

2843

**OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

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

PERSONAL INFORMATIONNAME: Richi OdaguchiHOME ADDRESS: 317 14th Ave. N., Harey, B.C.REGISTRATION NUMBER 10593SEX: maleAGE: 23OCCUPATION: Millhand 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: Ruskin Cedar Mfg. Co. LTD. Ruskin, B.C.MARRIED? No

NAME OF WIFE OR HUSBAND: _____

ADDRESS OF WIFE OR HUSBAND: _____

NAMES OF ANY LIVING CHILDREN: _____

ADDRESS OF CHILDREN: _____

AGE OF CHILDREN: _____

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

1. LOCATION AND DESCRIPTION: Two portions containing 13.712 acres and .096 of an acre more or less respectively of the South East

Quarter of Section 32 Township 12 as shown and outlined Red on Sketches Deposited Nos. 6047 and 6048 in the District of New Westminster. 1317-14th Ave. Harey 131558 E

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 three roomed house,

1 bath house including new wooden bath tub and brick fire box
1 woodshed, 1 packing house,

3. INSURANCE (Give particulars; state where policies are) Fire Insurance: amt. \$300.00
Premium \$6.00 on above three roomed house. Expires 25th May, 1942,
Policy No. 18060, with the "Travelers Fire Insurance Co. Hartford,
Conn., U.S.A. The policy is in my possession.

4. TAXES (Amount and where payable) \$29.92 Payable at Municipal Hall, Harey, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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)
\$2.00 Worth of War Savings Stamps owed to me by "P. Bain Lumber
Mills Limited, Whonook, B.C."

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
2 \$5.00 War Savings Certificates. In my possession.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$1,000.00 Policy. Premium \$25.45 Policy #2223710
with "Sun Life Assurance Company of Canada"
Policy is in my possession.

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 28th day of April

1942.

(Signature)

E. Odaguchi.

J. Odaguchi.

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

Sept 20/43
Aug. 20/43.

Our File No. 2843

Full Name ODAGUCHI Eichi
(Surname in Block Letters)

Registration No. 10693

Male - Female
(check)

Age Oct. 29, 1918

Former Address 119 - 14th Ave. N. Kaney, B. C.

Date Evacuated Apr. 18/42. Naturalized - Canadian-Born - National
(check)

Present Address 40 B. C. Security
Winnipeg, Man.

Married - Single
(check)

Name of Wife -

Name of Husband -

Name of Mother nee (NAKAMURA) Name of Father Yoshida #14003

Names of Children under 16 Fumi #14079

Requested by Robert Scott Registered with Custodian (Yes or No)

Additional Information Mullford Owner of house
1/4 acres in Kaney, B. C.

NOV 28 1947

JK 247
BC 114P 217A
Inv. 13

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.

2843

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

- (1) NAME ODAGUCHI EICHI (RCMP) Reg. No. 10693
(Print) Surname Given Name
- (2) Pre-Evacuation Address 317 14th Ave., Haney, B. C.
- (3) Present Address 40 Staff House, Great Lakes Sawmill, Port William, Ont.
- (4) REAL ESTATE
- (a) Street Address (if any) 317 14th Ave., Haney, B. C.
City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.) Two portions containing 13.712 acres and 0.096 of an acre, more or less respectively, of the South East Quarter of Section 32, Township 12, as shown and outlined red on sketches dep. Nos. 6047 and 6048, District of New Westminster, C. of C. 49986.
- (c) Type of Real Property (cross out words which do not apply):
- (i) Farm
(ii) Residence Type of business Small Fruit Farm
(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.) Joint owner with mother - Fumie Odaguchi, c/o R.S. McCallahan, Box 222, Carman, Man.
- (e) Fair market value at date of sale (estimate this to the best of your ability):
- (i) Land - - - - - \$
(ii) Buildings - - - - - \$
(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) - - - - - \$ 1400.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 587.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 813.00
My loss - 2nd half thereof 406.50
- (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:

	Estimated Value \$
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 \$

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))

(6) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
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.
TO WIT:
Dominion of Canada
of the City
in the Province of Ontario
1. E. O. Odoguchi
of Fort William
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 Fort William in the Province of Ontario this 22nd day of November A.D. 1947.
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.

REAL PROPERTY SUMMARY

Files 2843, 2839

V.L.A. B.C. 114-P

JAPANESE NAME: Eichi and Fumi ODAGUCHI - - Reg. Nos. 10693 and 14079.

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

PROPERTY ADDRESS: 317, 14th Avenue, Haney, B. C.

LEGAL DESCRIPTION: Two portions containing 13.712 acres and 0.096 of an acre more or less respectively of the South East quarter of Section 32, Township 12 as shown and outlined Red on Sketches deposited Nos. 6047 and 6048 Municipality of Maple Ridge in the District of New Westminster.

TITLE: Eichi ODAGUCHI and Fumi ODAGUCHI (Joint Tenants).

ENCUMBRANCE: Vesting in Custodian No. 24516, 4th September 1942.

ASSESSED VALUE: 1943 - 13.808 acres.
Land \$800.00
Improvements \$600.00, total \$1400.00, Taxes \$32.63.

CLASSIFICATION: Berry farm with dwelling. Custodian's inspector reported 21st May 1942 2 acres of strawberries and 1 acre raspberries, with 1 storey frame house 22 x 24 3 rooms (a shack) a woodshed, a packing house and well. Farm not occupied at that date. Owner in J.P. form declared 20 large fruit trees.

HISTORY OF ADMINISTRATION: A lease of crop land only was given to H.R. Stabenfeldt by the Custodian from May to end of 1942 on a half net return of crop. This amounted to \$107.47. The house was rented by the Custodian to J.H. Gould at \$6.00 per month but was occupied during June only. Rent paid. Leased for year 1943 by Custodian to A.L. Wice for \$40.00, which has been allowed to The Director, The Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act for \$587.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to joint account of Eichi and Fumi ODAGUCHI - sale price \$587.00 plus Gould rental \$6.00 plus Stabenfeldt rental \$107.47 and plus Wice rental \$40.00, total \$740.47 less debits of Wice rental \$40.00, taxes \$35.89, Certificate of Encumbrance \$1.00, registration fee \$3.00 legal fee \$15.00 total \$94.89. Net amount released \$645.58.

TITLE: Included in C. of T. 171302-E and payment made to Custodian by cheque dated 22nd March, 1944.

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

DATED November 7th, 1945.

IN:ML

Paul Macpherson

LIABILITY SUMMARY

File No. 2843

1st November, 1946.

Re: Richi ODAGUCHI - Reg. No. 10693

This file reveals no liabilities.

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

WEA:HA

WE Cameron

FIRE INSURANCE SUMMARY

File No. 2839 & 2843

1st November, 1946.

Re: Fumi ODAKUCHI - Reg. No. 14079 (Mrs. Yoichiro)
Yichi ODAKUCHI - Reg. No. 10693

The above Japanese declared insurance of \$300.00 on their dwelling.

Upon contacting the agent for same, it was found to have expired
in May, 1942. It was not renewed.

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

W. E. Langer

WEALHA

MEMORANDUM

File Nos.: 2839)
2843)

February 4th, 1943

To: Mr. Anderson

From: Mr. Green

Re: Mrs. Yoichiro (Pumi) ODAGUCHI
Eichi ODAGUCHI

With reference to Mrs. Yoichiro Odaguchi's letter of December 21st, our reply of January 4th, and Eichi Odaguchi's of January 25th, I think that as both these Japanese only declared personal effects, they should be administered under the mother's file. At your convenience, would you kindly check the missing items set out in the letter of December 21st being the following:

- 1 Electric iron and cord
- 3 Lamp chimneys
- 1 Guitar in case

The last item is to be sent to Eichi Odaguchi and when we know it is there, I will write the necessary letter to the B. C. Security Commission.

HFG:IP

Can't find 9-2-43 - follow up on Odaguchi file

2839

2839
2843

February 10, 1943.

Mr. Eichi ODAGUCHI, #10693,
Camp #1, National Mills,
Manitoba.

Dear Sir:

Thank you for your letter dated January 25th, asking for your guitar. We are sorry to say that this cannot be found, nor can the two other missing articles (electric iron and cord, and three lamp chianeyas) mentioned in your mother's letter of December 21st.

The previous tenant, Mr. Gould, reports that he had noticed the guitar in the house before moving in, but not after he took possession and we are afraid that it must have been stolen in the interim.

Yours truly,

H. F. Green,
Protection Department

HFG/MFF

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Eichi Odaguchi
% B.C. Security
Winnipeg, Man

File No. 2843

Reg. No. 10693

Company Sun Life

Agency Winnipeg Agency

Policy No. 2223710

Premium - \$25.45

Payable: ☒ Annually, ☐ Semi-annually or ☐ monthly

Month October Day 15

REMARKS:

21

Letter sent 27/8/43

Register F. No.

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

RECEIVED
APR 13 1942

317 14th Ave. N., Haney, B.C.,
April 11, 1942.

G. W. McPherson,
Authorized Deputy of the Custodian,
1404 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: 13.712 acres Red on Sk. 6047, S.E. of Sec. 32, Twp.
12, & .096 acres shewn Red. on Sk. 6048, N.W.D.

This is to report to you that I have authorized Mr. Hal Menzies, Haney, B.C. to act as my agent to rent my property as described above for a sum of \$120.00 for the first year. If I am unable to return to the property at the end of the first year ~~xxx~~ I have arranged to rent the property for sufficient to pay the taxes until I can return to take possession of it or until I otherwise advise him.

Yours truly,

E. Odaguchi

*9 am 12-20-17
sent by 2nd Odaguchi
to B.C. 1941
given*

9 am 12-20-17

Haney, B. C.

May 15, 1942.

The Manager.

Office of the Custodian.

Vancouver, B. C.

Dear Sir :-

I hereby make application for a lease on
property owned by Y. Odaguchi, Haney, B. C.

Terms of the lease to be 50/50 basis.

Yours truly,

H. R. Statenfeldt

2nd choice

2 ave. from
1. Reply

2543
~~2886~~

Haney. B. C.

apl ~~may~~ 24/42

Office of Custodian
Nanconver. B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 25 1942

Dear Sir:

I have your letter of the 22nd in regard to the farms of Shigen / Osato and Echie Odaguchi. Both owners and their families were removed from the district on April 11th.

I understand from the location given me at the municipal office that the Odaguchi property is in two parts, owned by Echie and Fumi Odaguchi. consisting of some thirteen (13) acres. I would have to rent both parts as they have been worked as one farm.

In regard to myself I am the registered owner of five (5) acres. And have farmed berries and tree fruit in B. C. since the spring of 1935. also farmed for twelve (12) years in Alberta. I am a British subject Age 37. and married.

I am enclosing a reference signed by three

people in the district

I would like to know just as soon as possible if my application would be acceptable or on what basis would be accepted. As both farms are in very bad need of cultivation

Hoping for an early reply.

I remain

Sincerely

H. R. Stabenfeldt

GEO. A. SHEWFELT

Real Estate

- Insurance -

Notary Public

HANEY, B.C.

To Whom This may concern

This is to certify that I have personally known Mr. H. Stabenfeldt for a number of years and during that time I have always found him to be an energetic, reliable person in whom you can depend upon as fulfilling his obligations in whatever line of work he may undertake.

G. R. Dockstader
HANEY farmer

Yours truly

GEO. A. SHEWFELT
Notary Public
HANEY B.C.

AWC KATWINE

Bookkeeper B&K Milling

HANEY B.C.

MEMORANDUM.

File #2839.
2843.

May 26, 1942.

To Mr. Alexander

→ From Mr. Richardson.

re: E. & F. Odaguchi.

Mr. H.R. Stabenfeldt of Haney, B.C., has applied to lease the farm property of E. & F. Odaguchi, Haney, B.C., on a basis of 50% of the net crop return, for the period ending December 31st, 1942. Mr. Stabenfeldt is highly recommended. The property is a Joint Ownership; no debts declared by either owner. Taxes approximately \$30.00; clear title. Lease to cover crop only.

We had one other offer on this property, but the deal was called off by the applicant. Crop to be handled through P.C.U.

Please instruct.

accept analysis on this

GR:GP

2839 & 2843

27th May, 1942.

Mr. H. R. Stabenfeldt,
Haney, B.C.

Dear Sir:

re: E. & F. Odaguchi.

In reply to your application to lease the farm property of E. & F. Odaguchi, 317-14th Avenue S., Haney, B.C., we wish to advise that the Custodian is willing to lease this property to you for the period ending December 31st, 1942, on a basis of 50% of the net returns from the crop, on the express understanding that you will enter into a formal lease agreement on terms satisfactory to the Custodian.

It is understood that your lease covers only the crop.

If you agree to this arrangement, please advise us by letter, and it will then be in order for you to take possession of the property pending execution of the lease.

Yours truly,

R. P. Alexander,
Assistant Manager.

RDR:GF

Richards
Harry B. Co.
May 29th 1942

file his
Office of Custodian,
Vancouver B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 1 1942

2843
2877
Dear Sir.

Re - E & F. Odaquchi.

In reply to your letter of the 27th I will sign a lease on the above property on a basis of 50 per cent net returns from the crop. And the lease to cover only the crop. The returns from the strawberries will not be large, on account of the condition the land has got into with weeds. It has been neglected now for over two months, so has got into a deplorable condition.

yours truly.

H. R. Stabenfeldt

HAL MENZIES**Real Estate and Insurance**

Fire, Theft, Automobile
Sickness and Accident
Plate Glass and Burglary
Insurance

Notary Public - Conveyances
Loans and Appraisals

HANEY, B. C.

Sun Life Insurance
Company's Agencies

Owner **EICHI AND F. ODAGUCHI**

Description... "13.712 acres shewn Red on Sk. 6047 of the S.E. $\frac{1}{4}$ of
Sec. 32, Twp. 12, and .096 acre shewn Red on Sk.
6048, N.W.D."

Terms....

\$125.00 cash for the first year and \$50.00 a year
thereafter until Odaguchi wishes to repossess it
or dispose of it. (The arrangement I made with
Odaguchi was to get him \$120.00 net for the pro-
perty the first year and enough to pay the taxes
for the following years if the rental continued.)

Tenant....

Mrs. W. F. Anderson, Pitt Meadows, B. C.

M.B. This arrangement is subject to the same party being
able to rent S. Osato's property as described on
a separate sheet.

Not personal property.

H. Menzies

*James approx
30*

*see letter from
Odaguchi
renewing
this*

*2500 appts to
H. Menzies*

General Delivery,
Port Haney, B.C.

June 1, 1942.

Office of The Custodian
of Enemy Property,
675 West Hastings Street,
C i t y.

Dear Sirs:-

I hereby apply to rent the house, only,
of E. and F. Odaguchi, 317, 14th Avenue, Port Haney,
Maple Ridge, B.C. and am willing to pay Six Dollars (\$6)
a month.

Yours truly,

James H. Gould

JAMES GOULD.

N.B. for
R 3.

2839 ✓
2843 - copy for his files please

R.R. No. 1.
Port Navy
Bb.
June 5. 42

Mr. T. T. Brandon,
Assistant Manager,
Japanese Evacuation Section.
Dear Sir:

Re: C. & D. Odaguchi (house)

I am agreeable to lease the house of
C. & D. Odaguchi, at 317 - 14th Ave, Navy
Bb. (on quarterly year periods) at the rate of
\$6.00 per month. Please find enclosed same
amount to cover rental for the month of June.
Thanking you very much.

Yours Truly
James M. Gould.

Richardson
out → MacArthur

2843

John Asaph

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 18 1942

P.O. Box 304, Roland, Manitoba,
June 15, 1942.

Office Of The Custodian,
505 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sirs:

I received a letter on May 7, 1942 from my agent Mr. Hal Menzies informing me that he had completed the sale of my farm crop at 317 14th Ave. N., Huron, B.C. The price he stated was \$125 cash, his commission being \$5.00, leaving \$120 which is to be forwarded to me through your office.

However as I have not received the money yet we would appreciate it if you would kindly send it along as soon as possible.

We are in need of money as we have not had any work for over two months now.

I hope that you will give this matter your immediate attention. Thank you.

Yours truly,

E. O. Lagudhi

(C O P Y)

3691 E. 29th Ave.,
Vancouver, B.C.
June 16, 1942.

Office of the Custodian of Enemy Property,
675 Hastings St.,
City.

Dear Mrs:-

Owing to a lengthy court case I am involved in and a letter calling for an examination for the army I am forced to vacate the premises of E. & F. Odaguchi of 317 14th Ave., Port Haney, B.C.

Hoping this does not inconvenience you people and if things turn out the way I hope, I will be down to see you.

Yours truly,

"J. Gould"

P.S. I moved out on June 28th.

(Files #2839 & 2843 - original in #2839)

Property Sold
since March 26, 1942

File No. 2843

Owner: Yoichiro Odaguchi and Eichi Odaguchi

Legal Description: Not declared on J. P.
Part 9 acres of SE $\frac{1}{4}$ Sec. 20, Tp. 12 as shown
red and lettered "K" on Sketch 5233, N.W.D.

Acreage: 9 acres

Improvements: Old house, valueless, good location

Crop: 6 acres in strawberries, peas, asparagus, etc.

Price: \$1,900.00

Terms: Cash

Extract: Hal Menzies, June 15, 1942

No interest
Sold to Hal Menzies
for all fruit and
asparagus
and other
produce

2839

2843 ✓

19th August, 1942.

Mr. H. R. Stabenfeldt,
Haney, B.C.

Dear Sir:

re: E. & F. ODAGUCHI.

We would appreciate your advising us as to what farm tools and equipment belonging to the above Japanese are being used by you. Kindly make a complete list of same and forward it to this office as soon as possible.

Yours truly,

Manager,
Farm Department.

WEA:GF

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 24 1942

Richardson
Harry B. Co.
Aug. 22/42.

Office of Custodian
Vancouver.

B. Co.

Dear Sir.

re. Co. J. Odaguchi.

I am in receipt of your letter of the
19th and I wish to say that I have used
no tools or equipment belonging to the above.

yours truly.

H. R. Stabenfeldt

2839 sent to Ian MacPherson

C
O
P
Y

2839, 2943

FARMING EXPENSES

E. and F. Odaguchi
317 14th Ave.,
Haney, B. C.

Total Fruit sold \$302.19

Expenses

Strawberries	37.11
Raspberries	91.38
Plums	7.62
Sinking Fund	2.01

Total \$138.12

*H.R. Slater Field
1946*

File #2839 & 2843

November 17, 1942.

MEMORANDUM

Re: Fumi and Eichi Odaguchi

Mr. H. R. Stabenfeldt called at this office with a statement of farm operations.

Gross Crop	\$302.19	- 50.88	251.07
Expenses	138.12		<u>138.12</u>
Net Crop	164.07		214.95
Amount due Custodian in consideration - of rent	82.03	107.47	
Amount held by the Maple Ridge Co-op. to the credit of the Custodian	151.09	- 201.97	
Amount due Custodian	82.03	<u>107.47</u>	
Amount to be released to Mr. H. R. Stabenfeldt (Released by telephone Nov. 18)	69.06		<u>94.50</u>

WEA/EM

W. H. Stabenfeldt

COPY

for file # 2848

Haney, B.C.
Dec. 8th 1942.

Custodian Office
Vancouver, B.C.

Dear Sir,

In regards the farm of E. & F. ODAGUCHI
14 Ave. Haney and Inosuke Matsune 14 Ave. Haney, B.C.
I wish to say that I do not care to lease the above pro-
perty for next year,

Sincerely,

H. R. Stabenfeldt (signed)

Original in file # 5785

HAL MENZIES

Real Estate and Insurance

Fire, Theft, Automobile
Sickness and Accident
Plate Glass and Burglary
Insurance

Notary Public - Conveyances
Loans and Appraisals

HANEY, B. C.

EVACUATION SECTION

Rec'd *JAN 28 1943*
File No. *2843*
Ans. *19*
Referred *Gravel*

file 2843

Sun Life Insurance
Company's Agencies

January 27th., 1943.

The Custodian,
Japanese Evacuation Section,
Vancouver.

Dear Sir:

Your File No. 2843. *at Richardson*

In reply to your letter of January 14th re:
" Yoichiro Odaguchi and Eichichi Odaguchi, "Part 9 acres of S.E.
1/4 Section 20, Twp. 12, as shown red and lettered "K" on
Sketch 5233, N. W. D. " the above property was sold by this
office through the office of Gordon Thompson Ltd., 511 Howe
street, Vancouver on March 9th last for \$1900.00. We had
instructions from Mr. Odaguchi to sell the property for
\$1700.00 to him.

He approved the sale and completed the con-
veyance and we gave him a cheque for \$1700.00. This transac-
tion was reported to you in our letter of June 15th 1942 with
other sales reported at that time.

We regret we have not a copy of the Deed of
Conveyance, which was registered at New Westminster under
No. 149329E.

Any further information or details that you
require we will be pleased to give you.

Yours truly,

HM:K

H. Menzies

2839, 2843

March 24th, 1943.

Mr. A. L. Wice,
R. R. # 1,
Haney, B. C.

Dear Sir:

Re: E. & F. ODAGUCHI

The Custodian has no objection to your putting up
a pasture fence on subject Japanese property and hereby grant
you permission to remove same at the termination of your occu-
pancy.

Yours truly,

R. D. Richardson,
Farm Department.

WEL/EM

76

Extract from Lease.

Lease No. 185.

Files Nos. 2843 & 2839.

Lessor: The Secretary of State. (Eichi & Fumi ODAGUCHI)

Lessee: Albert Leroy WICE.

Date: 22nd January, 1943.

Term: 11 months from 1st February, 1943 to 31st December, 1943.

Consideration: \$40.00 payable on or before 15th July, 1943. No Taxes.

Property:

Land: 2 portions, 13.712 acres and 0.096 of an acre of S.E. $\frac{1}{4}$ of Section 32 Tp.12, shown red on Sketch Nos. 6047 & 6048 C. of T. 131558 E. Municipality of Maple Ridge.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

Lease handed S.S.B. 11/8/43.

BC 114-1
BC 217-A

Farm Appraisal Report

File No. **JL-247**

Land Description **2 Ptns. 13.712 & 0.096 acs. of S.E. 1/4, Sec. 32, Tp. 13, Range 6047 & 6048.**

Containing **13.80** Acres

Owner's Name **Eichi & Fumi ODAKUCHI** Post Office Address **Haney, B.C.**

Nearest Rail Point **Haney, B.C.** Distance **2 1/2** miles

Market Town **New Westminster, B.C.** Distance **26** "

Church (give denomination) **All denominations - Haney, B.C.** Distance **2 1/2** "

Nearest School **Haney, B.C.** Distance **2 1/2** "

State how property was identified: **Map location and corner post.**

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

Direct access to 14th Avenue - gravel road, only fair condition.

Is this district a good one? **No - but included in Co-operative marketing.**

Employment opportunity **Very limited in this locality.**

Predominating Nationality and religion: **Mixed, Japanese predominating.**

Describe Fencing and its condition: **No fences.** Value \$

Water supply: **Domestic water supply from well.** Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	21 x 24	Frame	1 st.	Shgl.	20	Wood	Poor	250.00
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ **250.00**

Total Value Buildings add to farm \$ **250.00**

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

\$

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

No. rooms downstairs? **2** Upstairs? **-** How finished **Wood**

Are buildings painted? **No.** Condition of paint **-**

Distance from nearest bush **Adjacent to bush.**

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

Cultivated Land

BC/114-P
BC/217-A

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.23	Undulating	Light clay loam - 8" to 10"	Clay and gravel	Mixed small fruits and sod.	80.00	\$ 260.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stumps, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
0.60	Undulating	Clay loam - 8"-16"	Clay, gravel	Clearing, stump- ing, levelling & draining.	175.00 to 200.00	10.00
	Area Unsuitable for Cultivation.					
	CHARACTER OF LAND E. G. WET, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
1.75	Red rock and steep banks			-	-	

Total value of Land \$ 348.00

Total added by buildings to value of farm \$ 250.00

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

Total value of farm \$ 598.00

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

Property in poor state of cultivation. Growing crops in very weedy condition.
Crop land leased to H. Stabenfeldt for 50% of crops-applied to rent early in
April - arrangements not completed until May 20th.

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

Mixed small fruits.

Name weeds:

Thistle making inroads on area in grass.

Give approximate detail and 1942 Tax - \$32.63. District of Maple Ridge.
amount of all annual taxes and
source of Taxing Authority:

Date: June 10th, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 9th day of June 1942.

Inspector's Signature

"H.L. SINCLAIR"

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

Farm Appraisal Report

JL-247

Remarks:

This is a poor type of property in an outlying location. On the West boundary adjoining 14th Avenue there is only a very limited area of land suitable for cultivation, balance comprises bed rock. The land slopes abruptly to East to the cultivated area, and crops from this portion cannot be drawn by horse or motor vehicle to road due to inaccessability.

The land under cultivation, judging by growth of crops, is in a good state of fertility, but in a very weedy condition.

The dwelling is old and shack-like but habitable; other buildings of no value.

Property is leased to H. Stabenfeldt, for the 1942 season for 50% of crop.

Mr. J. Gould and family occupy the house and are having the electric light installed, as power line runs past property on 14th Avenue.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
About 20 old apple trees of no value.

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

Raspberries	-	.65 aca.-fair condition	
Fruit trees & grass	-	1.40 "	
Strawberries & Garden	-	1.20 " -weedy-poor "	\$
Rock and side hill	-	1.75 "	\$
Bush	-	8.80 "	\$
		13.80 "	\$

Total \$

Amount fruit trees add to value of farm \$

14079 10693

File No. BC/114-P
(JL-247)

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

ODAGUCHI Jumi
Eichi

Re: Two portions containing 13.712 acres and 0.096 of an acre more or less respectively of the S.E. $\frac{1}{4}$ of Sec. 32, Twp. 12 as shown and outlined Red on Sketches deposited Nos. 6047 and 6048, MUNICIPALITY OF MAPLE RIDGE.

for \$ 18,496.47 Included in the Veterans' Land Act cheque
forwarded to you and dated March 22, 1944. in favour of The Secretary of State,
amount of the purchase price in full of the above land is the
arrived at as follows:-

Less arrears of taxes to
January 1st, 1943, - \$

Amount paid to Secretary of State - \$ 587.00

Yours truly,

**T. Todrick,
DISTRICT SOLICITOR**

May 27, 1944.

Solicitor for
The Secretary of State

Canada

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

JAPANESE EVACUATION SECTION

File No. 2639 & 2843

Reg. No. 14679 & 10673

506 Royal Bank Building,
Vancouver, B. C.

JUN 19 1944

Mrs. Paul ODAUCHI & Mr. Etsu ODAUCHI.

Dear Sir:

Re: Two portions containing 13.712 acres and 0.096 of an acre
more or less respectively of the South East quarter of Section
32, Township 12, as shown and outlined red on sketches dep.
Nos. 6047 and 6048, District of New Westminster, C. of B. 49966.

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	\$ 567.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 567.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	\$
—Interest	3.00
Net proceeds of sale	\$ 564.00

joint

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.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

19

Port William, Ontario,

April 26th, 1946.

IN THE MATTER OF THE CLAIM OF
KEIJI ODAGUCHI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
 Dominion Government.

S.M. CHERNIACK, Esq.,

appearing for the
 Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

MARK H. PEARCE, Esq.,

Official Reporter.

30

H. Odaguchi,
In Chief.
Discussion.

MR. CHERNIACK: My lord, this is a claim for a half interest. The claimant owned this property jointly with his mother, whose case is set down for the sub-Commission in Winnipeg.

THE COMMISSIONER: Does this claimant purpose to speak for his mother, or does she propose to come in and give something of more definite value?

MR. CHERNIACK: No, my lord.

10

HIGH ODAGUCHI, the claimant herein, being first duly sworn, testified as follows:

MR. CHERNIACK: The claimant has just returned from Winnipeg, my lord, where he has fully discussed with his mother the claim he has made. He had prepared it with her, and I understand that she will give me instructions to accept this evidence as far as the property is concerned. However, the mother has a claim for some personal property which she will have to present herself, but it is my understanding that at the sub-Commission she will accept this evidence.

20

THE COMMISSIONER: I would like you then to get expressed instructions from the mother, and write to the secretary on her behalf stating that she relies upon the evidence that is adduced here in support of the realty claim.

MR. CHERNIACK: Yes, my lord, it is a matter only of time. She is not in Winnipeg proper and I probably will not see her until the hearing in the fall, at which time she will come into Court and state she accepts this.

30

3
B. Odaguchi,
In Chief.
Discussion.

THE COMMISSIONER: I will proceed with this claim on the basis that Nichi Odaguchi is presenting the claim for himself and his mother and the mother's verification of that fact is to be given later before the sub-Commission.

MR. CHERNIACK: Yes, my lord.

10 THE COMMISSIONER: Mr. Secretary, will you make a note to write the Secretary of the sub-Commission and advise him upon the understanding on which the evidence is proceeded with today, mainly that the son is presenting his claim on behalf of his mother in respect of the real estate.

THE SECRETARY: Yes, my lord.

THE COMMISSIONER: What is the mother's name?

MR. CHERNIACK: Fumi Odaguchi.

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Was this statement prepared in accordance with your instructions? A: Yes.

20 Q Is that your signature? A: Yes.

Q Do you swear the contents to be true to the best of your knowledge and recollection? A: Yes.

MR. CHERNIACK: I file this as Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: On behalf of my learned friend I will file the M.S.B. appraisal as Exhibit 2.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: Q: Did you discuss this matter recently with your mother? A: I did.

30 Q Did you discuss the figures and the facts which you

have given in this statement with her?

A I did.

Q And do you give his Lordship to understand that this is done with her knowledge and in accordance with her own consideration as to the value and facts?

A Yes.

MR. CHERNIACK: The claimant sets out, my lord, that he and his mother purchased this property in May, 1939, for \$500.00. The property consisted of 14 acres more or less of which 5 acres were cleared at the time of purchase. The claimant sets out that they re-dug drainage ditches and new branch ditches after purchase, 200 tile laid, own labour and bought tile, estimated cost approximately \$300.00. They planted about 90 fruit trees in 1941, mixed, estimating the cost at \$1.50 average each, \$135.00. And they also gravelled 300 feet of lane on property labour and materials cost approximately \$100.00. The claimant also sets out that they improved the house on the property, built a new chimney and wired it throughout for electricity, the cost approximately \$25.00. The claimant's comment, my lord, is "that the land was all wooded when we left and in good cultivation. I disagree that the district is poor. It is quite a fair district of small fruit farms." The appraisal sets out that this property was $2\frac{1}{2}$ miles from Haney on direct access to 14th Avenue. May I draw your Lordship's attention to the fact that the appraiser sets out that there were $3\frac{1}{2}$ acres cleared whereas the claimant states that 5 acres had

H. Odaguchi,
In Chief.

been cleared. There is also reference, my lord, in Exhibit 2 to Mr. Gould, and according to the appraiser as having the electric lights installed. The claimant states that he knew nothing of Gould and that he himself had installed the electric lights about March, 1942, before they were evacuated. His final comment, my lord, is that the house was insured for \$300.00, the policy expiring May 1st, 1942. He says that the land is good for small crop growing standpoint.

10

He believes that it was at least worth \$1400.00 when sold by the Custodian, that the land is well located and with direct access to 4th Avenue. He states that Mr. Hal Mensies offered him \$1200.00 for this property in the spring of 1942. My learned friend points out that the apostrophe should be taken out of the word "Mensies". May I ask my learned friend to advise your Lordship of the assessment.

MR. HUNTER: Land, \$800.00, improvements, \$600.00, that is for the year 1943, a total of \$1400.00.

20 MR. CHERNIACK: Thank you, my lord.

MR. HUNTER: It is submitted, my lord, that this property was sold for its fair market value. The sale price is as shown on the claim form, \$587.00. There seems to be nothing controversial except the value. It is entirely a question of value, my lord. There are no questions.

THE COMMISSIONER: Q: From whom did you buy the land in 1939? A: A lady by the name of MacQueen.

Q Is she a resident of Naney District?

30 A No, a resident of Vancouver.

6
E. Odaguchi,
Discussion.

Q What were the terms of purchase? Cash or time purchase?

A Cash and a mortgage.

Q Mortgage for how much? A: \$200.00, I think it was.

Q And the price was \$500.00?

A That is right.

THE COMMISSIONER: No further questions, Mr. Cherniack?

MR. CHERNIACK: No, my lord.

THE COMMISSIONER: Thank you, Odaguchi.

(Witness aside)

10

(PROCEEDINGS ADJOURNED SINE DIE)

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

Mark Pearce
"MARK H. PEARCE"
Official Reporter.

2843
2839

October 11th, 1950

Mr. Richi ODAUCHI &
Mrs. Fumi ODAUCHI,
536 Windsor Ave.,
Winnipeg, Manitoba.

Dear Sir: & Madam:

Re: Japanese Property Claims Commission

Case No. 994

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$ 605.59.

Cheque in your favour is enclosed for \$ 578.63
and we have paid the Co-Operative Committee .. \$ 26.96
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS:BX
Encl.

Name of Claimant

ODAGUCHI, Richi
ODAGUCHI, Paul

Case 994 (see 905)

Custodian File

2043 & 2059

REAL PROPERTY										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		
					567.	605.59				605.59
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 & 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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										605.59

V.L.A. DEAL
FORT WILLIAM, ONT.
28/4/48.

Sheet A-12 Line 11.

DEFENCE BRIEF

Eichi ODAGUCHI

File No. 2843

Case No. 994

REAL PROPERTY CLAIMS

2 Ptns. 13.712 & 0.096 acs. of S.E. $\frac{1}{4}$ Sec 32, Tp.13, Plans 6047-8.

<u>Claim</u>	<u>Assessed</u>	<u>Appraised</u>	<u>Sold</u>
\$1400.	\$1400.	\$598	\$587

Appraiser - H. L. Sinclair.

This claim is for real property only - this claimant has a half interest in the property, but the Commissioner heard the claim on the basis that this claimant was presenting the claim for himself and his mother and the mother's verification of that fact is to be given later before the sub-commission. (Mother's name is Fumi Odaguchi)

(file 2839 Case #905)
In claim form claimant states he himself installed electric lights and doesn't understand the reference to a Mr. Gould (Custodian's tenant) installing electricity. This case is one of valuation only. It is a question to be answered by Mr. Hunter whether or not Mr. Gould should be called to give evidence on the "electricity question".

HAI/mn