

8654

FRASER VALLEY

FORM 112P

HAMMOND

FILE No. 8654

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: ARINOBU HATSUO
HOME ADDRESS: 2nd Ave., P.O. Box 73, Port Hammond, B. C.
REGISTRATION NUMBER 14381 SEX: male AGE: 27
OCCUPATION: millhand

(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: Hammond Cedar Co., Port Hammond, B. C.

MARRIED? yes

NAME OF WIFE OR HUSBAND: Fujiye

ADDRESS OF WIFE OR HUSBAND: same

NAMES OF ANY LIVING CHILDREN: Meiko Nancy (F)

ADDRESS OF CHILDREN: same

AGE OF CHILDREN: 2 yrs.

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

1. LOCATION AND DESCRIPTION: Title #145821E.
Lot "A" of lots 3 & 4, Block "F" of lots 278 & 279, group 1, map 6812
in the District of New Westminster, B. C. 4 acres.

2. BUILDINGS AND OTHER IMPROVEMENTS: 4 roomed semi-bungalow.
woodshed bath-house

3. INSURANCE (Give particulars; state where policies are) none

4. TAXES (Amount and where payable) \$19.00 (about) property recently purchased, no
taxes paid as yet.

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

6. OCCUPANCY AND LEASES (If vacant so state) undecided: will notify.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In owner's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. none

9. IF FARM LAND STATE CROPS SOWN. none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. See Page 1.

2. LANDLORD'S NAME AND ADDRESS.

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

4. STATE WHEREABOUTS OF LEASE.

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

IN HOUSE: kitchen stove, 3 chairs, bureau, 1 trunk, 1 double bed, 1 baby bed, baby carriage, box of festival dolls, kitchen utensils, record player, carpets, carpenter tools, garden tools, etc.

X These articles left in care of purchaser.

The balance taken with them to King's Oak.

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

none

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: 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) none
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) none
8. BANK ACCOUNTS: none
9. LIFE INSURANCE: none
10. INTEREST IN ANY ESTATES OR TRUSTS: none
11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: \$300.00 owing to various peoples, details
 unknown. S. ABE 100 pd 26/5/41
 Y. ABE 100 pd - -
 YAKA YAMA 36 pd -
 Total 236
 A. TAZUMI 140 Paid
 (HAMMOND)
2. TRADE DEBTS: none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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

Dated this 9th day of May 1942.

(Signature)

H. A. Smith

J. F. Williams
 Witness

FOR DEPARTMENTAL USE

MEMORANDUM.

File #8654.

29th May, 1942.

re: H. ARINOBU.

I contacted Mr. Arinobu at Hastings Park and had him come into the office this afternoon in connection with his declaration. He advised that the following articles had been left in care of the purchaser:-

Kitchen Stove
3 Chairs
Bureau
1 Double Bed
Carpets
Garden Tools

and the balance was taken with him.

I questioned him regarding his liabilities, and he informed me that he had paid \$100.00 to S. Abe on the 26th instant, \$100.00 to Y. Abe on the same date, and \$36.00 also on the same date. He still owed \$140.00 to A. Tazumi of Hammond, B.C., and turned over \$140.00 in cash for the Custodian to have it on hand if and when Tazumi makes a claim for it.

36 K. NAKAYAMA.

RDR:GF

INFORMATION FROM R.C.M.P.

Date August 19/43

Our File No. 8654

Full Name ARINOBU, HATSUO
(Surname in Block Letters)

Registration No. 4381

Male - Female
(check)

Age Aug 13, 1914

Former Address 2nd Ave, P.O. Box 73 - Port Hammond, B.C.

Date Evacuated 29/6/42

Naturalized - Canadian-Born - National
(check)

RETURNED TO JAPAN
S.S. GENERAL MEIGS
Present Address Bay Farms, Slokan, B.C.
2nd AUGUST, 1943

Married - Single
(check)

Name of Wife OYEDA, Fujie #14068

Name of Husband

Name of Mother (Tsutsui) Shoya #14047

Name of Father ARINOBU, Manzo #13956

Names of Children under 16
Randy Riichi (F) 13/7/40
Hideo Victor (M) 30/5/42

Requested by Robert Smith

Registered with Custodian
(Yes or No)

Additional Information Paul Smith

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
Oct. 22/46

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

TREASURY DEPT. CLAIM \$ 400

Dear Sir:

Re: ARINOBU, Hatsuo ⁸⁶⁵⁴ #14381

Please note that the above has been repatriated to Japan. At the time of repatriation, the following transactions took place:

Cash turned in - - - - - \$ Nil

Draft Issued - - - - - \$ 400.00

It will be seen that this Japanese is indebted to the Department on account of repatriation in the amount of \$ 400.00. Therefore should you receive further funds on this account such funds should be turned into this office. It will be applied first to recoup the expenditure made and, second, if there is any surplus such surplus will be remitted to Japan for the account of the Japanese in question.

Yours truly,

F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
March 5th, 1947.

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

TREASURY DEPT. CLAIM \$ 394 ⁷¹/₁₀₀

Dear Sir:

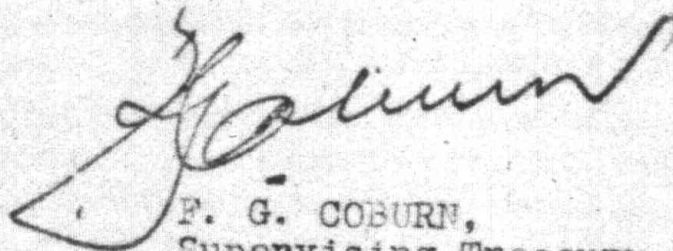
8654

Re: ARINOBU, Hatsuo #14381

This will acknowledge the sum of \$ 5.29
received from you on account of the above mentioned which
has been accounted for by this office in the proper manner.

There has been no No.2 Receipt issued in
this instance.

Yours truly,



F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

File No. 8654

March 22nd, 1945.

CLAIMS DEPARTMENT

Hatsuo ARINOBU - Reg. No. 14381

CREDITORS:-

1. M. Ebisuzaki Co.	\$16.56
2. Kyujiro KUSANO.....	17.25
3. Masaru Oike	17.15
4. Masao ITO.....	17.00

NO CLAIMS ON WIFE'S FILE No. 8531

Cr. Bal.\$5.29

/ND

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name ARINOBU, Mr. Hatsuo

File No. 8654

*Bay Farms
Shoreland P.L.*

Reg. No. 14381

Company Sun Life

Agency Vancouver

Policy No. 2275713

Premium - \$ 16.95

Payable: Annually, Semi-annually^x or monthly

Month May Day 25

REMARKS:

MEMORANDUM.

File #8654.

29th May, 1942.

re: H. ARINOBU.

I contacted Mr. Arinobu at Hastings Park and had him come into the office this afternoon in connection with his declaration. He advised that the following articles had been left in care of the purchaser:-

Kitchen Stove
3 Chairs
Bureau
1 Double Bed
Carpets
Garden Tools

and the balance was taken with him.

I questioned him regarding his liabilities, and he informed me that he had paid \$100.00 to S. Abe on the 26th instant, \$100.00 to Y. Abe on the same date, and \$36.00*also on the same date. He still owed \$140.00 to A. Tazumi of Hammond, B.C., and turned over \$140.00 in cash for the Custodian to have it on hand if and when Tazumi makes a claim for it.

K. WAKAYAMA
#36

#13884

FOR:GF

9587 5729
8654 5957

March 21st, 1945.

Mr. Kyujiro KUSANO,
Registration No. 14050,
Oak Bluff, Manitoba.

Dear Sir:

We have for acknowledgment your letter of the 13th of March, 1945 and we reply below to the questions which you have asked therein:-

1. Your claim of \$100.00 against Mrs. Hatsu TSUJIURA. This claim had been filed against her and will be attended to in due course. Her husband's farm has not yet been sold. In the meantime, if you are desirous of collecting this money you should contact Mrs. TSUJIURA direct. Her address is:- Registration No. 14177, c/o Smith Farms, Box 229, Lethbridge, Alta. It would appear from some correspondence on file as if she may have made part settlement to Sansuke KAWAMOTO and Ichijo AOMOTO.

2. Your claim of \$35.00 against Kazuo HOSHIZAKI has been filed against him but as he has no funds with the Custodian, and as you were advised in our previous letter to you dated the 27th of March, 1944, this office is not taking any further action in regard to that claim. We suggest that you contact him direct at the address given in our previous letter to you, namely, Registration No. 14368, Sloan, B. C.

3. Your claim of \$17.25 against Hatsu ARINOBU. This claim has been filed against him but has not yet been paid. If it is paid to this office you will be duly notified. We have not got sufficient funds with which to make a settlement. We suggest that in this case also you write to him direct; his address is:- Registration No. 14381, Bay Farms, Sloan, B. C.

4. We have paid the claim of \$1.00 lodged against you by the Gazette.

5. Tomejiro TAKAYAMA - We have no tract of this man in the Custodian's Office. If you will give us his full Postal Address we will be pleased to pay him \$14.00 from your account with the Custodian, but we cannot do this until we have his complete Postal Address.

Yours truly,

A. McAlister,
Claims Department.

AMcA:ND

8624

20th July, 1944.

Major T. Tedrick,
District Solicitor,
Soldier Settlement & Veterans' Land Act,
512 Rogers Building,
Vancouver, B.C.

Dear Sir:

Re: Matsuo Arimoto
Lot "A" of Lots 3 & 4 of Blk. "F" D.L. 276,
Plan 6812, Maple Ridge Municipality.

On May 16th Mr. McPherson wrote to Mr. Barnet and enclosed a schedule of all properties which had been withdrawn with the reasons stated.

A further copy of schedules showing the up to date position of the Veterans' Land deal up to date was also sent to Mr. Barnet on the 18th instant.

The case to which you refer in your letter of July 18th regarding the above property you will find is included in the schedules referred to above.

Yours truly,

F. G. Shears,
Director.

FCS/PMH

A. # 5.29

8654/5524

July 16, 1945.

Mr. Hatsu ARINOBU,
Reg. No. 14381,
Bay Farms,
Sloan, B. C.

Dear Sir:

Re: Masaru OIKE - Promissory Note \$17.15

Mr. Masaru OIKE has written to this office, asking our co-operation in collecting payment of promissory note for the sum of \$17.15 which he holds against you.

We would appreciate receiving your acknowledgment of this note. At the same time, please send us the sum of \$17.15 in payment of this note, or advise us what arrangements you can make toward payment.

Yours truly,

WEA/TM

W. E. Anderson,
Administration Department.

6654/7363

July 16, 1945.

Mr. Hatsu ARINOBU,
Reg. No. 14381,
Bay Farms,
Slocan, B. C.

Dear Sir:

Re: Masao ITO, Reg. 14367- Promissory Note \$17.00

Mr. Masao ITO has forwarded to this office, a note signed by yourself for the sum of \$17.00, and has asked that we contact you for your acknowledgment of this debt.

We would be pleased to hear from you with your remittance to settle this debt, if it is correct. If you are not able to make payment of this sum at the present time, please advise us as to when payment can be made.

When payment of this note is received, the cancelled note will be sent to you.

Yours truly,

W. E. Anderson,
Administration Department.

8654

23rd July, 1946.

Mr. D. Patterson,
Haney, B.C.

Dear Sir:

Re: HATSUE ARINOBU - Reg. No. 14381

The property of the above Japanese was sold to Peter Telep
in 1942, and according to the Japanese, he left the following chattels
in the care of Mr. Telep:-

Kitchen stove
3 chairs
Bureau
Double bed
Linoleum
Garden tools

I would appreciate your arranging to have these chattels
picked up and removed to Auction at Haney as soon as possible.

Yours truly,

W. E. Anderson,
Administration Dept.

WEA:HA

copy

This Indenture

Made the 23rd day of May in the year of our Lord one thousand nine hundred and forty two,

In Pursuance of the "Short Form of Deeds Act"

Between

Hatsuo Arinobu, Farmer, of the Town of Port Hammond
in the Province of British Columbia,

INSERT FULL NAME,
STREET ADDRESS AND
OCCUPATION OF
GRANTOR AND OF
GRANTEE

(hereinafter called the "Grantor")

AND

Peter Telep, Walter, of the Town of Haney, and the
Province aforesaid,

(hereinafter called the "Grantee")

Witnesseth, that in consideration of Eight hundred and fifty (\$850).....

.....
Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged), he, the said Grantor, DOTH GRANT unto the said Grantee, his heirs and assigns, FOREVER;

All and Singular that certain parcel or tract of land and premises situate, lying and being in the District of New Westminster, Province of British Columbia and more particularly known and described as Lot 'A' of Lot three (3) and four (4) Block 'F' of Lots Two hundred and Seventy-Eight (278) and Two hundred and Seventy Nine (279) Group one (1) Map Six thousand eight hundred and Twelve (6812) in the District of New Westminster.

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

To have and to hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; SUBJECT NEVERTHELESS to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor, and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

And the said Grantor RELEASES to the said Grantee ALL HIS CLAIMS upon the said lands.

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

In Witness Whereof the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness } **John Blake Martyn**
Street Address _____
City or Town **Haney, B.C.**
Occupation of Witness **Insurance Agent.**

Hatsuo Arinobu

FOR MAKER (INCLUDING MARRIED WOMAN)

I Hereby Certify that, on the **23 rd.** day of **May**, 19**42**, at **Port Hammond**, in the Province of British Columbia,

Hatsuo Arinobu whose identity has been proved by the evidence on [] who is personally known to me, appeared before me and acknowledged to me that **he is** the person mentioned in the annexed instrument as the maker thereof, and whose name **is** subscribed thereto as part, that **he knows** the contents thereof, and that **he** executed the same voluntarily, and **is** of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office at **Port Hammond** in the Province of British Columbia, this **23 rd.** day of **May** in the year of Lord one thousand nine hundred and **forty two**
John B. Martyn

Note: When the person making the acknowledgment is personally known to the officer taking the same strike out the words in brackets.
A Notary Public in and for the Province of British Columbia.
~~A Commissioner for taking affidavits within British Columbia.~~

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA }
To Wit:

I, _____, of the _____, in the Province of British Columbia, make oath and say:

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

I am the subscribing witness to the said instrument and am of the full age of sixteen years.
Sworn before me at _____
in the Province of British Columbia, this _____
day of _____, 19 _____

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



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE **JL 53**

Rec'd	JUL 20 1944
File No.	8654
Ans.	
Referred	Harris

518 Rogers Building,
Vancouver, B. C.

July 18, 1944

P. G. Shears, Esq.,
Director, Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Hatsuo Arinobu
Lot "A" of Lots 3 & 4, of
Blk. "F" D.L. 278, Plan 6812,
Maple Ridge Munic.

The above property is included in the Master Deed of Japanese property being sold to the Director. From our file it does not appear that the property will not be conveyed to the Director in due course. I note, however, on the copy of the Master Deed left with me by Col. Chandler that he has a notation thereon that this property was sold by the Japanese owner. I shall be glad to be advised by you as to whether or not the property will be conveyed to the Director by the Custodian, if not to have a letter from you stating the reasons why it is not possible to so convey it.

Yours truly

T. Todrick
DISTRICT SOLICITOR

Sold 2/5/44 by Jap owner direct
#1
See Schedule
TT/MM

EX.

Cust. File 8654

BRIEF TO COUNSEL

Private Sale by Japanese Owner

Appraiser: D. Dodding

ARINOBU, HATSUO - J.L. 53

Vancouver, B.C.
Oct. 14, 1948

Basis of Appraisal

The basis of farm land values in the Maple Ridge Municipality was obtained from Department Appraisers who had been appraising land in that area for over 10 years, combined with information contained in Department records dealing with land appraised and sold by public tender.

During 1940 and 1941 six properties were appraised and sold on the open market: the average value of land cleared and in cultivation was \$80.00 per acre and bush land that was arable if cleared was valued at an average of \$18.00 per acre.

Working from this basis the Arinobu property was valued at \$50.00 per acre for cleared and \$10.00 an acre for bush land, or \$30.00 per acre for cleared land below the local average of \$80.00 for the following reasons:-

1. The Arinobu property is located back from the public highway and is only accessible by a 20 foot dirt lane. The condition of this lane bed was such that it was only passable for motor traffic in dry weather.

This disadvantage to bringing in supplies by truck or shipping farm produces out was in my opinion justification for deducting \$20.00 per acre from the district average.

2. The cleared land was in old sod, as the appraisal was made in May it could only be assumed that the land had not been cultivated the previous year: the presence of rushes on part of the land indicated that drainage was necessary.

It was my opinion that it would cost at least \$10.00 per acre ^{put} to this land in condition for cropping hence a deduction of this amount from the land. The above is the explanation of the \$30.00 per acre valuation below the district average.

Buildings:

The house was in the process of construction, it was built on 3 foot wood blocks on wet ground; and while it was a 1½ storey structure, it had only reached the stage of being a shell with

Claim of Hatsuo ARINOBU - Cust File 8654

outside sheathing of shiplap attached horizontally, thus giving a building that would lack stability.

The value was arrived at as follows:

24x24x18 average height = 10,368 cu. ft. at 5¢ per cu. ft. or \$518.40
an even figure of \$500.00 was allowed.

It was my opinion that a 5¢ per cu. ft. rating was justified due to the type of construction and the stage of construction that had been reached.

Property Appraisal May 11, 1942

Buildings - House 24x24x18 = 10368 cu. ft. at 5¢ = \$518.40 given \$500.00	
Land 1.8 ac cleared, in old sold - at \$50.00 per ac. \$90.00	
2.2 ac. bush at \$10.00 per acre.	22.00
	<u>\$112.00</u>
	112.00
	<u>\$612.00</u>

Comparison

The property immediately adjoining on the south and described as Lot 1 of a 13.68 acre part of Lot 278 & 279, Map 5141 containing 3.656 acres, and owned by Katsuyashi Okabe, was being offered for sale to W.M. Ward for \$900.00 in 1942.

Following are details of Mr. Godfreys appraisal of this property.

Buildings:

House 22x34 - 2 storey, concrete foundation -	}	\$1000.00
Bath house attached 10x12		
Wood shed garage packing house 30x40	=	50.00
		<u>\$1050.00</u>
Value of buildings to land		\$1900.00

Land

1.18 ac. Cleared, sand loam at \$70.00	=	\$82.60
.53 " " " " " "		37.10
1.946 " bush land " 10.00		19.46
		<u>139.16</u>
		139.16
Appraised value of property		\$1139.16

The difference in acreage value here is that the Okabe property fronts on a paved road while the only access to the Arinobu property is by a narrow dirt lane.

On the Okabe property there was 171 acres in raspberries, strawberries and asparagus and including 12 pear trees, 20 prune trees and 9 apple trees, while all the cleared land on the Arinobu property was in old soil.

Also the house was a finished building on a cement foundation with a brick chimney to the ground, while the house on the Arinobu

Sale by Owner:

Records at the Land Registry Office in New Westminster disclose that Lot "A" of Lots 3 & 4 of Blk. "F" of Lots 278 & 279 Map 6612 was sold by Hatsu Arinobu to Peter Teleep for \$850.00. Application to Register dated May 28, 1942, and the declared value is shown as \$850.00 which is verified by Deed of Land Title No. 151036-E issued.

Purchaser:

Purchaser:

The purchaser of this property was interviewed and he informed me that at the time of purchase, both he and his wife had permanent employment at the Maple Ridge Hotel, he in the Tavern and his wife in the Coffee Shop.

As they worked on varying shifts it was necessary to find a home as close as possible to their place of employment. He stated that he thought he had paid more than the property was worth, but that under the circumstances he was willing to a premium for immediate possession of a home in close proximity to his employment; this was a case of emergency housing.

Wh. adding
Appraisers

BRIEF FOR CROWN COUNSEL

Vancouver, B.C.
November 27, 1948.

Supplementary to Brief of October 14, 1948

Private Sale by Japanese Owner

ARINOBU, Hatsuo - J.L.53

Attached is Comparable Sales Form in triplicate.

The following are particulars of documents examined by me in the
Land Registry Office at New Westminster, in connection with the
Comparative Sales:-

COMPARISON NO. 1

Deed of Land - dated June 1st, 1942.

John Edward Newman and Beatrice Kathleen Newman

to

William Noble Marr and Bernice G.N. Marr

for consideration of \$1500.00.

Application to Register dated June 3rd, 1942. Declared Value \$1500.00.

Title Issued - No. 151196-E (photo of Marr house attached).

COMPARISON NO. 2

Deed of Land - dated April 29, 1942

Kazuyoshi Hirotsu

to

Charley Burrell and Florence Burrell

for consideration of \$1.00 and other valuable considerations.

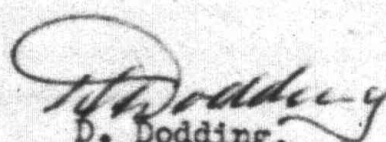
Application to Register

Dated May 1, 1942. Declared Value \$1700.00.

Title Issued - No. 150482-E.

Possible Witness -

Mr. William N. Marr, Haney, B.C.


D. Dodding,
Appraiser.

Room 506,
Royal Bank Building,
Vancouver, B.C.

26th November 1948.

Mr. G.T. McKay,
Appraiser,
Veterans' Land Act,
D.V.A.,
1231 Main Street,
Vancouver, B.C.

Dear Mr. McKay,

Re: Matsuo Arinoba
File No. 8654, V.L.A. Ref. JL.53

Mr. Dodding, in the last two paragraphs of his brief in this case, states that the purchasers had been interviewed and that they had stated that it was necessary to find a home as close as possible to their place of work and that Taleep thought he had paid more than the property was worth but that he was willing to pay a premium for immediate possession of a home in close proximity to his employment. Thus this was a case of emergency housing.

Mr. Macdonald has now interviewed this man and he states that he was offered a considerable number of properties in the vicinity of Maple Ridge Hotel and that the reason he bought this one was because of its low price. He would have preferred to buy a better property but was unable to raise sufficient money. He gave no indication that he thought he had paid too much and it does not appear to be a case of a purchaser being forced to buy.

We have not yet had any indication from Mr. Dodding as to how we may

Mr.G.T. McKay

26.11.48

prove that the Okabe property which was appraised by Mr.Godfrey at \$1139.16 was offered to Mr.E.M. Ward for \$900 in 1942. This is the information we requested in our letter of the 9th November.

We should appreciate Mr.Dodding reviewing this case.

Yours very truly,

XXXXXXXXXXXX

XXXXXXXXXX

Room 506,
Royal Bank Building,
Vancouver, B.C.

9th November 1948.

Mr. G. F. McKay,
Appraiser,
Veterans' Land Act,
B.N.A.,
1231 Howe Street,
Vancouver, B.C.

Dear Mr. McKay,

Re: Hatazo ARIMORI
V.L.A. Ref. 34.53

We have now reviewed Mr. Dodding's brief in the above case, which is one of the twelve sales made by the Japanese in 1942.

We fail to understand the significance of the comparative appraisal made by Mr. Godfrey on the immediately adjoining property on the south and we should appreciate being advised why this information is considered to be of value. Is it possible to prove that the Japanese had offered the property for sale to W.A. Ward for \$900 in 1942? This might have some significance.

We feel, however, that the information given in the last paragraph of the brief is of great importance in that it would indicate that the purchasers were not "willing purchasers not forced to buy". It is quite obvious that they were forced to buy in order to obtain housing.

Mr. Dodding has failed to give us the address and telephone number of Peter Telesp. It would appear that he and/or his wife would be a valuable witness and we should like to interview them.

Yours very truly,



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE J.L. 53

1231 Haro St.,
Vancouver, B.C.
Oct. 19, 1948.

Mr. J.W.G. Hunter,
Crown Counsel,
Office of the Custodian,
Vancouver, B.C.

Dear Sir:

Re: Hatsuo ARINOBU - Cust. File 8654

Enclosed is a Brief on the above mentioned
prepared by Mr. D. Dodding who appraised this property in
1942.

This is one of the cases that was appraised
in 1942, but was sold by the owner prior to P.C. 5523 becoming
effective.

Yours truly,

A handwritten signature in cursive script, likely belonging to I.T. Barnet.

(I.T. Barnet)
District Adviser

ITB/W
Encl.

Copy

JL.53

1231 Haro Street,
Vancouver, B.C.
Oct. 19, 1948.

Mr. J.W.G. Hunter,
Crown Counsel,
Office of the Custodian,
Vancouver, B.C.

Dear Sir,

Re: Matsuo Arimoto - Cust. File 8654

Enclosed is a brief on the above mentioned prepared by Mr. D. Dodding
who appraised this property in 1942.

This is one of the cases that was appraised in 1942 but was sold by
the owner prior to P.C. 5523 becoming effective.

Yours truly,

I.T. BARNET
District Adviser

ITB/W
Encl.

Copy

COMPARABLE SALES 1941 - 1942 Maple Ridge

<u>Map Key No.</u>	<u>Title No.</u>	<u>Date</u>	<u>Legal Description</u>	<u>Acres</u>	<u>Vendor- Purchaser</u>	<u>Declared Value</u>
32 (1/41 sale)	145821/E. (See file JL.53)	Sept. 17/41	Lot "A" of Lots 3 & 4 Blk. "F" D.L. 278 & 279 Map 6812	4.0	Hampton to H. Orinobu	\$570.00

Details of property from Mr. Dodding's appraisal of May 11th, 1942 as follows:

Buildings. Unfinished house	Value	\$500.00
Land: under cultivation 1.8 acs. @		
\$50.00 per acre		90.00
Logged over bush 2.2 acres @ \$10.00		
per acre		22.00
		<u>\$612.00</u>

Cultivated area long road at east wet and drainage required.

This property comparable with the following:

- File 20-P K. Furukawa, adjoining at north
Appraised by Mr. Godfrey
- " 183-P A. Tazumi, adjoining at west
Appraised by Mr. Godfrey
- " 24-P. C. Goto, adjoining at south
Appraised by Mr. Godfrey
- " 124-P K. Okabe, adjoining at south
Appraised by Mr. Godfrey

Also other former Japanese properties in the immediate neighbourhood located in
District Lots 278 and 279.

Copy

COMPARABLE SALES 1941 - 1942 Maple Ridge

<u>Map Key No.</u>	<u>Title A.No.</u>	<u>Date</u>	<u>Legal Description</u>	<u>Acres</u>	<u>Vendor- Purchaser</u>	<u>Declared value</u>
33 (41 sale)	145822-E	Sept.17/41	Lot "B" of Lots 3 & 4 of Blk."F" D.L.278 & 279 Map 6812	1.48	Hampton to Hampton	\$1000.00

Property all under cultivation with a small frame house which Mr.W.M. Ward who purchased property for \$900.00 in 1945 has improved and is still in residence.

Mr.Ward interviewed May 6th 1948 stated that K.Okabe, File 124-P, offered to sell him his property almost adjoining for \$900.00 just prior to being evacuated in 1942. This consisted of 3.658 acres, house, woodshed, bath house, garage and packing shed as detailed in Mr.Godfrey's appraisal of May 11th 1942 at \$1139.16.

This information relevant to similar Japanese properties adjoining and in the immediate neighbourhood as follows:

File 20-P K.Furukawa, adjoining at north. Appraised by Mr.Godfrey

" 183-P A.Tasumi, adjoining at west. Appraised by Mr.Godfrey.

" 24-P G.Goto, adjoining at south. Appraised by Mr.Godfrey

Also other former Japanese properties in the immediate vicinity located on D.L.278, 279 and 280.

FIELD SUPERVISOR'S

CHECK ReportPrivate sale by Japanese owner in May 1942

Name: ARINOBU, Hatsu

Ref.No.J.L.53

District: Maple Ridge

Address: Hammond, B.C.

Appraisal Date: 11th May 1942.

Legal Description

Lot "A" of Lots 34 & 4 of Blk. "F" of Lots 278 and 279 Gp.1 Map 6812-4 acres.

In common with other properties owned by Japanese the property was appraised as farm land. Although its doubtful agricultural use and its suitability for residential purposes were mentioned under "Remarks" in the appraisal, this later value was not reflected in the value shown.

The appraisal value was arrived at as follows:

Land

1.8 acres cleared - not used as farm land by owner @ \$50.00 - \$90.00	
2.2 acres bush - to be cleared and drained @ \$10.00	22.00
	<u>\$112.00</u>

Buildings

House, 24 x 24 x 18 mean height - 10,368 cubic feet - this was given 5¢ per cubic foot due to the unfinished condition of the building; no depreciation applied, final value \$500.00.

Summary of value

Land	\$112.00
Building	<u>500.00</u>
Total	\$612.00

Basis of value

In 1941 private sales of non-Oriental properties in Maple Ridge Municipality totalled 201 parcels comprising 2,591.11 acres at a declared value of \$230,649.00 or an average of \$89.00 per acre. This is including cleared and bush land, together with all improvements. On the same basis this property was valued at \$153.00 per acre.

On the basis of land sales in the Municipality during the year preceding the appraisal of this property, I fail to see any discrepancy in the valuation placed; in fact it was valued at \$44.00 an acre higher than the average for the Municipal sales.

Reason for purchase.

The purchaser of this property was recently interviewed and he advised that he considered he paid considerably more than the place was worth. He and his wife both had permanent employment at the Maple Ridge Hotel, the husband in the tavern and the wife in the Coffee Shop. As they work on varying shifts they had to have a home as close as possible, and the property in question was the only one available at the time. In these circumstances he was willing to pay a premium for immediate possession.

D. Dodding

Copy

J.L.53

Mr. B. Dodding,
Regional Supervisor,
Nelson, B.C.

Vancouver, B.C.
May 11th 1948.

Re/ Hatsu Arimoto

This is one of the cases where we made an appraisal of a property valuing it at \$612.00 but the Custodian could not deliver title for the reason that the Japanese disposed of the property, presumably for \$850.00 before the Order in Council went into effect.

You report that you interviewed the purchasers but you do not state whether they confirmed paying this price or whether it was on a cash or terms basis. You also say that they have stated to you verbally that they now think they paid too much for it. From the evidence now before us it would simply seem that it is a case of a buyer wanting a home for himself and his wife, who are both working close to their home, in order to save transportation. Furthermore, their statement that they now think they paid too much is a further indication that they did not have much or any knowledge of the values at the time of purchase.

It seems to me that you are not very far out in your values, seeing you were not making a special valuation with a purchaser immediately in sight. Furthermore, when you take a house that apparently was only about half finished, judging from the fact that you valued it at \$500.00 and carried this valuation through and then stated that it would also take another \$500.00 to finish it, you are justified in putting on a conservative valuation. It is also noted that the property is only served by a dirt road which does not make it the most attractive proposition for anybody in the market to buy with a reasonable capital.

ITB/W

I.T. Barnet
District Supervisor

Copy

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

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

20th July 1944.

File No. 8654

Major T. Todrick,
District Solicitor,
Soldier Settlement and Veterans' Land Act,
518 Rogers Building,
Vancouver, B.C.

Dear Sir,

Re: Hatsu Arinobu
Lot "A" of Lots 3 & 4 of Blk. "F" D.L. 278
Plan 6812, Maple Ridge Municipality

On May 16th Mr. McPherson wrote to Mr. Barnet and enclosed a schedule of all properties which had been withdrawn with the reasons stated.

A further copy of schedules showing the position of the Veterans' Land deal up to date was also sent to Mr. Barnet on the 18th instant.

The case to which you refer in your letter of July 18th regarding the above property you will find is included in the schedules referred to above.

Yours truly,

(Sgd.) F.G. SHEARS

Director

FCS/PMH

Copy

JL 53

518 Rogers Building,
Vancouver, B.C.

July 18, 1944.

F.O. Shears, Esq.,
Director, Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir,

Re: Hatsuo Arinobu
Lot "A" of Lots 3 & 4, of Blk."F", DL.278
Plan 6812, Maple Ridge Munic.

The above property is included in the Master Deed of Japanese property being sold to the Director. From our file it does not appear that the property will not be conveyed to the Director in due course. I note, however, on the copy of the Master Deed left with me by Col.Chandler that he has a notation thereon that this property was sold by the Japanese owner. I shall be glad to be advised by you as to whether or not the property will be conveyed to the Director by the Custodian, if not to have a letter from you stating the reasons why it is not possible to so convey it.

Yours truly,

T.TODRICK
District Solicitor

TT/MM

JL 53

February 29, 1944.

Mr. Godfrey, Regional Supervisor, New Westminster, B.C.

Re: Matsuo Arinobu

Lot "A" of Lots 3 & 4 of Blk. "F"

D.L. 278. Plan 6812. Maple Ridge Munic.

According to available information it would appear that the above described property was sold by the Japanese owner. However, this has not been confirmed on file, but there would appear to be some doubt as to the Director acquiring title, and the same should be noted in your records pending clarification of the situation.

JK/HJ

Supervisor Office Services Division

Copy

Soldier Settlement - Field Report

District: Vancouver

Re: Matsuo Arinobu

Attached appraisal report of the above property.

This holding is not suitable for agricultural settlement but it is suitable for a home site with a small acreage and is located reasonably close to a fair employment centre.

In considering the property from this standpoint it should be kept in mind the house is to be finished.

Signature: D. DODDING

"Suitable for industrial worker"

I.T. Barnet

Date: May 12/42.