q Did you do any of the clearing yourself?

20 A Yes, I worked myself and hired other people as well.

Q Is your wage for clearing the land included in this estimated \$450.00, or was that actually paid out for other labour and for powder and so on?

A No, my own labour is not included; it just includes the cost of the powder and the hire of the outsiders with the horses.

Q Who built this house that you say was erected in 1941?

A: That was built for me by a carpenter. He had help from me.

30 Q You show your material costs at exactly \$1000.00?

4
Y. Watanabe,
In Chief.

A That is approximate.
Q And you show your labour costs at exactly \$900.00?
A \$700.00?

Q \$700.00 for the house? A: Yes.

Q Is that arrived at through your own records?

A No, that is an estimate.

Q And parcel 2, the 9.5 acre portion of land, you say that you paid \$500.00 for it?

A Yes.

10 Q It was bought in 1933? A: Yes.

Q Why had the price of land gone down so much between 1927 and 1933?

A: It was in a less convenient location; it was some distance from the town.

Q What did your neighbours pay for land adjoining this 9.5 acre portion?
A: About the same; about \$500.00 for ten acres.

Q Had land generally gone up or gone down between 1927 and 1933?

20 A: I don't know very well, but I imagine it was about the same.

Q All right.

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

I wish to tender as exhibits, respecting Parcel 1, the 6.6 acre parcel, the farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

30 MR. RICE: Assessment notice for the year 1943 of the District of Mission, showing the land to be assessed at \$495.00 and the improvements \$1250.00. That

5
Y. Watanabe,
Discussion.

is Parcel 1, the 6.6 acres.

(ASSESSMENT NOTICE MARKED EXHIBIT NO. 3).

MR. RICE: A real property summary.

(SUMMARY MARKED EXHIBIT NO. 4).

MR. RICE: Then on Parcel 2, I tender a farm appraisal report; that is the 9.5 acres.

(APPRAISAL REPORT MARKED EXHIBIT NO. 5).

MR. RICE: Assessment notice for the year 1943 of the Corporation of the District of Mission, assessing the land at \$285.00 and the improvements \$400.00; that is Parcel 2.

(ASSESSMENT MARKED EXHIBIT NO. 6).

MR. RICE: A real property summary respecting the parcel.

(SUMMARY MARKED EXHIBIT NO. 7).

MR. RICE: And an analysis of claim, dealing with both parcels.

(ANALYSIS MARKED EXHIBIT NO. 8).

MR. RICE: That is all, thanks.

THE SUB-COMMISSIONER: That is all, thanks.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

S.H. Howard
"S.H. HOWARD" Official Reporter.

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

SUB-COMMISSIONER.

Defence Brief
Yoshizo WATANABE

LETHBRIDGE
12 Oct. 48
V.L.A. Deal

File No. 3267

Case No. 778 ✓

REAL PROPERTY CLAIM

1. Real Property Claim

\$4000.00 Parcel 1

Appraised at

\$1200.00

Sold for

\$1178.00

Witness: ✓ McKay, Appraiser.

2. Real Property Claim

\$600.00 Parcel 2

Appraised at

\$235.00

Sold for

\$231.00

Witness: ✓ McKay, Appraiser.

Submission: That the real estate
was sold for its fair market value.

RWH/mw

Name of Claimant **WATANABE, Yoshino**
 Custodian File **3267**

Case **778**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)		Charges 12.50 & Comm.	V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there- of		Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					131.00	166.53			166.53	
					1178.00	721.31			721.31	
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										937.84