

X

10220

20

FRASER VALLEY

FORM "JP"

FILE NO. 10220

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: OHASHI, Shigeo

HOME ADDRESS: P.O. Box 156, Mission, B.C.

REGISTRATION NUMBER 13279 SEX: Male AGE: 25

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 (with father)

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: -

AGE OF CHILDREN: -

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

LOCATION AND DESCRIPTION: Lot 8, Sec.29, Tp.17, Map 553 and
Lots 13 and 15, Sec.29, Tp.17, Map 2707 in the District of
New Westminster, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: House 28'x 32', incubator
house, 16' x 24', 26 poultry houses, brooder house, barn,
rhubarb house

3. INSURANCE (Give particulars: state where policies are) Northwest Fire Insurance
Co. on house, \$2000.00 payable to father of Registrant.

4. TAXES (Amount and where payable) \$80.- payable at Mission Municipal Hall

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

6. OCCUPANCY AND LEASES (If vacant so state) None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Lives at house with father, Jujiro Onashi
2. LANDLORD'S NAME AND ADDRESS: None
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None
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

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: None
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: Sun Life Insurance Co. - \$1000.00

10. INTEREST IN ANY ESTATES OR TRUSTS

None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

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 28th day of May 1942.

(Signature)

Stiglo Churkin

Lau Chapman
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Nov. 16/42

Our File No. 10220

Full Name OHASHI, Shigeo
(Surname in Block Letters)

Registration No. 13279

Male - Female
(Check)

Age July 28, 1917

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

Date Evacuated 11/6/42

Naturalized - Canadian-Born - National
(Check)

lost.
Present Address Lillooet, B. C.

Married - Single
(Check)

Name of Wife _____

Name of Husband
not related

Name of Mother OHASHI, Toki

Name of Father OHASHI, Jujiro

Names of Children under 16 _____

Requested by C. Girard

Registered with Custodian
(Yes or No)

Additional Information Farmer

Name of Claimant **OHASHI, Shigeo**
 Custodian File **10 220**

Case **167**

<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		
					733 4444	459.59				459.59 7556.00
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										8015.59

REAL PROPERTY SUMMARY

JAPANESE NAME: Shigeo OHASHI Reg. No. 13279 File No. 10220.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/265-P. First Offer.

PROPERTY ADDRESS: 3959 Beales Road, Mission, B. C.

LEGAL DESCRIPTION: Lot 8 of the South $\frac{1}{2}$ of the South East $\frac{1}{4}$ of Section 29, Township 17,
Map 553, Mun. of Mission, D.N.W.

TITLE: Registered in the name of Shigeo OHASHI.

ENCUMBRANCES: 86060C 29th May 1942 Lease for a term as therein set out to William
Wallace Curties (Inter Alia).

No indication of any unregistered charges.

Vesting Order filed No. 24671, dated August 24th, 1942.

ASSESSED VALUE: 1942 - Land \$ 500.00
Improvements \$4000.00 - \$4500.00. Taxes - \$75.40.

CLASSIFICATION: Lot 8 of the S. $\frac{1}{2}$ of S.E. $\frac{1}{4}$ of Sec. 29, Twp. 17, Map 553, Mun. of Mission
and Lot 13 of S.W. $\frac{1}{4}$ of Sec. 29, Twp. 17, Map 2707, Mun. of Mission,
and Lot 15 of S.W. $\frac{1}{4}$ of Sec. 29, Twp. 17, Map 2707, Mun. of Mission.
These lots owned by Shigeo OHASHI were adjacent to each other and were
operated as a high class chicken farm.
The Custodian's representative reported on July 21st, 1942, that this
property had a joint area of 29 acres of which 23 acres were cleared
and the balance bush.
1 - $1\frac{1}{2}$ storey 9-room dwelling 28X32' in excellent condition. 4 small
brooder houses (old) 10'x14'. 2 storage sheds fair. 1 incubator
house 18'x22' (new), 2 rooms, painted inside and out. 1 small broode
house (old). 1 garage 12'x20' (new). 1 toolshed and woodshed com-
bined 24'x30'. 1 picker's house (poor). 1 hop shed (poor). 1 pack-
ing shed (fair). 1 barn (good) 24'x36'. 1 picker's bunk house and
rhubarb house (poor) 20'x80'. 6 chicken houses 20'x100', 20'x230',
20'x140', 20'x100', 20'x30', 20'x72'. 1 brooder house 20'x60'.
3 colony houses. All in good condition. House only 2 years old,
very modern, nicely finished inside, good floors, everything has been
done very well. Living room and dining room nicely kalsomined,
kitchen and hall finished in white painted V joint. Upstairs rooms
are all well papered. The bathroom is modern, has toilet and wash
basin, but no bath. Outside of house finished with white siding.
Basement has wooden floor but done like an upstairs floor, looks good

HISTORY OF
ADMINISTRATION: These properties were leased as one by Shigeo OHASHI, 29th May 1942,
to William Wallace Curties for a term of 15 months from 1st June 1942
or duration. Consideration \$150.00 paid to cover June 1st to August
31st, 1942, \$150.00 payable September 1st for period September 1st
to November 30th, 1942, \$200.00 payable December 1st for period
December \$50.00, January and February @ \$75.00, \$225.00 payable
March 1st for period March 1st to May 31st, 1943. House and building
included, and all farm implements, contents and furniture, 6 electric
incubators and brooders, 2 oil incubators and 1 horse.

horse.

Page 2.

File No. 10220.

Lease given to The Director, The Veterans' Land Act.

SOLD:

(Lot 8 of S. $\frac{1}{2}$ of S.E. $\frac{1}{4}$ of Sec. 29, Twp. 17, Map 553, Mun. of Mission)
To The Director, The Veterans' Land Act for \$4,444.00 as at January
1st, 1943.

Approval of Advisory Committee - June 1st, 1943.

Funds released to the credit of Shigeo OHASHI as at June 27th, 1944,
against which were the following charges: Registration Fees \$3.00,
Legal Fees \$15.00 = \$18.00, leaving a net credit of \$4,426.00 from
said transaction.

Adjustments as at January 1st, 1943, to the amount of \$31.52 being
Purchaser's share of unexpired Fire Insurance Premiums, were placed
to the credit of Shigeo OHASHI'S account.

The following Fire Insurance Policy:

North West Fire Insurance Co., Policy No. 206350 - \$2500.00,

\$2000.00 covering on dwelling and

\$ 500.00 " " incubators, was transferred to The Director,
The Veterans' Land Act.

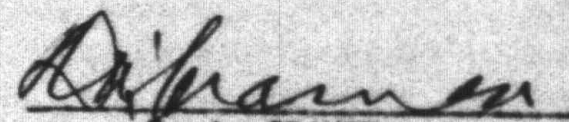
In view of the 1943 rents having been collected by the Custodian,
viz., \$675.00, a cheque for same was issued to The Director, The
Veterans' Land Act, as at November 17th, 1943.

Certificate of Title No. 172032-E in the name of The Director, The
Veterans' Land Act.

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

January 31st, 1947.

DAC:JS


D. A. CRAMER.

REAL PROPERTY SUMMARY

JAPANESE NAME: Shigeo OHASHI Reg. No. 13279 File No. 10220.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/266-P. First Offer.

PROPERTY ADDRESS: 3959 Beales Road, Mission, B. C.

LEGAL DESCRIPTION: Lot 13 of the South West $\frac{1}{4}$ of Section 29, Township 17, Map 2707,
Mun. of Mission, D. N. W.

TITLE: Registered in the name of Shigeo OHASHI.

ENCUMBRANCES: 860600 29th May 1942 Lease for a term as therein set out to William
Wallace Curties (Inter Alia).

No indication of any unregistered charges.

Vesting Order No. 24671 dated August 24th, 1942.

ASSESSED VALUE: 1942 - Land \$285.00
Improvements \$300.00 - \$585.00. Taxes - \$12.09.

CLASSIFICATION: As this piece of property, viz., Lot 13 of S.W. $\frac{1}{4}$ of Sec. 29, Twp.17,
Map 2707, Mun. of Mission, was operated in conjunction with Lot 15
of S.W. $\frac{1}{4}$ of Sec. 29, Twp. 17, Map 2707, Mun. of Mission and Lot 8
of S. $\frac{1}{2}$ of S.E. $\frac{1}{4}$ of Sec. 29, Twp. 17, Map 553, Mun. of Mission, the
remarks covering classification of Lot 8 of S. $\frac{1}{2}$ of S.E. $\frac{1}{4}$ of Sec.29,
Twp.17, Map 553, Mun. of Mission, apply to this property as well.

HISTORY OF
ADMINISTRATION: History as appears on Lot 8 of S. $\frac{1}{2}$ of S.E. $\frac{1}{4}$ of Sec.29, Twp.17, Map
553, Mun. of Mission, summary applies equally to this property, viz.,
Lot 13 of S.W. $\frac{1}{4}$ of Sec.29, Twp.17, Map 2707, Mun. of Mission,D.N.W.

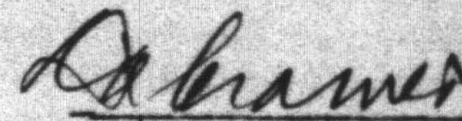
SOLD: To The Director, The Veterans' Land Act for \$441.00 as at January 1st
1943.
Approval of Advisory Committee - June 1st, 1943.

Funds released to the credit of Shigeo OHASHI as at June 27th, 1943,
against which were the following charges: Registration Fees \$3.00,
Legal Fees \$15.00 = \$18.00, leaving a net credit of \$423.00 from said
transaction.

Certificate of Title No. 172033-E in the name of The Director, The
Veterans' Land Act.

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

January 31st, 1947.


D. A. CRAMER.

DAC:JS

REAL PROPERTY SUMMARY

JAPANESE NAME: Shigeo OHASHI Reg. No. 13279 File No. 10220.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/267-P. First Offer.

PROPERTY ADDRESS: 3959 Beales Road, Mission, B. C.

LEGAL DESCRIPTION: Lot 15 of the South West $\frac{1}{4}$ of Section 29, Township 17, Map 2707,
Mun. of Mission, D. N. W.

TITLE: Registered in the name of Shigeo OHASHI.

ENCUMBRANCES: 86060C 29th May 1942 Lease for a term as therein set out to William
Wallace Curties (Inter Alia).

No indication of any unregistered charges.

Vesting Order No. 24671 dated August 24th, 1942.

ASSESSED VALUE: 1942 - Land \$285.00
Improvements \$100.00 - \$385.00. Taxes - \$8.97.

CLASSIFICATION: As this piece of property, viz., Lot 15 of the S.W. $\frac{1}{4}$ of Sec. 29,
Twp. 17, Map 2707, Mun. of Mission, was operated in conjunction with
Lot 13 of S.W. $\frac{1}{4}$ of Sec. 29, Twp. 17, Map 2707, Mun. of Mission and
Lot 8 of S. $\frac{1}{2}$ of S.E. $\frac{1}{4}$ of Sec. 29, Twp. 17, Map 553, Mun. of Mission,
the remarks covering classification of Lot 8 of S. $\frac{1}{2}$ of S.E. $\frac{1}{4}$ of
Sec. 29, Twp. 17, Map 553, Mun. of Mission, apply to this property as
well.

HISTORY OF
ADMINISTRATION: History as appears on Lot 8 of S. $\frac{1}{2}$ of S.E. $\frac{1}{4}$ of Sec. 29, Twp. 17, Map
553, Mun. of Mission, summary applies equally to this property, viz.,
Lot 15 of S.W. $\frac{1}{4}$ of Sec. 29, Twp. 17, Map 2707, Mun. of Mission.

SOLD: To The Director, The Veterans' Land Act for \$292.00 as at January 1st
1943.
Approval of Advisory Committee - June 1st, 1943.

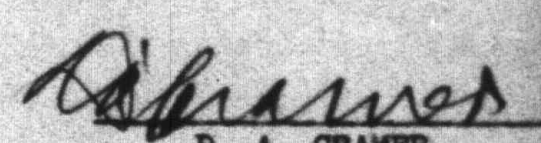
Funds released to the credit of Shigeo OHASHI as at 17th June 1944,
against which were the following charges: Registration Fees \$3.00,
Legal Fees \$15.00 = \$18.00, leaving a net credit of \$274.00 from said
transaction.

Certificate of Title No. 172034-E in the name of The Director, The
Veterans' Land Act.

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

January 31st, 1947.

DAC:JS


D. A. CRAMER.

FIRE INSURANCE SUMMARY

File No. 10220.

Shigeo OHASHI - Reg. No. 13279.

The above named Japanese declared on his JP Form signed 29th May 1942 that he carried a Fire Insurance Policy in the North West Fire Insurance Company for \$2,000.00, covering on his house. While that was the amount covering the house Policy No. 206350 was written for \$3,000.00:

\$2,000.00 covering his house
\$ 500.00 " on 2 incubators and
\$ 500.00 " on household effects.

This policy was transferred to The Director, The Veterans' Land Act, and an unexpired premium to the amount of \$31.52 was placed to Shigeo OHASHI'S credit.

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

January 31st, 1947.

DAC:JS


D. A. CRAMER.

LIABILITY SUMMARY

File No. 10220.

Shigeo OHASHI - Reg. No. 13279.

The above named Japanese declared on his JP Form
signed 28th May 1942 that he had no Personal or Trade Debts.

We can find no evidence of any claims having been
filed against him.

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

January 31st, 1947.

DAG:JS


D. K. CRAMER.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Shigeo Ohashi

File No. 10220

Lillooet B.C.

Reg. No. *13277*

Company Sun Life

Agency Vancouver Agency

Policy No. 2091462

Premium - \$ 40.35

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

Month November Day 1

REMARKS:

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Letter sent 13/9/43

SOLDIER SETTLEMENT AND VETERANS' LAND ACT
FIELD SUPERVISOR'S Initial REPORT

SHEET No. 1

INDICATE SUBJECT DEALT WITH

NAME D.R.W. HANEY

RO 7863 BC/265-P

DATE OF REPORT

REF. NO DQ 11080 BC/266-P

DISTRICT Vancouver, B.C.

ADDRESS P.O. Box 1492, Mission, B.C.

Day	Month	Year
2	January	1948

Documents

The above named veteran was contacted on the property on December 31st and January 2nd. Complete inspection of buildings was made and future operating plans were further discussed.

V.L.A. 14 forwarded to R.O. 29th December '47
 Initial deposit \$488.50 - I.R. #A64366 forwarded to D.O. 29th Dec. '47
 W.D. 1's, W.D. 23's, D.V.A. & C.P.C. 185A's, Marriage Certificate, and Birth Certificate - attached hereto.

Legal Description

Lot 8 of S $\frac{1}{2}$ of S.E. $\frac{1}{4}$, Sec 29, Twp 17, N.W.D. and
 Lot 13 of S.W. $\frac{1}{4}$, Sec 29, Twp 17, N.W.D.

Veteran

Haney has been training on this property for the past 11 months. He will have the advantage of being established on a property he is familiar with and will keep 800 Leghorns from his present flock to start with. Veteran will be ably assisted by his wife who is very capable and exceptionally interested in poultry. At the present time Haney has 1500 Leghorns (Feb-March hatch) and is shipping 16 cases per week or better - very close to 60% production. He has reduced his feed bill from \$1100 as of last September to \$200 which will be paid by the end of this month.

Proposed Class of Farming

Poultry, with small fruits as a secondary line.

Condition of Farm

Property consists of approx. 19 acres with 15 acres cleared including large farm yard.

Location: On Beale Road (gravel - open all year) $1\frac{1}{2}$ miles from Mission. Power and phone installed.

Soil: Varies from sandy gravelly loam with very little depth (4-5" in spots) on sand with clay sub-soil to heavy loam with some clay in the lower spots. Will require heavy manuring.

Weeds: Heavily infected with couch grass and Canada Thistle.

Topography: Rolling, with some steep slopes.

Drainage: Ample surface drainage due to southern slope.

Water: Year round supply from creek at N.E. corner of property - piped by gravity to house and buildings.

Buildings: Property is top heavy with buildings many of which are in poor or bad condition and should be demolished. House is very good and there are enough good outbuildings to more than meet the veteran's requirements.

Generally speaking the property is especially suitable for poultry and satisfactory for development of a few acres of small fruits.

S. & E. Owned by Veteran

1. 1500 - 10 month Leghorns - these are all very good birds as Haney has culled his flock severely.
2. 4 Oil brooders (500 bird capacity).
3. 1 Electric brooder (500 bird capacity).
4. Full line of feed hoppers and small equipment.

SOLDIER SETTLEMENT AND VETERANS' LAND ACT
FIELD SUPERVISOR'S Initial REPORT

SHEET No. 2

INDICATE SUBJECT DEALT WITH

NAME D.R.W. Haney

REF. NO. RO 7863
DO 11080

DATE OF REPORT

DISTRICT Vancouver, B.C.

ADDRESS P.O. Box 1492, Mission, B.C.

Day	Month	Year
2	January	1948

Cont'd from Page 1

5. 7000 - egg Jamesway Electric Incubator - this belongs to Mr. Wren - former tenant - but has been left on the property for the veteran's use at least for 1948.

S.&E. Required

\$1115 S. & E. grant to be used for small model tractor and equipment.

Veteran's Capital

Veteran has no cash at present but has considerable equity in family estate at Haney and can draw up to \$2000 at a moments notice. Insurance \$3000., Furniture \$600.00.

Long Term Objective

To develop the property into a well organized poultry unit carrying approximately 3000 birds - depending on market conditions and future outlook. This to be done gradually so that all feed bills and other expenses can be met monthly as due. And to develop up to 5 or 6 acres in small fruits.

Immediate Operating Plans

1. To sell 700 of his birds toward the end of this month @ \$1.50 each.
2. To put the D.D. poultry house on a solid foundation - concrete blocks using proceeds from sale of birds. Possibly some of his own funds will be required in addition.
3. To spring hatch 2000 eggs - pullets only will be raised bringing 600-700 birds to the laying stage next September-October.
4. To intensively cultivate the land in order to prepare clean ground for planting of 2-3 acres small fruits in spring 1949.

This plan of operation can be carried out without putting the veteran into debt. He may require to draw a little on his own capital until his young birds reach the laying stage. 1949 poultry operations will depend upon how successful he is in 1948 and how much he can save between fall of 1948 and spring of 1949. He has been strongly advised to limit his operations to the point where all feed bills can be met monthly.

Converted incubator house is occupied by veteran's brother, his wife, and baby. The brother is working out but assists the veteran with poultry operations in his spare time.

Terms

Recommend interest only to 1 November 1948. Balance 24 equal annual payments starting 1 November 1949. Veteran will probably make regular monthly payments when fully established and intends to retire contract debt in as short a time as possible.

A.R.A.

As soon as early spring chicks are hatched, cost of feed and other expenses will run slightly higher than income from 800 laying hens. Recommend benefit #3 commence 15 Feb '48. Documents attached hereto.

Agricultural Literature

While training on the property Haney acquired several publications on poultry and a few on small fruits. He knows where to get hold of literature and advice when required and makes use of local services.

cont'd page 3.

SOLDIER SETTLEMENT AND VETERANS' LAND ACT
FIELD SUPERVISOR'S **Initial** **REPORT**
INDICATE SUBJECT DEALT WITH

SHEET No. 3

NAME D.R.W. Haney

REF. No. RO 7863

DATE OF REPORT

DISTRICT Vancouver, B.C.

DO 11080

ADDRESS P.O. Box 1492, Mission, B.C.

Day	Month	Year
2	January	1949

Demolition

Recommend demolition of all buildings with the exception of the following:

- #1 -- House
- #4 -- Incubator house (converted to dwelling)
- #5 -- Garage
- #2 -- Shop and shed - of little value but very convenient at present due to location. To be demolished later and new shed built on the same spot using salvage material from other buildings.
- #6 -- D.D. laying house.
- #10 -- Laying house
- #13 -- Large brooder house

There is a slight possibility that some of the lumber from the buildings could be sold and the proceeds credited to the veteran's account in the same manner as in a timber sale. All the salvage material will not be required on the property.

--*--

DESCRIPTION OF BUILDINGS -- See sketch

#1. HOUSE - fully modern.

24 x 34 x 18 with "additions" 4 x 19 x 18, 4 x 10 x 7, 2 x 9 1/2 x 7 and two top storey extensions. Condition good.

Foundation - Full concrete basement - floored and store-room partitioned off. 8 x 8 sill through centre, 2 x 10 x 16" oc joists. Studding and rafters 2 x 4 x 24" oc. Brick chimney to ground, exterior siding, shingle roof.

Downstairs - Living room, dining room have excellent finish - good plaster job. Kitchen, hall, bedroom, and bathroom finished with "V" joint painted white - good condition. 2" fir floors throughout downstairs.

Upstairs - 4 bedrooms and large store room. 3" fir floors, wired for ceiling lights only. Walls are papered on very thin wallboard on lath (not spaced) on studding. Wallboard and paper starting to peel.

House in very good condition except for walls on upstairs bedrooms. Exterior paint good.

#4. DWELLING

18 1/2 x 24 x 10 - converted from incubator house. On wood blocks, 6 x 6 sills, 2 x 8 x 24" oc joists studding and rafters 2 x 4 x 24" oc. Lined inside with V joint painted white, and outside with V joint on sides and 8" siding on front and back. Shingle roof, brick chimney to ground, wired for ceiling and wall outlets, floors 3" fir, hot and cold water, modern cabinet style kitchen and nook, H. & C. water, no bathroom, living, bedroom,

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

FIELD SUPERVISOR'S

Initial

REPORT

SHEET NO. 4

INDICATE SUBJECT DEALT WITH

NAME D.R.W. Haney

REF. NO. RO 7863

DATE OF REPORT

DISTRICT Vancouver, B.C.

DO 11080

ADDRESS P.O. Box 1492, Mission, B.C.

Day	Month	Year
2	January	1949

and store-room. Shingle roof. Outside paint poor.
Occupied by veteran's brother and family (wife & baby).

#6. D.D. LAYING HOUSE 328 x 20 x 16.

Foundation - On cedar posts, 4 x 6 sills, 2 x 4 joists unevenly spaced in places, 2 x 4 x 24" oc studding and rafters, shake roof, wired, whitewash sprayed, exterior part shingle on shiplap, and part V joint on studding. Partitioned off into pens roughly 20' x 20'. Shake roof.

Starting to sag in 2 or 3 places where cedar posts have collapsed. Concrete blocks will be required to put this valuable building on a decent foundation. Condition of building otherwise good. Top storey only for 16' leaving passageway underneath.

#10. LAYING HOUSE 20 x 144 x 8.

On cedar posts, 6 x 6 sills, 2 x 4 x 24" oc joists, studding, & rafters, shingle on shiplap exterior, shake on shiplap roof, wired, floored on shiplap, whitewashed sprayed inside only. Condition good.

#13. LARGE BROODER HOUSE 16 x 60 x 17

Converted and partitioned. On cedar posts, 6 x 6 sills, 2 x 4 x 24" oc joists, studding, & rafters, exterior "V" joint on studding, shake roof, rough flooring, wired, whitewash sprayed in and old spray outside, equipped with stove pipes, rough flooring, condition fair - good.

#5. GARAGE 18 x 20 x 8.

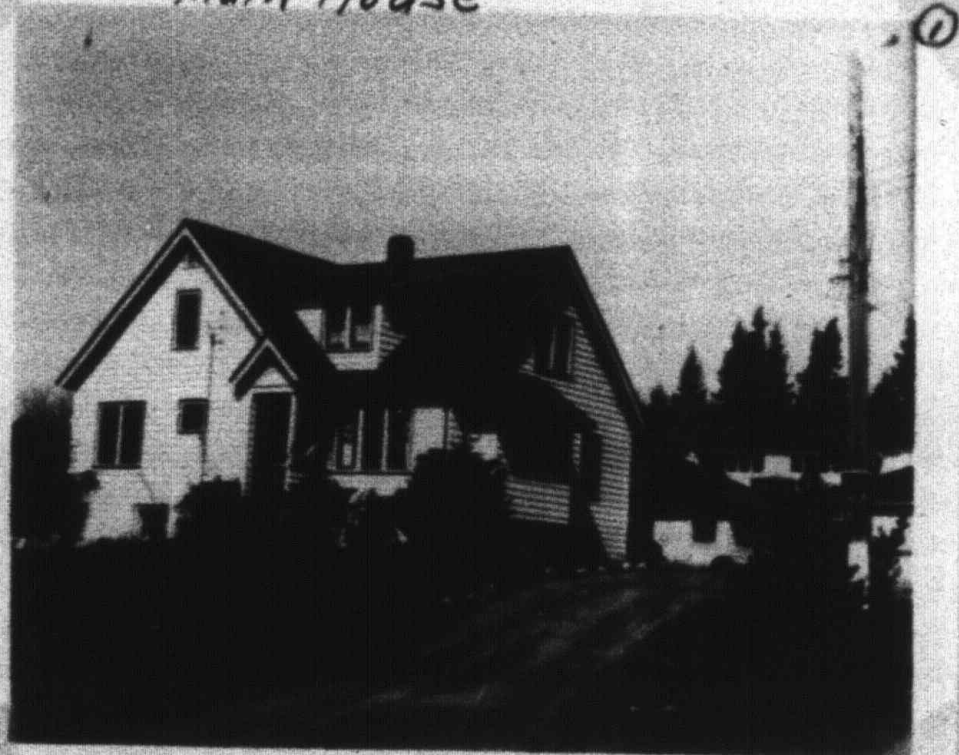
Two 6 x 6's on the ground, 2 x 4 x 24" oc studding and rafters, "V" joint on studding, red shingle roof, no floor, 2 small windows, painted white, condition fair - leans slightly.

Other buildings to be demolished are of similar and poorer construction and vary in condition from slightly less than fair to bad. - #9 (laying house 18 x 100 is the best of the remaining buildings). To leave the buildings standing would result in deterioration and a great deal of maintenance would be required.

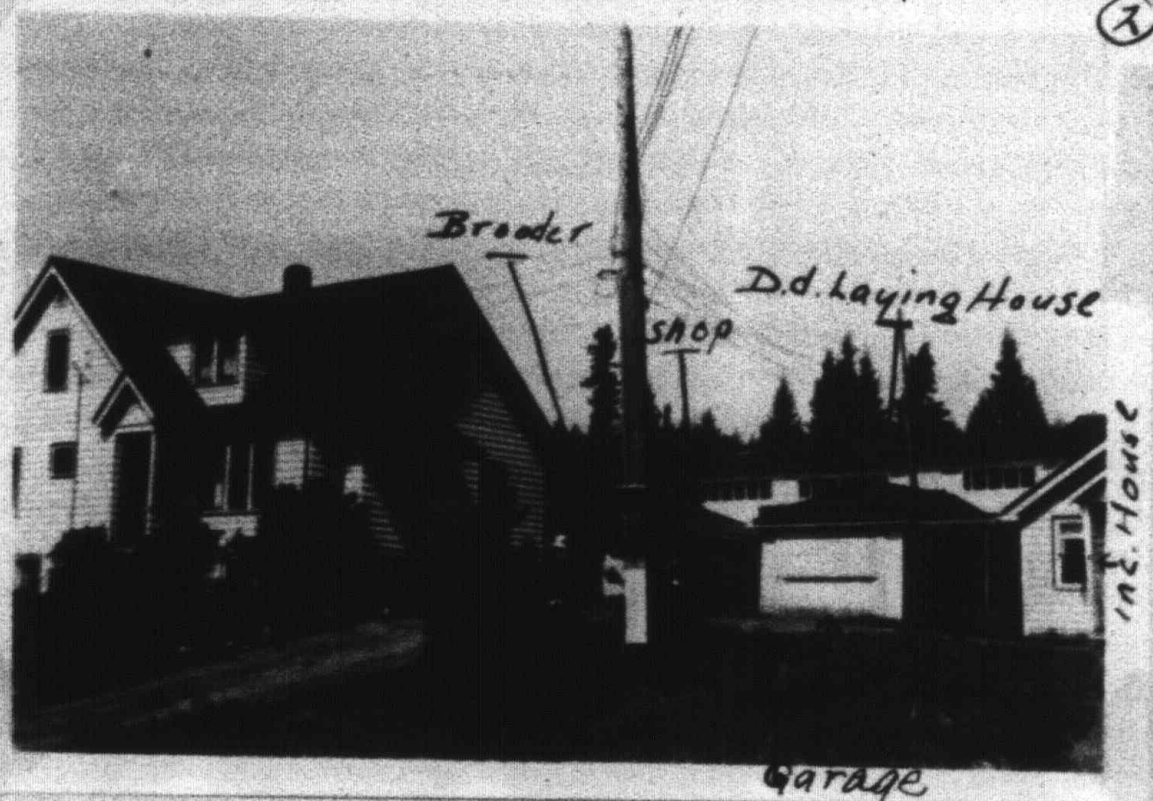
Certified true copy

[Signature]
A Commissioner for the
The Veterans' Land Act

Main House



Pictures taken
April 1948.

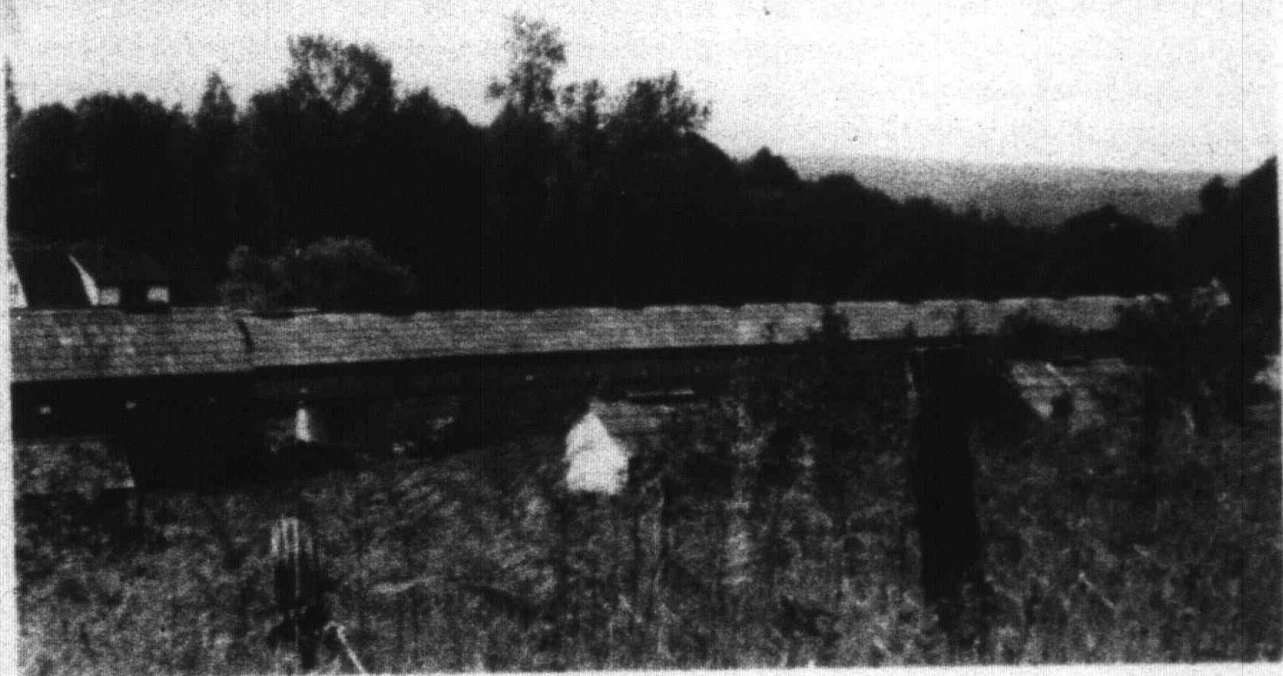




Dd Hen house

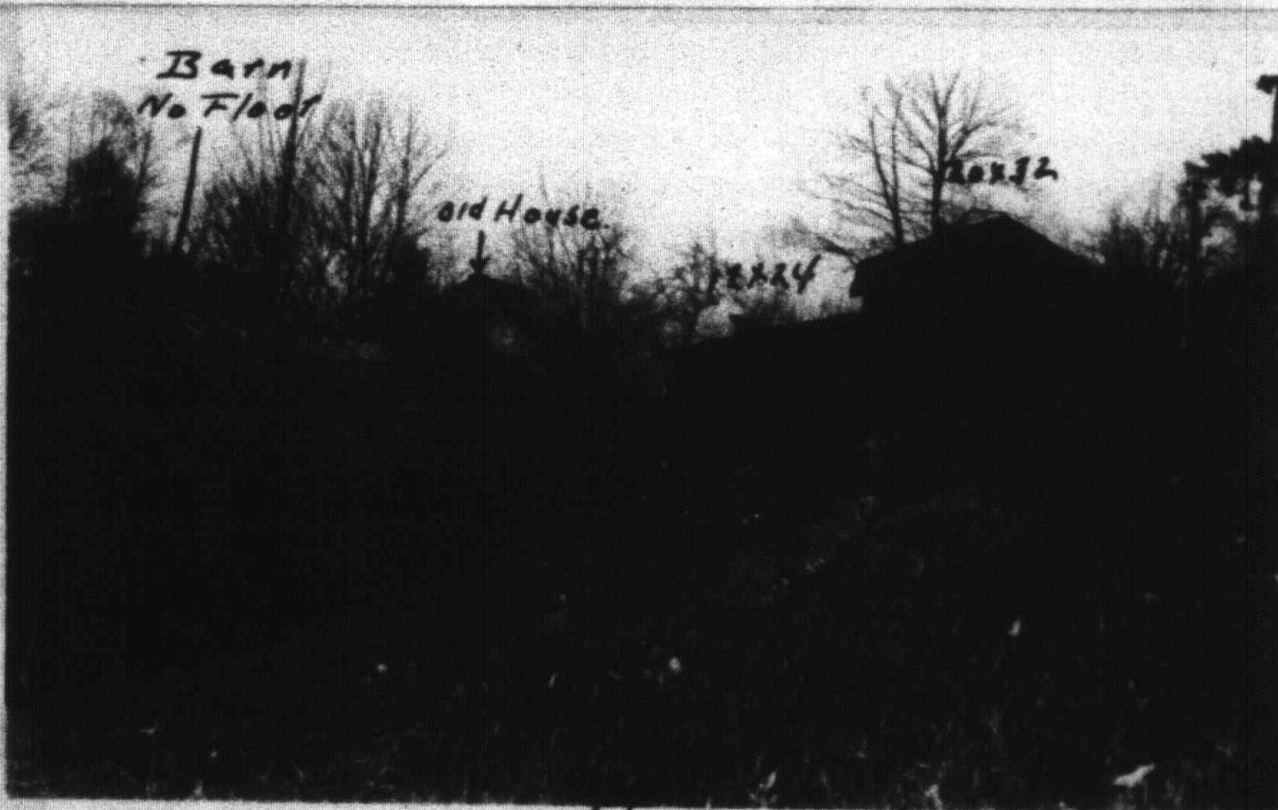


Foundation Settling





Old House



Note Topography.



File No. 10220

STATEMENT OF ACCOUNT
Shigeo OHASHI - Regn. No. 13279

30th Sept., 1948.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
<u>1942</u>				
Sept. 3	Rent		\$150.00	
Nov. 5	Cheque to you	\$150.00		
Dec. 10	Rent		50.00	
Dec. 18	Cheque to you	197.00		
<u>1943</u>				
Jan. 1	Gr. re sale of property 1.		289.00	
	" " " 2.		438.00	
	" " " 3.		4472.52	
	Land Registry Office, Cert. of Encumbrance (3)	3.00		
	Fire Insurance premium	48.00		
	Cheque to you	100.00		
	" " "	77.00		
	" " "	75.00		
<u>1944</u>				
Mar. 20				
Apr. 28				
June 11				
Aug. 27	Additional premium on N.W. Fire Ins. policy	2.00		
<u>1945</u>				
Apr. 23	Legal fees in connection with sale of property 1.	15.00		
	" 2.	15.00		
	" 3.	15.00		
		\$697.00	\$5399.52	\$4702.52

Canada

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

JUL 19 1944

JAPANESE EVACUATION SECTION

File No. 10220

506 Royal Bank Building,
Vancouver, B. C.

Reg. No. 13279

**Mr. Shigeo OHASHI,
Reg. 13279,
Lillooet, B. C.**

Dear Sir:

**Re: Municipality of Mission - Lot 8 of the South half of the
South east quarter of Sec. 29, Township 17, Map 553,
District of New Westminster, C. of B. 50192.**

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	\$ 4,444.00
Add:	
Unexpired insurance premium as at January 1st, 1943	31.52
	<u>4,475.52</u>

Less:

Tax arrears to December 31st, 1942	\$ 3.00	3.00
Registration fee	3.00	3.00
Encumbrance—Principal		
—Interest		
Net proceeds of sale	<u>4,472.52</u>	<u>4,472.52</u>

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.

File No.

File No. 7-2-2Distance 2 1/2 m.Distance 24 m.

Distance 20141m.

Distance 170 Eps.

no change was identified. Survey in occupation showed no lines

Does whether property has access to main road, the kind of road and its condition.

on gravelled side road about 1/2 m. from h.s. Cedar Valley Rd.

...but a good one! When berry prices are good you, when so it is poor.

Special opportunity to purchase heavy picking and hoisting, logging and saw mill work for limited number about 8 miles away, steady.

... Nationality and religion. British with many Jap farms, Protestant

Location, bearing and its condition: Short picket fence and front line Value swath land

Quality water system-excellent. Value \$

[illegible]

Total present day value \$ 6375.00

Total Value Buildings add to farm.....\$ 4000.00

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

Multiple Buils 2 years ago with Jap family helping cost \$2500

Bath, wash bowl in bathroom and sink in kitchen.

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

No. rooms downstairs? 4 Upstairs? 5 How finished 3 rooms plaster, balance wood.

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

Distance from nearest building heavy bush very close.

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

BUILDINGS ON FARM

[illegible]

Cultivated Land

BC/265-P

2

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
10 acs.	Steep south slope	6-12" lt. gr. loam	lt. cl. to sdy.	Half bldg site balance in weedy small fruits and rhubarb	50.	500.
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
	Of above 1 ac. legums. 1 ac. rhubarb 1 ac. gooseberries 1 ac. black currants			Owners statement. But there is more		
46	fruit trees about 7-8 yrs old, fair shape; Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.					
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 500.00

Total added by buildings to value of farm \$ 4000.00
25.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 25.00

Total value of farm \$ 4525.00

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

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

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

This is poultry and small fruit farm. Owner combines it with 20 more acres alongside. (See W9/20, 30/2 appraisals)

Noxious weeds: Burdock.

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

Mission Municipality \$7540

Date: May 11, 1942
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 8th day of May 1942.

Inspector's Signature

D. L. R. R. R.

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

Farm Appraisal Report

Remarks: This farm is reasonably well situated as to distance from town is on a fairly good side road but close to paved highway main road but nevertheless has a somewhat isolated appearance as there is much land around it that hasn't been cleared up. The front half is quite a steep southerly slope, and is entirely occupied by buildings except for kitchen garden and small orchard. The back half is steep but cultivable. The soil has some gravel through it but produces good average crops. They have a spring and water piped to building by gravity. The proposition is overloaded with buildings, and they carry 9000 birds at present with lots of accommodation. So far as I could learn land is clean and its steep slope helps very much to keep it free from poultry diseases. I have discounted the buildings from replacement to added value by \$2000 taking \$1500 off the house for which sum a serviceable farm house for average needs could be built. Fences are satisfactory practically nil. The farm is one which is only suited to a poultry specialist. It is served by electric light. House would grace a city, has plumbing with toilet, wash bowl, sink, no bath. 2 rooms finished in plaster balance in v joint. All in good shape.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

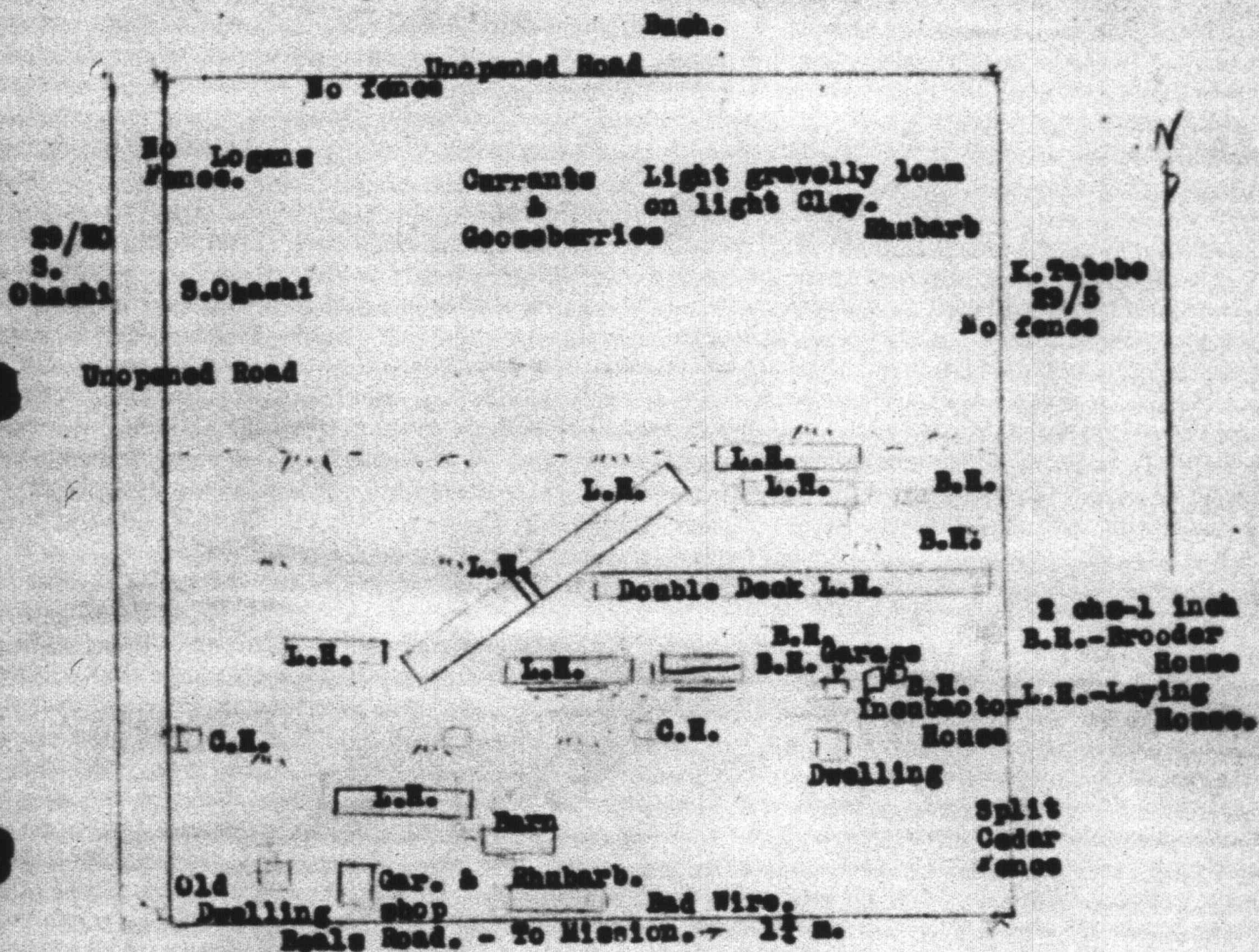
(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

[illegible]

Amount fruit trees add to value of farm \$ _____

Diagram of Property

29/7



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

value is \$4,500.00

Date 13th May 1942.

sgt. I. T. BARNET

District Superintendent.

Canada

J.L. No. 3

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

JUL 19 1944

File No. 10220

Reg. No. 13279

506 Royal Bank Building,
Vancouver, B. C.Mr. Shigeo OHASHI,
Lillooet, B. C.

Dear Sir:

Re: Municipality of Mission - Lot 15 of the south west quarter
of Sec. 29, Township 17, Map 2707, District of New West-
minster. C. of E. 50191.

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		292.00
Add:		
Unexpired insurance premium as at January 1st, 1943		
Less:		
Tax arrears to December 31st, 1942	\$ 3.00	
Registration fee		3.00
Encumbrance—Principal		
—Interest		
Net proceeds of sale		289.00

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 convey-
ance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

R

PC 267-P

PC/267-P

①

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

Farm Appraisal Report

File No. 31-3 167-8

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

DATE Feb. 20/48

Containing

FILED BY Hunter
9.47 Acres

Owner's Name OHASHI, S.

Post Office Address Mission, B.C.

Nearest Rail Point Mission Distance 2 miles

Market Town Mission Distance 2 miles

Church (give denomination) All denominations Distance Mission

Nearest School Public and High Distance Mission

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

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

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

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

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

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

Describe Fencing and its condition: None. Value \$

Water supply: Not developed. Value \$

BUILDINGS ON FARM

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

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

Total present day value \$

Total Value Buildings add to farm \$

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

\$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.6	hilly	up to 12" sandy clay varying with undulations	Sandy clay	No crop	50.00	\$180.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
5.87	Steep hillside. Value only for			existing fuel supply.	20.00	117.00

Total value of Land \$ 297.00

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 297.00

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

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

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

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

Noxious weeds:

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

Man. Dist of Mission, Mission, B.C.
Man. and School - \$8.97Date: 9th May 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 8th day of May 1942.

Inspector's Signature

"B.C. WORMWORTH"

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

Farm Appraisal Report

Remarks: Acreage here is only of value as additional to lots 2 and 13, owned by the same man. See other reports on last mentioned lots.

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

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

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

\$

\$

\$

\$

\$

\$

\$

\$

\$

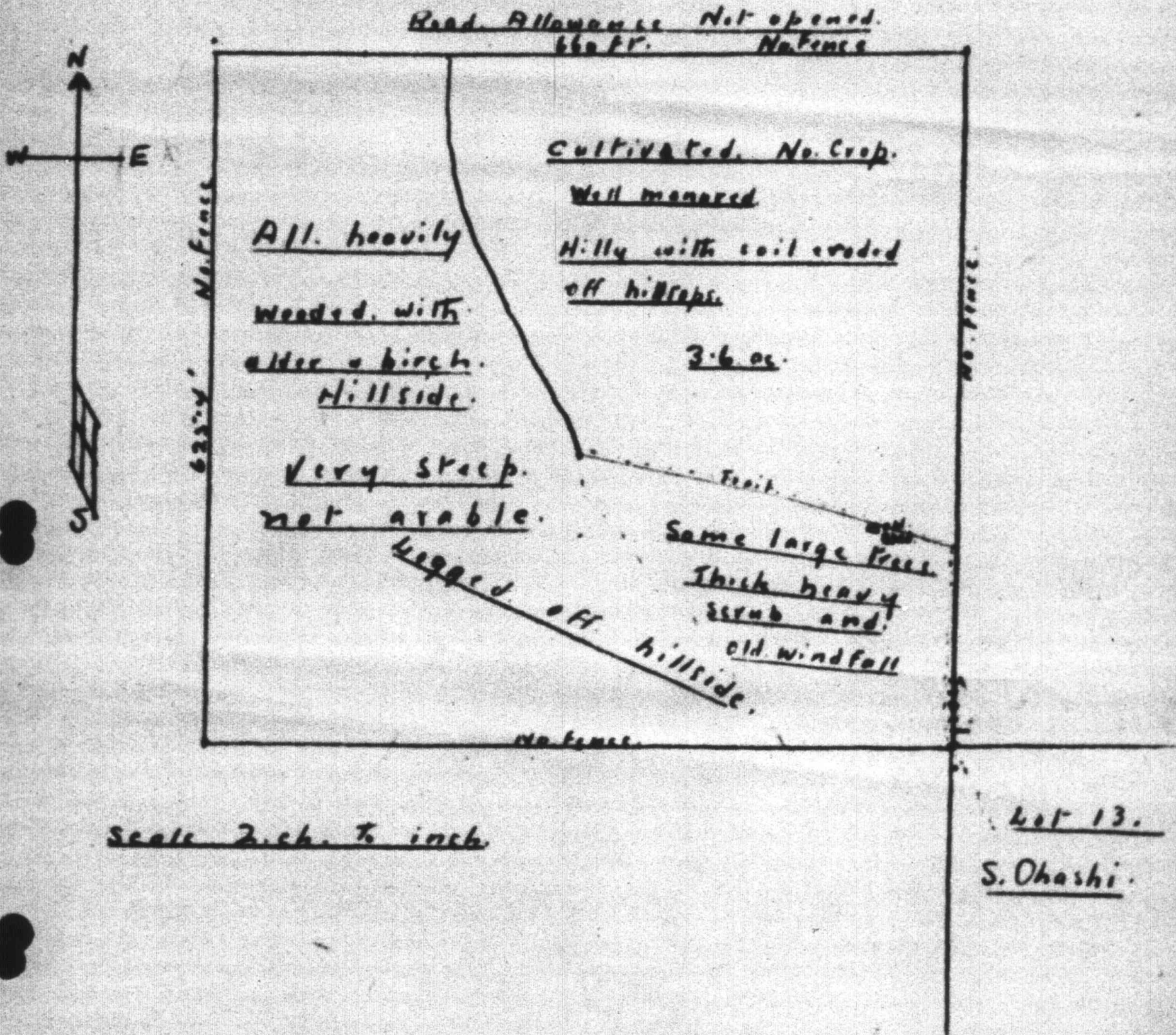
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Ohashi S.

SW 29-17- Lot 15. 9.47 ac.



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

Date 19th May 19 42.

"I.T. BARNET"

District Superintendent.

Canada

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

JAPANESE EVACUATION SECTION

JUL 19 1944

File No. 10220

506 Royal Bank Building,

Reg. No. 13279

Vancouver, B. C.

Mr. Shigeo OHASHI,
Reg. 13279,
Lillooet, B. C.

Dear Sir:

Re: Municipality of Mission, Lot 13 of the south west quarter
of Sec. 29, Township 17, Map 2707, District of New West-
minster, C. of E.50193.

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 - - - - - \$ 441.00

Add:

Unexpired insurance premium as at January 1st, 1943 - - - - -

Less:

Tax arrears to December 31st, 1942 - - - - - \$

Registration fee - - - - - 3.00

3.00

Encumbrance—Principal - - - - -

—Interest - - - - -

Net proceeds of sale - - - - -

438.00

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.

1942	Debit	Credit	Balance
Sept. 3 Rent	150.00		150.00
Nov. 5 Cheque to Shigeo OHASHI	150.00		300.00
Dec. 10 Rent	50.00		350.00
18 Cheque to Shigeo OHASHI	197.00		153.00
1943			
Jan. 1 Cr. Sale of Property		289.00	442.00
Cr. re Sale of Property		438.00	880.00
Cr. re Sale of Property		4,472.52	5,352.52
Land Registry Office - Certificate of Encumbrance (3)	3.00		5,349.52
23 Fire Insurance Premium	48.00		5,301.52
March 20 Cheque to Shigeo OHASHI	100.00		5,201.52
April 28 " " "	77.00		5,124.52
June 17 " " "	75.00		5,049.52
	650.00	5,399.52	4,749.52

BC 266-P

BG/266-P

①

S.S. Form No. 43
(Sheet 1)Farm Appraisal ReportFile No. FL-3EXHIBIT No. 167-2Land Description S.E. 29 - 17 - Lot 13DATE Feb. 20/48Containing 9.47 ACRES BY SurveyOwner's Name OHASHI, S. Post Office Address Mission, B.C.Nearest Rail Point Mission Distance 2 milesMarket Town Mission Distance 2 "Church (give denomination) All denominations Distance MissionNearest School Public and High Distance "State how property was identified: From owner. Also by map & established road survey.

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

No road opened. Gravelled road runs almost to corner of property. Is reached by short trail.Is this district a good one? Run down. Good when small fruit prices are high.Employment opportunity Local employment in adjacent mills, and during berry seasons on the larger fruit farms.Predominating Nationality and religion: British, but mixed. Japanese predominated, but now being evacuated.Describe Fencing and its condition: 3 wires along south side only. Value \$100. in landWater supply: Not developed. Value \$**BUILDINGS ON FARM**

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

Light established on home unit, lot 8 adjoining.

Total present day value \$

Total Value Buildings add to farm \$

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable?

\$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

Cultivated Land

BC/266-P

2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
6.6	Und. to hilly	sandy loam 8" to 12"	sandy clay	Strawberries, Rhubarb & hops in poor shape.	55.00	363.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
1.2	Undulating	sd. y. lm. 8"	Sdy. cl. some stones	Clearing scrub (Has some fuel value)	100.00	30.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
1.67	Steep hillsides, too steep for reasonable cultivation			Value as fuel supply for several years, lumped at	- -	50.00

Total value of Land \$449.00

Total added by buildings to value of farm \$

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

Total value of farm \$449.00

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

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

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

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

Noxious weeds:

None in evidence.

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

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

Date: 9th May 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 8th day of May 1942.

Inspector's Signature "B.C. Wormworth"

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

Farm Appraisal Report**Remarks:**

This is just an added acreage to the main parcel, and is not otherwise a farming unit. Should be considered in conjunction with Lots 8 and 13, separately reported upon.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.**ORCHARDS, SMALL FRUITS, ETC.**

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

Present Value

\$

\$

\$

\$

\$

\$

\$

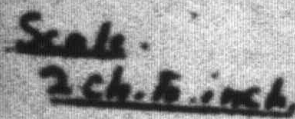
\$

\$

Total \$

Amount fruit trees add to value of farm \$

Ohashi. Sheigo.



value is \$ 500.00

Date 19th May 1942.

"I. T. BARNETT"
District Superintendent.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 10220

MUNICIPALITY: MISSION.

Date: July 21, 1942.

NAME: OHASHI, Shigeo

REGISTRATION NO. 13279.

ADDRESS: 3959 Beales Rd., Mission, B.C.

PROPERTY:

ACREAGE: 29. 23 cleared, rest bush.

KIND OF CROPS: See JP of OHASHI, Jujiro (father)

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1½ Storey.

VACANT:

OCCUPIED Yes.

DESCRIPTION Frame.

ROOF: Shingle.

SIZE: 28 x 32.

NO. OF ROOMS 9.

CONDITION: Excellent.

OTHER BUILDINGS: 4 sml. brooder houses (old) 10' x 14'. 2 storage sheds (fair).
Incubator house 18' x 22' (new) 2 rooms, painted inside & out.
sml. brooder hse. (old) garage 12' x 20' (new) toolshed & woodshed comb. 24' x 30'

NAME OF LESSEE OR RENTOR: Arthur Swanson.

Picker's hse. (poor)

Hop shed (poor)

TERMS: If know copy of lease in Custodian's office, Packing shed (fair)
can be obtained from Hamilton, Reid, & Patterson, Barn (good) 24' x 36'.

WATER: Good water system ON:
from spring.

~~OFF~~ Van. Picker's bunkhse. & rhub. hse.
(poor) 20' x 80'.

LIGHT: Yes.

ON:

OFF:

Chicken hse. (good) 20' x 100'

(new) 2 Storey

" " " 20' x 320'

" " " 20' x 140'

2 " " " 20' x 100'

" " " 20' x 30'

" " " 20' x 72'

Brooder " " 20' x 60'

3 Colony houses.

REMARKS: All chickens have been bought
by Mr. Swanson, the horse is still on
the property, being used by Mr. Swanson.

INVENTORY OF CHATTELS LEFT ON PROPERTY

All chattels listed under fathers name.
see his JP.

House only 2 years old, very modern, nicely finished inside, good floors,
everything has been done very well. Living room & dining room nicely
kalsomined, kitchen & hall finished in white painted V joint. Upstairs
rooms are well papered. The bathroom is modern, has toilet & wash basin,
but ~~no~~ bath. Outside of house finished with white siding.

Basement has wooden floor but done like an upstairs floor, looks good.

Signed:

J. Morrison
H. Logan

SHIGEO OHASHI

STATEMENT OF CLATH

THE COUNTRY & FRUIT FARM LAND & PREMISES.

LANDS

30 acres more or less situate about 1 1/2 miles from Mission, B.C., with natural drainage for the greater part. The lower parts of the land (about 2 or 3 acres) are drained by ditches (about 1000 feet). A good creek runs through the rear portion of the land and this supplies ample water for the gravity water system. On Lots 13 and 15 there are about 8 acres in second-growth alder, birch, cedar and maple, furnishing an ample supply for firewood and for posts and shakes. There are about 100 mixed fruit trees on Lot 8, namely cherry, pears, apples, plums, prunes, apricots, filberts, chestnuts and walnuts. The total acreage in berry crops in the 1942 was approximately 9 or 10 acres. All the acreage was cleared except the 8 acres in bush.

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

(a) Lots 8 (10 acres) from George Eldon in November, 1919, for \$1000.00.

(b) Lot 13 (10 acres) from Earl Wren in 1932, for \$200.00.

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

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

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

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

BUILDINGS:

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

REMARKS ON BUILDINGS:

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

WATER SYSTEM & LIGHTING:

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

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

LEASE:

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

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

3

land and buildings in 1942. However, in the matter of determining a fair market value for these lands at the time of sale thereof by the Custodian (January 1st, 1945), I shall have to rely upon the Commissioner, with such assistance as my solicitor may give him.

APPRAISAL:

The appraiser missed one laying house (15 x 42 x 18 and addition 15 x 34 x 18) which laying house and addition cost with respect to materials when erected approximately the sum of \$200.00. He notes only 26 fruit trees to which he gives a value of only \$26.00, whereas there were approximately 100 mixed fruit and nut trees as set out above.

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

Extract from Lease.

File #10220.

Lessor: Shigeo OHASHI.

Lessee: William Wallace CURTIES.

Date: 29th May, 1942.

Term: 15 months from 1st June, 1942, or duration.

Consideration: \$150.00, paid, to cover June 1st to August 31st, 1942.
\$150.00 payable Sept. 1st for period Sept. 1-Nov. 30th
\$200.00 payable Dec. 1st " " Dec. (@ \$50.-)
500 \$ Jan. & Feb. @ \$75.-
\$225.00 payable March 1st " " Mar. 1-May 31.

Property:

Land: Lot 8 of Section 29 in subdivision of Township 17,
according to Map 553, and Lots 13 & 15 of said
Section 29, according to Map 2707, N.W.D.
Municipality of Mission.

House: Included, also buildings. ✓

Chattels: All farm implements, contents and furniture,
6 electric incubators and brooders, 2 oil
incubators, and 1 ~~mare~~ horse. ✓

Lease given to SSL 21/7/43

10220

25th June, 1943.

Mr. Shigeo OHASHI,
Registration No. 13279,
Lillooet, B.C.

Dear Sir:

In reply to your letter of June 18th we have to advise that the \$75.00 remaining in your account will be held to meet the taxes on your property. However, if this sum is not sufficient to pay this account we will notify you upon receipt of the tax assessment notice for this year.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

Lillooet, B.C.
June 18/43

Mr. R. D. Richardson,
Dept. of the Secretary of State of Canada,
Office of the Custodian,
Vancouver, B.C.

Dear Sir;

Out of the June 14 \$150.00 rent money, I
have acknowledged your check in the
sum of \$45.00. Thanking you very much
also for this, as you would your
be handling it for us, or should we
pay it directly from here.
Please give me an
answer immediately.

EVACUATION SECTION	
Rec'd.	
File No.	10220
Ans.	
Referred	<i>[Signature]</i>

Yours truly,
Shigeo Chashi

EVACUATION SECTION

Rec'd JUN 5 1943

File No. 10220

Ans.

Refer to

Mr. Richardson

Dept. of the Secretary of State
Office of the Custodian
Vanouver, B.C.

Lillooet, B.C.

June 4th /43

Dear Mr. Richardson:

Will you be kind enough to
remit ~~with~~ me the rent money you
should have received from Mr.
W.W. Curtis for the lease of my
property at Mission City, B.C.

The rent was due on June 1st
at \$50⁰⁰ per month for June, July, and
August, totaling \$150⁰⁰

Thanking you very much in
advance.

I am
yours very truly
Shigio Ohashin

84. 8 13279

10220

May 14th, 1943.

Mr. Shigeo OHASHI,
Registration No. 13279,
Lillooet, B. C.

Dear Sir:

Re: North West Policy #206350.

In your letter of April 10th, you requested information with reference to fire insurance.

I wish to advise that the above numbered renewal policy was issued December 16th, 1942 covering for \$2,000.00 on a dwelling and \$1,000.00 on household contents. The description of the property is -- a two-storey frame, shingled roof, dwelling, located on the North Side of Beave Road between Cedar Valley and Sawdust Roads, on Lot 8, S.E. 1/4 of Section 29, Township 18, Municipality of Mission.

We hold the original policy on file in this office for safe keeping and in order that we would have it here to deal with in case of fire.

If you are particularly anxious to have a copy, I have no doubt the North West Fire Insurance Co. would issue one if we requested them to do so. Kindly let me know if you desire a copy.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MAI.

CHOICE FRESH BERRIES

BABY CHICKS
HATCHING EGGS

OHASHI FRUIT & POULTRY FARM

P. O. BOX 156

MISSION CITY, B.C.

*File No
10220*

*Lillooet, B.C.
May 10th/43*

*Mr. P. S. Richardson,
Dept of Secretary of State,
Office of the Comptroller,
Vancouver B.C.*

EVACUATION SECTION	
Rec'd	MAY 12 1943
File No.	
Am	<i>replied</i>
Referred	<i>Anderson</i>

Gibson

Dear Mr. Richardson;

*I have received your cheque in the
amount of \$77.⁰⁰ from you through the local
police, and wish to thank you very much
for same.*

*You have deducted \$48.⁰⁰ for fire insurance
premium and I have not yet received the certificate
for this. Will you please advise what has
happened to it.*

*Yours very truly
Shigeo Ohashi*

CHOICE FRESH BERRIES

BABY CHICKS
HATCHING EGGS

OHASHI FRUIT & POULTRY FARM

P. O. BOX 156

MISSION CITY, B.C.

File No.
10220

Lillooet B.C.
May 3rd / 43

Dept. of Secretary of State
Office of Custodian
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAY 5 1943
File No.	
Ans.	M. W.
Referred	Anderson

Dear Mr. Richardson.

Will you please remit me the balance of my credit immediately.

In your letter of April 3rd you pointed out why I should disagree with the policy adopted, as there is no difference between a cheque for full amount or a smaller amount each month. The reason was that I thought you might not send the money regularly, as has happened for last month of April.

Still hoping you will send us the whole amount when due.

I remain
Yours very truly
S Ohashi

14. P. 13279

10220

27th April, 1943.

Mr. Shigeo OHASHI,
Registration No. 13279,
Lillooet, B.C.

Dear Sir:

In accordance with our letter of March 19th,
we enclose herewith our cheque for \$77.00, being pay-
ment in full of funds held to your credit at this office.
This sum is arrived at as follows:-

Rent received from W.W. Curties to May 31, 1943	\$225.00
Less Fire insurance premium	\$48.00
" Remittance, March 19th	<u>100.00</u>
	<u>148.00</u>
	<u>\$ 77.00</u>

We trust you will find this satisfactory.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

10220

3rd April, 1943.

Mr. Shigeo OHASHI,
Registration No. 13279,
Lillooet, B.C.

Dear Sir:

We have noted your request of March 27th,
and would point out that we fail to see why you
should disagree with the policy adopted, as there
is no difference between a cheque for the full amount
every three months and a cheque for a smaller amount
each month while your funds last.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

CHOICE FRESH BERRIES

BABY CHICKS
HATCHING EGGS

OHASHI FRUIT & POULTRY FARM

P. O. BOX 150
MISSION CITY, B.C.

File no
10220

Lillooet, B.C.
March 27/43

EVACUATION SECTION	
Rec'd	MAR 31 1943
File No.	
Ans.	Wla
Referred	Anderson

Mr R.D. Richardson
Dept of Secretary of State
Office of the Custodian.

Dear sir;

I have acknowledged the sum of \$100.00.

Will you kindly remit the balance immediately.

There are 8 of us living here on that money and we find it very difficult to carry on unless you remit us the whole amount as soon as you get it from Mr. Curtis.

Thanking you for the cheque.

I remain
Yours Truly,
S. Ohashi.

CHOICE FRESH BERRIES

BABY CHICKS
HATCHING EGGS

OHASHI FRUIT & POULTRY FARM

P. O. BOX 180
MISSION CITY, B.C.

Lillooet, B.C.
March 22nd/43

Mr. A. J. Richardson,
The Custodians Office,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAR 25 1943
File No.	10220
Ans. On	19/3/43 WQ
Referred	Anderson

Dear sir;

Will you please remit me the rent money
you have received from Mr. W. W. Curtis
of Vancouver for the lease of my property
at Mission City, B.C.

Amount credit me is \$225⁰⁰ for Mar.
Apr. & May.

Thanking you very much in advance,
I am.

Yours very truly,
S. Ohashi.

Shigeo Ohashi
Reg. # 13279.

10220

19th March, 1943.

Mr. Shigeo OHASHI,
Registration No. 13279,
Lillooet, B.C.

Dear Sir:

Pursuant to your request of the 10th instant, we enclose herewith our cheque in the amount of \$100.00, and ask that you kindly acknowledge receipt of this remittance.

In order to conserve your cash assets and make the funds which we have at your credit available to you over as long a period of time as possible, we will be pleased to remit to you each month the sum of \$100.00. If you require a larger sum for any particular purpose, we will be glad to consider your request.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GP

Encl:

File no
10220

30 1942

Lillooet, B.C.
Dec. 26th/42

Ans. *Richardson*
Replied *Richardson*
Mr. A. D. Richardson

Dept of the Secretary of State,
Office of the Custodian,
Vancouver B.C.

Dear Mr. Richardson;

I have recieved your cheque
in the sum of \$197.00 as
payment of for rent from Mr.
Cartier.

Please advise for what
reason you had to get certificates
of encumbrance for my property from
the Land Registry Office.

Thanking you very much
for the cheque.

I remain
yours truly,
Shigeru Chashe
Reg. # 13279

10220

Dec. 16, 1942.

Mr. Shigeo OMASHI, #13279,
Lillooet, B. C.

Dear Sir:

In reply to yours of the 10th instant, we have to advise that Mr. Curties has paid the rent due December 1st, in the amount of \$200.00 covering the period December 1st to February 28th, 1943 inclusive.

We enclose herewith our cheque for \$197.00 covering this payment less \$3.00 which the Custodian has paid to the Land Registry Office for certificates of encumbrance on your property.

Kindly acknowledge receipt of cheque.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:AS
encl.

CHOICE FRESH BERRIES

BABY CHICKS
HATCHING EGGS

OHASHI FRUIT & POULTRY FARM

P. O. BOX 155
MISSION CITY, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
DEC 12 1942
16/12/42

Mr. Richardson,
Dept. of Secretary of State,
Office of the Custodian
Vancouver, B.C.

Lillooet B.C.
Dec. 10th/42.

10220

Dear Mr. Richardson:

Will you please send me the rent
money if you have received ~~it~~ from Mr. W.W.
Surtue of Vancouver.

The ^{rent} was due on Dec. 1st and if he has
not paid yet just phone him.

The amount of rent is \$50⁰⁰ for Dec.
\$75⁰⁰ for Jan. \$75⁰⁰ for Febr. in advance. Total
of \$200⁰⁰.

The rent is for my property at Mission
City, B.C.

Yours very truly
Shigeo Ohashi

200

3. copy.

Reg. # 13279

W. W. CURTIES

WHOLESALE MERCHANDISE BROKER

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
DEC 9 1942

REPRESENTATIVES IN
MONTREAL, TORONTO,
WINNIPEG, SASKATOON,
EDMONTON.

REPRESENTING:
BURNS & CO. LIMITED
PALM DAIRIES LTD.
CALGARY, ALBERTA

BUTTER, EGGS
AND CHEESE

VANCOUVER BLOCK
VANCOUVER, B. C.

WARTIME TRADE
BOARD LICENSE
No. 36795

December 8, 1942.

Mr. Richardson.

Custodian of Japanese Evacuation,
675 West Hastings Street,
Vancouver, B. C.

Attention Mr. Richardson

Dear Sirs:

Herewith find cheque for \$200.00 covering rent
for December, January and February on the lease I hold
from Mr. O'Hashi's ranch at Mission.

This \$200.00 is made up of: December the first
to the 31st, \$50.00 and \$75 per month January the first
to February 28th. Kindly mail me a receipt and oblige.

Yours truly,

WWC/lw
Enclosure.

OHASHI, Shigeo

File # 10220

Reg. # 13279

\$50 - Rent Dec 1-31

75 - Rent Jan 1-31

75 - Rent Feb 1-28

*200
3 cye.*

W. W. CURTIES

CHOICE FRESH BERRIES

Richardson

BABY CHICKS
HATCHING EGGS

OHASHI FRUIT & POULTRY FARM

P. O. BOX 156
MISSION CITY, B.C.

10220

Mr. R. D. Richardson,
Dept of Secretary of State,
Office of the Custodian,
Vancouver B.C.

Lillooet, B.C.
Nov 16th/42.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 18 1942

Dear Mr. Richardson;

I have recieved your cheque in
the amount of \$150.00 as rent recieved from Mr. W.
Curtis, I wish to thank you very much
for your prompt attention.

Yours very truly,
Shigeo Ohashi

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 5 1942

Lillooet, B.C.

Nov. 1st 1942

Richardson

Custodian for Japanese Property

Van couler, B.C.

Dear sir,

Will you send us at once the rent money you have recieved from Mr. W. W. Cartier of Vancouver.

● We leased him property of land at Mission City, B.C. known as Lot 8 Section 29 Township 17 map 553 and lots 13 and 15 Section 29 map 2707.

We are here on self-supporting scheme, so we have no other means of income besides this rent, so will you act at once.

+ Trusting to hear from you.
I remain, yours truly
J. Chisholm

MEMORANDUM.

File #10220.

2nd September, 1942.

To the Accounting Department.

From Mr. Richardson.

re: Shigeo OHASHI.

Attached hereto please find cheque in the amount of \$150.00 received from W. W. Curties, in payment of rent payable in advance on September 1st to November 30th inclusive under lease of subject property, to be credited to the account of Shigeo Ohashi, File #10220, Reg. #13279.

RDR:GF

CHP
No. 4 ACCOUNT

out -> Richardson
filling please
B.O.P.
Mr. R.T. Richardson

Killam B.C.

July 4th / 42

102 20 00

Office of the Custodian
Japanese Section
Vancouver

RECEIVED
JUL 10 1942

Dear sir:

Have reviewed your letter regarding the lease made between me and Mr. W.W. Curtis.

It is correct that I own the property and the buildings and dad owns the chattels but due to the pressure from the Custodian and the Commission that we leave immediately from the protected area, we had no time to check up on the lease or anything else, so these things had to happen.

Dad says that it

does not make much
difference whether it be
in my ~~name~~ name or his at
the present time so we
will leave it as it stands.
I have received the sum
of \$150.00 cash as 3 months
rents.

Dad has also received
the sum of \$4500.00 from Mr.
Laurier through the sale of
his chickens.

yours truly,
S. Ohashi.

10220
10219

30th June, 1942.

Mr. Shigeo Ohashi,
Lillooet, B.C.

Dear Sir:

On checking over the lease made between yourself and Mr. W.W. Curties, we find that you have included in the lease farm implements and all contents and furniture contained in the buildings on the property, and in particular six electric incubators and brooders and two oil incubators.

According to your declaration made to the Custodian on May 28th you claimed ownership only to the land and buildings. The chattels were declared by your father as being his.

It was your father's intention that you should include the chattels referred to in the lease you signed. Kindly obtain from him a letter to this effect and forward same to us.

We also note that the lease states that you were paid \$150.00 cash. Kindly advise if you received the money.

On looking over the Bill of Sale made between your father and Mr. Curties, it appears that the sum of \$4500.00 was paid by Mr. Curties to your father. We ask that you ascertain from your father whether or not he received this money, and advise us accordingly.

Thanking you in anticipation of a prompt reply, we are,

Yours truly,

Manager,
Farm Department.

RDR:GF

HAMILTON READ & PATERSON
HAMILTON READ E. L. PATERSON, M.A.
**BARRISTERS AND
SOLICITORS**

Richardson

1011-1014 ROGERS BUILDING
470 GRANVILLE STREET.
VANCOUVER, B. C.
-CANADA

June 18th, 1942

Authorized Deputy of the Secretary of State
and Custodian of Enemy Property
Royal Bank of Canada Building
Vancouver B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 19 1942

Dear Sir:-

ATTENTION MR. RICHARDSON

Re: Shigeo Ohashi, 10220
Jujiro Ohashi 10219
re W. W. Curties

Pursuant to our telephone conversation with you we enclose herewith copy of Bill of Sale dated the 29th day of May 1942 made between Jujiro Ohashi and W. W. Curties and comprising the chattels and poultry therein described and also copy of lease dated 29th May 1942 made between Shigeo Ohashi and W. W. Curties comprising Lot 8 of Sec. 29 in Subdiv. of Township 17 Map 553 and Lots 13 and 15 of Said Sec. 29 map 2707. The lease has been registered in the Land Registry Office at New Westminster.

Yours truly

HAMILTON READ & PATERSON,

Per *MS.*

ELP/GAP
encls. Bill of Sale
and Lease

Files 10219 & 10220

25th June, 1942

MEMO - MR. RICHARDSON

Re: Jujiro Ohashi
and Shigeo Ohashi

I have been over these files and note that there is a reference on each of them to internee files. If you have not done so I believe this situation should be investigated.

I think you should advise Hamilton Read & Paterson that the son appears to have reported to have leased property which was declared by his father and enquire what evidence he has of the ownership of the chattels. The fairness of the rent being paid under the lease should be reviewed after the close of the 1942 period. If Hamilton Read & Paterson do not clear up the matter of title to the chattels I think you should communicate with both the father and son and find out how the rent should be divided.

CLD:LF

10220

August 30, 1943.

Mr. Shigeo OHASHI,
Reg. No. 13279,
Lilloitt, B. C.

Dear Sir:

Re: Sale of Rural Property.

The Custodian has recently accepted an offer received from The Director, The Veterans' Land Act, to purchase a large number of Japanese-owned rural properties.

We are writing to advise you that a property which you own, or have an interest in, is included in this deal.

The sale was made effective as at January 1st last and adjustments will be made as at that date and rentals received in the current year will accrue to the Director of the Veterans' Land Act.

As this is a transaction of considerable size it will take some time to make all the necessary adjustments and receive payment. In due course, however, we will supply you with full details as it concerns your own particular property, showing the adjustments which have been made and the amount which will be placed to your credit.

We would suggest that further correspondence from you in regard to this matter should be delayed until we are in a position to supply complete information and make the proceeds of sale available to you, subject to the adjustments mentioned above, and to any legitimate claims filed with the Custodian.

In due course, therefore, you may expect to hear from us further in regard to this matter.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH.

File No. 10220

East Lilloet, B.C.
Sept. 17th 1943

Mr. J. G. Shears,
Director
Office of the Custodian
Vancouver B.C.

EVACUATION SECTION	
Rec'd	SEP 22 1943
File No.	10220
Ans.	Gilbert
Referred	

crossed ours 18/9

Dear sir;

I have received your letter of Aug. 30th referring to transfer of my property to the Veterans' Land Act.

My dad, James Chaskey reg. no. 13277 had written you a letter on Sept 12th concerning this matter very seriously but have not yet heard from you so I am writing to you again.

As you know we have all kinds of personal goods on the property, which is very very valuable to us for it has taken our lifetime to make it.

Due to the confused evacuation by the Security Commission we had very little time to give the matter very deep consideration, so we had Mr. Carter look after the property and the chattels left behind for we had no other choice for the instant occasion.

Ever since the day we left our home it has been on our mind that we be given a fair chance, so will you at this

time have mercy and get me and my dad
a permission to visit Vancouver and Mission
immediately.

We would like to see you very much
in person and make suitable arrangements
for both parties concerned.

Yours very truly
Shigeo Ohashi

Aug. 13-79

largest wait reaction to last
para of letter 7/19/79
k

Handwritten note: *Handwritten note*

Letter 03C
Sept 20/43

Mr. S. M. Gilson
Insurance Dept
Vancouver B.C.

EVACUATION SECTION	
SEP 22 1943	
Rec'd	
File No.	10220
Ans.	Sept 20
Referred	Gilson

Dear Sir, San Life Pol. #2091462

I have received your letter. Re my life insurance policy.

Due to the shortage of funds I had to pretty well give up my hope of paying up my policy. But I have worked at H. Sigal's, Chipping out fit in Lumby, B.C. and intend to work for them yet. While working there I was paying a govt income tax of more than \$30 a month. From what I hear they say my insurance policy could be kept up by the saving portion of the tax, so will you write or tell to the Agent about this.

Please do not take any money out of my credit to pay for the policy, as we need all the money to keep our large family going here on self supporting project.

Yours truly,
37.70

I am,
yours very truly
S. Okashi.

Handwritten calculations:
37.70
4.35
4.36
33.09

10019
10220

File

September 27th, 1943

Messrs. Hamilton, Head & Paterson,
1011-1014 Rogers Building,
470 Granville Street,
Vancouver, B. C.

Dear Sirs:-

Re: Juziro OHASHI
Shigen OHASHI

Many thanks for yours of September 22nd. There is no objection to Japanese receiving any of their belongings they require provided they will pay freight and charges. In this connection, this office does not make any charges for its services, but the Security Commission, who look after the actual crating and shipment after our staff have located and segregated the goods, require to be reimbursed for out-of-pocket expenses.

We have already written to these Japanese and think we can not do better than quote our letter of September 16th to them. We do not feel like recommending their return to the protected area for reasons you can well understand, unless there are very special circumstances, but would raise no objection should the Security Commission agree to their returning. Our letter follows.

"Thank you for your letter of September 12th from which we notice your concern about the disposition of your farm equipment and personal effects and request that permission be granted for you and your son to visit Vancouver and make your own arrangements.

"It is difficult to gain permission for Japanese to return to the restricted area and we think from what we write below, you will realize it is, in your case, not necessary.

"We are fully prepared to have packed up and shipped to you at your expense, any of your equipment or belongings which you need. If we do this, we do not think there will be any necessity for you to visit Mission and as the only charge made will be the actual crating and freight (which you would, in any case, have to incur) you will save money by not coming down.

"We are enclosing our form letter and request that you follow out the instructions given therein, sending two copies of the

Hamilton Read & Paterson

-2-

September 27th, 1943

Release direct to the Security Commission. It is only, we should add, in very exceptional circumstances, that we can arrange for Japanese to come to Vancouver and unless there are additional reasons which you have not mentioned in your letter, we believe you will find the course proposed above fully satisfactory."

Yours truly,

H. F. Green
Protection Department

HFG:IF
(see serial 10219)

10219
10220

October 2nd, 1943

Mr. Jujiro OHASHI,
Registration No. 13277,
Lillooet, B. C.

Dear Sir:-

Thank you for your letter of September 29th.
You will now have received Messrs. Hamilton Read and Pat-
erson's letter of September 30th and enclosures.

We still do not feel that it is essential for
you to visit the protected area but if the R.C.M.P. are
willing to grant you permission, we will not raise any
objections. It will be necessary for you to make your ar-
rangements with them.

Yours truly,

H. F. Green
Protection Department

HFG:IF

10220

October 25, 1943.

Mr. Shigeo ONIASHI,
Registration No. 13279,
Lillooet, B. C.

Dear Sir:

Re: Sun Life Policy No. 2091462

In reply to your letter of September 20th we wish to advise that we have been in touch with Sun Life Assurance Company regarding your policy. They report that the premium loan against your policy amounts to \$37.76 and further premium falls due on November 1st next in the amount of \$40.35 less dividend of \$4.26.

Provided you pay at least the net premium this year, that is \$36.09, you can claim that amount as an offset against the compulsory saving portion of your Income Tax for 1943 when filing your return in 1944.

Of course, if you increase the indebtedness against the policy between now and the end of the year, then you would not be able to claim this amount as an exemption. If you wish an adjustment made in the amount deducted from your pay for Income Tax purposes, then you should fill in the necessary form with your employer so that he can make allowances when making deductions from your pay.

We trust this is the information requested by you.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

*How information
supplied by Mr.
Hansley, Sun Life.
J.M.*

MEMORANDUM

File Nos. 10219, 10220

October 19th, 1944

To: R. M. Anderson,

From: Mr. Iversen.

Re: CHASHI, Fujiro (father)
CHASHI, Shigeo (son)
3959 Bealer Road, Wiscasset
CHATEL

This property was under lease to J.H. Curties and there is no liquidation yet.

There is a question of chattel ownership involved as between Father & Son and they have a legal representative here - Hamilton, Reed & Peterson.

Inventories are on file and quite lengthy, everyone is familiar, I think, with this property.

WJI:LM

10219/20

24th November, 1945.

The Director,
Veterans' Land Act,
470 Granville Street,
Vancouver, B.C.

Re: Your file B.C. 265-P

Dear Sir:

Re: Lease Consideration.

The Japanese who owned property purchased by your department under the above file, entered into an Agreement prior to their evacuation, with W.E. Curties on behalf of A. Swanson. The consideration of this lease in fact was \$50.00 per month for the property, while an additional \$25.00 per month, for three months each year, represented the rental of the chicken incubator equipment.

It is now brought to our attention that this \$75.00 for the spring of the year 1943 was sent to your department in error by this office when adjusting rentals collected. We are also informed by Mr. Swanson, the tenant on the property, that the incubator rental for the spring of 1944 and 1945 was paid in to your office by him.

We should appreciate your looking into this matter and we trust that a refund in the amount of \$225.00 covering this incubator rental will be received in due course.

Yours truly,

WEA:HA

W.E. Anderson,
Administration Department.



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE BC/265P

518 Rogers Building,
Vancouver, B. C.
December 5, 1946.

f.l-3
29/7

Attention Mr. W. E. Anderson.

The Custodian of Enemy Property,
Dept. of Secretary of State,
506 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	DEC 7 1946
File No.	10220
Ans.	

Dear Sir:

Re: Former Shigeo Chashi Property.
Lot 8 of SE $\frac{1}{4}$ of Sec.29, Twp.17
District of Mission, N.W.D.

The ownership of electrical fixtures described as "Drop fixtures", one a five bulb with chain drop, the other a three-bulb with chain drop, is questioned by one of our tenants, a Mr. A. E. Swanson.

Mr. Swanson states that these fixtures were purchased by him from the Custodians Department.

Could you confirm ownership of these electrical fixtures? We understood them to be part and parcel of the house as purchased from the Custodian and so are questioning Mr. Swanson's right to remove the same when vacating the property.

We would appreciate any information you could give us in regard to these fixtures.

Yours truly,

I. T. Barnet
District Superintendent
Per:

RDF:MoL

10220

9th December, 1946.

Soldier Settlement and Veterans' Land Act,
518 Rogers Building,
Vancouver, B.C.

Dear Sirs:

Re: Your file BC/265-P.

In reply to your letter of the 5th December, please be advised that the Custodian sold nothing to Mr. A.E. Swanson, the tenant, which in any way could be considered a fixture of the property, and we wish to confirm that we did not sell any "drop fixtures" as stated by you in your letter.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA

COPI

Phone 160

P.O. Box 314

SAM CAHOON REAL ESTATE

Fuller Watson Bldg.,
HANEY, B.C.
Nov. 21, 1947.

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

Dear Sirs:

Re: File #1029
- J. Ohashi -

I am enclosing herewith the above mentioned file in accordance with my conversation with you and wish to state that the above Japanese and his son called at my office here last night discussing the situation of chattels.

They phoned to me from Mission this morning advising me that no chattels whatsoever appeared on the property and that the previous operator, Mr. A. Swanston under the original lease from the Japanese to Mr. W.W. Curties of Vancouver is no longer on the property. They also advised that they have located the incubator equipment in the possession of Mr. Appleby at Mission who informed them that he bought the equipment from Mr. Swanston.

It would therefore be in order for you to write to Mr. Curties whose office is 736 Granville Street in Vancouver and ascertain from him the whereabouts of the chattels left in his care drawing to his attention also the fact that we have received word that the certain quantity was disposed of.

Yours very truly,

"W.E. Anderson"

W.E. Anderson, Manager.

WEA:HF
Enc.

10219 & 10220

25th November, 1947.

Mr. W.W. Curties,
736 Granville Street,
Vancouver, B.C.

Dear Sir:

Re: Jujiro OHASHI & Shigeo OHASHI

We would appreciate any information you may be able to furnish us with regard to the present whereabouts of certain chattels left in your care by the above named Japanese. Also we would thank you for the present address of Mr. A.E. Swanson who formerly operated the OHASHI property during 1943, 1944 and 1945.

Any information you may be able to supply will be appreciated.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB:HA

COPY

W. W. CURTIES

Wholesale Merchandise Broker

Vancouver Block
Vancouver, B.C.

December, 3rd. 1947.

Custodian of Japanese,
Vancouver, B.C.

RE FILE # 10219 & 10220

Dear Sirs:

Re your letter of November 25th. I was much surprised to receive this letter asking me for information regards the Ohashi property located at Mission.

For your information on the 26th August 1943 I received a letter from the Veterans Land Act advising the above property had been sold to them pointing out my lease on the above said property would expire on May 31st. 1944 which was not correct.

In the fall of 1944 there was a lease made to another party at a lesser rental than I was paying but was never exercised as I had another year to run and on May 21st 1945 I was notified by the solicitor of the Veterans Land Act that my lease would expire on 29th day of May 1945 and I was required to vacate the premises immediately after the 31st day of August 1945 which I did and know little or nothing regards same since then.

My understanding is a new lease was given to others and after this the chattels was sold and would advise you to contact your Mr. Anderson Messrs. Ramsey and Godfrey of the soldiers settlement and Veterans Land Act.

I have not seen Mr. Swanson for almost a year but believe he is now up around Trail.

Yours truly,

"W.W. Curties"

10220

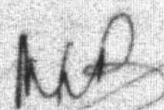
December 13, 1947.

Mr. Shigeo OHASHI,
Reg. No. 13279,
LUMBY, B. C.

Dear Sir:

For your information we enclose
herein copies of the appraisal of real properties
which were sold by the Custodian, in regard to which
you have filed a claim with the Commissioner.

Yours truly,



M.L. Brown,
OFFICE OF THE CUSTODIAN.

MLB/KW



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE

Box 615, Chilliwack, B.C.
June 20, 1948

D.T. Braidwood Esq.,
Counsel Japanese Properties Claim Commission,
Office of the Custodian, 506 Royal Bank Building,
Vancouver, B.C.

Dear Mr. Braidwood,

I have quit my holidays early to polish up a little on Case 1013-Otsuki. I find that my values from more mature consideration would vary somewhat. I am low on the Double-decked henhouses and high on others. Totalling highs and lows I find on outbuildings I am \$885 low. However due to the narrowness of market for such a place I have finally figured that only buildings and outbuildings for a 1 man proposition should be added in. The scarcity of water here is tremendous. For 5000 birds in 1947 present occupant had to purchase \$256 occupant states. The dwelling is out of place and certainly too high priced for an ordinary poultryman. Neighbouring buildings are quite outclassed by it. I allowed 16¢ per cu. ft which is quite fair for replacement value. I of course had no comparatives of poultry specialist class and so had to use my judgement in value added. Such places very rarely sell except through bankruptcy and then on the bargain table. Most specialists are aware enough of this position to cut and look elsewhere for returns before that fatal day arrives. They usually run a 2 line farm with cows or small fruit as a sort of an insurance policy. Possibly in case of Japs outside work by sons.

Case 167-Ohashi. I have got word from Hansen at last and his values on the Dd house are going to be high. My chief argument will be no foundation and scrubby lumber in many parts, not well planned. There is poor ventilation in this house and it is also drafty. I think one of you should chat to Hansen before putting him on the stand. He I think will be at the Court House early.

I shall call on Hansen to-morrow, refresh my memory by a visit to Otsuki farm and review our R.O. file to see what buildings are to come down on Otsuki place. Both occupants are poultry specialists and especially the Otsuki man.

I may be contacted at Regional Office New Westminster after noon and shall stay the night at the Russell Hotel if I can get in.

Faithfully yours,

A. L. Ramsey

The Custodian's Office
Department of the Secretary of State
of Canada
Vancouver, B.C.

R.R.	EVACUATION SECTION
Vernon, B.C.	OCT 30 1948
Oct. 25th.	
File No.	102.20
Ans.	
Referred	

Dear Sirs:

I am returning the cheque of September 28th., 1948.
My wish is to have the real property returned to
me more than the money.

Yours very truly,

S. Okashi.

*Claim #
167*

*Telephoned Mr Masker
Held awaiting reply
to his letter to Okashi.*

Pac 9164

10220

6th December, 1948.

Mr. Shigeo OHASHI,
Regn. No. 13279,
R.R. No. 3,
Vernon, B.C.

Dear Sir:

We acknowledge receipt of your letter of the 25th
October returning cheque for \$4702.52.

Please be advised that this amount has been deposited
to your account and will be held until we receive a specific
request for same from either your lawyer or yourself.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB:HA

R. R. # 3,
Vernon B.C.,
April 1st, 1949

EVACUATION SECTION	
Recd	APR 4 1949
File No.	10220
Ans.	Brown
Referred	

The Custodian's Office,
Department of the Secretary of State
Of Canada,
Vancouver, B.C.

Dear Sir;

We are free to travel now and will be going back to my property in Mission City B.C.

Will you be good enough to let us know if the place is vacant, if not have the place vacant soon as possible.

I still have the title for the place and to the best of my knowledge have not sold the place.

Thanking you for an early reply.

Yours very truly,

S. Ohashi

Description of Property at Mission City, B.C.

No.	Sub. Div.	Quarter.	Section.	Tp.	Block.
29 29	S $\frac{1}{2}$	S E	29	17	8
29 20	N $\frac{1}{2}$	S W	29	17	13 ✓
30 2	N $\frac{1}{2}$	S W	29	17	15 ✓

10220

5th April, 1949.

Mr. Shigeo OHASHI,
Regn. No. 13279,
R.R. No. 3,
Vernon, B.C.

Dear Sir:

Re: Lot 8 of S $\frac{1}{2}$ of SE $\frac{1}{4}$, Sec. 29, Twp. 17, Map 553
Lot 13 of SW $\frac{1}{4}$ of Sec. 29, Twp. 17, Map 2707
Lot 15, SW $\frac{1}{4}$ of Sec. 29, Twp. 17, Map 2707
Municipality of Mission, D.N.W.

Your letter of April 1st has been received and contents noted.

On July 19, 1944, you were informed that in compliance with Government policy, your property had been sold and that proceeds from this sale had been placed to your credit at this office.

That you are aware of this transaction is evidenced by the fact that you have lodged a claim before the Honourable Mr. Justice H.I. Bird, Commissioner.

In so far as we know, your former property is occupied and this office has no further jurisdiction in this matter.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB:HA



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE

Box 615, Chilliwack, B.C.
June 14, 1949

D. T. Braidwood
Sutton, Braidwood and Morris,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir,

re: Case #167-S. Ohashi.

Herewith Brief for your confidential information. I also enclose certain relevant information and 13 snap shots. These latter are referred to in appropriate places in Brief. As per your suggestion I have drawn up a few suggested questions. These are in part technical and the reference to the lumber is an endeavour to refute a false inference Mr. McMasters threw out when previously cross examining me with reference to price ceilings put on lumber in 1942.

I have engaged Merl Hanson, Box 1325, Mission, B.C. to appear as per Mr. Campbell's suggestion. I have told him he will get \$25 as expert witness when he leaves the Courtroom. He is a good man. Has been carpenter and of late years contractor in and about Mission for years. He worked for Japs in building before the war and is thoroughly familiar with their construction. He was Inspector on Buildings for the Rehabilitation Committee after the 1948 flood and has been steadily contracting mostly for houses since his return from Overseas. He knows his stuff. I engaged him to figure out the 1942 cost of the doubledeck henhouse and went over it with him. I also have an average piece of lumber used in partitions between pens which indicates certain cheapness about the structure in a better way than I could tell. I shall bring same with me on the 22nd.

I regret that I must peak and hunt this letter as I have no steno available but trust you will have little trouble in deciphering.

Faithfully yours,

R. L. Ramsay

Settlement Officer.



copy
SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE

Box 615, Chilliwack, B.C.
June 14, 1949

Merle Hansen,
Box 1325,
Mission B.C.

Dear Merle-

Case 167-S. Chashi.

There is no change in arrangements as given you when we went over the Doubledacked henhouse together.

Court will convene June 22nd, 1949 and we are asked to be in attendance at 9.45 A.M., at Court House, Georgia St., Vancouver, B.C. I would like if possible if you could send me at least your final value as I should like to know how it compared with mine.

As per our discussion I shall leave you to get to Vancouver by your own method.

I think it would be well if you had an itemized statement to produce or use as a guide in Court.

Faithfully yours,

R. L. Ramsay

Settlement Officer.

SECTION 2

S. OHASHI 265 P. CASE No. 167

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

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

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

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

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

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

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

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

Table 3 sets out the schedule of building values.

TABLE 3
SCHEDULE OF BUILDINGS

BUILDING	SIZE	AGE	BOARD VALUE	CLEMENT VALUE	\$ UNIT	SEE NOTE #
Dwelling	28 x 32	2	\$3,000.00	\$3,000.00		
Garage	12 x 20	2	100.00	200.00		1
Incubator House	14 x 24	2	275.00	400.00		1
Brooder House	12 x 16	Old	40.00	50.00		
Shop & Shed	10 x 16	3	150.00	300.00		
D.D. Laying House	340 x 20	4	1,400.00	4785.00	1.50	2
Brooder House	12 x 14		25.00	56.00		
Brooder House	12 x 14		25.00	56.00		
Laying House	20 x 100	5	250.00	625.00	1.25	
Laying House	20 x 144	4	450.00	1008.00	1.40	
Laying House	20 x 96	Old	200.00	480.00	1.00	3
Laying House	20 x 72	Old	200.00	360.00	1.00	
Colony House	20 x 26	Old	20.00	65.00	.50	
Dwelling House	12 x 24	Old	N11	100.00		4
Dwelling House	12 x 24	Old	N11	100.00		4
Laying House	20 x 32	Med.	75.00	160.00	1.00	
Barn	20 x 48	Med.	100.00	300.00		
Old Garage	12 x 20	Old	N11	100.00		5
Rhubarb House	20 x 80	Old	25.00	200.00		6
Brooder House	20 x 12	Med.	40.00	40.00		
Colony House	20 x 24	Old	N11	60.00		7
			\$6375.00	\$12385.00		

NOTES

1. Appear now to be incorporated as a dwelling house.
2. We measure the double deck laying house at 20 x 326 feet.
3. Now demolished. Foundation scar visible and dimensions close to those shown.
4. Both old buildings now torn down.
5. Now torn down.
6. Now torn down, coarse whubarb growing on the building scar.
7. We were not able to locate this building, but assume that the dimensions may refer to a Brooder House which we measure at 16 x 10 feet.

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

BUILDING	SIZE	AGE	BOARD VALUE	CLEMENT VALUE	\$ UNIT
Laying House	18 x 100	Med.	N11	562.00	1.50
Brooder House	16 x 60	Med.	N11	360.00	1.50
Range Shelter	10 x 20	//	N11	10.00	
				<u>\$932.00</u>	

LAND

The land shosen was quite suitable for the purpose. The hillside on which the poultry units are set provides a valuable southern exposure. The bench land above Beals' road is a sandy loam that holds moisture well, its present growth cover indicates moderate natural fertility.

We place an overall value of \$100.00 per acre on the land effective 1943.

CROPS

Our inspection indicates that there was at least:

$\frac{1}{2}$ acre of loganberries -	value	\$75.00
1 acre of rhubarb -	value	200.00
$\frac{1}{2}$ acre of gooseberries -	value	100.00
$\frac{1}{2}$ acre of blackcurrants	value	<u>200.00</u>
		\$575.00

TREES

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

CHICK BUSINESS

We are advised that Mr. Ohashi has stated in evidence that he had an annual business of about 60,000 baby chicks and from our examination it appears that this may well have been so. According to Rump and Sendall Ltd., 2426 Trans-Canada Highway, Langley Prairie, chicks were worth from \$9.00 to \$15.00 per hundred (unsexed) in 1940 and had risen from \$11.00 to \$17.00 in 1943. Prices vary somewhat with the breed and with the season. Early chicks commanding higher prices than late ones. The quoted figures are averages and tally with Poultry Production Services Dom. Govt. statistics which report \$14.00 per hundred unsexed in 1943. Figures for 1942 were not readily available.

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

APPRAISAL

Summing up the various "value" factors:

Buildings (Table 3)	\$12,385.00
Land 10 ac. @ \$100.00	1,000.00
Field crops	575.00
Fruits and trees	<u>100.00</u>
	\$14,060.00

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

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10

Vernon, B. C.,

February 20th, 1948.

IN THE MATTER OF THE CLAIM OF
SHIGEO OHASHI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

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

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

30

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

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

MR. McMASTER: Have you 41, my lord?

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

DIRECT EXAMINATION BY MR. McMASTER:

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

A Yes.

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

A Yes.

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

A: Yes.

(DOCUMENTS MARKED EXHIBIT NO. 1)

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

MR. McMASTER: No, my lord.

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

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

(APPRAISAL MARKED EXHIBIT NO. 2).

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

cost of materials only which total \$11,845.00.

They paid a thousand dollars out in labour in building the house and in addition on the house and the other buildings they did some labour themselves and on the other buildings it was all his own labour, or that of the members of his immediate family.

Referring to the statement, my lord, and the Reporter doesn't need to take this down -- the property, by the way, is shown on the appraisal report as two miles from Mission.

15

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

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

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

A Yes.

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

20

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

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

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

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

A That is right.

Q Is that a picture of the hop field?

A Yes.

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

S. Ghosh,
In Chief.

Would you like to see those, Mr. Hunter?

MR. HUNTER: Yes, I would.

(PHOTOGRAPHS MARKED EXHIBIT NO. 3).

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

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

A Yes.

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

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

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

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

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

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

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

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

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

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

THE COMMISSIONER: Oh, I see.

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

S. Ghoshal,
Discussion.

THE COMMISSIONER: Each relating to different lots.

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

THE COMMISSIONER: Yes.

MR. HUNTER: It is submitted that these properties were
sold for their fair market value, my lord.

There is a slight correction to be made in the claim
form. They have allowed us \$5,199.52. That is
slightly too much. The actual sale price for the
three properties was a total of \$5177.00. There are
no questions, my lord. It is a straight question
of valuation.

THE COMMISSIONER: Thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrabin
"J. P. HORRABIN"
Official Reporter.

Discussion.

IN THE MATTER OF THE "INQUIRIES ACT"
PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

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

Vancouver, B. C.

June 22nd, 1949.

10

IN THE MATTER OF THE CLAIM OF
SHIGEO SHASHI

PROCEEDINGS AT HEARING CONTINUED

APPEARANCES:

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

20

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

A. WATSON, Esq.,

Secretary.

D. F. SAUNDERS, Esq.,

Official Reporter.

30

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

MR. McMASTER: Yes, case No. 167, Ohashi case.

In this case my lord, my learned friend and I have agreed --

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

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

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

DIRECT EXAMINATION BY MR. McMASTER:

THE COMMISSIONER: This is another poultry farm?

MR. McMASTER: Yes, my lord.

20 THE WITNESS: 167, is that right?

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

Q You have recently been on the property of S. Ohashi, at Mission, the subject matter of this claim?

A I visited the property twice to get information and the third time to get my figures.

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

F.N. Clement,
In Chief.

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

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

10 A That is correct.

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

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

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

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

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

A (Witness reads report).

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

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

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

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

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

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

A And possibly had been overlooked because there was a very large number of houses on this place, and it is not an easy place to sketch on a map.
(Witness continues to read Exhibit No. 4.)

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

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

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

(Continuing to read)

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

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

F.M. Clement,
In Chief.

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

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

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

THE COMMISSIONER: Q: There are fruit trees?

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

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

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

THE COMMISSIONER: Oh, I see.

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

F.H. Clement,
In Chief:
Cross-Exam:

the investment in the buildings?

A Yes, decidedly so.

Q And the house?

A Yes, decidedly so.

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

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

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

A Not in the sense that we refer to.

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

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

CROSS EXAMINATION BY MR. BRAIDWOOD:

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

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

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

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

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

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

THE COMMISSIONER: Q: 6500.

10 A 6500 adult birds.

MR. BRAIDWOOD: Q: Yes.

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

Q How many did you estimate on the Otsuki property?

THE COMMISSIONER: 7,000.

A It was 7000 I think.

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

A Yes.

20 Q How do you explain that?

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

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

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

F.H. Clement,
Cross-Exam.

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

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

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

THE COMMISSIONER: You have no objection to that?

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

THE COMMISSIONER: Very good.

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

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

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

THE COMMISSIONER: Yes.

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

THE COMMISSIONER: Exhibit 2.

MR. BRAIDWOOD: Q: I am showing you a copy of Exhibit 2, I wonder if you would be able to indicate to his lordship the location of those three buildings that
30

P.M. Clement,
Cross-Exam.

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

THE COMMISSIONER: Yes, it would be as well.

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

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

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

10

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

MR. BRAIDWOOD: I could have that done.

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

A No, I cannot answer that.

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

20

A No.

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

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

30

A That is right.

W. H. Clement,
Cross-Exam.

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

A In 1942 when appraised or taken over, yes.

THE COMMISSIONER: Any further questions. Thank you,
B can Clement.

(Witness aside)

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

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

MR. McMASTER: Yes.

THE COMMISSIONER: Is that everything you have?

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

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

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to
be a true and accurate report of
the said proceedings.
J. T. Saunders
Deputy Official Stenographer

DEFENCE BRIEF

Shigeo OHASHI

File No. 10220

Case No. 167

VERNON
20 Feb. 1948
V.L.A.

REAL PROPERTY CLAIM

(All claims shown are Gross)

Question of valuation only.

Plot 8	Land & Buildings	\$22,000.00
13	Land	4,000.00
15	Land	3,000.00
		<u>\$30,000.00</u>

Sheet A 5 - 4

Claim 1 Plot 8

Appraised at

Sale Price

\$22,000.

\$4526.

\$4444.

(Land & Buildings)

Witness - Appraiser, R.L. Ramsay

Appraiser (Ramsay) reports - Cultivated land in good shape as to fertility but badly cultivated.

Appraiser (~~Ramsay~~) reports - Property well situated but has a somewhat isolated appearance. Overloaded with buildings.

.....

Sheet B 1 - 17

Claim 2 Lot 13

Appraised at

Sale Price

\$5,000.

\$449.

\$441.

(Land only)

Witness - Appraiser, B.C. Wormworth.

Appraiser (Wormworth) reports - Tillage appears good, land heavily fertilized which will greatly benefit the soil.

.....

Sheet B 1 - 18

Claim 3 Lot 15

Appraised at

Sale Price

\$3,000.

\$297.

\$292.

(Land only)

Witness - Appraiser, B. C. Wormworth.

Appraiser (~~Ramsay~~) reports - Acreage here is only of value as additional to Lots 8 and 13.

It is submitted that these properties were sold at their fair market value.

Summary of Defence Witnesses

Where Required

R. L. Ramsay

Claim 1

Appraiser

B. C. Wormworth

Claims 2 & 3

Appraiser

BMP/mw

Name of Claimant **OHASHI, Shigeo**
 Custodian File **10 220**

Case **167**

<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		
					733 4444	459.59				459.59 7556.00
<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 CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										8015.59

10220

December 7th, 1950.

Mr. Shigeo OHASHI,
R. R. 3,
Vernon, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 167

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 ... \$8,015.99.

Cheque in your favour is enclosed for \$7,551.92 and we have paid the Co-Operative Committee .. \$ 463.67 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.

CLAIM NO. 167 - Shigeo OHASHI

This claim refers to a farm property in the Municipality of Mission, which has been developed for poultry production. As in Claim No. 1013 (Otsuki) which is a parallel claim, a report was made upon the property by Fred M. Clement, formerly Dean of the Department of Agriculture, University of British Columbia, which has been filed in this claim as "Exhibit 4".

I have directed Counsel to calculate the figures relating to this claim on the identical basis to that which I directed should be adopted in the Otsuki claim, which has now been done. In the result, I find that the fair market value of the property was \$12,000.00, the same having been sold for \$4444.00. I THEREFORE RECOMMEND payment to the claimant of the sum of \$7556.00.

H. I. BIRD

Commissioner.

March 6th 1950.