Name of Claimant OHASHI, Shigeo Case .....

Custodian File 10 220

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					733 4444		459.59				459.59 7556.00

PERSONAL PROPERTY

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	

NETS

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	

MISCELLANEOUS CHATTELS

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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	

TOTAL RECOMMENDATION 8015.59

1540

(P. Watson, Esq

CASE NO. 167

JAPANESE PROPERTY CLAIMS COMMISSION.

Vancouver, B.C.

June 22nd, 1949.

IN THE MATTER OF THE CLAIM OF

SHIGEO OHASHI

PROCEEDINGS AT HEARING CONTINUED.

IN THE MATTER OF THE QINQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I.BIRD, COMMISSIONER).

Vancouver, B. C.

June 22nd, 1949.

IN THE MATTER OF THE CLAIM OF

SHIGEO OHASHI

PROCEEDINGS AT HEARING CONTINUED

APPEARANCES:

D. T. B. BRAIDWOOD, Esq., appearing for the Dominion Government.

R. J. McMASTER, Esq, appearing for the Claimant.

A. WATSON, Esq., Secretary.

D. F. SAUNDERS, Esq., Official Reporter.

THE COMMISSIONER: Is there anything else we can go on with?

MR. McMASTER: Yes, case No. 167, OHashi case. In this case my lord, my learned friend and I have agreed --

THE COMMISSIONER: I must ask you to speak up. You have considerable competition today.

MR. McMASTER: My learned friend and I have agreed, subject to your lordship's pleasure, to call Dean Clement, and leaving open the right to call other evidence and that he will call the witness that he has here today and the matter will then have to be stood over. I will call Dean Clement.

FRED MOORE CLEMENT, a witness called on behalf of the claimant, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

THE COMMISSIONER: This is another poultry farm?

MR. McMASTER: Yes, my lord.

THE WITNESS: 167, is that right?

MR. McMASTER: Yes, that is right. I don't need to qualify Dean Clement, he was qualified before.

Q You have recently been on the property of S. OHashi, at Mission, the subject matter of this claim? A. I visited the property twice to get information and the third time to get my figures.

Q How do you say the poultry farm there compared with other poultry operations in the district?

A There is no other poultry operation in the district that is exactly comparable to this type of poultry plant. It is, I think, the largest in that area. By that, I mean it is potentially the largest. It is potentially the largest in that area.

Q In 1948 Dean Clement, you were asked, or your company was asked to prepare a valuation with respect to this property. Is this your report?

A That is correct.

MR. McMASTER: I wish to file that and make it an exhibit, No. 4 in this case.

(DEAN CLEMENT REPORT MARKED EXHIBIT No. 167/4)

Q In this case, Dean Clement, at the time of looking at the property and at the time of making your appraisal, you had a copy of the Soldiers' Settlement appraisal before you?

A Yes, I used the Soldiers' Settlement appraisal sheet as my work sheet and made notes on it.

Q Would you be good enough, Dean Clement to read your report and making comment ifyou think proper?

A (Witness reads report).

THE COMMISSIONER: I would like to understand what that sentence means. Were those important poultry buildings removed before the Soldiers' Settlement Board appraisal?

A No, the Settlement Board appraisal shows that there were certain buildings on the property that are not there at the present time, and by examining the foundations you could confer that there were build-

ings of a certain size on the property at the time of the appraisal.

Q Then the statement is not quite accurate, "were not included in the appraisal".

A This is another group which have been included in this appraisal and were not included in that appraisal. We found two quite large additional houses that did not appear in the map for the appraisal.

Q What is the suggestion; that they were there when the Soldier Settlement Board made the appraisal and they are not included?

A And possibly had been overlooked because there was a very large number of houses on this place, and it is not an easy place to sketch on a map.

(Witness continues to read Exhibit No. 4.)

THE COMMISSIONER: Do counsel wish to have these figures read out?

MR. McMASTER: No,my lord. The only thing I would like to draw attention at that point is to the amount of "Board value". The Dean has set out the present day value as shown in the report.

THE WITNESS: The number one house now appears to be incorporated into a dwelling house and the dwelling has been grouped around the telephone pole. It is one of those things --

(Continuing to read)

MR. BRAIDWOOD: My copy of the report seems to show the note No. 1, refers to the place on page 2?

A I am sorry . That was a mistake. That is the

dwelling, the garage and incubator house. Coming to the middle of page 4, "In addition to the above dwellings, we noted three buildings which do not seem to appear on the appraisal photostat". (Continuing to read).

The question might be asked why there is a valuation of $100.00 on this land compared with $50.00 on the land that we discussed this morning. There is a deep well and lots of natural water on this property. (Continuing to read).

I would like to make a correction there. It should be the Poultry Production Service of the Dominion Government instead of the Poultry Marketing Board; the Poultry Marketing Service Dominion Government.

THE COMMISIONER: Q: There are fruit trees?

A Fruit trees and nut trees, besides berry and currant bushes. The actual capacity of birds at this place is between six and seven thousand. More birds are being kept on the property but it is just a little smaller than the property we discussed this morning.

THE COMMISSIONER: Are they separate properties. I noticed here the appraisal report --

MR. McMASTER: Yes, there are three separate properties. We are dealing only with the poultry property, That is Exhibit 1.

THE COMMISSIONER: Oh, I see.

MR. McMASTER: Q: Dean Clement, in your opinion would the income from the operation of this property by a skilled operator be ample to support the

the investment in the buildings?

A Yes, decidedly so.

Q And the house?

A Y es, decidedly so.

Q Would you say that there was a market for ~~the~~ a property as large as this in 1943?

A The same reply would have to be given to that question as was given this morning. This is a highly specialized poultry plant supplemented by some small fruits. It had been built up over a period of years. It would take a very skilled operator with good experience and with about ten to twelve thousand dollars capital to operate it efficiently.

Q So that in the sense in which we refer to a market for properties there would not be the ordinary market?

A Not in the sense that we refer to.

Q And were you able to or did you carry out any investigation to try and ascertain sales of like or similar properties?

A We could find no sales of similar properties because they do not exist in that area.

CROSS EXAMINATION BY MR. BRAIDWOOD:

Q Dean Clement, is this comparable to the Otsuki property which we were discussing this morning.

A It is comparable in that it was a special poultry farm but has in addition some small proof to supplement it.

Q There was a diversification here that was not present in the Otsuki property?

A Yes, a small diversification. We are confining ourselves to the first ten acres and there was a small diversification there.

Q What about the quantity of birds on this property the Ohashi, compared with the Otsuki property?

A My estimate on this property was 6,500 approximately. adult birds. The place has many growing chicks or baby chicks, as you wish to put it.

THE COMMISSIONER: Q: 6500.

A 6500 adult birds.

MR. BRAIDWOOD: Q: Yes.

A You might have many thousands of baby chicks and so on.

Q How many did youestimate on the Otsuki property?

THE COMMISSIONER: 7,000.

A It was 7000 I think.

MR.BRAIDWOOD: Q; Yet you value this property considerably less than the Otsuki property?

A Yes.

Q How do you explain that?

A Most of the buildings except the house and the garage, speaking entirely from memory, are on cedar posts and blocks rather than on cement.

Q And that has a considerable effect upon the value of the chicken farm, does it?

A Well, it gives them a little less durability, especially if the maintenance is included. You are bound to have some difficulty eventually with the foundation. I valued it accordingly.

Q Then I notice in this case that you have used the factor of 2.05 to per bird as you did in the Otsuki case this morning. I don't propose to go into that on cross-examination. I respectfully submit the cross-examination should apply here too, my lord, on the use of this factor of 2.05.

THE COMMISSIONER: I follow you; with that explanation--

MR. BRAIDWOOD: Q: Yes, it is the same type --

THE COMMISSIONER: You have no objection to that?

MR. McMASTER: No, I take it we can refer to the other transcript.

THE COMMISSIONER: Very good.

MR. BRAIDWOOD: Q: I think you told my learned friend it was rather difficult to ascertain all these buildings on this property and their relationship one to the other. Is that correct?

A To ,locate them, not to ascertain them. In the appraisal sheet -- in the photostat there is a map and inadvertently I expect, two or three at least -- two of the important buildings were not included there.

MR. BRAIDWOOD: I wonder if we might have the Farm appraisal report, which I believe is on file.

THE COMMISSIONER: Yes.

MR. BRAIDWOOD: I have a copy here. Perhaps the witness can use it. I have not the exhibit number, my lord.

THE COMMISSIONER: Exhibit 2.

MR.BRAIDWOOD: Q: I am showing you a copy of Exhibit 2, I wonder if you would be able to indicate to his lordship the location of those three buildings that

were missed by Mr. Ramsay. Perhaps the witness should mark the original exhibit, my lord.

THE COMMISSIONER: Yes, it would be as well.

THE WITNESS: This one has been changed. This has had something added to it.

MR. BRAIDWOOD: Q: The original is up there?

A And these two in here -- they might have been those , but I think they come just below here. I think we have all the buildings on this map by number.

THE COMMISSIONER: Perhaps counsel would transplant the numbers onto the exhibit.

MR. BRAIDWOOD: I could have that done.

Q: And Dean Clement, do you know whether or not the occupant of the property presently -- the person to whom you spoke is the person who purchased this property from the Veterans Land Act?

A No, I cannot answer that.

Q And do you know how far back his knowledge goes as to the property?

A No.

Q Actually I asked no more questions than were necessary to locate the property and the buildings and we made our own valuation.

Q I notice on page 4 you state with reference to the three buildings that the three are not included in those which the present occupant says he is occupying. You don't know whether the present occupant has been on there since the D.V.L.A. sold? A. That is right.

Q Is this suitable property for chicken ranches, for chicken farming?

A In 1942 when appraised or taken over, yes.

THE COMMISSIONER: Any further questions. Thank you, Dean Clement.

(Witness aside)

MR. BRAIDWOOD: My lord, I had told my learned friend that I had a witness to call this afternoon, a short witness; on the matter of building construction on this particular property, but unfortunately my witness has been summoned away on an urgent matter.

THE COMMISSIONER: You will not be able to finish today in any case. You can call him when the case is resumed. We will adjourn then sine die. I take it each of you desire to call some further testimony.

MR. McMASTER: Yes.

THE COMMISSIONER: Is that everything you have?

MR. BRAIDWOOD: That is so, my lord. Tomorrow morning we have Mr. MacLennan -- I think we should have him.

THE COMMISSIONER: Very well we will adjourn until tomorrow morning at ten o'clock.

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate report of the said proceedings.

W. F. Saunders
Deputy Official Stenographer

CASE NO: 167.

JAPANESE PROPERTY CLAIMS COMMISSION

Vernon, B. C.,
February 20th, 1948.

IN THE MATTER OF THE CLAIM OF
SHIGEO OHASHI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 167

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Vernon, B. C.,

February 20th, 1948.

IN THE MATTER OF THE CLAIM OF

SHIGEO OHASHI.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
R.J. McMASTER, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary,
D.J. HANDFORD, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

MR. McMASTER: No. 41 on the list, my lord, S. Ohashi.

THE COMMISSIONER: How does this man qualify for the claim?

MR. McMASTER: Have you 41, my lord?

SHIGEO OHASHI, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, did you instruct Mr. Leckie to prepare this statement with regard to your claim?

A Yes.

Q Would you sign it, please? Did you also ask him to prepare the list that is annexed thereto?

A Yes.

Q Are the contents of that statement and the attached list true to the best of your knowledge and recollection? A: Yes.

(DOCUMENTS MARKED EXHIBIT NO. 1)

THE COMMISSIONER: I thought you were referring to the attached list on the claim.

MR. McMASTER: No, my lord.

THE COMMISSIONER: This is a real estate claim alone, is it?

MR. McMASTER: Yes, my lord. On behalf of my learned friend I file as Exhibit 2 the appraisal of the Soldiers Settlement Board, my lord.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. McMASTER: Referring to Exhibit 1, my lord, and the schedule attached, it shows the various buildings on the lands and when they were built, the approximate

cost of materials only which total $11,845.00. They paid a thousand dollars out in labour in building the house and in addition on the house and the other buildings they did some labour themselves and on the other buildings it was all his own labour, or that of the members of his immediate family. Referring to the statement, my lord, and the Reporter doesn't need to take this down -- the property, by the way, is shown on the appraisal report as two miles from Mission.

MR. HUNTER: My lord, these other two appraisals should have gone in.

MR. McMASTER: Yes, I just realized that. There are three Soldier Settlement Board appraisals, my lord. I would suggest they all be filed as one exhibit.

Q Now, witness, I produce to you a number of pictures. Can you identify these pictures?

A Yes.

Q What is this one? A: A picture of my house.

Q And when was that taken? A: About 1940 or 1941.

Q Yes, and is that a picture of part of your farm?

A That is the laying house, yes, and this is the same.

Q Yes, and is that a picture of the fields of your farm -- the strawberry field?

A That is right.

Q Is that a picture of the hop field?

A Yes.

MR. McMASTER: I file them as one exhibit, my lord.

Would you like to see those, Mr. Hunter?

MR. HUNTER: Yes, I would.

(PHOTOGRAPHS MARKED EXHIBIT NO. 3).

MR. McMASTER: I would ask my friend if he would be good enough to produce a copy of the lease.

Q Witness, would you be good enough to look at this document and see if you can identify it as a copy of the lease you entered into with Curtis?

A Yes.

Q As far as you can observe from looking at it, it is a true copy. I will filethat as Exhibit 4.

THE COMMISSIONER: To what end are you filing the lease, Mr. McMaster?

MR. McMASTER: My lord, I don't know whether we need to in this case.

MR. HUNTER: I think it would be better in the chattel case.

MR. McMASTER: There is a case following this, my lord, by the father with respect to the chattels.

Perhaps it would be better to file it in that case.

THE COMMISSIONER: There is no reason to file it here.

MR. McMASTER: Very well, my lord. Your witness, Mr. Hunter.

THE COMMISSIONER: Just by way of explanation? Mr. Hunter, I notice the first of these appraisals is for $300.00 and the next $500.00 and the third $4500.00.

MR. HUNTER: There were three lots, my lord, -- contiguous lots.

THE COMMISSIONER: Oh, I see.

MR. McMASTER: Yes, I am sorry about that, my lord.

THE COMMISSIONER: Each relating to different lots.

MR. HUNTER: One lot had the improvements on it.

THE COMMISSIONER: Yes.

MR. HUNTER: It is submitted that these properties were sold for their fair market value, my lord. There is a slight correction to be made in the claim form. They have allowed us $5,199.52. That is slightly too much. The actual sale price for the three properties was a total of $5177.00. There are no questions, my lord. It is a straight question of valuation.

THE COMMISSIONER: Thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"T. P. HORROBIN"
Official Reporter.

CASE #167
See Discussion, Sept.12/49 - Page 9.

" " Sept-26/49.

Probable settlement when decision handed down re Otsuki case.

Case No 167

DEC - 2 1947

NOTIFIED

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

10220

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME OHASHI SHIGEO (RCMP) Reg. No. 13279
(Print) Surname Given Name

(2) Pre-Evacuation Address Mission City, B.C.

(3) Present Address Lumby, B.C.

(4) REAL ESTATE

(a) Street Address (if any) Mission City B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

Lot 8 section 29 township 17 Map 553
Lot 13 " 29 " 17 " 2707
Lot 15 " 29 " 17 " 2707

(c) Type of Real Property (cross out words which do not apply):

(i) Farm +
(ii) Residence ~~Type of business~~
(iii) ~~Business~~
(iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability): (Lot 8 - $6000 Lot 13 - $5000 Lot 15 - $3500)

(i) Land - - - - - - - - - - - - - - - - $ 14 000
(ii) Buildings - - - - - - - - - - - - - - - $ 16 000 (Home $6000 poultry houses etc $10000)
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 30,000.00
(v) Amount at which Custodian sold property and credited your account - - $ ~~5199.52~~ 5177.
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 24800.48

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

(c) How stored or packed at time of evacuation

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") _____

_____

_____

(e) Itemized description of personal property which is the subject of the claim:

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $_____

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $24800 nil

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Kamloops

(b) Do you require the services of an interpreter at the hearing? Yes or no ~~Yes~~ No

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
Province of British Columbia)
TO WIT:)

I, Shigeo Ohashi of the Town
of Lumby in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief 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 the City)
of Vancouver)
in the Province of British Columbia)
this 20th day of November)
A.D. 1947. H. C. Campbell)

S. Ohashi

A Commissioner &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

_____

_____

_____

_____

East Lillooet B.C.
November 22, 1947.

Dear Sirs:

I am enclosing herewith an itemized statements of my claims. The value of the claims come within the actual value of my property.

We have been moved to a self supporting project but as yet we have not been able to settle down.

It is therefore, my utmost desire to have my property returned to me where we could live with a sense of security rather then accept the amount of the claims.

Yours very truly,

S. Ohashi

Shigeo Ohashi.

EXHIBIT No. Ex 167/1
DATE 20/2/48
FILED BY The Master

SHIGEO OHASHI

STATEMENT OF CLAIM

RE: POULTRY & FRUIT FARM LAND & PREMISES.

LAND: 30 acres more or less situate about 1¾ miles from Mission, B.C., with natural drainage for the greater part. The lower parts of the land (about 2 or 3 acres)are drained by ditches (about 1000 feet). A good creek runs through the rear portion of the land and this supplies ample water for the gravity water system. On Lots 13 and 15 there are about 8 acres in second-growth alder, birch, cedar and maple, furnishing an ample supply for firewood and for posts and shakes. There are about 100 mixed fruit trees on Lot 8, namely cherries, pears, apples, plums, prunes, apricots, filberts, chestnuts and walnuts. The total acreage in berry crops in ~~the~~ 1942 was approximately 9 or 10 acres. All the acreage was cleared except the 8 acres in bush.

My father, Jujiro Ohashi, purchased these lands as follows:

(a) Lot~~s~~ 8 (10 acres) from George Eldon in November, 1919, for $1000.00.

(b) Lot 13 (10 acres) from Earl Wren in 1932, for $100.00.

I bought Lot 15 (10 acres) from Mrs. Cora Wren in 1936 for $125.00.

The lands purchased by my father were all uncleared when bought and there were no improvements or erections of any kind upon them. In 1941 my father conveyed these lands to me, together with the buildings erected. The lot I purchased was uncleared and without improvements.

My father did all the clearing on Lots 8 and 13 (about 18 acres) and I cleared about four acres in all on Lot 15. The 100 fruit trees were planted by my father from time to time and they were practically all fully matured at the time of my evacuation.

All the buildings are on the lands which my father originally purchased except for the small packing house which I erected on Lot 15.

BUILDINGS:

(For dimensions, values, etc., see Schedule "A" attached).

REMARKS RE BUILDINGS:

HOUSE: 8-roomed dwelling house cedar siding painted-- cement foundation and full cement cellar and floor (8 feet high cellar) -- two rooms plastered downstairs -- rest up and down V-joint, two upstairs papered -- toilet, sink and Jap. bath, with plumbing, draining to septic tank--furnace in cellar.

WATER SYSTEM & LIGHTING:

The water was piped to houses, barn, laying houses, brooder houses, incubator house and rhubarb house. There was electric light in all of these buildings. The house was wired for a three-wire system when built in 1940-41.

My father went into the poultry business on this property in 1932 and kept expanding until he had 7 laying houses, 7 brooder houses, and an incubator house at the time he conveyed to me in 1941. At the time of evacuation the premises were still in operation as a poultry farm. We had about 6000 laying hens which we sold off previous to evacuation and turned over about 50,000 chicks every spring. The business was most profitable commercially.

LEASE:

Before evacuation I entered into a lease of these lands with a Mr. W.W. Curtis (see lease produced). This covered in addition to lands all farm implements and all goods and furniture contained in the buildings including the six electric brooders and all incubators and also a horse. These articles were all owned by my father. The tenant was to get the benefit of the 1942 crops of berries, fruit, etc. I understand that a son-in-law, Mr. Swanson, operated the farm for Mr. Curtis.

I have no special knowledge of the market value for property of this type. Had I wished to sell my premises and my business, stock and equipment in 1942, I would have considered not less than $50,000.00. (i.e. for my land and premises and for the stock and equipment owned by my father). In my opinion the amount I have claimed, namely, $30,000.00 for the lands and premises would represent what I would consider as a fair market value and the least I would have been prepared to consider had I contemplated selling my

land and buildings in 1942. However, in the matter of determining a fair market value for these lands at the time of sale thereof by the Custodian (January 1st, '43), I shall have to rely upon the Commissioner, with such assistance as my solicitor may give him.

APPRAISAL:

The appraiser missed one laying house (18 x 42 x 10 and addition 18 x 54 x 10)which laying house and addition cost with respect to materials when erected approximately the sum of $200.00. He notes only 26 fruit trees to which he gives a value of only $26.00, whereas there were approximately 100 mixed fruit and nut trees as set out above.

Having regard to the substantial construction of the buildings, to the gravity water system which the appraiser himself describes as excellent, the extent of acreage cleared and the qualifications of this land and the premises as a poultry and fruit farm, I feel convinced that the valuations placed on the premises by the appraiser were very much under a fair market value. I feel that if some person interested in obtaining the best price had endeavoured to locate a buyer for this property, he could have obtained a price for at least the amount I am claiming.

S. Ohashi

Schedule "A" — Shigeo Ohashi — Buildings

Type & Size	Finish	Built	Appx cost material
X House 24×32×24	full basement cedar siding painted	1940-41 —	3000.00
Garage 12×20×19	V-joint siding painted	1940-41 —	150.00
Incubator house 14×24×9	cedar siding painted (2 rooms)	1941 —	550.00
6 Brooder houses 12×16 (av. size)	Shingles	1939 —	200 00
1 Electric brooder house 14×60	V joint-3 rooms	1941 —	275.00
Shop & shed 10×24×9	- shingles	1941 —	335.00
20×24×12			3400.00
Double-decker laying house 340×20×26	V-jt + shingles	1941 —	
Laying house - 20×100×10 -	shingles	1937 —	400 00
" 20×144×10	"	1938 —	535.00
" 20×96×10	"	1939 —	450.00
" 20×72×10	cedar sidings	1936 —	265.00
" 14×36×10	"	1932 —	140 00
Old home - 12×24×9 -	- cedar siding	1922 1919 —	800 00
12×12×18 -			265.00
old garage shop - 12×20×16 -	"	1928 —	265 00
Barn - 20×48×14 -	shingles	1939 —	400.00
Rhubarb house - 20×80×10 -	cedar sidings	1935-37 —	80 00
3 Colony house - 20×24×8 -	stances	1940 —	135.00
Laying house - 14×42×10	sidings	1933 —	200.00
14×52×10	shingles	1935 —	
			11845 00

X-NB- Paid for labour house (ITEM 1) appx 1000 00
All other buildings own labour

BUILDINGS ON FARM

Dwelling 2 st.	28x32x24 with cellar	Frame	18&28	Shgle	2 yrs	Conc.	Exc. 3000.0
Garage	12x20x9	Frame	8'	eaveShgle	2 yrs	Conc	Exc. 100.00
Inc. House	14x24x9	"	8'	eave "	2 yrs	"	" 275.00
Brooder House	12x16x8	"	7'	eave "	Old	Wood	Fair 40.00
Shop & Shed	10x24x9	"	7'	" "	3 yrs	"	Good)
	20x24x12	"	9'	" "	3 yrs	"	Fair)150.00
D.D.Henhouse	340x20x26	"	18'	eaveShake	4 yrs	Wood	Good1400.00
B. House	12x14x8	"	7'	eaveShgle	ld	"	Fair 25.00
B.House	"			"	"	"	" 25.00
Laying House	20x100x10	"	8'	eave "	Med.	"	" 250.00
"	20x144x10	"	8'	eave	4 yrs	"	" 450.00
"	20x96x10	"		"	Old	"	" 200.00
"	20x72x10	"		"	Med.	"	" 200.00
Colony House	20x24x8	"	6'	eave	Old	"	poor 20.00
Old Dwelling	12x24x18						
	12x24x 9	"		Shake	25 yrs	Wood	Bad Nil.
Laying House	20x32x9	"		"	Med.	"	poor 75.00
Barn	20x48x14(1st)	"	11'	eaveShake	Med	"	" 100.00
Old garage&shop	12x20x16	"		"	Old	"	Nil.
Rhubarb House	20x80x9	"		"	Old	"	25.00
Brooder	20x12x8	"		Shgle	Med.	"	Fair40.00
Colony House	20x24x8	"	6'	eave	Old	"	nil.

6375.00

BC-265-P

BC/265-P (1)

EXHIBIT No. 467(2) S.S. Form No. 43
DATE 20/2/48 (Sheet 1)
FILED BY Hunter

Farm Appraisal Report

S.Ohashi

File No. 29/47 J.L.3.

Land Description S.E.¼ Sec.29, Tp.27, Blk. 13, Mission Mtn.

Containing 10 acs. Acres

Owner's Name S.ohashi Post Office Address Mission, B.C.

Nearest Rail Point Mission. Distance 1½ m.

Market Town Mission Distance 1½ m.

Church (give denomination) All denominations Distance Mission.

Nearest School Mission Distance ¼ m.

State how property was identified: Owner in occupation showed me lines

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

On good gravelled side road about ½ m. from h.s. Cedar Valley Rod.

Is this district a good one? When berry prices are good yes, when no it is poor.

Employment opportunity Seasonal berry picking and hoeing, logging and saw mill work for limited number about 8 miles away, steady.

Predominating Nationality and religion: British with many Jap farms, Protestandt

Describe Fencing and its condition: Short picket fence and front line Value $with land

Water supply: Gravity water system-excellent. Value $ " "

BUILDINGS ON FARM

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

Total present day value $ 6375.00

Total Value Buildings add to farm $ 4000.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Built 2 years ago with Jap family helping cost $2500 Bath, wash bowl in bathroom and sink in kitchen. $

Describe the basement and chimneys: Full concrete basement, conc. floor with wood covering 8' wall. ceiling.

No. rooms downstairs? 4 Upstairs? 5 How finished 2 rooms plaster, balance wood.

Are buildings painted? Yes House, garage and Inc. Condition of paint Good. and inc. house are. None other.

Distance from nearst bush No heavy bush very close.

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

Cultivated Land

BC/265-P (2)

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
10 acs.	Steep south slope	8-12" lt. gr. Lt Cl. loam	to sdy.	Half bldge site Balance in weedy small fruits and rhubarb	50.	500.

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE
Of above ½ ac. logans. 1 ac. rhubarb ½ ac. gooseberries ½ ac black currants		Owners statement. But there ismkore		

26 fruit trees about 7-8 yrs old. Fair shape;

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 500.00

Total added by buildings to value of farm $ 4000.00

26.00

Total fruit trees add to value of farm (for use in orchard districts only) $ x4526.00

Total value of farm $ 4526.00

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

Cultivated land is in good shape as to fertility but badly cultivated.

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

This is poultry and small fruit farm. Owner comb ines it with 20 more acres alongside. (See B9/20,30/2) appraisals)

Noxious weeds: Burdock.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mission Municipality $7540

Date: May 11,1942

Place: Chilliwack, 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.

Inspector's Signature D L Ramsay

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

BC/265-P

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

Farm Appraisal Report

Remarks: This farm is reasonably well situated as todistance from town is on a faironly side road but close to pavedxhighxx main road but nevertheless has a somewhat isolated appearance as there is much land around it that hasnt been cleared up. The front half is quite a steep southerly slope, and is entirely occupied by buildingsexcept for kitchen garden and small orchard. The back half is steep but cultivable. The soil has some gravel through it but produces good average crops. They have a spring and water piped to building by gravity. The proposition is overloaded with buildings. and they carry 9000 birds at present with lots of accomodation. So far as I could learn land is clean and its steep slope helps very much to keep it free from poultry diseaeses. I have discounted the buildings from replacement to added value by $2000 taking $1500 off the house for which sum a serviceable farm house for average needs could be built. Fences are xxxxxxxx practically nil.
The farm is one which is only suited to a poultry specialist.
It is served by electric light.
House would grace a city, has plumbing with toilet, wash bowl, sink, no bath. 2 rooms finished in plaster balance in v joint. All in good shape.

(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.

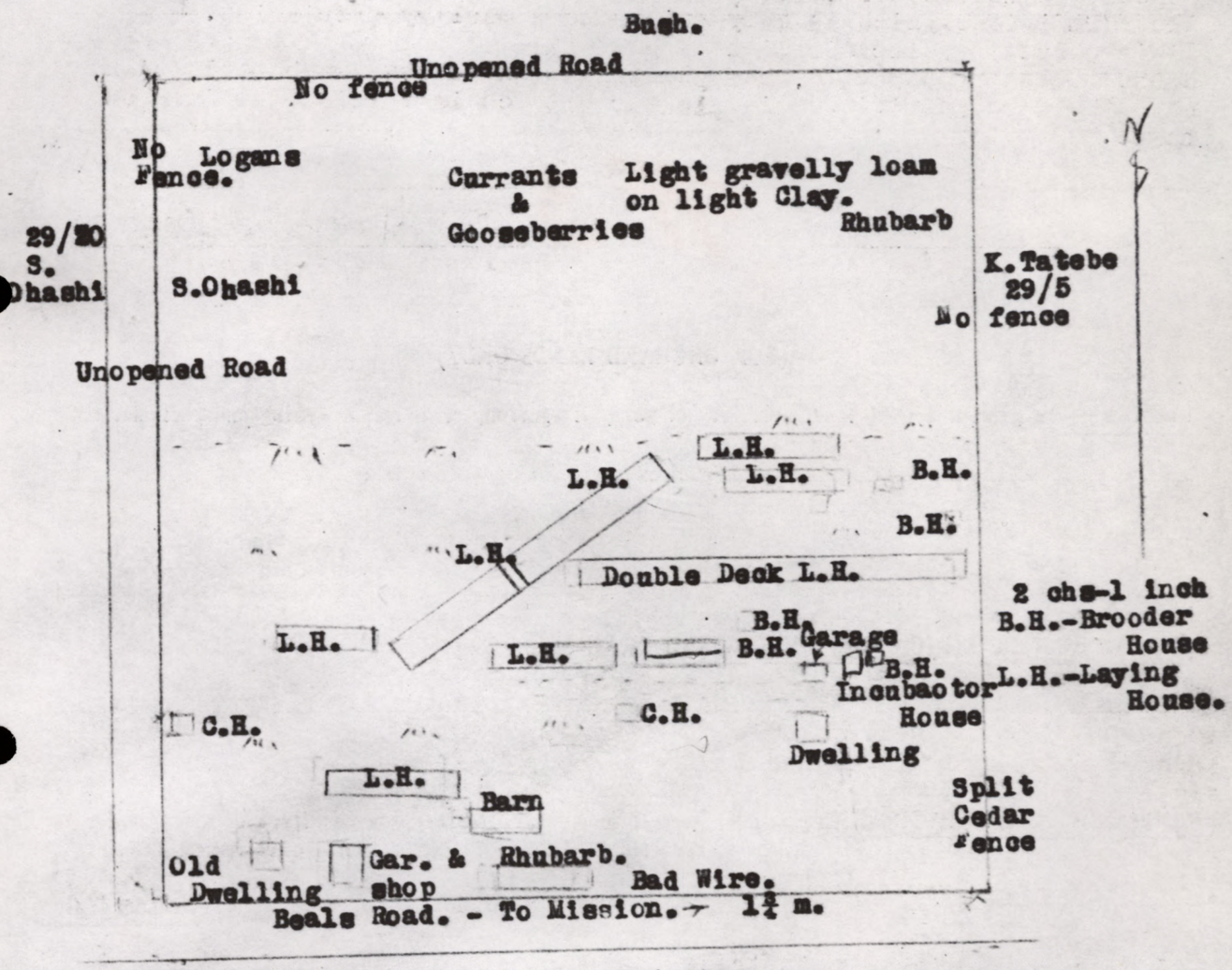
ORCHARDS, SMALL FRUITS, ETC.

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

	Present Value
26 8 year old mixed fruit trees abmixed	$ 26.00
Is a home orchard.	$
	$
	$
	$
	$
	$
	$
	$
Total	$ 26.00

Amount fruit trees add to value of farm $

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $4,500.00

Date 13th May 1942.

sgd. I. T. BARNET

District Superintendent.

BC-266-P EXHIBIT No. 167/2
DATE 20/2/48
FILED BY Hunter

BC/266-P (1)

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

Farm Appraisal Report

File No. JL-3

Land Description S.W. 29 - 17 - Lot 13

Containing 9.47 Acres

Owner's Name OHASHI, S. Post Office Address Mission, B.C.

Nearest Rail Point Mission Distance 2 miles

Market Town Mission Distance 2 "

Church (give denomination) All denominations Distance Mission

Nearest School Public and High Distance "

State how property was identified: From owner. Also by map & established road survey.

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

No road opened. Gravelled road runs almost to corner of property. Is reached by short trail.

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

Employment opportunity Local employment in adjacent mills, and during berry seasons on the larger fruit farms.

Predominating Nationality and religion: British, but mixed. Japanese predominated, but now being evacuated.

Describe Fencing and its condition: 3 wires along south side only. Value $ina. in land

Water supply: Not developed. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
	x							
	x	None of any value						
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Light established on home unit, lot 8 adjoining.

Total present day value $

Total Value Buildings add to farm $

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

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush

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

Cultivated Land

BC/266-P (2)

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
6.6	Und.to hilly	sandy loam 8"to 12"	sandy clay	Strawberries, Rhubarb & hops in poor shape.	55.00	363.00

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	
1.2	Undulating	sdy.lm. 8"	Sdy.cl. some stones	Clearing scrub (Has some fuel value)	100.00	30.00	36.00

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	
1.67	Steep hillsides, too steep for reasonable cultivation	Value as fuel supply for several years, lumped at	- -	50.00

Total value of Land $449.00

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 $449.00

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

Tillage appears good. Continuously occupied by owner who is still there. Land has been heavily fertilized with barnyard manure, and chicken manure. Although existing crops do not look well, this fertilization will greatly benefit the soil, and has about $5.00 an acre added value.

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

Fruit only, and as an added acreage to the existing set-up on adjoining parcel to the east, owned by the same man (See Lots 8 & 15, reports)

Noxious weeds:

None in evidence.

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

Mun. and School - $12.09
Mun.Dist.of Mission, Mission, B.C.

Date: 9th 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 8th day of May 1942.

Inspector's Signature "B.C. Wormworth"

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

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

Farm Appraisal Report

Remarks: This is just an added acreage to the main parcel, and is not otherwise a farming unit. Should be considered in conjunction with Lots 8 and 15, seperately reported upon.

(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

$

$

$

$

$

$

$

$

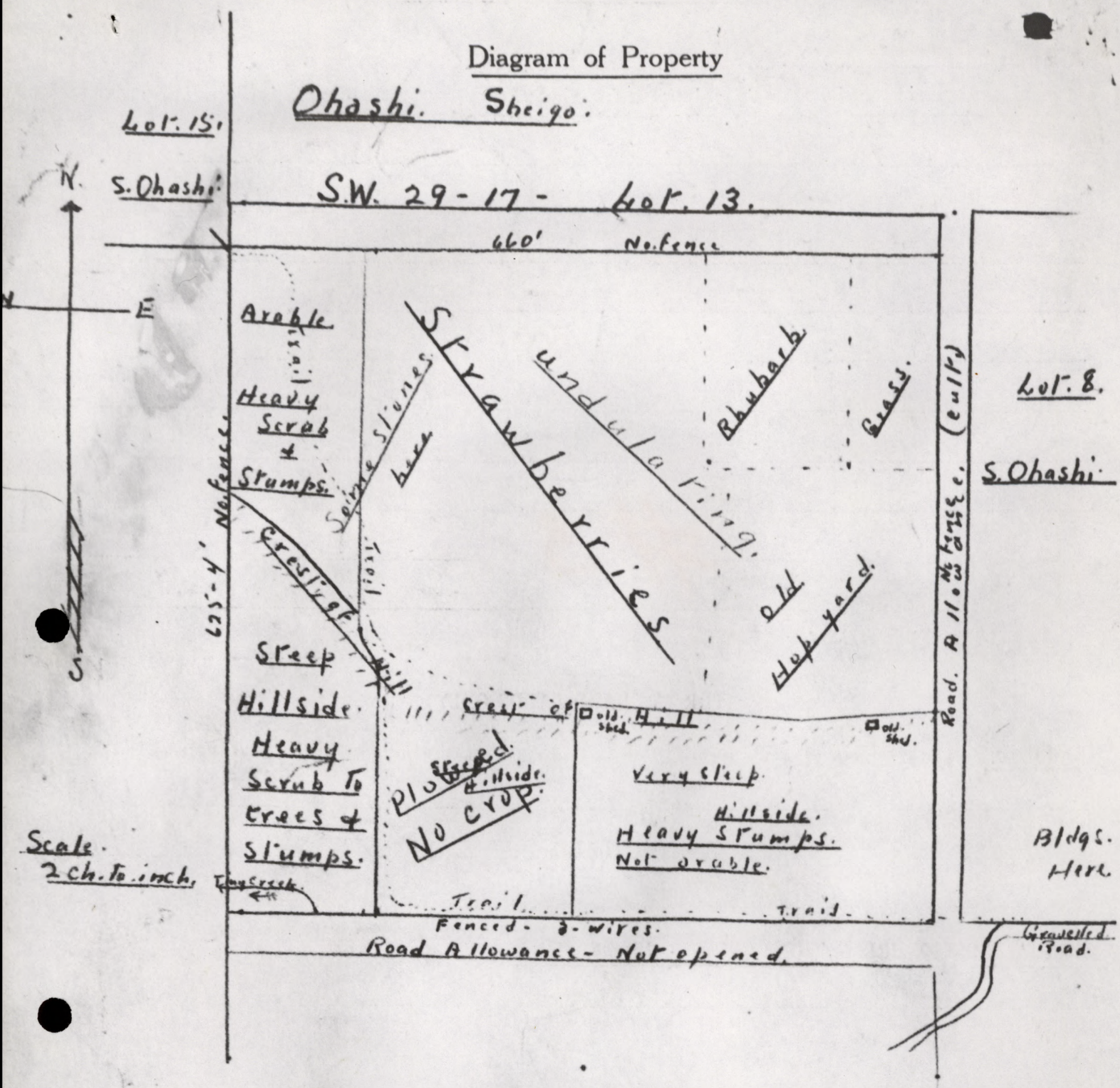
$

Total $

Amount fruit trees add to value of farm $

Diagram of Property

Ohashi. Sheigo.



Following careful review of this appraisal report, it is my opinion that the present value is $ 500.00

Date 19th May 19 42.

"I. T. BARNET"
District Superintendent.

BC-267-P EXHIBIT No. 167/2
DATE 20/2/48
FILED BY

BC/267-P (1)

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

Farm Appraisal Report

File No. JL-3

Land Description S.W. 29 - 17 - Lot 15

Containing 9.47 Acres

Owner's Name OHASHI, S. Post Office Address Mission, B.C.

Nearest Rail Point Mission Distance 2 miles

Market Town Mission Distance 2 miles

Church (give denomination) All denominations Distance Mission

Nearest School Public and High Distance Mission

State how property was identified: From owner. Also established boundaries, by map & road

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

No road opened, nor likely to be. Trail across owner's other land to home parcel.

Is this district a good one? Run down. Good when small fruits are high in price.

Employment opportunity Local at adjacent mills, and in berry season.

Predominating Nationality and religion: British with mixed religions. Japs are now being evacuated. Was predominantly Japanese.

Describe Fencing and its condition: None. Value $

Water supply: Not developed. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X	NONE OF ANY VALUE						
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Electricity and lights established on home unit, Lot 8.
(See report)

Total present day value $

Total Value Buildings add to farm $

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

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush

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

Cultivated Land BC/267-P (2)

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.6	hilly	up to 12" sandy clay varying with undulations	Sandy clay	No crop	50.00	$180.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

Area Unsuitable for Cultivation.

ACRES	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	TOTAL
5.87	Steep hillside. Value only for	existing fuel supply.	20.00	117.00

Total value of Land $ 297.00

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 $ 297.00

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

Fully occupied. Not yet all plowed this spring. Exceptionally well manured with barnyard manure.

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

Only as additional acreage to the existing acreage. See reports on lots 8 and 13 owned by the same man.

Noxious weeds:

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

Mun. Dist of Mission, Mission, B.C.
Mun. and School - $8.97

Date: 9th 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 8th day of May 19 42.

Inspector's Signature "B.C. WORMWORTH"

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

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

Farm Appraisal Report

Remarks: Acreage here is only of value as additional to lots 8 and 13, owned by the same man. See other reports on last mentioned Lots.

Cultivated land has additional value of $5.00 per acre, on what I would have considered as the proper price, by reason of it having now a full covering of barnyard manure, which is being plowed in. Unplowed land shows excellent growth.

There is no other established farms accessible from this parcel by reason of a deep ravine. Must go with the other lots.

(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

$

$

$

$

$

$

$

$

$

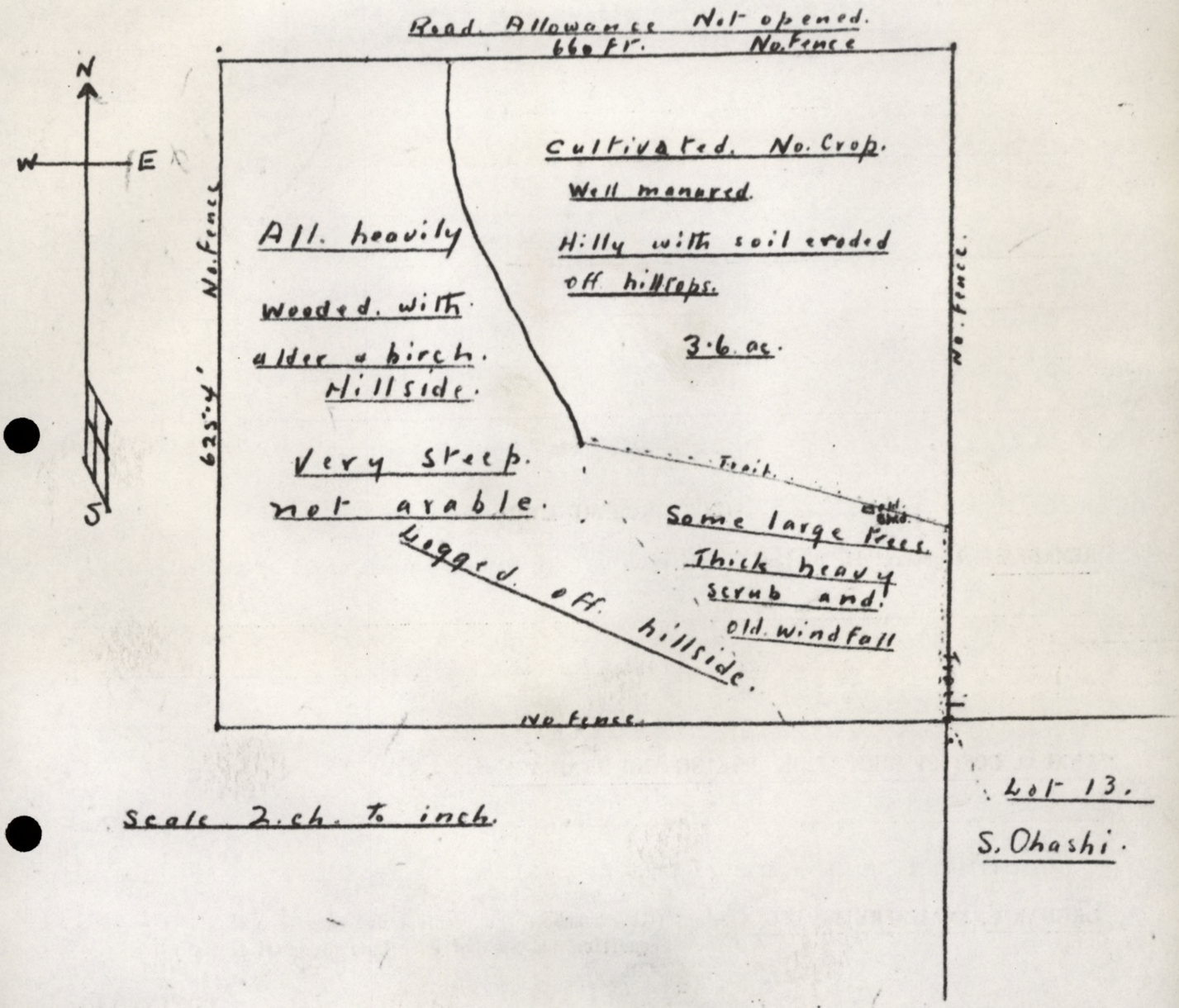
Total $

Amount fruit trees add to value of farm $

Diagram of Property

Ohashi S.

SW 29 - 17 - Lot. 15. 9.47 ac.



Scale 2 ch. to inch.

Following careful review of this appraisal report, it is my opinion that the present value is $ 300.00

Date 19th May 19 42.

"I.T. BARNET"

District Superintendent.

Exhibit-
3.











EXHIBIT No. 167-4
DATE 22 June 1949
FILED BY R. J. McMaster

SECTION 2

S. OHASHI 265 P. CASE No. 167

This was a poultry farm situated on Beals Road north and west of Mission, B.C.

Location of this property was made by comparison of the legal description with a municipal map and by using information on the Farm Appraisal Report photostat, which states that the holding is on Beals Road off Cedar Valley Road. The present occupant confirms that it belonged to a Mr. Ohashi. The sketch map with the photostat compares closely with the property which we examined and to which this report refers.

This property was handled as a poultry farm supplemented by small fruits, tree fruits and rhubarb. We accept the statement of the Inspector who made the appraisal where he states, "The farm is one which is only suited to a poultry specialist", -- this was a highly specialized poultry business.

Some difficulty was experienced in that at least five buildings have been torn down since the Inspector made his Farm Appraisal Report. We examined the foundations or remains and in all cases confirm the present occupant's statements as to what had been removed. It appears that at least two important poultry buildings (and some inexpensive colony or range houses) were not included in the appraisal. overlooked

The statement that the "house would grace a city" quoted from the appraisal sheet is correct. It was a well-built, well finished home about two years old in 1942.

S. OHASHI 265 P. CASE NO. 167

This property was and is a poultry production plant. The buildings are located with a view to convenience. The incubator and brooder houses are close to the operator's house and the laying houses are so located as to provide easy access and save steps. Its original owner must have planned the operation carefully for he had built up a working plant on an attractive southern exposure which left adequate room between his buildings and the municipal road for landscaping or other "beautifying" techniques.

On January 7th, 1949, this Company submitted a report (Ex 96) which subsequently became part of evidence in the Japanese Claims Commission. With reference to that report and its contained exhibit 3: we have valued the poultry houses according to their bird housing capacity. In accordance with their apparent worth we have discounted their value in terms of the average of $2.05 per bird as outlined.

We have examined the buildings, land and evidences of past cropping methods and herewith set out our appraisal of the holding.

Table 3 sets out the schedule of building values.

TABLE 3

SCHEDULE OF BUILDINGS

BUILDING	SIZE	AGE	Present day BOARD VALUE	CLEMENT VALUE	$ UNIT	SEE NOTE #
Dwelling	28 x 32	2	$ 3,000.00	$ 3,000.00		
Garage	12 x 20	2	100.00	200.00		1
Incubator House	14 x 24	2	275.00	400.00		1

S. OHASHI 265 P. CASE NO. 167

SCHEDULE OF BUILDINGS (CONT'D)

BUILDING	SIZE	AGE	BOARD VALUE	CLEMENT VALUE	$ UNIT	SEE NOTE #
Brooder House	12 x 16	Old	40.00	50.00		
Shop & Shed	10 x 24 20 x 24	3 3	150.00	300.00		
D.D.Laying House	340 x 20	4	1400.00	4785.00	1.50	2
Brooder House	12 x 14		25.00	56.00		
Brooder House	12 x 14		25.00	56.00		
Laying House	20 x 100	5	250.00	625.00	1.25	
Laying House	20 x 144	4	450.00	1008.00	1.40	
Laying House	20 x 96	Old	200.00	480.00	1.00	3
Laying House	20 x 72	Old	200.00	360.00	1.00	
Colony House	20 x 26	Old	20.00	65.00	.50	
Dwelling House	12 x 24	Old	NIL	100.00		4
Dwelling House	12 x 24	Old	NIL	100.00		4
Laying House	20 x 32	Med.	75.00	160.00	1.00	
Barn	20 x 48	Med.	100.00	300.00		
Old Garage	12 x 20	Old	NIL	100.00		5
Rhubarb House	20 x 80	Old	25.00	200.00		6
Brooder House	20 x 12	Med	40.00	40.00		7
Colony House	20 x 24	Old	NIL	60.00		
			$6375.00	$12385.00		

NOTES:

1. Appear now to be incorporated as a dwelling house.

2. We measure the double deck laying house at 20 x 326 feet.

3. Now demolished. Foundation scar visible and dimensions close to those shown.
4. Both old dwellings now torn down.
5. Now torn down.
6. Now torn down, coarse rhubarb growing on the building scar.
7. We were not able to locate this building, but assume that the dimensions may refer to a Brooder House which we measure at 16 x 10 feet.

In addition to the above buildings, we noted three (3) buildings which do not seem to appear on the appraisal photostat. These buildings seem to have been in position for at least as long as those around them. The three are not included in those which the present occupant says he has altered or remodelled. If these buildings were in fact on the property at the time of the V.L.A./S.S.B. appraisal then they would have added value to the holdings:

overlooked

BUILDING	SIZE	AGE	BOARD VALUE	CLEMENT VALUE	$ UNIT
Laying House	18 x 100	Med.	NIL	562.00	1.50
Brooder House	16 x 60	Med.	NIL	360.00	1.50
Range Shelter	10 x 20	//	NIL	10.00	
				$932.00	

LAND

The land chosen was quite suitable for the purpose. The hillside on which the poultry units are set provides a valuable

southern exposure. The bench land above Beals' road is a sandy loam that holds moisture well, its present growth cover indicates moderate natural fertility.

Deep well plenty of natural water

We place an overall value of $100.00 per acre on the land effective 1942.3/

CROPS

Our inspection indicates that there was at least:

½ acre of loganberries	-	value	$75.00
1 acre of rhubarb	-	value	200.00
½ acre of gooseberries	-	value	100.00
½ acre of blackcurrants	-	value	200.00
			$575.00

TREES

There is a quantity of fruit and nut trees on the premises. Included are chestnuts, apples, filberts, walnuts and cherries. They are worth at least $100.00.

CHICK BUSINESS

We are advised that Mr. Ohashi has stated in evidence that he had an annual business of about 50,000 baby chicks and from our examination it appears that this may well have been so. According to Rump and Sendall Ltd., 2426 Trans-Canada Highway, Langley Prairie, chicks were worth from $9.00 to $15.00 per hundred (unsexed) in 1940 and had risen from $11.00 to $17.00 in 1943. Prices vary somewhat with the breed and with the season. Early

chicks commanding higher prices than late ones. The quoted figures are averages and tally with ~~B. C.~~ Poultry ~~Marketing~~ Prod'n Service Board statistics which report $14.00 per hundred unsexed in 1943. Figures for 1942 were not readily available.

Chicks in 1942 at $14.00 per hundred would yield Mr. Ohashi a business turn over of $7,000.00. An asset which adds something to the value of the holding.

APPRAISAL

Summing up the various "value" factors:

Buildings (Table 3)	$ 12,385.00
Land 10 Ac. @ $100.00	1,000.00
Field Crops	575.00
Trees	100.00
	$ 14,060.00

If the buildings which we noted as being present but not listed, were in fact on the property at the time of the Board's appraisal, then $932.00 must be added, giving a total of $14,992.00. This figure does not include any value that might be added because of the chick business.