

1352

POWELL STREET, VANCOUVER

OFFICE OF THE CUSTODIAN

FILE NO. 1352
EXHIBIT NO. 1197-6
DATE NOV 2 1941

JAPANESE SECTION

FILLED BY

K. A. Kishida

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: ODA, KYUYA

HOME ADDRESS: R.R. #1, Mission, B.C. 3881 Leughard Hwy.

REGISTRATION NUMBER 06143 SEX: Male AGE: 44

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: SHIZU

ADDRESS OF WIFE OR HUSBAND: R.R. #1, Mission, B.C.

NAMES OF ANY LIVING CHILDREN: AKIO (M)

EIKO (F)

ADDRESS OF CHILDREN: ~~XXXXXXXXXXXX~~ R.R. #1, Mission, B.C.

AGE OF CHILDREN: 13, 10 yrs.

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

1. LOCATION AND DESCRIPTION: FARM LAND: - A portion of the ^{half of the} South ~~half of the~~ South East Quarter of Section 19 Township Seventeen being all that part of

Parcel "D" Sketch E 4896 which lies to the north east of the New Arterial Highway which is shown on plan deposited #4897 in the district of New Westminster. (Approx. 10 1/2 acres) Nearest village, Mission, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS:

Four room dwelling house; 1 barn, 3 chicken houses, 2 brooder houses, 2 shacks for berry pickers to sleep in, 3 wood sheds

3. INSURANCE (Give particulars; state where policies are)

\$500.00 with North West Fire Insurance Co. sold by Tanaka Insurance Agency, 415 Powell St., Vancouver, policy #199814 on person. Next premium due July, 1942.

4. TAXES (Amount and where payable): \$23.40 paid to Mission Corp. up to Dec. 31st, 1941

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

none

6. OCCUPANCY AND LEASES (If vacant so state) self

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: 78. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none9. IF FARM LAND STATE CROPS SOWN 4½ acres strawberry, 2 acres raspberry
¼ loganberry, ¼ rhubarb**STATEMENT OF REAL PROPERTY OCCUPIED**1. LOCATION AND DESCRIPTION: dwelling house2. LANDLORD'S NAME AND ADDRESS: none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

rent free4. STATE WHEREABOUTS OF LEASE: none5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none**STATEMENT OF PERSONAL PROPERTY OWNED:**

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

As per list, herewith, all stored on farm at Mission, B.C. in custody
of wife SHIZU

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

1 horse, 400 chickens, 1 dog at farm at Mission, B.C.3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY none

4. INSURANCE CARRIED ON ABOVE PROPERTY: \$300.00 with North West Fire Insurance Co., issued by Tanaka Insurance Agency 415 Powell St., Vancouver, B.C. policy #199814, held by declarant, next premium, July 1942
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF

OTHERS: none

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

none

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

Two \$100.00 Victory Bond, 1951 maturity left with wife, SHIZU. Also \$200.00

paid to Pacific Cooperative Union at Mission, B.C. for two \$100.00 Victory Bonds, 1954 maturity not yet received

8. BANK ACCOUNTS: Bank account in wife's name, Bank Commerce, Mission, B.C.

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS

none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

REMARKS: none

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 27th day of March 1942.

(Signature)

K. Oda

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Sept. 2/43

Our File No. 1352

Full Name ODA, Kyuya
(Surname in Block Letters)

Registration No. 06143

MWle - Female
(Check)

Age Feb. 19/1897

Former Address R.R.#1 Mission, B.C.

Date Evacuated Oct. 20/42 Naturalized - Canadian-Born - National^V
(Check)

Present Address c/o Mess L.B. Sanderson, R.R.#4, Sparta Rd., St. Thomas,
Ontario

^V
Married - Single
(Check)

Name of Wife ^{nee} (NISHIDA) Shizu 13343

^{nee} (ODA) Same family name Name of Husband

Name of Mother Sumi (Japan)

Name of Father ODA Yosoya (Dec'd)

Names of Children under 16 Akio 10/1/29 Eiko 8/10/31

Requested by G.M.

Registered with Custodian yes
(Yes or No)

Additional Information Farmer. Farm at above address.

EXHIBIT No. 1197-9
DATE NOV 1 1948
FILLED BY H. A. G. Smith

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B. (B.C.264 P) File No. 1352
Name: ODA, Kyuya Reg.No.06143
Civic Address: 3881 Lougheed Highway, Mission, B. C.
Legal Description: A ptn. of South half South East quarter of Section 19, Township 17, being all of parcel "D" Sk.4896 which lies to North East of New Arterial Highway shown on Plan 4897 Municipality of Mission, District of New Westminster.
Classification: 10 $\frac{1}{2}$ acre property, approximately 7 acres in small fruits. Four room shingled dwelling, small barn, bathhouse, shed, 2 woodsheds, picker house, packing shed, 3 small chicken houses - all in fair condition.
Registered Owner: Kyuya ODA
State of Title: Clear
Administration & Revenue: ODA was not evacuated until October 20, 1942 and although he did not obtain a tenant to make the property revenue bearing, he arranged with a neighbor, W. O. Ingram, to keep his eye on it and in return to use the property as he saw fit. The Custodian leased the property to Mr. Ingram from January 1st to December 31, 1943 for \$100.20 but all revenue accrued to V. L. A.
Sold to the Director, Veterans' Land Act for \$1,242.00 cash as of January 1, 1943.
Title delivered March, 1944.
Payment received and net proceeds amounting to \$1,239.00 credited to the account on May 20, 1944.
Chattels: Not involved in sale of property.
Insurance: Transferred to V. L. A. 100%.

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

Dated: 16/10/45
WEA:EH

W.E. Anderson

SPECIFIED ARTICLES
SUMMARY

File No.1352

Reg.No.06143

Name: ODA, Kyuya (Mr.)

The file of the above Japanese person reveals
no Specified Articles.

Certified Correct

W.E. Anderson

Aug.30/45

EXHIBIT No. 1197-9
DATE NOV 1 1948
FILED BY K A B. Justice

PERSONAL PROPERTY SUMMARY

File No. 1352

16 October, 1945

Re: ODA, Kyuya - Reg. No. 06143

CHATELS: The above Japanese declared a considerable amount of chattels in his declaration of March 27/42. He was evacuated on October 20/42. On November 26/42 our fieldmen took an inventory of chattels on the property and they agreed quite well with the original declaration except for the supplies which no doubt were used by ODA during the period prior to his evacuation.

Our representative at the Pacific Co-operative Union reported the property broken into on December 15/42 and on January 12, 1943 the Chief Constable at Mission wrote this office reporting a theft asking one of our staff to come and check to see what was missing. Our Mr. Moryson checked the property and on February 4, 1943 reported that practically the complete contents of the tool and packing sheds were missing and these contents represented all the tools of any value.

On February 7, 1945 all chattels that were at all saleable were sold at our Mission Auction and net proceeds of \$2.74 were credited to the account. The household effects were found to be missing also at this time and the articles sold were a very miscellaneous lot. The police were notified of this and they informed us that a neighbour reported a truck seen there at night but no trace was found of any of the missing goods.

Nov 17/42: This whole chattel situation changed. See above report to ODA by Mr. Hart.

LIVESTOCK: The above Japanese declared a horse and 400 chickens with the Custodian on March 27, 1942. The chickens were disposed of prior to his evacuation according to our fieldmen while the horse was found to be left in the care of a Mr. E. Hart of Mission, B. C. We wrote Mr. Hart on August 30/45 asking if he was interested in purchasing the animal and he informed us on September 4th that she was old and had developed the "heaves". As she was no good to anyone he had sold her to the fox farm for \$9.00. This amount was remitted to this office and credited to the account.

ACCOUNTS RECEIVABLE: ODA's credit balance at the Pacific Co-operative Union, namely \$58.64, was remitted to this office and credited to the account on November 3, 1942.

BONDS & INVESTMENTS: The above Japanese declared 2 - \$100.00 1951 Victory Bonds in wife's possession and also 2 - \$100.00 Victory Bonds paid for but not received from the Pacific Co-operative Union. These were not brought under control by the Custodian.

Although he did not declare so to the Custodian according to the records of the Pacific Co-operative Union, he is the owner of the following P. C. U. Redeemable Shares of \$10.00 Value:-four - 1937, four - 1938, six - 1939. These 14 shares were redeemed and the sum of \$140.00 credited to his account on March 20, 1945. Three 1940 shares and nine 1941 shares should be redeemed early in 1946 and 1947 respectively. All the above share certificates are apparently in the possession of ODA and although written for the share certificates redeemed they have not been received. He is also the owner of five 1942 shares which should be redeemed in 1948 but the share certificate for these is held at this office.

ODA is also the holder of 42 P. C. U. \$10.00 Unredeemable shares.

Interest on shares has been received by this office and credited to the account as follows: \$7.02 on March 8/44 and \$6.62 on May 12, 1945.

BANK ACCOUNT: The above Japanese declared a bank account in the name of his wife. This, however, was not brought under control by the Custodian.

The file reveals that the above Japanese has no other Personal Property Interest.

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

Dated: 16/10/45
WEA:EH

W.E. Harrison

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MISSION, B.C.

Date: 26th Nov. 1942

NAME: ODA, Kyuya (Mr.)

REGISTRATION NO. 06143

ADDRESS: 3881, Lougheed Highway (about 1 mile west of Mission) Mission.

PROPERTY: Portion S. $\frac{1}{2}$ of S.E. $\frac{1}{4}$ of Sec. 19, Twnsp. 17, ... of Parcel "D" Skt. E. 4896
Shown on Plan #4897, Dis. New West:

ACREAGE: 10.5

KIND OF CROPS: Strawb., Raspb., Loganb., Rhubarb.

APPROXIMATE ACREAGE OF EACH: $4\frac{1}{2}$, 2, $\frac{1}{2}$, $\frac{1}{2}$.

HOUSE: 1 storey

VACANT: X

OCCUPIED:

DESCRIPTION: Shingled-fair

ROOF: Shingled

SIZE: 28'x32'

NO. OF ROOMS: 4

CONDITION: Fair

OTHER BUILDINGS: Shed: 12'x20'-fair. Barn: 24'x48'-fair. Bathhouse: 8'x10'.
2 Woodsheds: 10'x10'; 16'x24'. Picker's cabin: 16'x30'-good.
Packing Shed: 14'x20'-good. Chicken & Rhubarb-house: 20'x40' fair.
Chickenhouse: 20'x48'-good. Chickenhouse: 20'x60'-fair.

NAME OF LESSEE OR RENTOR:

TERMS:

WATER: None

ON:

OFF:

LIGHT: None

ON:

OFF:

REMARKS: Doors locked & windows nailed or boarded. Protection Poster
(affixed).
A Mr. W.O. Ingram, Mission, has certain keys to the outhouses
and has a few chickens in one of the chickenhouses. This, I
believe, was by arrangement with Mr. ODA.

INVENTORY OF CHATTELS LEFT ON PROPERTY. In house: 2 Double beds, springs &
2 Cartons old clothes. 4 Kit. chairs. 2 Baby chairs. 2 Cabinets. 1 Bench.
1 Sm. & 1 lrg. table. 1 Old ironing board. 1 Wooden trunk old clothes.
In leanto of house: Baby-buggy. Oak barrel. Lamp. 30 Bricks
In Barn: 41 Jam Flats, 1 Horse buggy without wheels, about 200' lumber.
Picker's cabin: Old cookstove, Homemade table, 2 Benches, about 300' lumber.
Woodshed: 2 Ladders. Chicken & Rhubarbhouse: 1 Bag fertilizer.
Parkingshed: Springtooth cultivator, $1\frac{1}{2}$ Bag lime, 2 Tin pails, Manure fork,
Buggy seat, 153 Strawb. crates, 14 Raspb. crates.
Chickenhouse: 2 Drums (45 gal.), 2 Oak barrels, Top of coal brooder, Lantern,
Galv. pail, 2 Bales straw & 3 Hay, 5 Metal feed troughs,
8 Bundles Shingles, 3 of Lathes, 4 Wheels & shafts of buggy,
12 Wooden pails, Keg (10 gal.), about 1,000' lumber,
In shed: Wheelbarrow, 2 Dusting machines, Stovetop, Diamondtooth harrow,
Horse plough, Small platform scales, 4 Hoes, 1 Doublebitted axe,
Peevee, Potato fork, 2 Shovels, 1 pr. Hames, Sprayer, Bag of lime,
* 3 Wedges, Lantern.
About 8 or more cords of wood scattered between the various outhouses.

* 2 missing

Signed:

J. D. Williams
W. J. Logan

Feb. 4, 1943.

RESULT OF RECHECK ON PROPERTY
OF
ODA, Kyuya #06143
3881 Lougheed Highway, Mission, B.C.

Chattels missing

30 Bricks. ✓
1 Ladder. ✓
Springtooth cultivator. ✓
1½ Bags of lime. ✓
2 Tin pails. ✓
Manure fork. ✓
Buggy seat. ✓
2 Dusting machines. ✓
Horse plough. ✓
Sml. platform scale. ✓
4 Hoes.
1 DB axe.
1
1 Potato fork.
2 Shovels.
Sprayer.
2 Wedges.
1 Lantern.

Signed

J. Morrison

SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

FILE NO. 1352

OWNED BY ODA Kyuya

REG. NO. 06143

(1) Nature of Interest:

(a) Owner: Certificate of Title or ~~unregistered Deed~~ held by owner(b) ~~Part owner~~ (joint or in common)

Co-owners

(c) Holder of the right to purchase no Equity \$

Vendor

(d) Holder as Mortgagee no Equity \$

Mortgagor

(2) Cert. of Title No. 116522 E In the name of named owner

(3) Property address Mun Mission District

(4) Legal description part S 1/2 of S 1/2 of Sec 19 Twp. 17 being all of Parcel D. sketch 4896 lying to N.E. of New Central Highway Plan 4897 D.A.W. L.R.O. J.W.

(5) Vested in the Custodian 26-288 Certificate of Encumbrance

(6) If Agricultural Lands: Type of Farm

Acreage 10.5 Crops

S.S.B. No.

(7) ASSESSED VALUE: LAND \$ 450 IMPROVEMENTS \$ 750

(8) Appraised value if any: Land \$ Improvements \$

(9) Taxes: Current \$ 2.34 (underpaid but no receipt) Arrears \$ none

JL-49

This Indenture,Made in triplicate this **twenty-third** day of **December**

A.D. 1943

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

File
THE SECRETARY OF STATE FOR CANADA,
 acting in his capacity as Custodian under and by
 virtue of Order-in-Council P.C. 1665, and Amend-
 ments thereto.

Hereinafter referred to as the
LESSOR OF THE FIRST PART.

And:

William Oliver Ingram
William Oliver INGRAM of Box 256,
Mission City, in the Province
of British Columbia.

Hereinafter referred to as the
LESSEE OF THE SECOND PART.

Witnesseth, that in consideration of the rents reserved under the covenants and agreements hereinafter contained the Lessor doth demise and lease unto the Lessee, All and Singular that certain parcel or tract of land and premises, situate, lying and being in the **Municipality of Mission, New Westminster**, District, in the Province of British Columbia, more particularly described as

A portion of the South Half(S $\frac{1}{2}$) of the South Half(S $\frac{1}{2}$) of the South East Quarter (SE $\frac{1}{4}$) of Section Nineteen(19) Township Seventeen(17), being all that part of Parcel "D", Sketch 4896, which lies to the North East of the New Arterial Highway, which is shown on Plan deposited No. 4897.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining, saving and excepting **thereout sufficient space to be reserved for the sole and exclusive use of the Lessor in storing certain chattels and effects now on the premises.**

and reserved to the Lessor, and reserving also to the Lessor and to tenants of the Lessor occupying adjoining lands from time to time, their respective families and servants, and all other persons with the Lessor's or their permission, going to or from the said adjoining lands, free and uninterrupted right at all times hereafter and for all purposes to go, return, pass and repass with or without horses, cattle, and vehicles from and to any highway by crossing through and over the demised premises; and Doth Further Let on Hire the following chattels, namely:—

from the **First** day of **January** A.D. 1943, (or from the date hereof) for the term of **One (1)** years thence ensuing and fully to be determined on the **Thirty-first** day of **December, 1943.**

Yielding during the said term therefor the clear (annual) rent of **\$100.00** ~~One Hundred~~ **20/100** Dollars, of lawful money of Canada, payable to the Lessor at the Office of the Custodian, Vancouver, British Columbia, on the following days and times, that is to say:—**Eight Dollars Thirty-five** the first payment to be made on the **First** day of **January**, A.D. 1943, **monthly** and the further sum of **\$8.35** on the **First** day of each and every month thereafter until the said term has been completed.

2. That the said Lessee covenants with the said Lessor to pay rent; and to pay taxes; and to pay rates and charges for water, electric light, gas and telephone. AND TO repair; and to keep up ditches and drains clean, open and free from obstruction and in good working order; and to keep up fences; and not to cut down timber; and to insure against fire in the joint names of the said Lessor and the said Lessee, show receipts and to rebuild in case of fire; AND that the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice, and that the said right of entry and to view the state of repair shall extend to every person to whom may be delegated any power or duty conferred or imposed on the Custodian and to every person authorized by the Director of Soldier Settlement of Canada to act as an Inspector. AND will not assign without leave; and will not sublet without leave; and that he will leave premises in good repair excepting only reasonable wear and tear and damage by tempest; AND that he will not carry on any business on the premises that shall be deemed a nuisance.

The foregoing words of this clause found in Column One (1) of the Short Form of Leases Act shall be construed according to the extended form in Schedule Two (2) of that Act.

3. The Lessee Further Covenants and Agrees with the Lessor:—

(a) To manage, cultivate and manure the portions of the premises now or hereafter brought under cultivation in a good and husbandmanlike manner and in accordance with the most approved method of husbandry used in the district, and to use the said cultivated lands for the purpose of producing the type of crops heretofore produced thereon, and to keep all arable lands clean and free from weeds, and to protect, preserve, prune and manage all orchard, fruit, shade and ornamental trees on the premises.

(b) To spread on the land in a husbandmanlike manner all manure produced on the said premises and not to remove from the lands any manure on the expiration of the term.

(c) During the continuance of the term at his own expense to keep the said chattels in good and substantial repair and condition and to keep the owner indemnified against all loss of, from and against the said chattels from whatever cause it may arise, save only reasonable wear and tear.

(d) Upon the expiration of the term either by effluxion of time or by the Lessor under the right reserved to that effect to deliver to the Lessor peaceably and at the Lessee's risk and expense the said chattels at the said premises.

(e) To keep the hired chattels insured in the name of the Lessor throughout the term against loss or damage by fire to the full insurable value thereof with some reputable insurance company.

(f) To observe fully and at all times the right of way reserved to the Lessor and to tenants of the Lessor occupying the adjoining lands for the time being, their respective families and servants, and all other persons with the Lessor's or their permission going to or from the said adjoining lands.

(g) To put all plumbing works, sanitary arrangements and drains in condition to comply with the requirements of the Municipal Health Officer and of the Board of Health of the Municipality and to comply forthwith with all notices and requests of the Municipal Health Officer or of the Board of Health of the Municipality.

4. Provided Always and it is expressly agreed that if the rent hereby reserved, or any part thereof, shall be unpaid for fifteen (15) days after any of the dates after which the same ought to have been paid although no formal demand shall have been made thereof, or in case of the breach or non-performance of any of the covenants and agreements herein contained on the part of the said Lessee, his heirs, executors, administrators and assigns, or if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the 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, or in the event of the Lessee failing to keep possession of any of the said chattels, then in any of such events the then current year's rent shall immediately become due and payable, and it shall also be lawful for the said Lessor, his successors in office or assigns, at any time thereafter, into and upon the said demised premises, or any part thereof, in the name of the whole to re-enter, and the same to have again, repossess and enjoy as of his or their former estate, anything herein contained to the contrary notwithstanding.

5. Provided Further that if at any time during the term the hostilities in which His Majesty is presently engaged shall have ceased the Lessor may terminate this lease by giving the Lessee one (1) month's notice in writing to vacate the premises, and such notice having been given this lease shall terminate at the end of the said month notwithstanding that it may not be at the end of the current year of the tenancy, and such notice shall have been deemed to have been received by the Lessee on the date on which it shall have been deposited in the Post Office at Vancouver, British Columbia, and mailed and addressed to the Lessee at

British Columbia. Such notice may also be served upon the Lessee personally or by posting it on any part of the said premises if vacant, or by serving it upon any grown up person on the said premises if occupied and if the Lease shall terminate as herein provided on any day other than the

last day of the year of the tenancy the rent for the year in which the lease terminates as aforesaid shall be apportioned by charging the Lessee a reasonable rent having regard to the stipulated rent, and the opportunity of the tenant to have obtained or to obtain the crops in that year, reserving to the Lessee the right to re-enter upon the demised premises to cultivate and harvest crops maturing in the year of the tenancy in which the termination occurs unless the incoming occupant shall pay to the Lessee a fair value for the crops maturing at the time of the termination, which value shall be determined by a person appointed by the Lessor or by an authorized Deputy of the Lessor in his capacity of Custodian from those persons to whom may be delegated any power or duty conferred or imposed on the Custodian.

6. The Lessor covenants with the Lessee for quiet enjoyment.

The covenants of the Lessee and the reservations herein contained shall enure to the Lessor, his successors in office and assigns, and shall be binding upon the Lessee, his heirs, executors, administrators and assigns.

In Witness Whereof the Lessor as Custodian has executed these presents by his duly authorized deputy, and in witness whereof the hand and seal of the Lessee, all on the day and year first above written.

Signed by the said Lessor by his
authorized deputy, in the
presence of:—

H. H. Watkins

F. G. Shears

(F. G. SHEARS)
Authorized Deputy of the Secretary
of State and/or Custodian.

Signed by the said Lessee
in the presence of:—

L. C. Watson

William Ingram

Approved by the Director of Soldier
Settlement of Canada as to land.
By his authorized representative.

J. B. Baird
District Superintendent.

Dated

A.D. 194

THE SECRETARY OF STATE
OF CANADA

— and —

Lease
(YEARLY BASIS)

LOCKE, LANE, GUILD & SHEPPARD
Barristers, etc.,
Vancouver, B. C.

(H) Apart from the hired chattels, to warehouse and store upon the demised premises those chattels and effects of the Lessor now upon the demised premises, hereinafter called the stored chattels, by placing the said stored chattels in a place reasonably safe and to use reasonable care for the protection thereof.

(I) From time to time to deliver up to the Lessor the stored chattels or such portions thereof as the Lessor may demand and to re-deliver to the Lessor the hired chattels in the event of the Lessor so demanding by reason of judgment obtained against the Lessee, or breach of any term of this Lease, or by reason of the Lessor considering his right to the hired chattels to be endangered by their continuing in the possession of the Lessee, of which the Lessor shall be the sole judge.

(J) At the request of the Lessor from time to time to deliver to the Lessor an order on any third person to whom the Lessee may have marketed or delivered any of the crop from the demised premises and in such form as the Lessor may request directing such third person to pay to the Lessor from the proceeds of any crop or of any monies payable to the Lessee a sum equivalent to the rental for the current year.

J. Shear

Signature of the Lessor.

William D. Myrland

Signature of the Lessee.

QC-254-P
BC-2518-A

BC/254-P
BC/2518-A

S.S. Form No. 9
(Sheet 1)

GOVT

Farm Appraisal Report

File No. 2-2-48

Land Description S.E. 1/4-37, portion of S.E. of S.E. 1/4, being all that part of parcel 37 which lies to the E. of arterial highway, shown on plan 4897.

Containing 20.5 Acres

Owner's Name QMA, E.

Post Office Address MISSION, B.C.

Nearest Rail Point Mission

Distance 1 mile

Market Town "

Distance 1 "

Church (give denomination) All denominations

Distance Mission

Nearest School Consolidated Schools

Distance "

State how property was identified: Established boundaries

EXHIBIT No. 1197-2

DATE Nov. 1, 1948

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

R.A. Hunter

Hard surfaced highway 77 running along south side (1 mile west of Mission)

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

Employment opportunity Local in berry season, nearby in local mills. Remote in logging.

Predominating Nationality and religion: New British. No predominating religious sect.

Describe Fencing and its condition: Fence along highway only. poor. Value \$ incl. in land.

Water supply: Spring in ravine back below buildings.
No electricity - no power line passing.

Value \$ " " "

BUILDINGS ON FARM

1352

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	12 x 20	Lumber	8'	Shale.	Old	Alms. poor	Fair	\$ 450.00
Addition	12 x 20	"	7	"	"	"	Good	"
Shed addition	12 x 18	"	7	Roofing	"	"	Fair	"
Shed	12 x 22	"	8	Shakes	Old	poor	"	75.00
"	12 x 18	"	8	Roofing	"	(No value to farm)	"	"
new shed	12 x 18	"	8	Shale.	"	Shakes	Good	80.00
Shed	12 x 40	"	7	"	10 yrs.	"	"	100.00
"	x	(Shakes between 2nd & 3rd below)						
Shed	14 x 44	Lumber	7	Shale.	New	Shakes	New	180.00
"	12 x 18	"	8	"	"	"	"	85.00
"	12 x 18	"	8	"	"	"	"	100.00
Shed	14 x 22	"	8	"	"	"	"	"
Packingshed	8 x 8	Light cedar	7	Shakes	Old - no value	"	"	"
2 Small Sheds	near buildings - no value	(see diagram)						

Total present day value \$ 880.00

Total Value Buildings add to farm

\$ 800.00

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

habitable? No basement - brick chimney on bracket.

\$

Describe the basement and chimneys: No basement - Brick chimney on bracket.

No. rooms downstairs? 4 Upstairs? None How finished Shiplap and paper.

Are buildings painted? Yes Condition of paint

Distance from nearest bush 100 yards.

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

Cultivated Land

BC/2518-A

BC/2518-A

(2)

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1	Level	Fertile, sandy loam 12"	lt. silty clay	Row strawberry plants	\$75	\$ 75.00
6.5	Hilly	Silty clay 12" to 15"	Varied silty to silty clay	Strawberries, raspberries, Loganberries.	\$80	\$520.00
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	DECLARATION 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	
3	Steep hillsides and ravine banks			Scrub and small trees only.	nil.	

Total value of Land \$ 605.00

Total added by buildings to value of farm \$ 200.00

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

Total value of farm \$ 1205.00

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

Owner still in residence, but going away to north camp within a week. Place is in excellent cultivation, and is rated as one of the best fruit farms for its size in the neighbourhood. May have been over-fertilized, as growth now not first class for the time of year.

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

Fruit and chickens combined.

Noxious weeds:

A few Canada Thistles.

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

Municipal and school - \$23.40
Municipality of Mission
Mission, B.C.

Date: 18th 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 18th day of May 19 42.

Inspector's Signature

"B.S. JONES"

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

Farm Appraisal Report

Remarks: Farm is very rough and hilly, but has a steep south slope, which makes for early ripening of small fruits, to catch early markets. Tillage is good, but growth indicates that some fertilization is now required. Evidently this owner intended to go into poultry as a intensification of his farming effort, as three of the barnhouses are recently built and have never been occupied, as also is the brooder-house, in fact the latter is not quite finished. White neighbors declare that this man is one of the best fruit farmers in the area, and that it is unlikely that the average man can so successfully operate the place. With the advent of electricity, the place could be farmed in way of combining fruits with poultry to steady the annual income, and generally enlarge it. Nearest power is 500 yards away.

(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

Some fruit trees planted among strawberries on one steep hillside, but they are too young yet to be an asset of value. Existing crops are: Strawberries ----- 4 ac. Raspberries ----- 2 ac. Huckleberries ----- 0.25 ac. Ever bearing Strawberries ----- 0.75 ac. Logans ----- 0.50 ac.

(This estimate of acreages is corroborated by the owner).

Total \$

Amount fruit trees add to value of farm \$

④

Diagram

Order

H.S. Highway

Raspberries

Respectful

value is \$ 1,500.00

sgt. I. J. BARNETT

District Superintendent.

File No. 135'2

Date Feb 7/45

SUMMARY

Name: Kyrgyz Oda

Address: Mission

(1) - We have today moved to auction room at Mission effects as per enclosed list at a total cost of \$ as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

Everything of value missing from the property. Const. Thompson provincial police at Mission informed us of a neighbor's report regarding a truck moving everything off at night but he was unable to trace where it was.

The tenant gave us the following explanation:

W. Anderson

CHATTEL SUMMARY

File No. 13394

16th November, 1945

Re: ODA, Shizu (Mrs. Kyuya) - Reg.No.13343

The above Japanese did not register with the Custodian prior to her evacuation on October 20th, 1942, but did so on April 19th, 1943 when she was finally written to through the B. C. Security Commission. At that time she sent to this office an itemized list of chattels made up in the most part of household effects and personal belongings.

Our field staff on May 28th, 1943 inventoried all the chattels on the property including also farm equipment declared by the husband on File #1352, and dealt with the liquidation of the chattels under the file of the above Japanese independently, unknowing of the fact that the office was also dealing with chattels on her husband's file.

Our fieldmen's inventory takes up two typewritten pages and is on file under date of May 28th, 1943. It compares favourably with the articles declared by this Japanese and also that of her husband excepting some articles which had been stolen according to the husband's file, in January, 1943. This information was given by the Provincial Police and a check was made at that time on the file of the husband.

All saleable chattels were moved to auction and sold on September 13, 1944. Net proceeds from their sale amounted to \$177.48 which was credited to her account. Four and a part pages of itemized articles sold are on file as is also a statement by our representative of articles abandoned on the property as being worn out and not worth the handling charges of moving.

The chattels all told on both this file and the file of her husband, #1352, are very well accounted for although the writer dealing with the husband's file independently from this one, - as he was the property owner and had declared chattels, - reported to him that all the chattels had been stolen while they had been liquidated and funds credited to this account.

A memo to this effect is being placed on the file of the husband to correct the picture of administration there.

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

Dated: Nov. 16, 1945
WEA:EH

...*W.E. Harrison*.....

NAME CDL. Evans

REGISTRATION NO. 06143

FILE NO. 1352

The following chattels were sold by public

auction at Mission, B. C. ON February 7, 1945.

Wagon shaft	\$0.40
Piece of cable	0.30
Box of sundries	0.25
Bench, lamp and shovel	0.25
1 Chicken fountain	0.25
Lantern	0.35
Ice box	1.50
Chicken fountain	0.25

Total		\$ 3.55
Less Expenses: (Auctioneer's Fee: \$0.35		\$ 0.81
(Advertising: 0.06		
(Moving: 0.40		
Net Proceeds Credited:		\$ 2.74

Members of Custodian Staff Present. Mr. W. E. Anderson

Extracted from Auctioneering List No. Mission 16

Remarks.

NAME ODA, Shizu (Mrs. Kyoya)

REGISTRATION NO. 13343

FILE NO. 13794

The following chattels were sold by public
 auction at Abbeysford, B. C. on September 13, 1944.

	Brought Forward	\$ 92.75
✓ Rubbers		1.00
✓ 2 Pcs. Rubbers		2.40
✓ 1 Pr. Rubbers		1.20
✓ 1 Pr. Rubbers		1.20
✓ 1 Pr. Rubbers		1.20
✓ 1 Pr. Rubbers		1.20
✓ 1 Pr. Rubbers		1.30
1 Pr. Rubber Shoes		1.50
1 Pr. Rubber Shoes		1.00
1 Pr. Rubber Shoes		1.00
1 Pr. Rubber Shoes		1.00
1 Pr. Socks		0.50 C
✓ 1 Pr. Shoes		1.10
1 Pr. Shoes		1.20
2 Pcs. Rubber Shoes		1.80
2 Pcs. Rubber Shoes		1.80
2 Pcs. Rubber Shoes		1.80
2 Pcs. Rubber Shoes		1.80
1 Pr. Rubber Shoes		0.80
2 Pts. Dusting Powder		1.25
6 Pts. Dusting Powder		2.00
6 Pts. Dusting Powder		1.25
6 Pts. Dusting Powder		1.00
6 Pts. Dusting Powder		1.00
✓ 1 Steel pot		1.60
Measure and sundries		0.35
✓ Springs		0.50

Total	Carried Forward	\$ 125.40
Sum of payments		\$
Sum of payments		\$

~~Sum of payments~~
~~Sum of payments~~
~~Sum of payments~~

NAME ODA, Shima (Mrs. Krue)

REGISTRATION NO. 13343

FILE NO. 13394

The following chattels were sold by public
 auction at Abbotsford, B. C. on September 13, 1944.

	Brought Forward	\$ 125.40
Spool		0.25
Box and contents		2.75
Tobacco		0.35
Lunch outfit		2.10
Box and contents		0.25
Box and contents		0.25
Box and contents		1.00
Meat chopper		1.50
Box and contents		0.25
Gloves		0.35
Gloves		0.35
Bag and junk		0.25
Bag and junk		0.35
Coat		8.25
Blanket and cover		0.60
Kimono		1.00
Pillow		0.30
Pillow		0.50
Pillow		0.50
Kimono		1.00
Kimono		0.50
Sash		1.00
Sash		0.50
Sash		0.25
Baby Set		0.50
Bar Phone		0.65
Total	Carried Forward	\$ 150.95
Less Expenses:		\$
Net Proceeds Credited:		\$

~~Members of Custodian Staff Present:~~

~~Extracted from Auctioneering List No.~~

~~Remarks:~~

NAME ODA, Shizu (Mrs. Kyuwa)

REGISTRATION NO. 13343

FILE NO. 13394

The following chattels were sold by public
 auction at Abbotsford, B. C. on September 13, 1944.

	Brought Forward	\$ 150.95
-Box and contents		0.50s
2 Trays		0.50 ¹⁵
1 Tray		0.75 ¹⁸
Doll blanket		0.50 ^c
✓Unbleached sheeting		5.00 ^c
✓Unbleached sheeting		2.00 ^c
✓Bed spread		1.00 ^c
✓Man's suit		2.00 ^c
Shirt		0.25 ^c
Mattress cover		1.75 ^c
✓3 Shirts		1.00 ⁻¹⁶
✓3 Shirts		0.50 ^c
✓4 Pns. Underwear		4.00 ⁻¹⁵
✓1 Shirt		1.00 ^c
Ties		1.00 ⁹¹
Shoes		0.25 ⁻¹⁹
Mattress		6.50 ⁻
-Box and contents		1.50 ^s
✓Tools		0.50 ^T
✓Saw		1.00 ^T
✓Tools		1.00 ^T
✓Gant hook		0.60 ^T
✓Tools		1.60 ^T
✓4 Kitchen chairs		3.00 ⁻⁵⁷
✓3 bundles of shingles		3.00 ⁻²³
✓Fuel Wood		25.00 ⁻⁶⁶
✓4 Barrels		2.00 ⁻⁰⁷
Total	Carried Forward	\$ 218.60

~~Less Expenses:~~

~~Net Proceeds credited:~~

~~Members of Auctioneer Staff Present:~~

~~Excluded from Auctioneering List No.~~

~~Remarks:~~

NAME ODA, Shizu (Mrs. Kyuya)

REGISTRATION NO. 13343

FILE NO. 13394

The following chattels were sold by public
auction at Abbotsford, B. C. on September 13, 1944.

Wheelbarrow
-100 Fruit crates

Brought Forward

\$ 218.60
3.00
25.00 - 15

Total

Less Expenses: (Auctioneer's Fee: \$24.65
(Advertising: 11.72
(Moving: 32.75

Net Proceeds Credited:

\$ 218.60

\$ 69.12

\$ 177.48

Members of Custodian Staff Present. Mr. R. M. Anderson

Extracted from Auctioneering List No. Abbotsford 9

Remarks.

NAME

ODA. FIVE

EXHIBIT

1197-10

DATE

NOV 1 - 45

FILED BY

K. G. B. B. B.

REGISTRATION NO. 06143

FILE NO. 1352

The following chattels were sold by public
 auction at Mission, B. C.

on February 7, 1945.

Wagon shaft
 Piece of cable
 Box of sundries
 Bench, lamp and shovel
 1 Chicken fountain
 Lantern
 Ice box
 Chicken fountain

\$0.40
 0.30 S
 0.25 S
 0.25 S
 0.25 S
 0.35 S
 1.50 S
 0.25 S

Total

Less Expenses: (Auctioneer's Fee: \$0.35
 (Advertising: 0.06
 (Moving: 0.40
 Net Proceeds Credited:

\$ 3.55

\$ 0.81

\$ 2.74

Members of Custodian Staff Present.

Mr. W. E. Anderson

Extracted from Auctioneering List No. Mission 16
 Remarks.

LIABILITY SUMMARY

File No. 1352

16 October, 1945.

Re: ODA, Kiyu (Reg. No. 06143)

No claims were declared by the above
Japanese and none were registered
against him at this office.

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

Dated: 16/10/45

WRA:EH

W. E. Harrison
.....

File No 1852

Mission City, B.C.

To Custodian

Feb. 16th. 1943

Re. Chattels missing

The 30 Bricks were taken & they
were laying out side of the building.
The Duster, Scales & wedges
were locked in a building the
lock was pried off & taken out
as to the potato fork I never seen
it. There may have been one but is
missing now. The balance of your
listing I are all in other buildings.
~~the~~ These articles were taken before
I had possession of the place I don't
think should be held responsible for
same. As I have to buy new ones
to replace them. I see there is a sprayer
mentioned in the list. There was no
sprayer to my knowledge, Is this list
all the goods I am responsible for
or did Mr. Oda list other articles.
These you have on the list are all
that seems to be around

I hope this will be satisfactory

Yours Truly

W.O. Ingram

EVACUATION SECTION	
FEB 18 1943	
File No	1852
Ans.	Green

RESULT OF RECHECK ON PROPERTY
OF
Kyuya ODA -- Reg. No. 06143
3881 Loughheed Highway, Mission, B. C.

SECTION
FEB 18 1943
Referred

CHATELS MISSING

30 Bricks *missing*
1 Ladder

Springtooth cultivator

1½ Bags of lime

2 Tin pails

Manure fork

Buggy seat

2 Dusting machines *missing*

Horse plough

Small platform scale *missing*

4 Hoes

1 D.B. axe

1 Potatoe fork *missing*

2 Shovels

Sprayer *missing (owner saw it)*

2 Wedges *missing*

1 Lantern

May 28th/45

INVENTORY OF CHATELS BELONGING

TO

ODA, Kenya # 06143

Which have been left in the care of : Mr. W. O INGRAM

IN HOUSE

- 2 d. Beds complete NV
- 2 Crtns. old clothes NV
- 2 Baby chairs NV
- 1 Bench NV
- 1 Large table & 1 sm. table NV
- 1 Wooden trunk cont. old clothes NV
- 4 Kitchen chairs ✓
- 2 Cabinets NV on wall
- 1 Old Ironing board NV

LEAN TO

- 1 Baby buggy NV
- 1 Oil lamp ✓
- 1 45 gal. wooden barrel ✓

BARN

- ✓ App. 40 shipping crates ✓ Sml. quan. of lumber used
 - 1 Old buggy complete (Horse) ✓
- wheels only saleable part.

PICKERS HOUSE

- 1 Old cook stove ✓
- 2 Benches NV
- 1 H.M. Table NV
- Sml. quan. of lumber formerly at pickershouse now used on dwelling
- 2 Ladders NV
- 1 Sack bone meal NV
- 12 wooden bunks NV
- Sml. quan. of dishes & Utensils NV
- 4 Sacks chicken feed gone bad.

PACKING SHED

- ✓ 1 Spring tooth cultivator
- 2 Tin pails ✓
- 1 1/2 Bags Lime ✓
- 1 Manure fork ✓
- 153 Straw crates & 14 Raps crates?

CHICKEN HOUSE

- 2 45 gal. drums & 2 wooden barrels, 2 Bales straw, 3 Bails hay NV
- 1 Breeder top, 1 Galv. pail, 3 Bundles shingles, 1-10 gal. keg NV
- 1 Lantern (oil), 5 metal feed troughs, 3 bundles lath NV
- App. 800' lumber now being used on the property

(The above articles have been left in my care, and I will be responsible for their safe keeping.)

WITNESS

Office of Custodian.

SIGNED

W. O. Ingram

*dictated by
P. H. H. H.*

*gone bad
1/2 sack chick feed.
1/2 " lime
153 straw crates
14 raps
40 shipping*

May 28th/ 45

INVENTORY OF CHATTELS BELONGING

TO

CBA, Kyau

06143

IN ATTIC OF HOUSE

- ✓ 1 Feed chopper
- ✓ 1 Iron pot
- ✓ 1 Jap saw
- ✓ 1 Electric iron & cord
- ✓ 1 Thermos bottle
- ✓ 1 Crtn. Jap blocks
- ✓ 1 Crtn. cont. 9 electric light bulbs
- ✓ 1 Tin cont. green tea
- ✓ 1 " " 2 pkgs. CBA seeds
- ✓ 1 Box of books, stationary etc.
- ✓ 1 Pr. logging boots
- ✓ 3 Jap sickles
- ✓ 1 Jap plane
- ✓ 1 Leather suit case cont. Jap table clothe, new undershirt,
Girls slip, Pr. boys pants & pin cushion
- ✓ 1 Large tin cont. quan. of seeds
- ✓ 1 Crtn. tobacco
- ✓ 1 Crtn. old clothes
- ✓ 1 Pkg. Parawax
- ✓ 1 Box. misc. kitchen ware
- ✓ 1 Box cont. 3 Jap dolls, few books & Baby powder
- ✓ 1 Pr. New gumboots
- ✓ 16 Prs. ASAHIS canvas shoes
- ✓ 1 Sm. Hudson duster
- ✓ 4 Crtns. cont. 29 pkgs. SULFORON
- ✓ 1 Jap picnic basket
- ✓ 1 Falling axe, 1 ALBOL Syringe (for flowers)
- ✓ 1 Crtn. school supplies & books
- ✓ 2 Boxes clothes etc. 1 Crtn. cont. few Jap cushions
- ✓ 1 Box cont. Mens cont. few kimono's, Baby blanket, Pr. earphones etc.
- ✓ 1 Box cont. 37 bars of Pearl White Naphtha soap
- ✓ 1 Tin Dulce, 1 Corn pepper,
- ✓ 1 Sledge hammer, 1 Mattock, 1 Set Harness & Oil skin horse cover
- ✓ 1 Peevac, 1 New shovel handle, 1 New spud digger
- ✓ 3 Bags CCB wax
- ✓ 1 Large box cont. Ladies coat, Woollen quilt, 1 Gold safety pin,
1 girls dress, 1 Belt Obie, 1 Ladies dress, 2 Prs. trousers
2 Mens suits, 4 Prs mens undershorts, 1 New undershirt,
Several pieces of Table clothe, Quan. of unbleached cotton
5 Mens shirts, 3 Jap cushions, 4 Mens collars, 1 Mens felt hat.

Judging from the inventory sent to us by the above's wife, I thought it best to take a complete inventory of chattels left in the attic.

The attic is boarded up and everything seems to be as was left.

She mentions 4 Prs. long gumboots, I looked all over the property and failed to find any more than one pair.

Signed

Harlan

4
a

PROPERTY OF ODA KYUYA

2 heater stoves
1 1/2 doz. bowls
furniture
11ek. rice
4 gal. sauce

30 qt. bottles

3 cook stoves
9 pens
1 1/2 doz. dishes
clothing
misc 3 pails

Fertilizer, spraying, dusting, already carried out on land to value of \$320.00. Berry plants on land value \$230.00, also 60 young plum trees and 5 peach trees. Declarant wishes to register fact that self and wife have cultivated this land themselves for the last year with no return.

FARM IMPLEMENTS

5 shovels, 1 plough, 1 harrow, 1 cultivator, 3 big square shovels, 1 spade, 2 garden shovels, 4 cross-cut saw, 8 wedges, 2 peavy, 10 hoes, 2 rakes, 4 potato hooks, 2 manure forks, 1 hay fork, 4 axes, 2 hatchets, 2 sledge hammers, 1 rubber hose (50 ft.) 3 hand saws, 3 hammers, 1 big square, 1 try-square, 3 clippers 1 wagon, 2 harness, 5 ton hay, 1 ton straw, 1 brooder stove, 4 gal. water fountains for chickens, 4 - 1 gal. stone fountains, 6 galvanized feeders for chicks, about 50 cords of firewood, about 500 cedar posts, 1 (240 lbs.) scale, 2 dusters, 2 sprayers, 6 cases sulfurion, 250 lbs. go-west, 70 lbs. powdered bluestone, 2 bicycles, 1 sewing machine, 60 lb. copper line, about 2500 ft. lumber, 2 1/2 shingles, 200 crates and boxes, 4 coal oil lamps, 2 gas lantern, 3 coaloil lanterns, 11 buckets 10 tin pails 5 kitchen knives.

* 2,000 shingles

Items registered in the name
of Kyung Oda
RTMP No. 06143

Farm Implements & Goods			Household Goods		
10	Hoes	12 00		Brought Forward	707 90
2	Rakes	2 75	3	scoop shovels	4 50
4	Potato Hooks	6 50	1	garden spade	1 85
2	Manure Forks	5 00	3	royal Chinook cross cut saw	35 00
1	Hay Forks	1 50	8	wedges	11 00
3	Axes	8 00	2	peevie	11 00
2	Hatchets	2 50	10	tin pails @ 50¢	5 00
2	Sledge Hammers	3 20		Total	775 65
2	Horse Harness	60 00			
1	Wagon	125 00			
1	Braden Stone	25 00	3	coal oil lantern	3 75
4	4 gal. water fountain	10 00	3	cook stove	110 00
4	1 gal porcelain water "	4 00	2	heated stove	21 00
6	chick feeders (galvanized)	4 50	9	pots and pans	7 00
500	cedar posts	50 00	1 doz	bowls	3 60
1	weigh scale (cap. 240 lb)	18 50	1 doz	dishes	1 80
2	dusters	29 00	3 pails	miss (total cost 150 lb)	6 25
1	brass sprayer (knapsack)	25 00	4 gal.	bean sauce	5 00
6 can	45 lb sulfur	28 00	30 qts	" "	12 00
20 lb	weevil poison (to Hest)	20 00	11	galvanized buckets	6 50
70 lb	bluestone (powdered)	11 50	5	kitchen knives	4 00
60 lb	coppered lime	3 00	3	hair clippers	6 50
2 M	shingle	8 50	4	coal oil lamps	4 00
2500 ft	lumber	85 00	50 cts	fuelwood	300 00
200	crates for berries	50 00		Total	292 00
2	gasoline lantern	22 00			
3	Hand saw (Dixon)	13 00		Miscellaneous	
3	Hammer	5 00		Labor for our family	200 00
1	Big Square	2 00	4 1/2 A	strawberry plants	155 00
1	small "	90	2 A	raspberry plants	50 00
1	20 ft rubber hose	4 50	1/2 A	loganberry plant	15 00
5	shovels	6 25	1/4 A	rhubarb	6 00
1	plow with the wheel	31 00	25 box	stumping powder used	116 00
1	harrow	6 50	65	fruit trees (60 plum 15 peach)	45 50
1	cultivator	17 50		chicken & horse manure	20 00
	Total	707 90		Total	707 50

Please read on the other side

Remarks:

When I bought this farm, most of this land was uncleared. I cleared $3\frac{1}{2}$ acres of the land using 25 boxes of stumping powder valued at \$116.00. At the time of evacuation, I had four and half acres of strawberries planted worth \$155.00; two acres of raspberries worth \$50.00, $\frac{1}{2}$ acre of loganberry at \$50.00 and a quarter of an acre of rhubarb worth \$6.00. I also bought 60 young plum trees and five peach trees which cost me \$45.50 and planted them on the farm in 1941.

During the year of 1942, I applied \$304.00 worth of fertilizers, \$10.00 worth insect poison by dusting and spraying and \$25.00 of weevil poison in preparation for the next year's crop, and besides the cultivation and hoeing, to everyone of the berries mentioned in the previous paragraph. For these expenses and labour, I received nothing. For year's work, I considered that I am worth about \$700 and my wife and family about \$50.00; this is the work done on the farm in a year.

In the fall of 1941, I built a chicken shed (16' x 50') valued at \$295.00; a brooder house (4' x 18') at \$90.00 and a berry picker's house (6' x 32') at \$90.00 at the end of the year and towards the spring of the following year. These buildings were never used.

I also had unredeemable shares of the Pacific Co-operative Union for which I received only \$50.00 from the Custodian. There were 42 unredeemable shares as mentioned above valued at \$90 per share, and therefore I am at a loss of \$390.00.

Hereby registered in the name
of Sigew Oda RmP No.
1543

[illegible]

1352

July 23, 1943.

Mr. Kuya ODA,
Registration No. 06143,
St. Thomas, Ontario.

Dear Sir:

Re: North West Fire Policy No. 210131

The above numbered policy has been issued to cover for \$500.00 on dwelling situate on your property described as being No. 3881 on the North side of Lougheed Highway in the Municipality of Mission, B. C., on portion of S. $\frac{1}{2}$ of S. $\frac{1}{2}$ of S.E. $\frac{1}{4}$ Sec. 19, Twp. 17. This is a renewal of Policy No. 197814 formerly carried by yourself.

The premium for three years amounting to \$10.00 is being paid to the Insurance Company and charged to your account.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

EXHIBIT No. 1197-10DATE NOV 1 - 1944

FILLED BY

H. G. Anderson

INVENTORY OF CHATTELS BELONGING

to

Shizu OD A, #13343
Mission B.C.

" I have today inspected the undermentioned articles and
consider them valueless and should be abandoned. "

- ✓ 2 Beds.
- ✓ 2 Ctns. of Clothes.
- ✓ 2 Baby chairs (H.M.)
- ✓ 3 Benchs. *1 sold on future sale*
- ✓ 3 Tables. (H.M.)
- ✓ 1 Old Trunk.
- ✓ 2 Cabinets. (Fixtures.) *1 removed & sold on future sale*
- 60. ✓ 1 Baby Buggy.
- ✓ 1 Horse Buggy. *Wheel & shaft of
Sold on future sale*
- 47. ✓ 1 Old Cook Stove.
- 117. ✓ 1 Sack of Bone Meal.
- 59. ✓ 12 Wooden Bunks.
- 106. ✓ 4 Sacks of Chick Feed.
- ✓ 5 Bales of Straw and Hay.
- ✓ 2 Ladders.

Signed.

H. G. Anderson

Sept 7/44.

B

RESULT OF RECHECK ON PROPERTY
OF
Kyuya ODA -- Reg. No. 06143
3881 Louchead Highway, Mission, B. C.

CHATELS MISSING

✓ 30 Bricks

1 Ladder

Springtooth cultivator

1½ Bags of lime

2 Tin pails

Manure fork

Buggy seat

✓ 2 Dusting machines

Horse plough

✓ Small platform scale

4 Hoes

1 D.E. axe

✓ 1 Potatoe fork

2 Shovels

✓ Sprayer

✓ 2 Wedges

1 Lantern

MEMORANDUM

File Nos. 1332, 1334

October 19th 1944

To: W.B. Anderson
From: Mr. Iverson Esq. CBA, Esq. (Chairman)
3021 Longwood Highway, Mission
CRATERS

There are value sheets on File 1334 representing the liquidation of personal effects declared by Mr. & Mrs. Oda. However, in view of various references in the files it would be advisable to check on items discrepancies in regards to items that do not appear to have been such.

Re: Anderson:

- A. 200 chickens and a horse are declared on File 1332 but the only further comments on these are contained in a letter to W.B. Iverson Dec. 21/42 asking him about "a few chickens", in regards to the horse, we asked E. Hart about having it in his possession and Mr. Hart replied on Dec. 17/42 "I will take good care of it but she is very old." Did she die?
- B. A gold safety pin was included on the list of a recheck of effects dated May 28/43
- C. There appears to be a large box of clothing listed May 28/43 unaccounted for, also an electric iron, a cord, garden tools and implements.
- D. Finally, the attached list "A" of effects appears on Mr. Oda's file and W.B. Iverson who had the keys of the house to whom we had sent list "B" of missing articles replies - "Is this list all the goods I am responsible for, or did Mr. Oda list other articles." The Provincial Police report Jan. 12/43 that the place had been broken into and cleared out.

We can assume therefore that list "A" is superseded by a later list on File 1334 given by Mrs. Oda. The recheck of May 28/43 except for the specified items given above, agree substantially with the liquidation sheets.

Will you please comment on items A.B. & C.

WILL

MEMORANDUM

File No. 13394 & No. 1352

17th November, 1945.

Net Chattels declared by Kyuya ODA

The chattels declared by the above Japanese and which were inventoried on his file, were also inventoried and liquidated on the file of his wife, File #13394, and they are well accounted for with the exception of a few items which were stolen in January, 1943, and shown as having been stolen on a report from our representative.

Net proceeds derived from the sale of all chattels on the wife's file total \$177.48, which together with those sold on Kyuya's file netting \$2.74, total \$180.22, plus \$9.00 for the horse.

The above facts completely change the aspect of the chattel picture on the file of the above Japanese.

WEA:HA

WE Carson

File No. 1352
Reg. No. 06143

Kyuya ODA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 May 20	Balance as per statement sent	\$	\$1,303.26	
1945 March 16	Proceeds Auction Sale		2.74	
March 21	Pacific Co-Operative Union - redemption of shares		140.00	
April 23	Legal Fees	15.00		
May 12	Pacific Co-Operative Union - interest on redeemable shares		6.20	
	unredeemable shares		.42	
September 18	Proceeds sale of 1 horse		9.00	
		<u>\$ 15.00</u>	<u>\$1,461.62</u>	

CR \$ 1,445.62

1945 Dec. 6	To Can. Bank of Commerce, credit Kyuya ODA	1446.62		
1946 Jan. 10	Redemption of Pacific Co-operative Union shares		30.00	
Jan. 17	Cheque to Kyuya ODA	30.00		
1947 Jan. 11	Redemption of Pacific Co-op. Union shs.		90.00	
	Interest on P.C.U. redeemable shs.		3.40	
	" " " unredeemable shs.		.42	
Feb. 12	Cheque to Kyuya ODA	93.82		
Jan. 9, 1948	Redemption of Pacific Co-op. shs.		50.00	
Feb. 23	Interest on " " redeemable shs. & unredeemable shs		1.92	
Apr. 10	Interest " " " "		4.62	
Apr. 10	Cheque to Kyuya ODA	<u>56.54</u>		

\$ 177.48 drawn from sale of chattels
sent to Mrs Oda, Nov 17/45

\$1626.98 \$1626.98

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 1352
Reg. No. 06143

506 Royal Bank Building,
Vancouver, B. C.

Mr. Kyuya ODA,
c/o Miss L. B. Sanderson,
R. R. #4, Sparta Road,
St. Thomas, Ontario.

MAY 30 1944

Dear Sir:

Re: Mun. of Mission, a portion of the S. $\frac{1}{2}$ of the S. $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of Sec. 19, Township 17 being all that part of parcel "D" sketch 4896, which lies to the N.E. of new Arterial Highway which is shown on plan deposited No. 4877, Dis. of New Westminster, C. of E. 51960.

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	1242.00
Add:	
Unexpired insurance premium as at January 1st, 1943	1242.00
Less:	
Tax arrears to December 31st, 1942	3.00
Registration fee	
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 1239.00

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.

1352
66143

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/264-P
(JL-49)

Vancouver, B.C.

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

CDR, Kyuya.

Dear Sir:-

Re: A portion of the S. $\frac{1}{4}$ of the S. $\frac{1}{4}$ of
the S.E. $\frac{1}{4}$, Section 19, Twp. 17, being all
that part of the parcel "D" Sketch 4896,
which lies to the N.E. of New Arterial Highway
which is shown on Plan deposited No. 4897,
MUNICIPALITY OF MISSION.

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 170946-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	- \$ 1242.00
Less arrears of taxes to January 1st, 1943,	- \$ --
Amount paid to Secretary of State	- \$ 1242.00

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

1197 - 5

EXHIBIT No.

Nov. 1 1948

DATE

FILED BY

F. A. Brewin

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

File No. 1352

JAPANESE EVACUATION SECTION

506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B. C.

REGISTERED

24th October, 1945.

Mr. Kyuya ODA,
Registration No. 06143,
c/o Miss L. B. Sanderson,
R. R. #4, - Sparta Road,
St. Thomas, Ontario.

Dear Sir:

Your file has come under review and we take this opportunity of giving you a brief summary of administration of your affairs by this office.

On the 27th March, 1942, you declared to the Custodian that you were the owner of property at Mission. This property, upon your evacuation 20th October, 1942, became vested in the Custodian. Although you did not obtain a tenant for your property at the time of your evacuation, you made arrangements with your neighbour, Mr. Ingram, to keep an eye on it. No leasing arrangements were made regarding your property until after its sale date and therefore, no revenue accrued to your account through the property.

In accordance with the Canadian Government's policy of liquidation your property was sold to the Director of Veterans' Land Act for the sum of \$1,242.00, and we have already sent you complete details of the property sale. Legal fees of \$15.00 in connection with the conveyance of same were later charged to your account.

You informed the Custodian of chattels which were being left on your property at Mission and that you had arranged with Mr. Ingram to keep his eye on them. Our field men inventoried and checked the chattels on your property and confirmed that Mr. Ingram was looking after them. The property was broken into on several occasions and the Provincial police at Mission were notified. On the 4th February, 1943, at the request of the Chief Constable, a re-check was made of the property and it was found that the complete contents of the tool and packing sheds were stolen. The missing articles included all your farm implements. Although the police did everything possible, they were unable to locate any of the stolen goods.

On the 7th February, 1945, all saleable chattels remaining on the property were sold at Auction and the net proceeds from this sale amounting to \$2.74 were credited to your account here. At that time it was found that your house itself has been ransacked and practically everything was missing, so the articles sold, in accordance with the attached list, were a very miscellaneous lot. A Neighbour had notified police of further breaking and entering of your property but they could find no trace of the culprits.

Your horse which was found to be left in the care of Mr. Hart at Mission, was old and developed the "heaves", and as she was no good to anyone Mr. Hart sold her to the fox farm for \$9.00. Upon contacting him, he remitted this sum to this office where it was credited to your account.

Mr. Kyuya ODA

24th October, 1945.

Your credit balance at the Pacific Co-operative Union, namely \$58.64 was forwarded to this office and credited to your account.

Although you did not declare so to the Custodian, according to the Pacific Co-operative Union records, you were the holder of a number of shares. Your 1937, 1938 and 1939 shares valued at \$140.00 were redeemed at par and credited to your account here on the 20th March, 1945. Three 1940 shares and nine 1941 shares should be redeemed early in 1946 and 1947 respectively. All of the above share certificates are still in your possession and we request that you forward them to this office as soon as possible, so that the funds represented by their redemption may be made available to you. We wrote to you on the 22nd March, 1945, asking that you send them to us but so far have not received them.

You are the owner of five 1942 shares which should be redeemed in 1948. The certificates for these shares are held at this office and upon their redemption, the funds will be forwarded to you.

Interest on your share holdings, totalling \$13.64, has been credited to your account up to date, and as interest is received on your redeemable shares as before mentioned, and on the forty-two \$10. unredeemable shares of which you are the owner, it will be made available to you.

You declared a bank account in the name of your wife, but this was not brought under control by the Custodian.

Attached hereto is a statement of your account at this office from the date you last received one, showing your credit balance. These funds are available to you upon request, excepting for the \$140.00 represented as redemption of your shares. This sum also will be available to you upon receipt of the share certificates. Please advise us if you wish the funds sent to you, sent to your credit at a bank in your locality or invested in Dominion of Canada bonds.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

"W. E. Anderson"

W. E. Anderson,
Administration Department.

WEA:HA
Enclosures (2)

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

Mar. 3, 1949



R. R. 5 Merlin, Ont.,
May 23, 1949.

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
MAY 25 1949	
Rec'd	
File No	1552
Ans.	
Referred	Red

Dear Sir:

I understand that there are still forty-two unredeemable Pacific Co-operative Union shares to my credit in your custody.

I have no intention of returning to B.C. again. Therefore I would like to have these redeemed at their fair cash value.

Would you kindly inform me on this matter as soon as possible.

Yours truly,
Kiyuya Oda.
Reg. # 06143.

1352

May 25, 1949.

Mr. Kyuya ODA,
Reg. No. 06143,
R. R. #5,
Merlin, Ontario.

Dear Sir:

Replying to your letter of the 23rd instant, we have returned to the Pacific Co-operative Union all certificates covering unredeemable shares, and the matter of the sale of these shares will have to be decided upon by that Institution.

A copy of your letter has been sent to them today, with a request that they reply to you direct.

Yours truly,

CHR/fm

C. H. Reed,
Office of the Custodian.

1352

September 10, 1945.

Mr. E. Hartt,
Box 263,
Mission, B. C.

Dear Sir: Re: Kyuva ODA, Reg. No. 06143

We wish to acknowledge your letter of September 4th, and note that the horse belonging to the above-named Japanese was sold for the sum of \$9.00. We would appreciate your remitting to this office the sum of \$9.00 representing the amount received from this sale.

Yours truly,

WEA/TM

W. E. Anderson,
Administration Department.

THE CANADIAN BANK OF COMMERCE

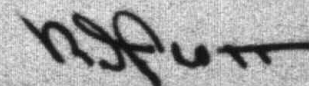
Rec'd	DEC 18 1945	Chatham, Ont.
File No.	1357	13th Dec. 1945.
Referred	<i>Anderson</i>	

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

Dear Sirs: Re Kyuya ODA - Registration No. 08143

With reference to your letter of 6th of
December we wish to acknowledge receipt of your
cheque in favour of the above party for \$1,446.82.
We have to-day credited Oda's account with this
amount, under advice to him.

Yours truly,



R.D. SCOTT
pro Manager.

PROPERTY OF ODA KUYA

2 heater stoves
1 1/2 doz. bowls
furniture
11 lb. rice
4 gal. sauce

30 qt. bottles

3 cook stoves
9 pans
1 1/2 doz. dishes
clothing
misc 5 pails

Fertilizer, spraying, dusting, already carried out on land to value of \$220.00. Berry plants on land value \$250.00, also 60 young plum trees and 5 peach trees. Self and wife have cultivated this land themselves for the last year with no return

FARM IMPLEMENTS

8 shovels, 1 plough, 1 harrow, 1 cultivator, 3 big square shovels, 1 spade, 2 garden shovels, 1 cross-cut saw, 2 wedges, 2 peavy, 10 hoes, 2 rakes, 4 potato hooks, 2 manure forks, 1 hay fork, 4 axes, 2 hatchets, 2 sledge hammers, 1 rubber hose (50 ft.)
2 hand saws, 3 hammers, 1 big square, 1 try-square, 3 clippers
1 wagon, 2 harness, 5 ton hay, 1 ton straw, 1 brooder stove, 4 gal. water fountains for chickens, 4 - 1 gal. stone fountains, 6 galvanized feeders for chicks, about 50 cords of firewood, about 500 cedar posts, 1 (240 lbs.) scale, 2 dusters, 2 sprayers, 6 cases sulfuric, 250 lbs. go-west, 70 lbs. powdered bluestone, 2 bicycles, 1 sewing machine, 60 lb. copper lime, about 2500 ft. lumber, 2 1/2 shingles, 300 crates and boxes, 4 coal oil lamps, 2 gas lantern, 3 coal oil lanterns, 11 buckets 10 tin pails 5 kitchen knives.

2,000 shingles

N-W. 30-17.

Home owned by C. Hart Mission,
2 Dogs have been given away

File No.
1352

DEFENSE BRIEF

Kyuya ODA,
Reg. No. 13343

File No. 1352

Case #1197

Toronto, Ont.
Nov. 1st, 1948
Case #1197

Case #1197
File 1352

REAL PROPERTY CLAIM - GROSS -

<u>Gross Claim</u>	<u>Appraisal</u>	<u>Sold for</u>
\$3450.00 Total as original and Revised Claim Exhibit #1	\$1265.00 re Soldiers Settlement Board Exhibit #2	\$1242.00 re Director Veterans Land Act Exhibit #1

Witness:-1.B.C. Wormworth,
Inspector.

2. F.G. Shears,
re Appraisal
&
Sale.

Submissions:-

Summary re claim July 19/48 gives tabulation of relative figures re Realty.
It may be noted here that in the Analysis of personal property claim that articles to the value of \$394.00 are said to have been sold with the Real property. See Exhibit #3.

PERSONAL PROPERTY CLAIM - GROSS -

<u>Gross Claim</u>	<u>Appraised</u>	<u>Sold for</u>
\$3557.70 Total original claim Exhibit #3		
Reduced by \$1647.76 as Exhibit #4 making Revised claim \$1909.94 as shown therein	Reduction of \$1647.76 seems to have been made up of items of Exhibit #3 as follows:- 1. "outside terms of reference" \$1316.00 2. "declared but not found" 331.76 Total \$ 1647.76	

NOTE: Do not find explanation of pencil notations making revised claim \$1930.20; a small difference of \$20.26.

(a) \$ 1137.57

no appraisal

\$250.15
at auction

(b) 394.00

Sold with Realty

File No.
1352
Kyuya ODA,
Reg. No. 13343

- 2 -

Case #1197

(c)	\$213.30	abandoned
(d)	78.57	Not accounted for, Theft, etc.
(e)	<u>86.50</u> 1909.94 & \$20.26- \$1930.20 as <u>pencil</u> revision as above	Used by Tenant —

- Witnesses:-
1. Gowing Post
Auctioneer,
Abbotsford.
 2. R.M. Anderson
Auction
Inventory
 3. J.H. Harkies
Auctioneer
Mission.
 4. W.E. Anderson
Auction,
 5. W.O. Ingram
Inventory
Chattels
 6. S.C. Carlson
Inventory
Chattels
 7. J. Moryson
Chattels
 8. F.T. Williams
Report & chattels
 9. H.J. Logan
Report & chattels

Submissions:- According to J.P. Form of Kyuya ODA, Exhibit #6 March 27, 1942- all personal property was "stored on farm at Mission B.C. in custody of wife Shizu". Kyuya ODA was evacuated Oct. 20/42. Shizu ODA, his wife, was evacuated also Oct. 20/42. Her J.P. form of registration is dated April 19/43.

These dates are given as these explain some of the mix-up regarding these chattels. Practically all chattels from these premises that were sold, the proceeds were placed to the credit of Mrs. ODA and are shown on Analysis of Personal Property Exhibit #3 of Kyuya ODA.

A memo dated November 17, 1945 by W.E. Anderson(staff) on claim file clarifies the then situation. Previously our records seem to have shown the chattels as having disappeared, not having checked with the wife's file No. 13394.

File No.
1352
Kyuya ODA,
Reg. No. 13343

- 3 -

Case #1197

on which the Auction records were shown,

There does not seem to be any doubt that there was vandalism there but to what extent it is not clear, more than Exhibit #3 shows in the Analysis. The item of \$78.57 under "not accounted for, theft, etc". would seem to indicate that no large amount could be charged to theft.

Assuming that the original Analysis, Exhibit #3, is correct then the value of chattels "not accounted for, Theft", etc. amounts to only about 2% of the original claim or 4% of revised claim.

BRD/DD

March 5, 1949.

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CASE NO: 1177

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 1, 1948.

IN THE MATTER OF THE CLAIM OF

KIYU ODA

PROCEEDINGS AT HEARING

K. A. Christie, Esq., K.C.

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

3
4 JAPANESE PROPERTY CLAIMS COMMISSION

5
6 B E F O R E

7 HIS HONOUR, JUDGE J.A. McGIBBON, SUB-COMMISSIONER.

8
9
10 Toronto, Ontario,

11 November 1, 1948.

12
13
14 IN THE MATTER OF THE CLAIM OF

15 KIYKA ODA

16
17 PROCEEDINGS AT HEARING

18
19
20 APPEARANCES:

21 K.A. CHRISTIE, ESQ., K.C. appearing for the
22 Dominion Government,

23 E.A. BREWIS, ESQ., appearing for the
24 Claimant.

25 A. SMITH, ESQ., Secretary,

26 G.H.B. UPTON, ESQ., Official Interpreter,

27 J. B. McGRUBER, ESQ., Official Reporter.
28
29
30

E. Gdn.
D. Gdn.

2.

WILMA Gdn. the claimant herein, being first
duly sworn, testified through the
interpreter as follows:

DIRECT EXAMINATION BY MR. BROWN:

Q. Your claim is first of all in respect of a
farm property near Mission City? A. Yes.

Q. And this is your signature on a document
called Real Estate, furnished? A. Yes.

Q. And are all the facts set out in this document
correct? A. Yes.

Q. You made an alteration that the house
referred to was built in 1904, and not built in 1905?

A. Yes.

Q. Otherwise it is correct? A. Yes.

(REAL ESTATE, FURNISHED CLAIM FORM MARKED
EXHIBIT NO. 1)

Q. I see you bought this property in 1902 for
\$2000. Have you got with you any of the documents
under which you bought it? A. No, I haven't any
of the documents but the purchase is recorded in
New Westminster.

Q. And without going into any details, I see you
cleared 50 acres? A. Yes.

Q. And you planted a considerable number of
fruit trees? A. Yes.

Q. And you built a number of buildings on the
land, or rebuilt or improved what was there?

A. Yes.

Q. I would ask my friend to file the Soldier
Settlement Board Appraisal.

MR. CHRISTIE: I tender as Exhibit B the Farm
Appraisal Report.

E. G. G.
In care.

(FORM APPRAISAL REPORT MARKED EXHIBIT No. 2)

Q. Without wasting time by going into the details I notice there is some difference of opinion as to the dimensions of the various buildings between the farm appraisal report and your statement?

A. The Surveyors, or the representatives of the farm appraisal people went down there to measure the buildings when I was there and they simply took a measurement by their feet, it was a very rough estimate they took.

Q. Now I notice they do say the place is in excellent cultivation, and is rated as one of the best fruit farms for its size in the neighborhood. I suppose you agree with that part of it?

A. Yes, that is the truth.

Q. They say further:

"It may have been over-fertilized, no growth now not first class for the time of year."

Have you any comments to make on that?

A. I put in a lot of fertilizer because otherwise you cannot grow strawberries satisfactorily.

Q. Have you any idea what you sold the crop for the year before this, what the return would be for 1941?

A. I didn't sell the crop.

Q. In 1941?

A. I didn't sell the 1942 crop.

Q. I understood that, I am asking you about the 1941 crop?

Q. That was the 1941 crop, do you want the gross or net?

Q. Either or both?

4.
I. 60a,
In chf.

1 A. \$2400. including labour and expenses from
2 that would be about \$1800.

3 Q. So that would be about \$900. net?

4 A. No, I received \$1800. clear.

5 Q. And \$2400. altogether? A. Yes, but
6 included in that was my labour and the family too.

7 Q. That was for the year 1941?

8 A. Yes.

9 Q. What did you get for your 1942 crop?

10 A. I sold the 1942 crop and I got approximately
11 the same amount, maybe a little more. He doesn't
12 seem to know when he was evacuated, he has lost his
13 memory.

14 Q. Perhaps I should ask my friend to produce
15 the analysis of personal property.

16 MR. CHRISTIE: I tender as Exhibit 3 the Analysis
17 of Personal Property.

18 (ANALYSIS OF PERSONAL PROPERTY MARKED EXHIBIT 3)

19 THE INTERPRETER: He says that over and over
20 that he received a certain amount for chickens.

21 MR. BREWSTER:

22 Q. Over and above the crop returns you received
23 a certain income from chickens. By the way did you
24 sell the whole crop to some cooperative or to different
25 people? A. A cooperative.

26 Q. The whole thing? A. Yes; the eggs
27 I sold separately.

28 Q. Now, we have heard what he called the Analysis
29 of Personal Grain Form, and this list of details of
30 grain is taken from the claim form which you filed. You
are claiming for all the items listed in the third

Ex. 30a,
In chf.

1 column of this form?

A. Yes, they are all down

2 there.

3 Q. And how did you fix the values on the indivi-
4 dual items there? A. I thought that that was a

5 fair price for those various articles at that time.

6 Q. I think, Mr. 30a, you now appreciate that
7 you are not entitled to make any claim for the labor
8 for the family? A. Yes, I have been told so. At

9 the time I bought the price was lower but after I had
10 cleared it, and worked on the farm the price had risen,
11 and also a road highway had been constructed which
12 increased the value of the property.

13 Q. Then I have here a form under the heading of
14 "Personal Chattels" -- is that your signature?

15 A. Yes.

16 Q. Are the facts stated therein correct?

17 A. Yes.

18 (PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT
19 NO. 4)

20 Q. Now, I notice from Exhibit 3, the Analysis of
21 Personal Property that you are claiming for \$50. for
22 cedar posts which it says were sold with the real
23 property. Had they been in the ground, or where were
24 they at the time you left the property?

25 A. These posts I had cut for the purpose of
26 selling; they were left in the farm yard.

27 Q. And I ask you some questions about the cupboard
28 which was apparently sold with the real estate; how was
29 that attached to the property? A. That was left
30 in the kitchen.

There is a suggestion here that the wire netting

Q. Yes,
in 1947.

1 was sold with the real estate. Was that wire nothing
2 attached to anything? A. No, that was

3 some wire that I had not used, and I put it away in
4 the chicken house.

5 Q. Now I see you have included in the claim
6 here strawberry plants, raspberry plants, loganberry
7 plants and rhubarb. I suppose all these plants were
8 actually planted? A. Yes, they were planted.

9 Q. And the same with the fruit trees?

10 A. Yes. The Government was paying \$200. an acre
11 for land which had no cultivation at all where the road
12 went through.

13 Q. Now, there are quite a lot of items here that
14 were in your original declaration but which were not
15 found. I am not going over these in detail with you
16 except to ask you if they were shown in the original
17 declaration of either your wife or yourself. They were
18 on the property when you left, were they?

19 A. They were all there when I was evacuated.

20 Q. And I notice from some of the correspondence
21 that you have stated that you have made arrangements
22 with your neighbour, Mr. Ingram to keep an eye on the
23 property? A. Yes.

24 Q. What actual arrangement did you have with

25 Mr. Ingram? A. The arrangement was that he should
26 look after the property and if necessary cultivate it,
27 but as the Soldier Settlement Board had arranged to sell
28 the crop there was no need for that.

29 Q. Where were the various tools and farm implements

30 left? A. They were mostly left in the chicken house.

E. Odo,
in chf.

1
2 Q. I notice there is some information apparently
3 that it was found in February, 1943, that the complete
4 contents of the tool and packing shed were all stolen,
5 and the missing articles included all your farm
6 implements. Is that correct -- the tools and farm
7 implements were left in the packing shed?

8 A. No, I left all these things either in the
9 chicken house or the brooder house where they were
10 kept to look them up.

11 Q. Were they locked up?

A. Yes.

12 Q. Who had the keys?

A. I gave

13 Ingram the key.

14 Q. Do you know whether Ingram gave the keys to the
15 Custodian's officer?

16 A. No, I don't know, but I
17 received information that somebody had opened them
18 and taken those things away.

19 Q. Do you mean broken in?

20 A. No, I didn't
21 hear they had been broken into, but I heard those things
22 had been removed.

23 Q. Was Mr. Ingram being paid anything?

24 A. No.

25 Q. And he was a neighbor; did he live on a
26 farm nearby?

A. In Mission City.

27 Q. Was he just a friend?

28 A. Ingram was working on a farm owned by a man
29 called Emery.

30 Q. Mr. Ingram was not to be a tenant of your
31 farm, was he?

A. No.

32 Q. Now, is this a letter you received from the
33 Custodian's office?

A. It may be so, I couldn't say.

I. Qda,
IA chf.

Q. Now, I think I received all these.

A. I wish to file as exhibit 5 a letter of October 24th, 1943, from the office of the Canadian addressed to the claimant. It contains some information about the theft and the property being broken into.

(LETTER ABOVE REFERRED TO MARKED EXHIBIT NO. 5)

Q. EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated the 27th of March, 1943; is that your signature?

A. Yes.

Q. And I am showing you a J.P. Form dated the 19th of April, 1943? A. Yes, that is my wife's.

Q. Is that your wife's signature? A. Yes.

(TWO J.P. FORMS MARKED EXHIBIT NO. 6)

Q. Did you have any occupations besides being a farmer? A. No, no, just my strawberry farm and my poultry.

Q. And did you arrive at a valuation of this land yourself or did you receive anybody else's opinion?

A. I put a valuation on after inquiring of the property of adjoining territory.

Q. How old were those strawberry plants?

A. They were planted in 1941 and 1942.

Q. How old were the raspberry canes? A. Some were planted in 1941 and some five years ago, but they came up from the old stem -- went away the old stem.

Q. What is the life of raspberry canes?

Q. Yes.
A. Yes.

1
2 A. Maybe thirty years or more if they are taken
3 good care of.

4 Q. Did you live on this property? A. Yes.

5 Q. What kind of lumber was this house constructed
6 of? A. It was ship lap.

7 Q. How was it heated? A. Through a stove.

8 Q. Was this property subsequently leased to
9 Mr. Ingram? A. No, I merely asked Mr. Ingram to
10 watch over it, look after it.

11 Q. Did you live on this property until your
12 evacuation on October 30th, 1942? A. Yes.

13 Q. Now, wouldn't you use some of those articles
14 in the mountains like scratch grain and such and diff-
15 erent supplies? Ask him if he wouldn't use some of
16 these in the mountains. The declaration was made in
17 March, 1942, and he was evacuated in October?

18 A. No, I seldom poultry prior to evacuation and
19 therefore there was none of this used at all.

20 Q. How long prior to the evacuation?

21 A. I sold them in May.

22 Q. Wouldn't he use any of those supplies in
23 the month of April. The declaration was made on
24 March 27th? A. These would be the correct

25 amounts after I had sold the chickens. That list
26 was made out before we came to Ontario.

27 Q. How old was this engine when you bought it?

28 A. About two or three years.

29 Q. How old were these cook stoves?

30 A. Two were new and one I bought second hand and
it might have been four or five years old.

E. G. G.
W. G.

Q. How old were these two iron beds that were marked abandoned? A. They were bought second hand.

Q. Does he know how old they were?

A. We used them ourselves about 10 or 12 years.

Q. How old were the two men's suits you listed at \$70. A. I had only worn them about once or twice before coming to camp.

Q. Both suits? A. One is about five or six years old.

Q. How old is the overcoat? A. Three or four years old, but I had only worn it two or three times. When I left for camp I left all my best clothes behind me.

Q. There are 12 wooden beds that you estimate at \$90; and they are marked "abandoned." How old are they? A. I bought the wood and constructed these myself and they had only been made about one year.

RE-EXAMINATION BY MR. BREWSTER:

Q. There is a claim that you are making for 2500 feet of lumber, and it is marked "used by tenant" -- now, when you left this 2500 feet of lumber it had not been used, had it?

A. It was left in the chicken house at the time I left, and it was all there, and I gave no permission to anybody to use it.

Q. If I understood you rightly there was nobody, no tenant when you left? A. No, I didn't leave the property to anybody because the Custodian said he

would look after it.

Q. Well, I notice something here, an item for 50 cords of fuel wood which you are claiming \$300. for. Had you sold any cord wood, or had you any means of knowing what a cord of fuel wood is worth?

A. I had sold wood before.

Q. About how much would a cord of fuel bring in?

A. From \$5. up and it would be bought around \$5.00.

Q. So that when the auction sheets show fuel wood sold for \$20, we can assume it wasn't 50 cords, or it would bring in more than \$25., wouldn't it?

A. I shouldn't think that that was 50 cords.

When I was at the camp people asked me to peel cord wood, but I had made arrangements with the Custodian and everything had been left in the Custodian's hands and I told them I couldn't sell anything.

MR. CHRISTIE: I tender as Exhibit 7 the Certificate of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 7)

(ASSIGNMENT NOTICE FOR 1943 MARKED EXHIBIT 8)

(REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 9)

---Personal Property Summary, (see Exhibit 9)

(AUCTIONER'S SHEETS MARKED EXHIBIT NO. 10)

MR. CHRISTIE: It is submitted, your honor, that the real property was sold at its fair market value. It is further submitted that these articles of personal property sold at auction were sold at their fair market value. It is further submitted that the value of these other articles of personal property, placed on them by the claimant is exorbitant.

12.
(Discussion)

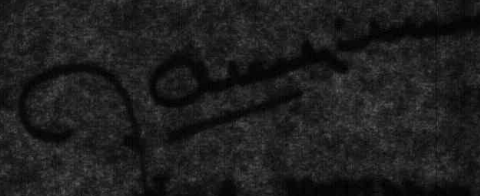
1 MR. MURPHY: I would just like to put in a
2 request for the record that this Analysis of Real
3 Property shows that the Custodian leased the property
4 to Mr. Rogers from January 1st, to December 31st, 1943,
5 but all revenue accrued to the Veterans' Land Act.
6 It also refers to the arrangement for Rogers to keep
7 his eye on it and in return to use the property as he
8 saw fit. In the Chattel Analysis there is a very
9 full report that the property had been broken into.
10 I mention that so that those reading the evidence will
11 know where it is.

12 (PROCEEDINGS ADJOURNED SINCE DUE)

13
14 I hereby certify the foregoing to be
15 a true and accurate transcript of the
16 proceedings herein.

17 
18 J. B. McGregor,
19 Official Reporter.

20 I, J. A. McElbenn, Deputy Commissioner,
21 appointed to hear a Commission to
22 investigate claims of Japanese Can-
23 adians for property loss, do certify
24 the foregoing is a true copy of the
25 evidence heard on the within claim.

26 
27 J. A. McElbenn,
28 Deputy Commissioner.
29
30

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.

NOV 19 1947

HL 49
GC 264P2518A
nw. 3

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

- (1) NAME ODA KIYOTA (RCMP) Reg. No. 06149
(Print) Surname Given Name
- (2) Pre-Evacuation Address R.R. 1 Mission City, B.C.
- (3) Present Address R.R. 5, Merlin, Ontario.
- (4) REAL ESTATE
- (a) Street Address (if any) R.R. 1 Mission City British Columbia
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.) South east section
number 19, Township 17, Part north of Highway
Mission City, B.C.
- (c) Type of Real Property (cross out words which do not apply):
- (i) ~~Farm~~
(ii) ~~Residence~~ Type of business Farming
(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):
- (i) Land - - - - - \$ 2400.00
- (ii) Buildings - - - - - \$ 1050.00
- (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) - - - - - \$ 3450.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 1242.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2208.00

(5) PERSONAL PROPERTY

- (a) Place or places at which property was left by the claimant at date of evacuation
All personal property were left on the farm of above legal description
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
all bulky goods were left in barn and shed; other remaining in the house
- (c) How stored or packed at time of evacuation Everything was locked up. The doors
and windows of the bldg. which contained goods were all nailed
with boards.

(over)

Name of Claimant **ODA, Ryga**
 Custodian File **1932**

Case **1197**

<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		
					1242	833.99				833.99
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATELS</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			
443.20	235.75	70.72	30.35%	1186.77	601.32				672.24	
TOTAL RECOMMENDATION										1906.25

1352

October 6th, 1950.

Mr. Kyoya Oda,
R. R. 5,
Merlin, Ont.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 1197

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$1,506.23.

Cheque for \$1,419.10 is enclosed herein, and the sum of \$87.13 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FCS/js
1 encl.