

4601

Powell Street.

FILE NO.

4601

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: SAKON Mataichi

HOME ADDRESS: P.O. Box 232, Mission City, B.C.

REGISTRATION NUMBER 13128 SEX: Male AGE: 65.

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: Yuko

ADDRESS OF WIFE OR HUSBAND: P.O. Box, 232, Mission City, B.C.

NAMES OF ANY LIVING CHILDREN:

EXHIBIT NO.

DATE

FILLED BY

736-8

Sept 30/48

E. S. A. Rice

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: Municipality of Mission in District of New Westminster. (1) Two Portions containing 10.01 Acres of Lot D. of the north west quarter of Section 27, Township 17, Map 987 as shown on sketch deposited No. 2941. (2) 1.19 Acres, Blocks 1 and 4 of the north west quarter of Section 27, Township 17, Map 679. June 2
The above are farm lands.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 four room house, 1 three room house, 1 two room shack, stable, woodshed, hothouse, storehouse, garage.

3. INSURANCE (Give particulars; state where policies are) \$1500.00 Fire Insurance. Michigan Fire and Marine Insurance Co. Ltd, Detroit, Michigan. General Agents, A.S. Matthew and Co. 402. Pender Street, West, Vancouver. Policy No. 6015752. In possession of declarant.

4. TAXES (Amount and where payable) \$32.50 plus \$24.44, Total \$56.94 paid to the end of 1940. Payable at Corporation

5. ENCUMBRANCES (including any mortgages or claims in respect of the property) of District of Mission, Mission City, B.C.

6. OCCUPANCY AND LEASES (If vacant so state)

Occupied by self, wife and son.

226B

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in possession of declarant.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: no.
9. IF FARM LAND STATE CROPS SOWN Blackberries, Strawberries and
Rhubarb grown on five acres of land.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

At Dewdney Trunk Road, Mission City, B.C. in declarant's house.

Carpet 30 feet by 20 feet, Dresser, Kitchen Cabinet, Chair, Clock,
2 double beds, 2 Kitchen Stoves, 3 Heater Stoves, 1 Diningroom table,
1 Kitchen Chair, Kitchen utensils, 1 Steel Tackle Block, 2 Cross
Saws, 1 Buck Saw, 100 feet half inch cable, 1 Peavy, 2 Shovels,
3 Garden Hoes, 1 Sledge Hammer, 2 Wedges, 1 Crow bar, 3 Mattocks,
1 Horse Plough, 1 Spring Cultivator, 1 Harrow, 1 7 tooth field
Cultivator, 2 Manure Forks, 2 Potato Forks, 1 Spray Tank,
Harness for horse, 1 Scythe, 1 Wedge, 2 Double Blade Axes, 2 Hatchets

Following sold as per letter April 10 1914. 2 cultivators, 1 spoke harrow,
1 Plough, 1 horse.

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

1 Horse (female) brown, aged 8 years. ✓

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____

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

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

War Savings Certificate, Ten Dollars, No. TB 609746 and TB 609747.
Two Certificates. In possession of declarant.

8. BANK ACCOUNTS: _____

9. LIFE INSURANCE: _____

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

REMARKS: _____

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 23rd day of March 1942.

(Signature) *H. Hatacchi*

Dorothy M. Chape
 Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date Jan 16/43

Full Name SAKON, Mataichi
(Surname in Block Letters)

Registration No. 13128

Male - Female
(check)

Age Nov 11, 1877

Former Address P.O. Box 232, Mission City, B.C.

Date Evacuated Apr. 11/42?

Naturalized - Canadian-Born - National
(check)

Present Address c/o O.D. Roberts, P.R.#1, Nabbford, Alta.
Diamond City, Alta. - 14/4/43

Married - Single
(check)

Name of Wife Oyaye - 13129

Name of Husband

Name of Mother Dec'd.

Name of Father Dec'd.

Names of Children under 16

Our File No. 4601

Registered with Custodian
(yes or no) yes

Requested By P. Hunter

Additional Information Farmer. House & 6 acres

1/2 ton Ford truck.

Born in same place as BUNTIRO file 12227 - Brother?

REAL PROPERTY SUMMARY

File 4601

V.L.A. B.C.277-P

JAPANESE NAME: Mataichi SAKON - - Reg. No. 13128.

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

PROPERTY ADDRESS: 4089 Dewdney Trunk Road, Mission, B. C.

LEGAL DESCRIPTION: Blocks 1 and 4 of the North West quarter of Section 27 Township 17 Map 679 Municipality of Mission in the District of New Westminster

TITLE: In the name of Mataichi SAKON.

ENCUMBRANCE: Vesting 24893 - 3rd November 1942.

ASSESSED VALUE: 1943 - 19 acres.
Land \$760.00
Improvements \$300.00 Total \$1060.00 Taxes \$26.88.

CLASSIFICATION: Inspector reported July 28th, 1942, farm of 19 acres of which 6 acres had been cleared with 1 acre in strawberries, $\frac{1}{2}$ acre blackberries, $\frac{1}{2}$ acre rhubarb and with a $1\frac{1}{2}$ storey frame house 36 x 30, 5 rooms in good condition with a rhubarb house, 3 packing sheds, 1 room shack, garage, woodshed, storage shed and barn. Occupied at date of inspection by J. JONES, except buildings.

HISTORY OF ADMINISTRATION: Lease dated 9th April 1942, Mataichi SAKON to James Greer JONES for a period of 1 year from date at a rental of $\frac{1}{3}$ rd of the net crop. As reported by the Central Fruit Distributors, to whom the crop was delivered, the gross returns were \$577.41. The reported expenses for \$256.96, leaving a net of \$320.45 of which $\frac{1}{3}$ rd was due to the owner - \$106.82. The Central Fruit Distributors had advanced to Mr. SAKON \$100.00 leaving a balance of \$682.00 which was paid to the Custodian and credited to Mr. SAKON'S account.
Lease of land only, Secretary of State to W.A. HAMMOND from the 1st March 1943 to the end of the year at a rental of \$100.00 which was paid to the Custodian and allowed as accrued rental to The Director The Veterans' Land Act. Lease handed to The Director The Veterans' Land Act on the 21st July 1943. The buildings were rented to J. PENNER from the 1st January 1943 to the end of the year at \$45.00, which rental was paid to the Custodian and allowed as accrued rental to The Director The Veterans' Land Act.

SOLD: To The Director The Veterans' Land Act for \$1764.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Mataichi SAKON, sale price \$1764.00 plus rental from JONES \$6.82, total \$1770.82; less taxes \$57.53, Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00 total \$76.53. Net amount released \$1694.29.

TITLE:

Included in O. of T. 170740-E and payment of consideration included in cheque to the Custodian dated March 9th, 1944.

**OLD C. OF T.
NO. 117422-E:**

In possession of Mataichi SAKON.

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

DATED May 23rd, 1946.

Jankasphorn

IN:ML

File No. 4601

SAKON, Mataichi (Mr.)

Reg. No. 13128

4039 Dawdney Trunk Rd.,
Mission, B. C.

Picture taken March 7/43 by J.M.



4601
15128

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/277-P
(JL-80)

Vancouver, B.C.

A.C. Duncan Crux, Esq.,
Rendall Building,
535 West Georgia St.,
Vancouver, B.C.

SARON, *Matiaschi*

Dear Sir:-

Re: Blocks 1 and 4, North-West $\frac{1}{4}$,
Section 27, Twp. 17, Map 679,
MUNICIPALITY OF MISSION.

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 170740-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 \$ 19,426.23, in favour of The Secretary of State,
forwarded to you and dated March 9th, 1944 is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$	1764.00	✓
Less arrears of taxes to January 1st, 1943,	- \$	57.53	✓
Amount paid to Secretary of State	- \$	1706.47	✓

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.

MAY 12 1944

date

Solicitor for
The Secretary of State

R

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 4601

Reg. No. 13128

506 Royal Bank Building,
Vancouver, B. C.

Mr. Mataichi SAKOH,
Diamond City, Alberta.

JUN - 5 1944

Dear Sir:

Re: 4089 Dewdney Trunk Road, Mission, B. C.
Wm. of Mission, Bks. 1 and 4 of the N.W. $\frac{1}{4}$ of Sec. 27,
Twp. 17, Map 679, Dis. of New Westminster, C. of E. 50475.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 1764.00
Add:	
Unexpired insurance premium as at January 1st, 1943	1764.00
Less:	
Tax arrears to December 31st, 1942	\$ 57.53
Registration fee	3.00
Encumbrance—Principal	
—Interest	60.53
Net proceeds of sale	\$ 1703.47

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

BC/277-P

BC/277-P

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

PAGE 1

File No. JL-80

Land Description Blks. 1 & 4 of NW $\frac{1}{4}$, Sec. 27, Tp. 17, N.W.D.

Containing 19.29 Acres

Owner's Name SAKOH, Mataichi

Post Office Address Mission, B.C.

Nearest Rail Point Mission, B.C.

Distance 2 miles

Market Town "

Distance 2 "

Church (give denomination) Mission. All denominations

Distance 2 "

Nearest School Ferndale

Distance 1 "

State how property was identified: Map; roads; sketch, tenant.

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

On Dewdney Trunk - good main road.

EXHIBIT NO.

DATE

FILED BY

Is this district a good one? Only when berry prices are good.

Employment opportunity Seasonal berry work; woods & mills for a few about 7 miles away.

Predominating Nationality and religion: British, Protestant. Many Jap holdings.

Describe Fencing and its condition: Fences, except front, are neighbors. Value \$

Water supply: Well.

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1 $\frac{1}{2}$ st.	20 x 30x18	Frame	14'	Shgl.	New	Cone.	Good	1500.00
Lean-to	10 x 30x18	"	8'	"	"	"	"	180.00
Forcing hse.	18 x 38x18	"	9'	"	Med.	"	Fair	15.00
Shed	10 x 16x9	"	8'	Shks.	"	"	"	20.00
Shed	10 x 18x7	"	6'	"	"	"	"	75.00
Shed	10 x 18x8	"	6'	Rubber-	"	"	Good	30.00
Shed	12 x 14x9	"	7'	Shks.	"	"	"	30.00
Shed	12 x 14x10	"	8'	"	"	"	"	25.00
Shed	16 x 20x11	"	9'	"	"	"	Fair	"only
Attd. stable	10 x 12x7	"	6'	"	"	"	"	
There is also a small bath house of no value; also a pack shed of little value								

No pole line in front of this place.

Total present day value \$ 1875.00

\$ 1250.00

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?

Describe the basement and chimneys: Brick to ground.

No. rooms downstairs? 6 Upstairs? Un-finished 2 room-t. & g., balance shiplap.

Are buildings painted? House only. Condition of paint Good.

Distance from nearest bush Adjacent to some.

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
4.6	Undulating 4.6	6" 1. loam	lt. clay	Mixed berries-fair	55.00	263.00
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
14.69	Undulating 14.69	6" 1.1.	lt. clay	Bush & drain some	125.00	20.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 546.80

Total added by buildings to value of farm \$ 1250.00

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

Total value of farm \$ 1796.80

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

Continuously occupied.

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

Poultry and small fruit.

Noxious weeds:

Some couch.

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

Mission Municipality - \$24.44.

Date: May 26, 1942.
Place: Chilliwack, 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 19 42.

Inspector's Signature

"R.L. RAMSAY"

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

NY-60 - E. SARON

Farm Appraisal Report

PAGE-3

Remarks: This place is well situated on Dowdney Trunk Road not too far from Mission. It is new land and new buildings with a small cleared acreage as yet. Its weakness is that it has a northern slope and some wetish land at the rear which will require drainage when cleared. It will not catch the early berry market but nevertheless will be a good producer. The soil is good average type and in better shape being new than average Jap holding. It is suitable to a white holder with its new house.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general use 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

Only odd tree.

Total \$

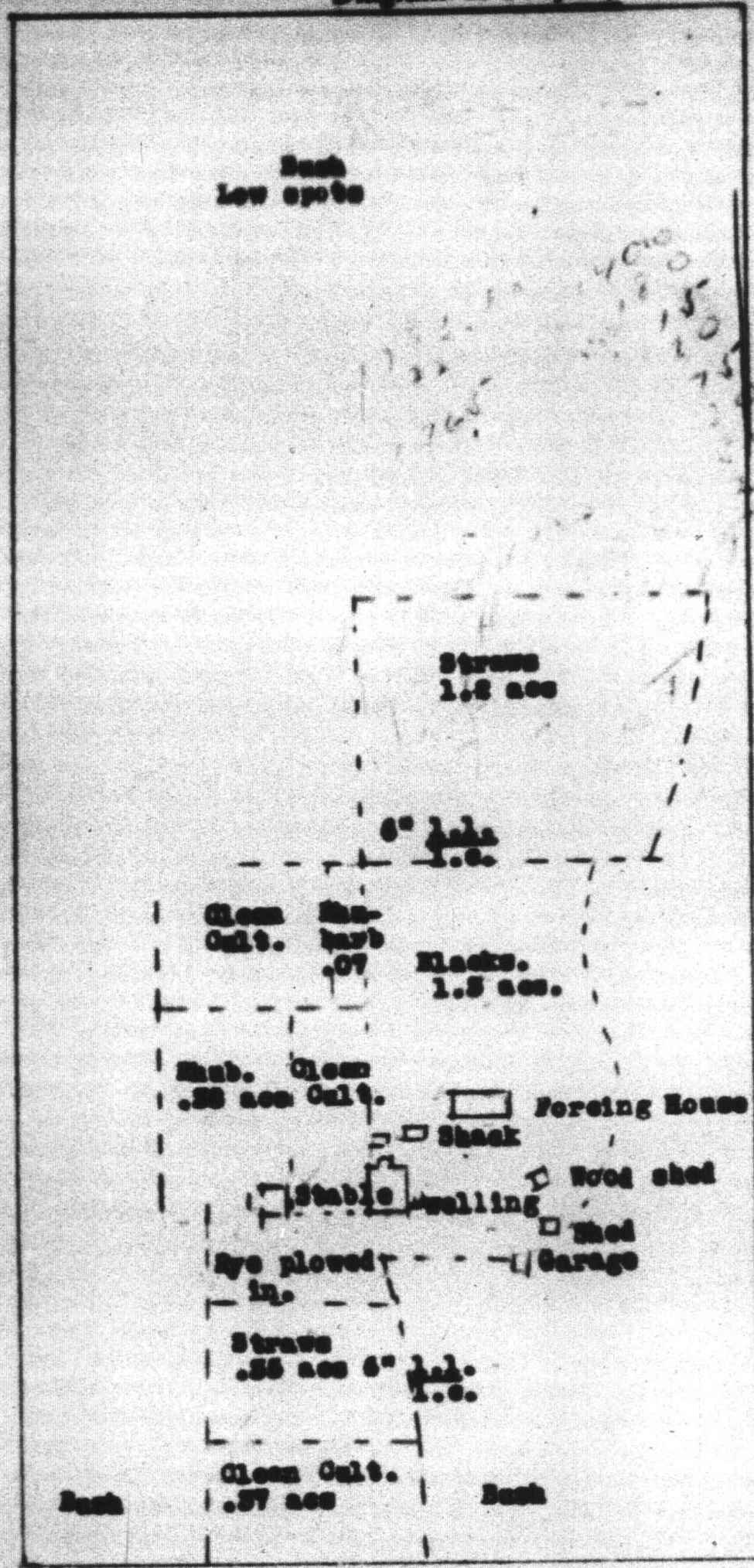
Amount fruit trees add to value of farm \$.

Page 4

BC/STT-P

Map 1 & 4 of H.W.C. No. 100
Diagram of Property

Vol 6. 9/2
10.20 acc.



Toyochi
KAMAGAKI.

H.
\$

2 chs.- 1 inch.
1.1. light loan on
1.0. light clay.

Following careful review of this appraisal report, it is my opinion that the present value is \$ 1650.00

Date 30th May 1942.

"I.T. BARNET"
District Superintendent.

REAL PROPERTY SUMMARY

File 4601

V.L.A. B.C. 278-P

RP2

JAPANESE NAME: Mataichi SAKON - - Reg. No. 13128.

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

PROPERTY ADDRESS: 4171 Dewdney Trunk Road, Mission, B. C.

LEGAL DESCRIPTION: Two portions (containing together 10.01 acres of Lot "D" of the North East quarter of Section 27, Township 17 Map 987 as shown and outlined in red on sketch deposited No. 2941 Municipality of Mission in the District of New Westminster.

TITLE: In the name of Mataichi SAKON.

ENCUMBRANCE: Vesting 24893 - 3rd November 1942.

ASSESSED VALUE: 1942 - 10 acres.
Land \$500.00
Improvements \$1250.00 Total \$1750.00 Taxes \$32.50.

EXHIBIT NO 736-5
DATE Rept. 30/1/46
FILED BY G. R. R. R.

CLASSIFICATION: Inspector reported July 28, 1942, 10 acre farm with 8 acres cleared with about 1/2 acre blackberries, overgrown, no commercial value. One storey shack 36 x 18, 3 rooms very poor condition, woodshed, 2 packing sheds, small barn, hay shed, all in very poor condition. The whole property badly overgrown and buildings of no value. Property believed to be occupied at date of inspection by a Japanese by the name of MIKADA.

HISTORY OF ADMINISTRATION: On the file there is a memo that this property was leased to Archie DAVIDSON at \$100.00 yearly by the owner. There is no further record of occupation of this property.

SOLD: To The Director The Veterans' Land Act for \$416.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Mataichi SAKON, sale price \$416.00. less Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00 total \$19.00. Net amount released \$397.00.

TITLE: Included in C. of T. 170741-E and payment of consideration included in cheque to the Custodian dated March 9th, 1944.

OLD C. OF T. NO. 12356-E: In possession of Mataichi SAKON.

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

DATED May 23rd, 1946.

IN:ML

Paul H. Thompson

4601
19128

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/278-P
(JL-80)

Vancouver, B.C.

A.C. Duncan Crux, Esq.,
Randall Building,
835 West Georgia St.,
Vancouver, B.C.

John
SAKON *Matachi*

Dear Sir:-

Re: Two portions (Containing together 10.01
acres of Lot "D" of the North East $\frac{1}{4}$, Section 27,
Twp. 17, Map 987, as shown and outlined in red
on sketch deposited No. 2941, MUNICIPALITY
OF MISSION.

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 170741-B 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 \$ 19,426.23 in favour of The Secretary of State,
forwarded to you and dated March 9th, 1944 is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 416.00 -
Less arrears of taxes to January 1st, 1943,	- \$ 76.51 -
Amount paid to Secretary of State -	339.49 /

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereto
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.

MAY 12 1944

Date

Solicitor for
The Secretary of State

Canada

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

 506 Royal Bank Building,
Vancouver, B. C.

 File No. 4601
Reg. No. 13128

JUN - 5 1944

 Mr. Matsuchi SAKON,
Diamond City, Alberta.

Dear Sir:

Re: 4171 Deedway Trunk Road, Mission, B. C.
Eas. of Mission, Two portions (containing together 10.01 acres
of Lot "D" of the N.E. $\frac{1}{4}$ of Sec. 27, Twp. 17, Map 987, as shown
and outlined in red on sketch deposited No. 2941, Dis. of New
Westminster, C. of B. 50474.

You have previously been advised that a sale of lands in rural districts was entered into between
this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer
have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon
valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year.
This means that the 1943 revenues from the property were for the benefit of the purchasers, but that
taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 416.00
Add:	
Unexpired insurance premium as at January 1st, 1943	416.00
Less:	
Tax arrears to December 31st, 1942	76.51
Registration fee	3.00
Encumbrance—Principal	
—Interest	
Net proceeds of sale	79.51
	\$ 336.49

This amount has been placed to your credit and a statement of your account is endorsed hereon
showing the present balance on our books. A small amount for legal fees in connection with the convey-
ance to the Veterans' land will be charged later.

Yours truly,

 F. G. SHEARS,
Director.

1943

Jan. 1

Balance brought forward

Debit

Credit

Balance

\$ 6.82

\$ 6.82 CR

Credit re Sale of Property

336.49

Ditto

1703.47

Land Registry Office C/E

\$2.00

1944

Feb. 13

Proceeds Auction Sale

31.99

28

" " "

17.78

\$2.00

\$2096.55 CR \$2094.55

Bc/278-P

BG/278-P

Farm Appraisal Report

S.S. Form No. 43
(Sheet 1)Page 1
File No. JL-80

Land Description E.E.27-17 - Block D.

Containing 10.01 Acres

Owner's Name BAKON, M. Post Office Address Mission, B.C.

Nearest Rail Point Mission Distance 3 miles

Market Town Mission Distance 3 "

Church (give denomination) All denominations Distance Mission

Nearest School Public-1 mile; High at Mission Distance 3 miles

State how property was identified: Established boundaries.

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

Gravelled road across south end. Dewdney Trunk Road.

Is this district a good one? Run down. Only good when small fruit prices are high.

Employment opportunity Some in local canneries and mills.

Predominating Nationality and religion: Mixed. Some Mennonites.

Describe Fencing and its condition: West side, belongs to neighbor. None Value \$

Water supply: Good creek. Value \$ inc. in ld.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	12 x 26		7'	shgl.	Very old, and for years not occupied. Not habitable. No value.			
Pkg. shed	6 x 26	lbr.	6'	"				
	12 x 27	shakes	8'	shakes	Old. to replace - \$50.00 (adds no value to farm)			
BARN	x							
Feed shed	14 x 22	"	7'	"	Old. Stands awry, and of no value.			
BARN One stall horse shelter, of poles and shakes.					Old and no value.			
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

(No electricity established or nearby)

Total present day value \$

Total Value Buildings add to farm \$ nil

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

habitable? Not a building that could be repaired. Only thing to do with it is to burn it down. Not fit for human habitation and is otherwise worthless.

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
5.6	Undulating to North	8" to 12" good quality loam	sandy clay	Gone back to grass	60.00	336.00
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, stumps, 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
4.41	Ravine and hillsides.			light scrub. Some value as pasture.		20.00

Total value of Land \$ 424.00

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 424.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Apparently not farmed for some time, though owner lived nearby and farmed other land.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Consider this as additional acreage to other land, more especially as pasturage, by reason of grass growth, and existence of good creek.

Noxious weeds:

None appearing.

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

Municipal & School - \$32.50.
Mun. Dist. of Mission, Mission, B.C.

Date: 8th May, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 7th day of May 1942.

Inspector's Signature

"B.C. WORMWORTH"

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

Farm Appraisal Report

Remarks: Apparently this place has not been recently farmed.

Cultivated acreage has been allowed to go back to grass. The buildings are all very old, in a serious state of disrepair, and are of no real value. They would not add a single dollar to the value of the farm. The house is nearly falling down, is low, dark, dingy, and utterly filthy. Not fit for human habitation.

A patch of blackberries on the south end, and a small patch of raspberries, are still in production, but are not in good shape. The small out-buildings scattered along the creek are very old and are in such poor condition that they are of no real value.

The creek itself is constant, is tiled where it comes to the ground level. Elsewhere it runs in a gully. This is a valuable asset. Soil is excellent. Heavy covering of grass shows fertility.

Valuation of place is based on consideration of it as an added acreage to other land, where buildings etc. are already established.

I do not consider the place as a farming unit in itself.

(POR 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

Blackberries ---- 0.4 ac.
Rasps ----- 0.2 ac.

Balance of berries shown on diagram are valueless.

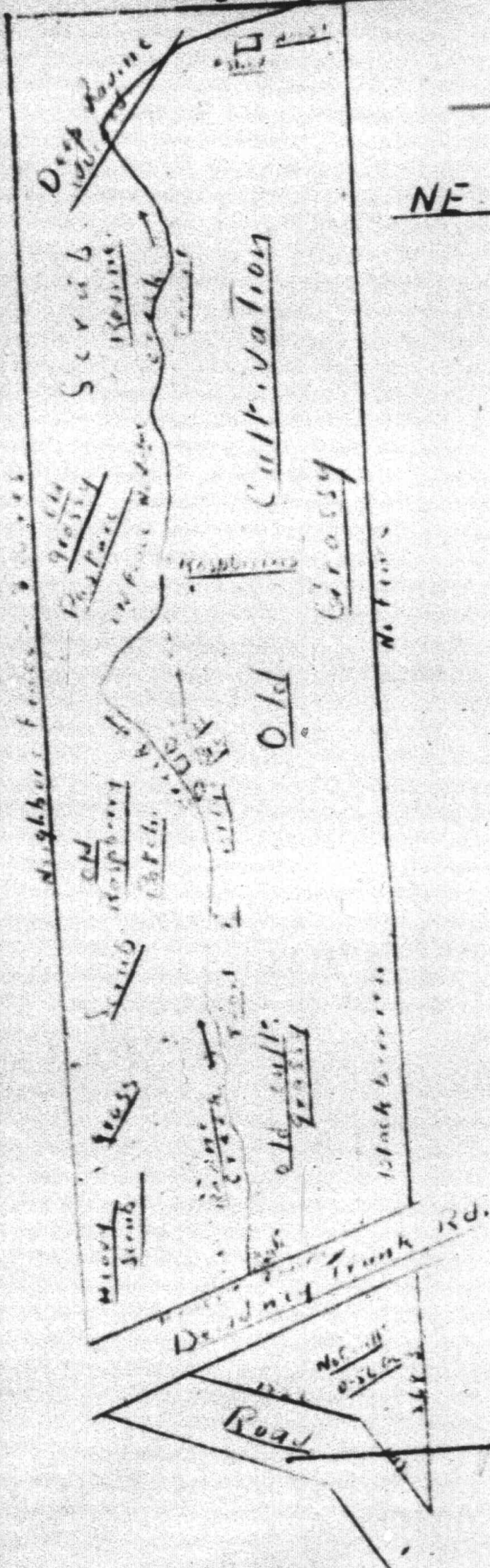
None of these add value to the farm.

Total \$

Amount fruit trees add to value of farm \$

1941/10

Diagram of Property



Sakam M.

NE 27-17-100 'D' 10.01 ac.



Scale 800 ft. to 1 inch.

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

value is \$ 400

Date 19th May 1942

J. S. Bunch
District Superintendent.

FIRE INSURANCE SUMMARY

File 4601

Sgt. Matalchi SAKEN

Reg. No. 13122.

On the 2-story frame dwelling on the land owned, Matalchi SAKEN declared insurance of \$1500.00 in the Michigan Fire and Marine Insurance Co.. This insurance was renewed on the 21st July 1943 by policy 6019221 in the amount of \$1500.00 for 3 years expiring on July 21st, 1946. The premium of \$30.00 was paid by the Custodian and was refunded by The Director The Veterans' Land Act.

This summary is certified
to be in accordance with
the information on file.

[Signature]

DATED May 23rd, 1946.

INCL

13128

NAME _____

SAKON, Mataichi (Mr.)

FILE NO.

4601

[illegible]

LIABILITY SUMMARY

File No. 4501

Re: Matschi SAKOH

Reg. No. 13128.

No liabilities declared and no claims filed.

This summary is certified
to be in accordance with
the information on file.

D. H. Thompson

DATED May 23rd, 1946.

IN:ML

February 26, 1946

MEMORANDUM: File 4601

Re: Mataichi SAKON. Reg. 13128

<u>ARTICLE</u>	<u>DESCRIPTION</u>
----------------	--------------------

Truck	1/2 Ton Ford
-------	--------------

This truck was not surrendered to RCMP.
Turned over to Oliver-Overand Motors Ltd. who sold the car
and paid off Lien to Finance Company. See letter 20/12/44.

Balance due Mataichi SAKON - \$48.46 (Paid to Custodian)

G. Jackson

Registered
wanted #601

Mission City, B.C.
April 10, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 13 1942

The Custodian
Mr. G. MacPherson
501 Royal Bank Bldg.
Vancouver, B.C.

Over

Landed to Sir
Richardson

Dear Sir:

I wish to inform you that since
making my report to the Custodian I have
sold the following implements:

Two Cultivators
One Spike Harrow
One Plough
One Horse.

Name &

Address:

MATAICHI SAKON

DEWDNEY TRUNK RD.

MISSION CITY, B.C.

Yours truly,
M. Sakon

NAME SAKON, Mataichi

REGISTRATION NO. 13128

FILE NO. 4601

The following chattels were sold by public
auction at Mission, B. C. on March 1, 1944.

Kitchen range	\$ 10.00
Bed and spring	4.00
6 chairs	7.40
1 Arm chair	3.50
1 Dresser	10.50
1 Wooden tub	.40

Total:	(Auctioneer's Fee: \$ 3.58	\$	
	(Advertising: .66		35.80
Less Expenses:	(Moving: 13.00	\$	
	(Rent: .78		18.02
Net Proceeds Credited:		\$	17.78

Members of Custodian Staff Present.

Mr. Ure

Extracted from Auctioneering list No.

Mission 8.

Remarks.

LAWRENCE'S

WE BUY, SELL
& TRADE

NEW & SECOND
HAND HOUSEHOLD
FURNITURE

AGENT FOR

ROYAL CITY
LAUNDRY

MCCORMICK
DEERING FARM
MACHINERY &
EQUIPMENT

GURNEY &
MCCLARY STOVES
& RANGES

EASY WASHERS

P. O. BOX 316
PHONE 93, NIGHT 3813
MISSION CITY, B. C.

Sakon, Mataschi - 4601

February 24, 1944.

Under instructions from the Department of
the Custodian, I have appraised and sold the goods
of M. Sakon, Reg. No. 13128, Dewdney Trunk Rd.,
Mission, to J. Ksik, same address, as listed below:

1 Dining Room Table	\$ 5.00
1 Lamp	.75
1 Heater/ Pipe	4.50 2
3 Bow Back Chairs @ 1.00 ea.	3.00 4
1 Kitchen Cabinet <i>H.M.</i>	17.50 1
1 Cast Iron Cook Stove	5.00 1

Total \$35.75

Certified a just and fair appraisal as made by
me this 24th day of February, 1944.

Signed *G. J. Lawrence*
Appraiser

EXHIBIT 736-7
DATE Sept 30 1948
FILED BY G. R. Rice

Trans to Rural Adm. Com. 11/2/44

COPY Original on Claim File.

LAWRENCE'S

P.O. Box 316
Phone 93, Night 3813
MISSION CITY, B.C.

Under instructions from the Department of the Custodian,
I have appraised and sold the goods of M. Sakon, Reg. No. 13128,
Dewdney Trunk Rd., Mission, to Kwik, same address, as listed
below:

1 Dining Room Table	\$ 5.00
1 Lamp	.75
1 Heater/ Pipe	4.50
3 Bow Back Chairs @ 1.00 ea.	3.00
1 Kitchen cabinet H.M.	17.50
1 Cast Iron Cook Stove	5.00
Total	\$35.75

Certified a just and fair appraisal as made by me this
24th day of February, 1944.

Signed "A.N. Lawrence"
Appraiser

4601

EXTRACT FROM INVENTORY OF PERSONAL
PROPERTY BELONGING TO EVACUEES STORED
IN THE BUDDHIST TEMPLE, HANAY, B. C.
MADE BY MR. W. E. ANDERSON, March 10, 1948.

In addition to identified goods there is a large quantity
of unidentified goods appearing on the original inventory
filed under G/216

SAATCHI - #1220

1 cart. dishes

Inventory of Property. SAKON. Mataichi, # 13128

1 Kitchen range. *Sold at auction*

1 " table.

7 " chairs.

1 " cabinet.

1 Heater. *Sold to Ksick*
All stored in the house.

Property leased to Archie Davidson @ \$100.00 Yearly

26B

"A"

Mar. 1, 1944

Mataichi SAKON

I have today examined the undermentioned articles and
I am convinced that they are valueless and should be abandoned

William L. Lick

- 1 wall clock
- 9 1 linoleum rug
- 1 kitchen table
- 1 coal oil lamp
- 2 suit cases
- 1 model T Ford truck
- 2 heaters burned out
- 1 sack "Go-West"
- 1 galvanized iron wash tub

THE FOLLOWING ARTICLES ARE MISSING

- 7 window curtains
- 1 mantel clock
- 1 floor brush
- 1 linoleum rug
- 1-10 gallon crock
- 2 hand saws
- well bucket and rope
- floor mop
- 1 hammer
- child's school equipment
- 1 food chopper
- sleeping doll
- 1 box old clothes
- 1 carton window fasteners
- 4 lengths flooring
- 19 2 sets car chains
- platform scale
- 1 hoe
- 1 shovel
- 1 rake
- kitchen utensils
- dust pan
- 1 wheel barrow
- quantity rasp. wire
- car tire pump
- 1 40-gal. oil drum
- 1 5-gal. oil can

Changes of
tenant & in
premises vacant

THE FOLLOWING SHIPPED TO STORAGE IN
JAPANESE TEMPLE MISSION

- 1 carton personal effects

EXHIBIT NO.

DATE

FILED BY

736-6
Sept. 30 1948
G. R. Davis

REPORT ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MISSION.

Date: July 28, 1942.

NAME: SAKON, Mataichi

REGISTRATION NO. 13128.

ADDRESS: 4089 Dewdney Trunk Rd., Mission, B.C.

PROPERTY: #2.

ACREAGE: 19. 6 acres cleared, rest bush.

KIND OF CROPS: Straws. Blk. B. Rhubarb.

APPROXIMATE ACREAGE OF EACH: 1. 1/2. 1/2.

HOUSE: 1 1/2 Storerooms. VACANT: Yes. OCCUPIED

DESCRIPTION: Frame, siding. ROOF: Shingle.

SIZE: 36' x 30'. NO. OF ROOMS 5.

CONDITION: Good.

OTHER BUILDINGS: Rhubarb hse. & lean-to packing shed. 1 room shack. garage.
2 packing sheds. woodshed. storage shed. barn & pack. shed

NAME OF LESSEE OR RENTOR: J. Jones, lives on No # Draper Rd., combined.
Hatzic, B.C.

TERMS: Keeps 2/3 of net crop, 1/3 to owner, through Central Fruit, Mission, B.C.

WATER: Well. ON: OFF:

LIGHT: None. ON: OFF:

REMARKS: House very nice inside, lge. rooms, finished in V joint, outside of house quite well painted. Doors & windows locked & boarded. Land around house & buildings becoming badly overgrown. Jones has nothing to do with house, not responsible for chattels.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house. (downstairs.)

Wall clock. X
7 Window curtains. M
Kitchen cabinet. S
4 " chairs. S
" linoleum rug. X
" range. S
" table. X
Mantle clock. M
Dining table. / 4040
4 " chairs. S
Baby chair. S
Lge. linoleum rug. (front room) M
Heater. S
Dresser. S
Floor brush. (soft, long handle.)
2 Beds. / 3040
2 Coal oil lamps. X
Linoleum rug. (rolled up)
10 gal. stone crock. M
2 Hand saws. M
2 Suitcases. (old) X
Well bucket & rope. M
Floor mop. M
Tin. (containing dishes)
Hammer. M
Box. (child's school equip.) M
Gtn. (containing feed chopper) M
6 Boxes. (contents unknown)
Box. (dishes & kitchen utensils)
Gtn. (new sleeping doll) M
Box. (old clothes) M
Gtn. of window fasteners. M

In house. (upstairs)

SH 1 Gtn. (contents unknown)
S 1 Kitchen chair
S Coal oil lamp. (with wire handle)
M 4 lengths of 6' flooring lumber.

In garage.

X Model T Ford delivery truck
licence # CX521--41
Just fair condition.
M 2 Sets of car chains.

In 1 room shack.

X Heater.
S Cook stove. (sml.)
M Platform scale.
M 1 hoe, 1 shovel, 1 rake.
M Kitchen utensils & dishes. (few)
Dish pan. (new)
X 1 Back Go West bug killer.
M Wheelbarrow.

In Storage shed.

X Heater. (old)
M Quantity of raspberry wire.
M Car tire pump.
M 40 gal. Oil drum.
M 5 gal. Oil can.
X Galvanized wash tub.

Signed:

J. Maryson
A. H. H. H.

M. missing
X - Disc added
S - sold by auction Mar. 1/44 Mission B.C.
S - sold to tenant - Statement 1/5/44

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MISSION.

Date: July 28, 1942.

NAME: SAKON, Mataichi

REGISTRATION NO. 13128.

ADDRESS: West of 4171 Dewdney Trunk Rd., Mission, B.C.
(down roadway on north side of road,
some distance in, road very poor)

PROPERTY: #1.

ACREAGE: 10. 8 acres cleared, rest bush.

KIND OF CROPS: Blackberries.

APPROXIMATE ACREAGE OF EACH: $\frac{1}{4}$. (overgrown, no commercial value)

HOUSE: 1 Storey shack. VACANT:

OCCUPIED No.

DESCRIPTION Frame, shingled.

ROOF: Shingle.

SIZE: 36' x 18'.

NO. OF ROOMS 3.

CONDITION: Very poor.

OTHER BUILDINGS: Woodshed. 2 packing sheds. sml. barn. hay shed.
All building in very poor condition.

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER: Creek.

ON:

OFF:

LIGHT: None.

ON:

OFF:

REMARKS: By receipts left in shack, Japanese by the name of MIKADA was
living there. Everything run done, shack is in a filthy state.
Land is very badly overgrown, nothing of value seen anywhere.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In shack.

2 Heaters. (poor)

Gross cut saw. (old)

Wa gon. (poor)

Signed:

J. Morgan
A. Hogan

4681-2

REPORT

ON EVACUATED JAPANESE PROPERTY

MUNICIPALITY: Mission.

DATE: May 4th. 1942.

NAME: SAKON. Mataichi,

REGISTRATION NO. 13128.

ADDRESS: Box 232 Mission, B.C.

HOUSE NO. ?

PROPERTY. Owned by the above.

ACREAGE: 30.

KIND OF CROPS: Blackberries, Strawberries, & Rhubarb grown on 5 Acres.
Balance Farm land.

APPROX. ACREAGE OF EACH: ?

HOUSE.

VACANT:

OCCUPIED: Yes, by Lessee.

DESCRIPTION: 2 Dwelling houses
1 Shack.

ROOF: Shingle.

SIZE: ?

NO. ROOMS: 1-4 room. 1-3 room & 1-2 Room shack.

CONDITION: Fair.

OTHER BUILDINGS: Stable, Woodshed, Hothouse, Garage & Store house.

NAME OF LESSEE OR RENTOR: Leased to Archie Davidson for \$100.00
Yearly, by declarant.

TERMS: as above.

REMARKS: Inventory of chattels belonging to SAKON. attached.

John Davidson

C O P Y.

This Indenture

Jul 60

made the Ninth day of April in the year of our

Lord one thousand nine hundred and Forty-two

IN PURSUANCE OF THE "LEASEHOLDS ACT"

BETWEEN

MATAICHI BAKEN of Mission City in the Province of
British Columbia. Farmer,

hereinafter called the Lessor of the FIRST PART:

AND

JAMES GRIMMER JONES of Hatzic in the above named
Province, Farmer.

hereinafter called the Lessee of the **SECOND PART**;

WITNESSETH, that in consideration of the yearly rents, covenants and conditions hereinafter respectively reserved and contained, the said Lessor doth demise and lease unto the said Lessee, ALL AND SINGULAR that certain parcel or tract of land

and premises situate, lying and being in the District of New Westminster and Province of British Columbia, and more particularly known and described as Blocks One (1) and Four (4) of the North West Quarter of Section Twenty-seven (27) Township Seventeen (17) Map 679, Municipality of Mission.

From the Ninth day of April
one thousand nine hundred and Forty-two

for the term of One year next ensuing

YIELDING AND PAYING therefor to the said Lessor, the clear yearly rent or sum of Dollars of lawful money of Canada, payable on the following days and times, that is to say: The sum of -

ONE THIRD (1/3) of the net proceeds of the crop after all charges or costs of Fertilizer, Crates and Picking have been deducted.

Replaced by Lieut Job to Capt Hammond
from Meigs

The Lessee hereby agrees to take off the crop and keep the place in good state of cultivation.

It is hereby agreed that the payment of the 1/3 net proceeds of the crop as above set out shall be paid to the Central Fruit Distributors Limited of Mission City, B. C., and that also whatever rents may be obtained from sub-letting the Dwelling house on the said property shall also be paid to the Central Fruit Distributors Limited and placed to the credit of their account with the Lessor.

AND the said Lessee COVENANT with the said Lessor to pay rent, and to pay taxes, and to repair (reasonable wear and tear, and damage by fire and tempest excepted). AND that the said Lessor may enter and view state of repair;

AND that the said Lessee will repair according to notice (reasonable wear and tear, and damage by fire and tempest excepted).

AND will not assign or sub-let without leave;

AND will not carry on any business that shall be deemed a nuisance on the said premises;

AND that he will leave the premises in good repair (reasonable wear and tear, and damage by fire and tempest excepted).

AND ALSO that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the said Lessee or if the said Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, THE then current quarter's rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

AND it is hereby declared and agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned down, or damaged by fire, so as to render the same unfit for the purpose of the said Lessee, then and so often as the same shall happen the rent hereby reserved, or a proportionate part thereof according to the nature and extent of the injury sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall have been rebuilt or made fit for the purpose of the said Lessee

PROVISO for re-entry by the said Lessor on non-payment of rent, whether lawfully demanded or not; or on non-performance of covenants; or seizure or forfeiture of the said term for any of the causes aforesaid.

THE said LESSOR COVENANT with the said LESSEE for quiet enjoyment.

THIS INDENTURE shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

WHEREVER the singular and masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body politic or corporate where the context or the parties hereto so require.

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

SIGNED, SEALED AND DELIVERED
BY THE LESSOR IN THE PRESENCE OF

State Full Name
Address and
Occupation of
Witness

Edith A.B. Catherwood
Mission City B.C.
Notary Public

"M. Sakon"

SIGNED, SEALED AND DELIVERED
BY THE LESSEE IN THE PRESENCE OF

State Full Name
Address and
Occupation of
Witness

Edith A.B. Catherwood
Mission City B.C.
Notary Public

"J. Greer Jones"

For Maker

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

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

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

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

MEMORANDUM

July 20, 1949.

TO: Mr. B. Good
FROM: Mr. J. Cuming

Re: Case No. 736 - Mataichi SAKON, and
Mr. Virtue's letter of June 23, 1949.

"CARPET" -

Review of the file in re the "carpet" which we note as having been "Sold with R.P." indicates that this item should be placed in "R.N.M."

Moryson and Logan inventoried the chattels on July 28, 1942, and noted the existence of various pieces of congoium or linoleum, the above "carpet" evidently being one of them. At any rate, it does not appear as though the Custodian is in a position to prove that the above carpet was not inventoried.

The Transcript, Page 14, Line 18, notes the Claimant as stating that this particular carpet was not nailed down, and Moryson and Logan inventoried so many pieces that it is impossible to state whether this piece was nailed down, abandoned, sold with Real Property, or rolled up when inventoried and now missing.

It is suggested that Claimant be given compensation by transferring this amount from "Sold with Real Property" to "R.N.M." as argument in re would apparently result in the Commissioner deciding in favour of the Japanese.

"D.N.F." of \$37.00 is included with "R.N.M." (not accounted for) of \$34.75, Virtue apparently not noting same as being on the Award Sheet.

No award on "Abandoned".

J. Cuming
R.

Min II 20/7/49
JC/ER
Jepd to RNM #30 -
New Award Sheet herewith

[Signature]

MEMORANDUM

File No. 4601

July 26th, 1944

TO: FILE

FROM: Mr. W. J. Iverson

Re: SAKON, Mataichi
Registration No. 13128

As far as can be seen the chattels on this file are accounted for (except for stored goods and those abandoned) primarily as missing. The J.P. indicates that a horse had been sold.

Reference should be made to:

- (a) Inventory of property - July, 1942.
- (b) Reported^d missing articles - March 1st.
- (c) Goods sold to present tenant - February 24th, 1944.

The premises had been vacant during changes of tenants and it is quite probable they had been entered.

[illegible]

cc: Insurance Dept.

W. J. Iverson

P.S. There are however some items included in the J.P. form
not accounted for.

JIMMY OLIVER

PHONE 2270

MANSELL OVERAND

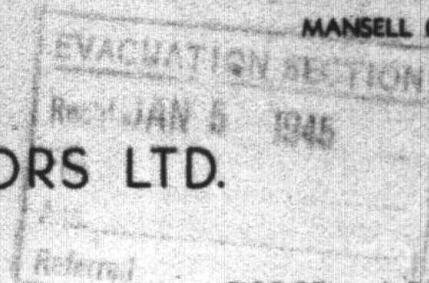
OLIVER-OVERAND MOTORS LTD.

GENUINE DODGE
ENGINEERED PARTS
AND ACCESSORIES

SALES and SERVICE

EIGHTH STREET at CARNARVON
NEW WESTMINSTER, B. C.

Dec. 30, 1944



DODGE and DESOTO
CARS
DODGE TRUCKS

The Custodian Office,
506 Royal Bank Building,
Vancouver BC.

Dear Sir:

Refer to file #4602 Mataichi Sakon, /13/28

Enclosed is cheque in the amount of \$48.46
for the balance due Mataichi Sakon, on the sale of
his truck,

STATEMENT OF SALE?

Total Selling Price,

\$550.00

Less

Commission 15% \$82.50

Pay off to the Finance Co. 372.87

Transfer Fee .75

Wash & Polish & General Clean up 7.50

Metal & Paint 11.00

Grease & Change oil 2.80

Install clutch disc, and

motor tune up 24.12

Total

\$501.54

501.54

Credit Balance

\$ 48.46

Your Truly,
OLIVER - OVERAND MOTORS LTD.

L. Wohlgenuth
per L. Wohlgenuth, Acct.

4601

1st December, 1949.

Mr. Mataichi SAKOM,
Regn. No. 13128,
c/o Joe Duncan,
Picture Butte, Alta.

Dear Sir:

We wish to advise you that on the 30th November, we shipped to you prepaid, via Canadian Pacific freight, two parcels and a box containing goods which were in our storage.

When said parcels are received by you, please acknowledge receipt of same for our records.

In the event that one or more items of any value do not belong to you, please communicate with this office by mail as the Custodian is closing out his storage warehouse in Haney. It may be that you will find some means of identification on examination of the contents and in that case we should be advised in your letter. You might also advise us at the same time whether unidentifiable items are of little or no value and would not justify shipping charges.

We also wish to draw to your attention that a cheque for \$1.31 sent to you on the 17th March, 1949, has not been cashed. Please present this cheque for payment as soon as possible.

Yours truly,

Office of the Custodian.

HA

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)

Lethbridge, Alberta,
September 30th, 1948.

10

IN THE MATTER OF THE CLAIM OF
NATAICHI SAKON.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
A.G. VIRTUE, Esq., K.C.,	appearing for the Claimant.

MISS LILLIE THOMAS,	Secretary.
MRS. LUCIE HANDFORD,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

M. Sakon,
In Chief.

THE SECRETARY: Case No. 736, Mataichi Sakon.

MATAICHI SAKON, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Now, Mr. Sakon, I show you a form called a summary
of evidence containing a statement of your two
pieces of land? A: Yes.

Q The clearing and the planting on them?

10

A Yes.

Q And the buildings? A. Yes.

Q And also your personal property?

A Yes.

Q Was that prepared by you with the help of your
interpreter in my office? A: Yes.

Q And is that your signature on the last page?

A Yes.

Q Is this a true statement of your property, improvements
and buildings, and of your personal property?

20

A Yes, it is.

Q Now, take the first, the 20 acres near Mission?

A Yes.

Q You bought that in 1932? A: Yes.

Q And you paid \$700.00 for it?

A Yes.

Q And it was just bushland? When you bought it
it was just bushland? A: Yes.

Q No buildings, no improvements?

A No.

30

Q Now, to clear that land and plant it cost you

3
M. Sakon,
In Chief.

\$1900.00?

A: Well, it really cost me more, but that figure is what I put in.

Q It really cost you more? A: Yes.

Q And your buildings cost you \$2390.00, about?

A Yes, about that.

Q And that made the total cost of the land and the improvements that you put in here at \$4990.00, almost \$5000.00?

A: Yes.

10 Q But you have the value of that land at the time you were evacuated put in as \$6000.00; that is an extra \$1000.00. Why do you do that?

A Yes.

Q Why did you raise it that \$1000.00 beyond what it cost?

A: Well, I put various improvements on it so that I consider it was worth that much.

Q You considered it was worth \$6000.00 at the time you left, did you?

A: Yes, I think so.

20 Q And you know that the Custodian sold it for \$1764.00? Does he know that?

A: Yes. Well, I have been told that.

Q Was that anything like a fair price?

A I don't consider it a fair price.

Q You don't consider it a fair price?

A No.

Q Now, you had another piece of land about 10 acres at Mission?

A: Yes.

Q I believe you bought that in 1914?

30 A Yes.

4
M. Sakon,
In Chief.

- Q And you paid \$1250.00? A: Yes.
- Q That was just bushland too, no improvements?
- A Yes.
- Q What did it cost you to clear that land an acre?
- A It cost about \$150.00 an acre.
- Q And you put a small house and a barn on that that cost you \$250.00? A: Yes.
- Q Now, you valued that at the time that you left at \$2735.00. Was that a fair value when you left on that piece of land? A: Yes that was a fair value.
- Q That was a fair market value? A: Yes.
- Q Now, did you know that the Custodian sold that piece of land for \$416.00? A: Yes.
- Q Do you know that? A: Yes, I heard that.
- Q You heard that? A: Yes.
- Q Was that anything like a fair price?
- A No, it certainly isn't a fair market price.
- Q Now, did you leave behind all these chattels that are mentioned here in the list?
- A Yes.
- Q You valued them at \$319.75; was that a moderate value? A: Well, I made the values quite low actually.
- Q All right. I will put that in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: I might say, sir, that I notice now that the clerk who prepared this claim, put in the second property, the ten acres of clearing at \$200.00 an acre, he put it in at \$200.00, but

5
M. Sakon,
In Chief.

we will abide by it now that it is there.

If my learned friend will kindly produce from his file a lease I would be very much obliged to him. And I think my learned friend has the fire insurance policy on the house of \$2000.00. This is only a copy of a lease from himself to a man named James Greer Jones.

Q Did he make a lease to Jones of this land?

A No, I don't remember it.

10

Q Well, did he sell the crop on the land for '42 to Jones?

A: I was evacuated in a hurry and so I had to leave everything in care of Mr. Fisher.

Q So that you don't know what he did with it?

A Of Mission city.

MR. RICE: I don't seem to have the insurance policy.

MR. VIRTUE: Well, if it can't be produced, that is that. All right, thank you.

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

20

I am submitting that the chattels were sold at their fair market value. Other chattels were sold with the real estate; some chattels were declared, but not found; some we have no record of at any time; others were abandoned; some unaccounted for. If the Custodian is responsible for any of these chattels, I am submitting that the claim made to the same is exorbitant.

30

I tender the following documents as exhibits:
Two farm appraisal reports. They can, perhaps,

M. Sakon,
In Chief.

go inas one exhibit; they deal with both parcels of land.

(APPRAISAL REPORTS MARKED EXHIBIT NO. 2).

MR. RICE: Assessment notices for the year 1943 of the Corporation of the District of Mission. The 19 acre parcel has an assessment of land, \$760.00, improvements \$300.00; the 10 acre parcel has an assessment of land, \$500.00, improvements \$1250.00.

10

(STATEMENTS MARKED EXHIBIT NO. 3).

MR. RICE: A summary relative to the claim showing both parcels of land, the assessment and the sale.

(SUMMARY MARKED EXHIBIT NO. 4).

MR. RICE: Two summaries re real property.

(DOCUMENTS MARKED EXHIBIT NO. 5).

MR. RICE: A statement signed by William S. Ure, an auctioneer, dated March 1st, 1944, asserting certain articles as worthless and they were abandoned and listing other articles as missing.

20

(STATEMENT MARKED EXHIBIT NO. 6).

MR. RICE: A statement and appraisal made by A. H. Lawrence of Mission City, listing certain articles and appraising the total at \$35.75, which is dated February 24th, 1944.

(DOCUMENTS MARKED EXHIBIT NO. 7).

CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form completed on the 23rd of March, 1942 (indicating); does that document bear your signature? A: Yes.

30

M. Saxon,
Cress Exam.

MR. RICE: I submit this as an exhibit.

(J.P. FOR M MARKED EXHIBIT NO. 8).

MR. RICE: Q: Before you were evacuated did you lease your property to James Greer Jones?

A: No, I have never leased my property to anyone, but when I left I had no time to make arrangements and Mr. Fisher told me to leave everything in his hands.

Q: Who is Mr. Fisher? A: He was in business as, I don't know how to explain it, but the farmers used to bring their produce around.

Q: Was he the manager of Central Fruit Distributors?

A: Well, he was in business as a buyer of produce. He also used to grow stuff for himself.

Q: Do you know whether he traded under the name of Central Fruit Distributors or not?

A: Yes, I think that was the name.

Q: As a matter of fact, it is a limited company, Central Fruit Distributors, or do you know that?

A: He was in business with a man called Moody at Matsie, B. C.

Q: But the name of the business was Central Fruit Distributors?

A: Yes.

Q: And you turned your place over to him to look after for you?

A: Well, when I left there in a great hurry he told me that I should leave everything to him to look after.

Q: Where did you leave your chattels?

A: I left them in my house.

Q: Did you lock your house? A: Yes, I locked the

8
M. Sakon,
Cross Exam.

house and the Custodian took the key from me when I got on the train.

Q I thought you turned your property over to the manager of the Central Fruit Distributors?

A No, I didn't leave anything in anyone's care. I had no time to make any sort of arrangements, I was evacuated so quickly, and the Custodian told me I had to leave the place right away, and I don't know what became of my property after I left.

10 Q But you turned everything over to the manager of the Central Fruit Distributors to look after for you?

A: No, I didn't do that personally; that was done by someone else.

Q You have already told me that you left your place to the Central Fruit Distributors' manager to look after for you?

THE SUB-COMMISSIONER: I gathered, Mr. Rice, that he was talking about his land.

MR. RICE: I am talking about the land now too.

20 THE SUB-COMMISSIONER: Well, you had better make it clear to him.

MR. VIRTUE: That is not what he said. He said, "This man said to me to leave everything with him."

THE SUB-COMMISSIONER: In his hands.

MR. VIRTUE: That is what Fisher said to him.

MR. RICE: Q: Before you left you spoke to Mr. Fisher about your farm, or place, or home?

A No, I had no conversation with him about it.

Q You had no conversation with Fisher?

30 THE SUB-COMMISSIONER: Just a minute, Mrs. Handford.

M. Sken,
Cross Exam.

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MR. RICE: Q: Before you left you spoke to Mr. Fisher about your farm, or place, or home?

A No, I had no conversation with him about it.

Q You had no conversation with Fisher?

30 THE SUB-COMMISSIONER: Just a minute, Mrs. Handford.

M. Sakon,
Cross Exam.

Just ask him this one simple question, Did he speak to Mr. Fisher before he left?

THE INTERPRETER: That is what I am trying to get at.

THE SUB COMMISSIONER: What does he say in reply?

A Well, I went to Mr. Fisher's house and spoke to him.

Q There you are.

A I just spoke to him about the crops on my place and the land; there was no conversation about my household goods.

10

MR. RICE: Q: Well, let us stick to the land. Did you ask Mr. Fisher to look after your land while you were away?

A: I had occasion to go to Vancouver when I had to report my car to the Custodian and when I arrived there they asked me what I had done about my land and chattels, et cetera, so I said, "Well, I had made no arrangements," so they said, "You had better go ahead." When I spoke to the Custodian he said, "We will look after your land for you," but there was no arrangement made about my household chattels. They told me they would look after my affairs as far as the land was concerned.

20

Q Did Mr. Fisher agree to look after the land first or the Custodian?

MR. VIRTUE: I wonder if my learned friend will tell me what turns on this, or what he is getting at, and perhaps I can make an admission.

THE SUB COMMISSIONER: I wish you would.

30

MR. VIRTUE: What is it my learned friend wants to get at?

M. Sakon,
Cross Exam.

THE SUB-COMMISSIONER: He said, "Did Mr. Fisher agree to look after your lands for you?"

MR. RICE: Well, the last question I asked was, who did he make the arrangements with first, Mr. Fisher or the Custodian.

MR. VIRTUE: I didn't object to the question, although I didn't think it was quite proper because we haven't heard about Mr. Fisher looking after the land.

10 THE SUB-COMMISSIONER: He said he never leased his property, but Mr. Fisher said to leave everything in his hands, and he also indicated that he was a man in the produce business, and the name of the company was the Central Fruit Distributors.

MR. VIRTUE: Yes.

THE SUB-COMMISSIONER: Those are the things I have heard.

MR. VIRTUE: I don't see that there is anything in that myself.

20 THE SUB-COMMISSIONER: Except that possibly there is the question of a lease; I don't know.

THE INTERPRETER: Now he says that the Custodian offered to look after the land for him.

THE SUB-COMMISSIONER: I don't think that he knows very much about it myself.

MR. RICE: Q: I asked you whether you went to Mr. Fisher first and asked him to look after your land for you, or did you go to the Custodian first?

A No, I saw Fisher after I saw the Custodian.

Q After you saw the Custodian you went to Mr. Fisher and you arranged for him to look after

M. Sakon,
Cross Exam.

your crop and your land?

A He, I just asked him to look after my crop for that year, that's all.

Q And nothing else? A: Oh, no, just the crops only.

Q Well, would Mr. Fisher have to lease the place for someone to take the crop off?

MR. VIRTUE: I think my learned friend has got his answer.

MR. RICE: Surely this man can answer a few questions on cross-examination.

MR. VIRTUE: This man may give the wrong answer, I don't know, but my learned friend has got his answer.

MR. RICE: I haven't got the answer.

THE SUB-COMMISSIONER: He said that Mr. Fisher was asked to look after his crop for him for the year.

MR. VIRTUE: Yes, and nothing else.

THE SUB-COMMISSIONER: Yes, that is right.

MR. VIRTUE: That answer is there.

MR. RICE: I surely can ask him another question with regard to that.

THE SUB-COMMISSIONER: Yes, but it seems to me if you have a lease by the Central Fruit Distributors I suppose they will bring the Central Fruit Distributors' man at the hearing in Vancouver that made the lease and prove it.

MR. RICE: I am saying frankly now that the lease was made.

MR. VIRTUE: I don't think my learned friend should say that. There is no evidence of that. He

M. Sakon,
Cross Exam.

said he didn't make any lease. You asked him the question about the lease and he said he didn't make any lease. And I don't think my learned friend should make any statements here. Nothing turns on it anyway.

MR. RICE: You seem to worry a lot about having your client cross-examined.

MR. VIRTUE: Go ahead.

MR. RICE: Q: Now would Mr. Fisher get the crop off the land? Would he have to hire someone else, that is, hire some other man?

MR. VIRTUE: Now can this man answer that question.

MR. RICE: If he can't answer, let him say so.

THE SUB-COMMISSIONER: He was not there; he would not know.

MR. RICE: He wasn't there but he would have some understanding. Someone must have got the crop off. He must know if Fisher intended to get that crop off or if he had to hire somebody to get it off for him.

THE SUB-COMMISSIONER: No, I do not think he would know because his entire arrangement was to look after the crop. You could ask him if there were any terms with regard to the arrangements that he was going to look after the crop.

MR. RICE: I won't press the matter, your Honour, if you feel satisfied I have gone far enough, I will let the matter drop.

THE SUB-COMMISSIONER: Oh, no, go ahead if you wish.

MR. RICE: I overlooked submitting an analysis of personal property claim as an exhibit, and I will put it in now.

M. Sakon,
Cross Exam.

(ANALYSIS MARKED EXHIBIT NO. 9).

MR. RICE: Q: I show you a photo (indicating); is this your home?

A: Yes, that is my home.

MR. RICE: I will tender that photo as an exhibit, your Honour.

(PHOTOGRAPH MARKED EXHIBIT NO. 10).

MR. RICE: Q: When did you plant the strawberries and blackberries on the 20 acre parcel?

10

A I planted about a quarter of an acre of strawberries the year before I evacuated, and the blackberries I planted the year before that.

Q When were the rest of the strawberries planted, or did you plant any strawberries when you first went in there in 1932, apparently?

A I first planted strawberries the year after I bought the property; it must have been about three-quarters of an acre.

20

Q And how old were the plants when you left? You say you planted a quarter of an acre the year before you left; how old were the remaining strawberry plants?

A: Well, I planted new crops every year after I first started planting.

Q How many acres?

A: I gradually increased my acreage. Well, I used to plant a half an acre here one year, and three-quarters of an acre, perhaps, the next year. As the crops grew old they were uprooted and new ones put in.

Q The blackberries, would you uproot the blackberry

M. Sakon,
Cress Exam.

plants too?

A They would last about five or six years.

Q How old were they when you left?

A They were about two or three years old when I left.

Q How old was the rhubarb when you left?

A The rhubarb was planted the year before I left. I planted about an acre then, and I had some old roots which I pulled up at that time.

10 Q You are claiming for a carpet 20 x 20; is that
linoleum or congolesum? A: I imagine it is
congolesum.

Q Congolesum? A: It had a design
on it.

Q It had a design on it? A: Yes.

Q Are you sure it was 20 x 20?

A Yes, 20 x 20.

Q It was nailed to the floor, wasn't it?

20 A No, it wasn't nailed; it had been used only about
half a year.

Q You say you bought it in 1936, nearly four years?

A This one we were talking about, the 20 x 20, was
new. I had three others which were not quite as
new as that one.

Q You had three others not as new as that one?

A Yes.

Q You claim \$30.00 for two beds, which you say you
paid \$37.00 for and used for ten years, is that
right?

A: We had two beds.

30 Q And you valued them at \$30.00?

M. Saken,
Cross Exam.

A Well, \$30.00 would be quite all right; it doesn't matter because if the government says so I just have to abide by what they say.

THE SUB-COMMISSIONER: The government doesn't say so this time.

MR. RICH: Q: You paid \$37.00 for those beds ten years before you were evacuated?

A That was the year we first went into the house. It was quite new. One of those beds is new and the other is old.

Q All right.

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

MR. VIRTUE: Yes, that is all; but there is something else I want to say.

THE SUB-COMMISSIONER: All right.

MR. VIRTUE: I want to call attention to the appraisal report. Under the heading, "Roads: Gravelled road across south end. Dewiney trunk road." And under "Water supply: Good creek." And he doesn't value the buildings at a single cent. And on page 3, "The creek itself is constant, is tiled where it comes to the ground level. Elsewhere it runs in a gully. This is a valuable asset. Soil is excellent. Heavy covering of grass shows fertility."

And then there are some berries which are not valued at all. And this property of 10 acres is then valued at a total of \$400.00.

And then the second property, that is the one on which the house stands, sir, of which a photo was put in of the dwelling house. "Roads:

M. Saken,
Discussion.

On Dowdney Trunk - good main road." "Water supply: Well." "Is dwelling habitable without repairs? Yes." And then he shows 4.6 acres, and I mention this because I am going to refer to this again, of mixed berries as fair, and then he goes on on page 3, "This place is well situated on Dowdney Trunk Road not too far from Mission. It is new land and new buildings with a small cleared acreage as yet." And then going on down, "The soil is good average type and in better shape being new than average Jap holding. It is suitable to a white holder with its new house," and I call attention to that very fine photograph which my learned friend produced.

Now, notwithstanding the fact that earlier he said there were 4.6 acres of mixed berries in fair condition, under "Orchards, small fruits," he says, "Only odd tree," and he doesn't value that at anything whatsoever. And that is possibly how he got the place down to a valuation of \$1650.00.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE DUE)

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

"S. R. HOWARD" Official Reporter.

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

SUB-COMMISSIONER.

Defence Brief

Mataichi SAKON

File No. 4601

Case No. 736

LETHBRIDGE
30 Sept. 48
V.L.A.

REAL PROPERTY CLAIM

1. Real Property Claim

Appraised at

Sold for

Ex. 1 \$6000.00 Parcel 1 19.29 acres \$1796.80

\$1764.00

Witness: R. L. Ramsay, Appraiser.

It will be noted that claimant gives
costs of land, clearing and planting
as

Cost of buildings

Total cost of land & all improvements
and then values at

Trans. 3 lines 10-19

Land	2600.00
Bldgs.	2390.00
	<u>4990.00</u>
	3610.00
	<u>2390.00</u>
	<u>6000.00</u>

2. Real Property Claim

Appraised at

Sold for

Ex. 1 \$2735.00 Parcel 2 10.01 acres \$424.00

\$416.00

Witness: B. C. Wormworth, Appraiser.

It will be noted that claimant gives
costs of land, clearing, fencing and
planting as

Cost of buildings

Total cost of land & improvements
and then values at

Trans. 4 lines 8 - 10

Land	1850.00
Bldgs.	250.00
	<u>2100.00</u>
	2485.00
	<u>250.00</u>
	<u>2735.00</u>

See also Ex. 1 page 5 where
10.1 acres @ 200.00 per acre is
extended as 200.00 and added up as 200.00.
See Trans. 4 line 27 et seq.
Claimant Trans. 4 line 5 says cost of
clearing was 150.00 per acre.

PERSONAL PROPERTY CLAIM

3. Chattel Claim

\$319.75 ✓

✓ (a) Goods valued by claimant at 158.50 Sold at auction for 65.40. ✓

Witness: J.H. Harkiss, Auctioneer and appraiser.
W. S. Ure, attended sale.

✓ (b) Goods valued at 30.00 Sold with real property.

Witness: W. S. Ure

(c) Goods valued at 29.00 Lost, destroyed or stolen.

34.75

Inventoried but not found when goods removed to auction.

Witness: W. S. Ure

✓ (d) Goods valued at 37.00 Declared but not found.

Witness: J. Moryson.

✓ (e) Goods valued at 3.00 Undeclared and not found. *No Record*

Witness: J. Moryson. ^

(f) Goods valued at 62.25 Abandoned.

56.50

Witness: W.S. Ure. *

Exh 6

14/11/00
Agency as missing
items 3, 4, 5

Submission: Real estate sold for fair market value. That the chattels were sold for fair market value. Other chattels were sold with real estate, some chattels were declared but not found, some we have no record of at any time, others were abandoned, some unaccounted for. If the Custodian is responsible for any of these chattels, I am submitting that the claim made for the same is exorbitant.

Name of Claimant **SAKON, Mataichi**
Custodian File **4601**

Case **736**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					416.00 1764.00					1486.11 ✓
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
138.30	65.40	19.62	41.28%	136.75	56.75		76.37 ✓			
TOTAL RECOMMENDATION										1362.40 ✓