

7382

FILE NO. 7382
EXHIBIT No. 1174-r
DATE OCT 28 1948
FILED BY K. A. Christie

HAMMOND
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: ORIDA, Itauo
HOME ADDRESS: R.R. No.1. Aldergrove, BC
REGISTRATION NUMBER 12896 SEX: Male AGE: 33
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: ---

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Fumiko ⁷⁴⁰¹

ADDRESS OF WIFE OR HUSBAND: R.R. No.1. Aldergrove, BC

NAMES OF ANY LIVING CHILDREN: Roy Susumu (M)

ADDRESS OF CHILDREN: R.R. No.1. Aldergrove, BC

AGE OF CHILDREN: 4 years

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

1. LOCATION AND DESCRIPTION: None Lot 4, West part of the SW quarter section 16, twp 13, Map 5637, District of New Westminster, BC

2. BUILDINGS AND OTHER IMPROVEMENTS: None Four-room dwelling chicken house, barn.

3. INSURANCE (Give particulars; state where policies are) \$2000 in North West Fire Co. Policy No. 205724 in my possession. On dwelling and furniture

4. TAXES (Amount and where payable) \$16.04 for 1941, payable at Matsqui.

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself at present.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: ---
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: ---
9. IF FARM LAND STATE CROPS SOWN Strawberries, asparagus, fruit trees
elover Crop is sold to Pacific Co-op Union for \$250. Money received.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1
2. LANDLORD'S NAME AND ADDRESS: ---
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: ---
4. STATE WHEREABOUTS OF LEASE: ---
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) ---
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: See p 1

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
Household furniture, chinaware, kitchen utensils, kitchen stove,
1 heater, 2 beds, farming tools, 1 wheelbarrow. In the house at
R.R. No.1. Aldergrove, BC. Key will be left in care of party
who rent the house when I leave.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST
CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: See page 1, No. 3

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) Two \$100 and one \$50 Victory Bond at home

8. BANK ACCOUNTS: \$250 Royal Bank, Abbotsford, BC

9. LIFE INSURANCE: \$2000 20-year endowment in North American Life Co. Beneficiary my wife. Policy No. 200379 in my possession

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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 2nd day of May 1942.
(Signature) J. Orida

[Signature]
Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date Dec 2/42

ur File No. 7582

Full Name ORIDA, Itsubo (Surname in Block Letters)

Registration No. 12896 Male - Female (check)

Age Nov. 2/1908

Former Address RR#1, Aldergrove, B.C.

Date Evacuated 2/9/42 Naturalized - Canadian-Born - National (check)

Present Address Tashiro, B.C.
RR#3, Kap. Ontario

Married - Single (check)

Name of Wife nie (YAMAMOTO) Fumiko #12873

Name of Husband Torakichi (Japan)

Name of Mother nie YAMAMOTO Kinuyo

Names of Children under 16 (Abid)
Roy Susumu (M) Aug 20/37

Requested by OCF Registered with Custodian (Yes or No)

Additional Information Farmer. Owner of
10 acres + bldg.

EXHIBIT No. 1174-B
DATE 06/26/1943
FILLED BY K A. [Signature]

REAL PROPERTY SUMMARY

JAPANESE NAME: Itsuo ORIDA Reg. No. 12896 File No. 7382.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/387-P. First Offer.

PROPERTY ADDRESS: 1248 Lafewere Road, Aldergrove, B. C.

LEGAL DESCRIPTION: Lot 4 of the West part of the South West quarter of Section 16,
Township 13, Map 5637, Municipality of Matsqui, D. N. W.

TITLE: Registered in the name of Itsuo ORIDA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24439, dated August 10th, 1942.

ASSESSED VALUES: Land - \$150.00
Improvements - \$600.00 - \$750.00. Taxes - \$16.04.

CLASSIFICATION: Small Fruit and Vegetable Farm with dwelling and out-buildings.
The Custodian's representative reported on September 28th, 1942,
that this property had an area of 10.016 acres. 3½ acres cleared
and planted to the following crops: 1½ acres strawberries, ½ acre
asparagus, 13 fruit trees, balance in meadow.
1 - 1½ storey 3 room dwelling, attic unfinished. 1 - combination
barn and packing shed 12' x 28'. Buildings in good condition.

HISTORY OF ADMINISTRATION: Itsuo ORIDA leased this property to Ernest J. Hughes on 29th April,
1942, for a term of 9 months from 1st May, 1942, with option to
extend lease for 1943. Arrangements to be made with Pacific Co-
operative Union. Consideration \$250.00 paid. Rental for 1943 to
be \$125.00 plus taxes and Fire Insurance Premium.
House and buildings included.

The above Lease was replaced by Lease No. 232, given by the Custodian
to Herbert N. Fraser on 26th February, 1943, for a term of 10½ months
from February 15th, 1943 to 31st December, 1943. Consideration \$50.00
payable 15th July, 1943. No Taxes.
Buildings included, sufficient space reserved for storing chattels.

Both Leases handed to The Director, The Veterans' Land Act, July 26th
1943.

SOLD: To The Director, The Veterans' Land Act for \$609.00 as at 1st January
1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Itsuo ORIDA as at May 5th, 1944,
against which were charges for Registration Fees - \$3.00, Legal Fees

\$15.00, Arrears of Taxes - \$18.38, leaving a net credit of \$572.62 from said transaction.

Adjustments as at 1st January, 1943 to the amount of \$7.41, covering unexpired Fire Insurance Premiums, were placed to Issue ORIDA'S credit April 19th, 1944.

The following Fire Insurance Policy:-
North West Fire Insurance Co., No. 205274 - \$700.00, covering the dwelling, was transferred to The Director, The Veterans' Land Act.

In view of the rents for 1943 having been collected by the Custodian, a cheque for \$50.00, covering same, was issued to The Director, The Veterans' Land Act 17th November, 1943.

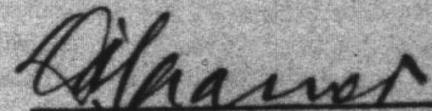
OLD CERTIFICATE OF TITLE:
No. 112751-E.

- There is nothing on this man's JP Form signed May 2nd, 1942, or on the file to indicate where the Title papers are.

Certificate of Title No. 169080-E in the name of The Director, The Veterans' Land Act.

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

May 17th, 1946.


D. A. CRAMER.

BC-387-P

Farm Appraisal Report

File No. JL-250

Land Description Lot 4, S.W. 1/4 Sec. 16, Tp. 13, Map 5637.
1248 LeFevre Road.

Containing 10.016 Acres

Owner's Name I. ORIDA

Post Office Address R.R., Aldergrove, B.C.

Nearest Rail Point Bradner - B.C.E.Ry.

Distance 5 1/2 miles

Market Town Abbotsford, B.C.

Distance 8 1/2 "

Church (give denomination) Aldergrove - United.

Distance 2 1/2 "

Nearest School Aberdeen

Distance 2 1/2 "

State how property was identified: By survey posts, map and roads.

Roads: State whether property has access to main road, the kind of road and its condition.
On LeFevre Road about 1 1/2 miles south of main highway, gravel, good.

Is this district a good one? Fair.

EXHIBIT No. 1174-2

DATE Oct 26/48

Employment opportunity Seasonal.

FILED BY K.A. Christie

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Plain wire on west & Barbed & plain value \$ on part of south boundaries.

Water supply: Wood cribbed well, water about 3' down. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 26	Frame	9'	Shgls.	5	Cedar posts	Fair	500.00
BARN	X							
BARN	X							
BARN	X							
GRANARY	X							
	X	Old log barn with several lean-to additions, partly on property adjoining on the South, of no value.						

Total present day value \$ 500.00

\$ 400.00

Total Value Buildings add to farm

Is dwelling habitable without repairs?

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

Habitable.

Describe the basement and chimneys: No basement; brick chimney from ground.

No. rooms downstairs? 3 Upstairs? up How finished Boards.

Are buildings painted? No. Condition of paint -

Distance from nearest bank 100 yards.

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

Cultivated Land				VALUE PER ACRE	TOTAL	
ACRES	LEVEL, UNDLATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP		
3	Level and sloping 3 acres	Sandy clay or silty loam-8-14"	Sand and clay	Straws-fair to poor; clover and grain - good.	50.00	150.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDLATING, 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, UNDLATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
7.016	Level & Rolling 7.016 ac.	Sandy clay or silty lm.-8-14"	Sand & Clay	/Clearing of bush	150.00	10.00
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	

Total value of Land \$ 220.16

Total added by buildings to value of farm \$ 400.00

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

Total value of farm \$ 620.16

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

Farm is not in a good state of cultivation. Does not appear to have received much attention lately - strawberries are weedy. I understand lot is rented, but did not see tenant.

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

Noxious weeds:
Thistles, couch grass.

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

Taxes \$16.04.
Matsqui Municipality.

Date: June 10th, 1942.
Place: Abbotsford, B.C.

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

Inspector's Signature

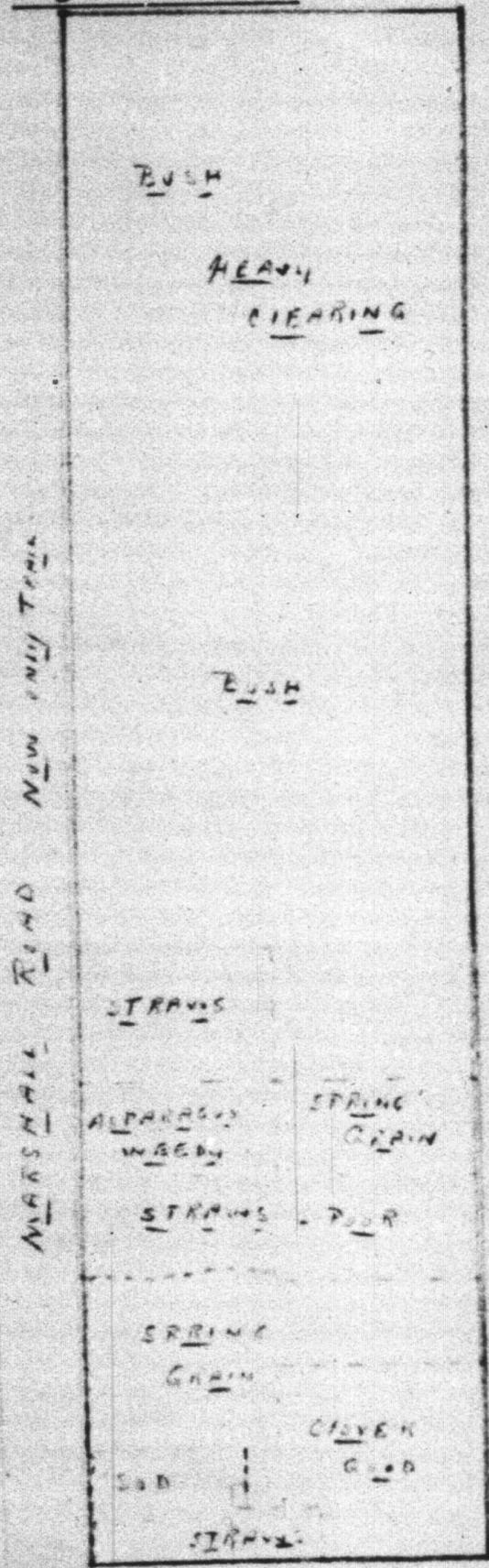
"R.W. BROWN"

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

Diagram of Property

SCALE 1:1000

RWBROWN



TJ. MINNICH

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

value is \$ 600.00

Date 13th June 19 42.

"I.T. BARNET"

District Superintendent.

SOLDIER SETTLEMENT and VETERANS' LAND ACT

7382
12896
BC/387P
File No. (JL-250)

Vancouver, B.C.

APR 28 1944

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

DRIDA, Jno.

Dear Sir:-

Re: Lot 4 of the W. pt. of the SW¹
of Sec. 16, Tp. 13, Map 5637.
MUNICIPALITY OF MATSQUI.

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 169080-R of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 25,443.12, in favour of The Secretary of State,
forwarded to you and dated March 7th, 1944 is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price - \$ 609.00 ✓

Less arrears of taxes to
January 1st, 1943, - \$ 18.38 ✓

Amount paid to Secretary of State - \$ 590.62 ✓

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate herof
and return it to me.

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase
price in full of the land above described.

APR 28 1944

Date

Solicitor for
The Secretary of State

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

506 Royal Bank Building,
Vancouver, B. C.

File No. 7382
Reg. No. 12896

Mr. Itano ORIDA,
Tashiro, B. C.

MAY 12 1944

Dear Sir:

Re: Municipality of Matsqui, Lot 4 of the W. part of the
S.W. 1/4 of Sec. 16, Tp. 13, Map 5637, D. of N. W.,
C. of E. 52413.

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	\$ 609.00
Add:	
Unexpired insurance premium as at January 1st, 1943	7.41
	<u>616.41</u>
Less:	
Tax arrears to December 31st, 1942	18.38
Registration fee	3.00
Encumbrance—Principal	
—Interest	
Net proceeds of sale	<u>595.03</u> <i>fw</i>

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.

W

Extract from Lease.

File #7382.

Lessor: Itsuo ORIDA.

Lessee: Ernest J. HUGHES.

Date: 29th April, 1942.

Term: 9 months from 1st May, 1942, with option to extend lease for 1943, arrangements to be made with P.C.U.

Consideration: \$250.00, paid. Rental for 1943 to be \$125.00 plus taxes and Fire insurance premium.

Property:

Land: Lot 4 of S.W. $\frac{1}{4}$ of Section 16 Township 13.
Municipality of Matsqui.

House: Included, also buildings.

Chattels: Live stock and farm implements.

*Replaced by Lease # 232 to Herbert
H. Fraser.*

Both Lease given S.S.C. July 24/43

7382

I ITSUD ORIDA of Aldergrove, B.C.

Owner of property Lot four of the S.W. Quarter of Section sixteen

Township thirteen

in the municipality

of Matsqui hereby agree to let the above de-

scribed lands to Pacific Co-operative Union for the sum of \$250.00 giving him the right to carry on work immediately on my farm described above.

This agreement is to protect both parties against the legal rights of myself as owner of the said lands and the new occupant carrying on to conserve the crop thereon and not to be construed as interfering with the legal rights of the Custodian of Japanese property if and when such property becomes his legal guardianship.

Time is the essence of this agreement.

J. Orida

Witness:

A. S. Rautin

Extract from Lease.

Lease No. 232.

File No. 7382.

Lessor: Itsuo ORIDA. (*Secty of State for Civil*)

Lessee: Herbert M. FRASER.

Date: 26th February, 1943.

Term: 10½ months from 15th February, 1943 to 31st December, 1943.

Consideration: \$50.00 payable 15th July, 1943. No Taxes.

Property:

Land: Lot 4 of W. part of S.W.¼ Section 16 Tp.13 Map 5637.
C. of T. 112751 E. Municipality of Matsqui.

Buildings: Included. Sufficient space reserved for storing chattels.

Chattels: Not included.

Lease handed to S.S.B. 26/7/43.

FIRE INSURANCE SUMMARY

File No. 7382.

Itsumi OHIDA - Box No. 12226.

The above named Japanese declared on his JP Form, signed 2nd May, 1942, that he carried a Fire Insurance Policy in the North West Fire Insurance Co., No. 205724 - \$1,000.00, covering \$700.00 on his dwelling and \$300.00 on household effects, expiring October 7th, 1944. This was found to be correct.

The \$700.00 covering his dwelling was transferred to The Director, The Veterans' Land Act 1st January, 1943, and a credit of \$7.41 was placed to Itsumi OHIDA'S credit.

The \$300.00 covering the household effects was cancelled April 17th, 1944, and a credit of forty-six cents (.46) was placed to Itsumi OHIDA'S credit.

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

May 17th, 1946.


D. I. CRAVER

220-75

LIABILITY SUMMARY

Itsuo OKIDA Reg. No. 12896 File No. 7382

The above named Japanese declared on his J.P. Form signed 2nd May 1942 that he had no Personal or Trade Debts.

However, a claim was filed by: Woodworth and Woodworth Limited, on June 25th, 1942, as follows:

"We would like to place with you a claim against J. Crida, formerly of Aldergrove, B.C., in the sum of \$27.00.

This amount is due Dr. H.A. Rawlings of this city, and is for professional services rendered by him."

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

June 17th, 1947.


V. A. CRAMER.

DAC:ic

5th July, 1947.

Dr. Rawlings' account was referred to Itsuo OKIDA on the 17th June, 1947, and he replied on the 26th June, that he had paid this account direct by money order on the 27th. No further action is therefore being taken by the Custodian in this connection.

A.G.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: ##### MATSQUI

Date: Sept. 28th, 1942

NAME: ORIDA, Itsuo

REGISTRATION NO. 12896

ADDRESS: 1248 Lefeuvre Rd. Aldergrove B.C.

PROPERTY:

ACREAGE: 10.016 3 1/2 cleared bal. bush

KIND OF CROPS: Straws, Asps. Fruit trees Bal. in meadow
1 1/2 1/4 13

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 1/2 Storey VACANT: Yes OCCUPIED:

DESCRIPTION: Shingled

ROOF: Shingle

SIZE: 22 x 22

NO. OF ROOMS: 3 unfin. attic

CONDITION: good

OTHER BUILDINGS: Comb. Barn & Packing shed 12 x 28

NAME OF LESSEE OR RENTOR: Banman & Hughes Through P.C.U.

TERMS: \$250.00 Just for crop.

WATER: Well

ON:

OFF:

LIGHT: Lamp

ON:

OFF:

REMARKS: Doors locked Windows unfastened
Everything locked now.

INVENTORY OF CHATTELS LEFT ON PROPERTY:
House up.

Dounstairs

- | | |
|---------------------------------------|--|
| 1 Baby carriage | 51 Bed complete, 2 Mattresses (burned) |
| App. 500lbs barbed wire | 4 Blinds, 1 Shovel |
| 1 Set, single harness | 1 Wheelbarrow |
| 2 Boxes dishes & few cooking utensils | 1 Home made table N.V. |
| 5 Ots. & 3 Pt. Sealers | 1 Kitchen cupboard |
| 2 Rolls Linoleum | 34 Chairs, 1 Lamp (L) |
| 2 Kent saws | 1 Cook stove (L) ✓ |
| 2 Mack diggers | 1 Old bench |
| 4 Hoes, 2 Shovels, 1 Hay fork | 1 Axe, 1 Crow bar |
| 2 Potatoe diggers, 1 Hoe | 1 1 gal. stone jug |
| 1 Manure fork, 1 Peevoy | |
| 1 single blade mattock | Under House |
| 1 Axe, 1 sledge hammer, 1 Wedge | 5 Bundles shingles |
| 2 Boxes & 2 cartons books | 500' Rough lumber |
| 2 keg window weights | 1 Ladder (N.V.) in place |
| 20 lbs. 4" nails | |
| 1 Old lantern, 2000' Lumber | |
| 3 Boxes personel effects | |

Signed:

S. Charles

A. Hojase

S: Sold by Auction 5/1/44 - albertford 2.

ADDITIONAL CHATTELS FOUND ON THE PROPERTY OF

ORIDA, Itsuo # 12896

HOUSE UPSTAIRS

~~App. 15 Lbs. of Lime (in sack) D~~

~~" " " Sulpher " D~~

~~Sm. quan. of Sulpher in a box. NY ← Some sold~~

~~" " " Sheep Manure in sack. NY.~~

~~1 Loose Door. ✓~~

HOUSE MAIN FLOOR

~~8 Window curtains NY abandoned~~

~~5 Lengths of stove pipe connected to stove. ✓~~

UNDER HOUSE

~~8 Jam crates left property ✓~~

~~1 H.M. Table ✓~~

~~1 20' length of Eavestrough. ✓~~

~~5 Bundles of shingles ✓~~

BARN

77 Shallow boxes ✓

App. 90 Sm. plum boxes. ✓

SIGNED

Charles

Wm. Anderson.

These
articles
also
discarded
no value

Small quan. berry wine (app 15 lbs NY)
Quan. old papers etc
few old kitchen utensils
Partial old tax papers
2 bundles

abandoned

House was vacant for some time

738y

X

a

LIST OF CHATELS INCLUDED IN LEASE BETWEEN

ORIDA, I. of Aldergrove and E. J. Hughes.

Furniture:

- I Kitchen cabinet ✓
 - 4 Kitchen chairs ✓
 - I Kitchen chairs ✓
 - I Kitchen stove ✓
 - I Camp stove -
 - 4 Window blinds ✓
 - I Wheelbarrow ✓
 - I Ladder ✓
 - I Lamp ✓
- | 112 Jam (flats?) crates

The above signed by both parties

Mr. Campbell's File No. 614.

NAME: ORIDA, Itzuo

REGISTRATION No. 12896

FILE NO. 7382

The following chattels were sold by public

auction at Abbotsford, B.C. on January 5, 1944.

	Brought forward	
X Rough lumber	75.00	
X Flooring	15.00	(23)
X Shingles	38.50	(25)
X Builder frames	3.50	(26)
X 1 barrow	.50	
X Shovel and fork	2.75	(27)
X Pot & mat	1.10	(28)
X Linoleum	.75	(29)
X Table	.50	(30)
X Heater	3.00	(31)
X Linoleum rug	2.00	(32)
X Linoleum rug	2.00	(33)
X Stove	1.00	(34)
X Pail & contents	2.50	(35)
X Linoleum	.50	(36)
X Door	7.25	(37)
X Spade etc.	4.50	(38)
X Peavie	.75	(39)
X Shovel & spade	2.00	(40)
X 4 kitchen chairs	1.50	(41)
X kitchen cabinet	4.00	(42)
X 3 Tiles	5.00	(43)
X Lamp	.25	(44)
X Blind	.50	(45)
	.20	(46)

Total		\$ 174.75
Less Expenses:	(Auctioneer's Fee: \$17.45)	\$ 34.32
	(Advertising: 4.56)	
	(Moving: 12.31)	
Net Proceeds Credited:		\$ 140.43

Members of Custodian Staff Present, Mr. S. G. Carlsen

Extracted from Auctioneering List No. Abbotsford 3

Remarks:

NAME: ORIDA, Itsuo

REGISTRATION No. 12896

FILE NO. 7382

The following chattels were sold by public
auction at Abbotsford, B.C. on Dec. 16, 1943.

✓ Cross Cut saw
✓ AXE & hoe
✓ Hammer
✓ Hoe
X Eaves trough

\$ 1.25
.50
1.00
.50
2.75

Total

\$ 6.00

Less Expenses: (Auctioneer's Fee: \$0.60
Advertising: 0.15
Moving: 0.20

\$ 0.95

Net Proceeds Credited:

\$ 5.05

Members of Custodian Staff Present. Mr. Carlsen

Extracted from Auctioneering List No. Abbotsford 2

Remarks:

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 2 1942

Hashme Hope B.C.
Oct. 28, 1942

Dear sir:-

Thank you very much for the copy of the paper that I have received recently.

I have wroted down the things that should be there when I left my home on month of March 1942. These are the following things that are not in your list paper.

H- Upstairs.

10 lbs Sulphur ✓

1 sack Co-West.

1/2 .. Lime.

3 pro. window

1 piece stove pipe ③

1 door ✓

1 shake. knife ✓

1000 sq. ft. flooring.

1500 Shiplap.

1 Camp stove.

Under house.

1000 sq. ft. rough Lumber.

23 crates berry traps.

8 Jam .. ✓

1 big packing table ✓

60' House Eavestrough

650 Hallocks. 30 empty Straw Crates.

150 Jam Crates. Half of them in Log barn up on the hill.

5 Cords Dry Fir Wood
at back of our Land.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

PHONE PACIFIC 6181

PLEASE REFER TO

FILE NO. 7382

January 25th, 1943. C

Mr. Ernest J. Hughes,
R. R. #1,
Abbotsford, B. C.

Dear Sir:

Re: Itsuo ORIDA

Sometime ago we took an inventory of chattels on the above Japanese property which is under lease to you. It is brought to our attention by the owner that the following items are missing from the inventory:

1 Sack Go-West
1½ Sacks lime
1000 Sq. ft. flooring
1500 ft. shiplap
1 camp stove
1000 ft. rough lumber

60 Ft. eavestrough
650 Hallocs
150 Jam crates
30 empty strawberry crates
5 cords of dry fir wood at
the back of land

We would appreciate your co-operation by letting us know if these items are still on the property, or, if you have used any of these articles, kindly advise.

Yours truly,

R. D. Richardson
R. D. Richardson,
Farm Department.

WEA/EM
W

Letter Rold

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO
FILE No. 7382, 8652

808 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

May 13th, 1943.

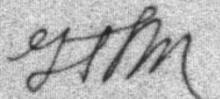
Mr. Herbert N. Fraser,
Aldergrove, B. C.

Dear Sir:

We are prepared to discuss with you continued tenancy of the Japanese farms at present under agreement to you.

If you are interested in re-renting to the end of December, 1944, on the basis of the present lease agreement, we will be glad to have advice to that effect. It will be sufficient for you to sign the statement at the bottom of this letter and return one copy to us so that new leases may be drawn at the expiration of the present documents.

Yours truly,



G. T. McKay,
Farm Department, *GM*

GTM/EM

I am prepared to operate the following Japanese farms for another year:

S. MARUYAMA - \$75.00
I. ORIDA - \$50.00

SIGNED

H. N. FRASER

Original Signed

INVENTORY OF CHATTELS BELONGING TO

ORIDA, Itsuo # 12896

Left on the premises as be'ing of no value:

abandoned

- App. 15 lbs. Lime in sack
- " " " Sulpher "
- Sml. quan. " in box
- " " Sheep Manure in sack
- 8 Window curtains
- 1 H.M. Table
- 8 Jam crates (Damaged)
- ✓ App. 15lbs. Old Berry wire
- ✓ Quan. Papers & Magazines
- ✓ Few Old Kitchen utensils (Damaged)
- ✓ Part Roll Tar paper (Damaged)
- ✓ 2 Old H.M. Benches
- ✓ 1 Ladder
- ✓ 2 Mattresses (Burned)

^{house}
This farm was vacant for some time and had been broken
into, all personel papers, ~~time~~ etc. were strewn about the attic.

Signed

[Signature]

Jan. 13th. 1944

ARTICLES MISSING FROM

ORIDA, Itsuo # 12896

PROPERTY.

4 Blinds

1 Shovel

20 Lbs. 4" Nails

APP. 485 lbs. Berry Wire

Signed

Carlson

Jan. 13th. 1944

Dr. Carlson reports two saws vacant for
some time and broken into 

The Royal Bank of Canada

Abbotsford, B. C.,
October 2nd, 1944

The Custodian of Alien Enemy Property,
The Royal Bank Bldg.,
VANCOUVER, B. C.

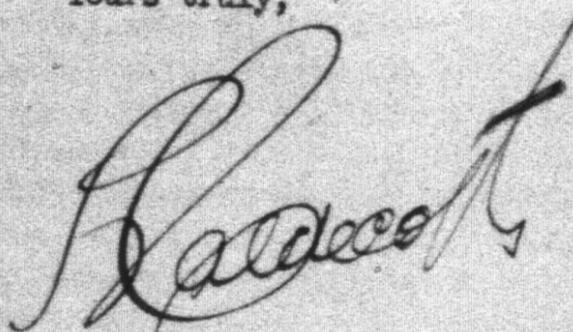
EV C
Rec'd OC 3 1944
File No. 7382
Ans. W.C.A.
Referred Anderson

Dear Sir:

Re: I. Orida Serial No 12896
Tashme, B. C.

Mr. Orida has written asking permission to withdraw the entire balance of his account which amounts to \$19,43. Will you please advise us if the Japanese are permitted to have control of their monies in our hands.

Yours truly,



LC/LO

Manager.

7382

October 4, 1944.

The Manager,
Royal Bank of Canada,
Abbotsford, B. C.

Dear Sir:

Re: Itsuo ORIDA, Reg.#12896.

In reply to your letter of October 2nd, the Custodian would have no objection to your direct remittance to subject Japanese of his funds.

It is the policy of the Custodian to interfere as little as possible with evacuated Japanese outside of the Protected Area. However, as all assets remaining in the Protected Area are vested in the Custodian, it is necessary that each individual case be treated separately in view of the possibility of outstanding creditors. Therefore, we would appreciate you obtaining a clearance through this office before making remittances of Japanese' assets.

Thank you for your co-operation.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

MEMORANDUM

File No. 7382

March 8th, 1945.

TO: The File

FROM: W. J. Iverson

RE: Itsuo ORIDA

Chattels

This file shows that a considerable number of items were missing under the original tenancy of E. J. Hughes (list "C"), however, auction sale sheets show that some lumber, shingles, etc. have been sold. These were shown on list "C" and it may be that the quantities were mis-stated on list "B".

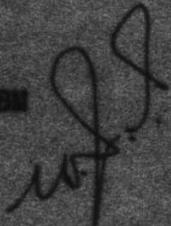
It will be noted that on the list dated Oct. 28, 1942, "B", ORIDA has added all the items apparently missing at that time and that Mr. E. J. Hughes failed to answer our enquiry as to these.

It is possible that some portion had been used in the course of his tenancy.

The three boxes of personal effects are included in sales returns as individual items or sundries. Two boxes and two cartons of books were not disclosed.

The effects seem to be fairly well accounted for, and this file may now be closed insofar as chattels are concerned.

WJI:LBW



File Nos. 3957, 3949, 3955, 7382

MEMORANDUM

9th April, 1946

TO: Miss C. Girard

FROM: W.E. Anderson

It would appear that when making identification of chattels sold in Abbotsford Auction No. 53, that the following chattels were credited to Seichi NAKANURA, Reg. No. 12879, File No. 3957, in error, and are therefore surpluses in this account.

Please transfer the following items to the accounts as set out:-

File No. 3949, Estate of Minoru OKIDA, Deceased, Reg. No. 12875

Tricycle	\$1.50
Lamp and Oil can	1.50
Box	1.00
Iron Pot	.50
Cultivator & Mattock	1.00
Table and curtains	1.00

File No. 3955, Kinaku NISHIMOTO, Reg. No. 12884

2 Pails & Hook	.35
Lunch Kit	.25

File No. 7382, Itsuo OKIDA, Reg. No. 12896

3 File	.25 ✓
--------	-------

Surplus Account

File & Chisel	.25
Tool Box & contents	1.50
Lunch Kit and Lantern	.45
Penney	1.10
Netting	1.00

WEA:HA

*Transferred 6/6/46.
e.g.*

MEMORANDUM

File No. 5779, 7349, 3955, 4992, (7382)

10th April, 1946.

TO: Miss C. Girard

FROM: W.E. Anderson

It would appear that when making identification of chattels sold in Abbotsford Auction No. 4,³ that the following chattels were credited to Estate of Kiyou OUIDA, Deceased Reg. No. 12873, File No. 3943, in error, and are therefore surpluses in this account.

Please transfer the following items to the accounts as set out:

File No. 4992, Chie IMAHARA, Reg. No. 12947

Hoe	.15
Fork	2.25

File No. 5779, Keiichi MATSUI, Reg. No. 12661

Box of tools	1.00
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File No. 7382, Etsu OUIDA, Reg. No. 12846

Blind	.20 ✓
-------	-------

File No. 3955, Kioku NISHIMOTO, Reg. No. 12824

Linoleum	2.00
Linoleum	1.00

Balance Account

Wool	2.25
------	------

W.E.A.

Transferred June 6, 1946.
e.g.

MURKIN

File Nos. 5979, 3949, 4992, 7382, 3955

10th April, 1946.

TO: Miss C. Girard

FROM: H.E. Anderson

It would appear that when making identification of chattels sold in Abbotsford Auction No. 32, that the following chattels were credited to Kaitiro MATSUI, Reg. No. 01651, File No. 5979, in error, and are therefore surpluses in this account.

Please transfer the following items to the accounts as set out:-

File No. 3949, Estate of Minor OUIDA, Deceased, Reg. No. 12875

2 chairs	\$1.00
Buck saw	1.00
Reater	1.50

File No. 4992, Chia HEMURA, Reg. No. 12947

1 Chair	.50
Saw	.75
Grip and contents	1.00
Bench	.25
Pervey	1.00

File No. 7382, Items OUIDA, Reg. No. 12896

Loap	.50 ✓
------	-------

File No. 3955, Kioaka NIHIKOTO, Reg. No. 12824

Ash tray	.25
----------	-----

Surplus Account

Pump and pipe	9.50
2 Chairs	1.00
hatchet-axe	.55
Records & bucket	.50
Brass ornament	1.00
Brass plates	.25
Candle sticks & trays	.50
Brass sundries	.25

WEA:HA

Transferred 6/6/46.
C.G.

MEMORANDUM

File Nos. 5987/8, 3997, 7382, 5991, 3955, 4992

10th April, 1946.

TO: Miss C. Girard
FROM: W.E. ANDERSON

It would appear that when making identification of chattels sold in Abbotsford Auction No. 2, that the following chattels were credited to Himiko Hara & Shantoku HARAGA, Reg. Nos. 12834 & 12815, File Nos. 5987/8, in error and are therefore surpluses in this account.

Please transfer the following items to the accounts as set out:-

File No. 3997, Saichi NAKAMURA, Reg. No. 12873

2 sprayers \$1.00

File No. 7382, Itaru OHIDA, Reg. No. 12896

Green cut saw 1.25
Axe & Hoe .50
Hammer 1.00
A Hoe .50
Eaves trough 2.75

File No. 5991, Terumasa HOTO, Reg. No. 13480

Saw 2.00
Clipper 1.25
Deck chair .50
Bottle capper .25

File No. 3955, Kinoku NISHIMOTO, Reg. No. 13884

Axe 2.25
2 Forks .60
Bar 1.00
Crock 1.00
Dresser 6.00
Chair .80
Dresser 1.25
Troy .50

File No. 4992, Ghoie IMAMURA, Reg. No. 12947

Fork .30
Fork & Hoe 1.00
Seythe & Hoe .50
Bar .50
Rake .50
Square 1.60
Level .50
Brace 2.75
Froe 1.00
Kitchen table .25
Pick & Hoe .50
Barrel .50

Memo to Miss C. Girard (Cont'd)

- 2 -

File Nos. 5987/8, 3957, 7382, 5991, 3955, 4992

Expense Account

Hammer & Fork	\$.50
Block	1.00
Block	2.00
Washboard	.50
Baby cart	4.75
Electric Plate	4.00
Cooler	.50
Grate & Coal Rack	1.00
Brackets	.25
Rope	.85
Rope	1.00
Buck Saw	1.00
Chain	.50
Chain	2.25
Chain	1.35
Chain	1.50
Nettings	3.00
Netting	.75
Netting	1.00
Wagon	5.00
Wheelbarrow	1.25
Tray	.25
Tray	.50
Tray	1.20
Flower Pots	.45
Maive Bedroom Set	9.00
Coat Rack	.25
Clock	1.35
2 Leather chairs	1.50
Rocker chair	.50
2 Chairs	2.50
4 Chairs	2.80
9 Hoses	4.50

WEL:HA

Transferred 7/6/46

E.G.

1382

MEMORANDUM

File Nos. 7382, 3949, 3955, 3957, 4998

10th April, 1946.

TO: Miss C. Girard

FROM: W.E. Anderson

It would appear that when making identification of chattels sold in Abbotsford Auction No. 38, that the following chattels were credited to Ikuyo OKUDA, Reg. No. 12876, File No. 7382, in error, and are therefore surpluses in this account.

Please transfer the following items to the accounts as set out:-

File No. 3949, Estate of Kinryu OKUDA, Deceased, Reg. No. 12875

Rubber Boots	.50-
Gramophone	10.00✓
Cabinet	.35✓
Records, etc.	1.50✓

File No. 3955, Kinaku NISHIMOTO, Reg. No. 12884

Double trees	.50-
Pot and shovel head etc.	.50✓
2 tubs	1.00✓

File No. 3957, Saichi NAKAMURA, Reg. No. 12879

2 windows	2.80✓
1 window	1.60✓
Single bed	.75✓

File No. 4998, Chie IMANURA, Reg. No. 12947

Block	3.25✓
Bed	8.00✓
Files & Glevice	.90✓
Files, Chisel & Hook	.70✓

12.85

Business Account

Penney	.50✓
--------	------

Transferred 6/6/46.

c.g.

W. E. Anderson

CHATELS SUMMARY

File No. 7382

August 16, 1946.

Re: ORIDA, Itsuo (MR.)
Reg. No. 12896

The above registered on May 2nd. 1942.

<u>DECLARED</u>	<u>INVENTORIED</u>	<u>AUCTIONED</u>	<u>OTHER DISPOSITIONS</u>
grouped	Sept. 28/42.	Jan. 5/44.	
	baby buggy	x	
	berry wire		abandoned
	harness	x	
	2 boxes dishes etc.	x	some abandoned
	8 sealers	x	
	2 rolls linoleum	x	
	camp stove	x	
	2 cross cut saws	x	
	2 whck diggers	x	
	4 hoes	x	
	3 shovels	x	
	hay fork	x	
	2 spud diggers	x	
	froe	x	
	manure fork	x	
	peavey	x	
	mallot	x	
	2 axes	x	
	sledge	x	
	wedge	x	
	2 boxes & 2 cartons books	x	
	window weights	x	
	20# nails	x	
	old lantern		abandoned
	2500 ft. lumber	x	
	saves troughs	x	
	3 box personal effects	x	
	libed	x	
	2 mattresses		burnt
	4 blinds		
	door	x	
	sulphur		
	wheel barrow	x	
	lime	x	
	H.M. table		abandoned
	K. table	x	
	4 chairs	x	
	lamp	x	
	cook stove	x	
	old bench		abandoned
	crow bar		missing
	gal. jug		missing
	shingles	x	
	ladder		abandoned

NAME ORIDA, Itsum

REGISTRATION NO. 12896

FILE NO. 7382

The following chattels were sold by public

auction at Abbotsford, B.C. on December 16, 1943.

Cross Cut saw
Axe & hoe
Hammer
Hoe
Eaves trough

Transferred from file 5987-88

June 7, 1946.

C.G.

1.25

0.50

1.00

0.50

2.75

Total

(Auctioneer's Fee: \$0.60

Less Expenses: (Advertising: 0.15

(Moving: 0.20

Net Proceeds Credited:

\$ 6.00

0.95

\$ 5.05

Members of Custodian Staff Present.

Mr. Carlsen

Extracted from Auctioneering List No.

Abbotsford 2.

Remarks.

Mr. Good

MEMORANDUM

November 1st, 1949.

Re: Itsumi ORIDA - Case No. 1174
File No. 7382

This Japanese is claiming \$30.00 on 2 boxes & 2 cartons books. Exhibit #3 - the original analysis states 'abandoned' opposite these books with a notation that a quantity of papers and magazines were abandoned, however, as Mr. Johnston states in his memorandum, Sept. 15/49, that 3 boxes nailed - books, personal effects & books, and 1 large box - heavy-marked personal were in storage this \$30.00 has been transferred to the 'Storage' column on the analysis and the recap changed accordingly.

/s/

MEMORANDUM

November 1st, 1949.

Re: Itsuo ORIDA - Case No. 1174
File No. 7382

The following goods according to Mr. Johnston's memorandum of September 15th, 1949, are in storage belonging to the above named Japanese:

Personal effects & books
3 boxes nailed - books
1 large box - heavy - marked personal.

J. Johnston

/js

File No. 7382

MEMORANDUM

14th Nov. 1949.

TO: Mr. J.A. Macdonald

FROM: Mr. W.J. Johnston

Itsuo ORIDA - Regn. No. 12896
Case No. 1174

Claiming \$30.00 for 2 boxes & cartons books. (These were marked on Analysis as abandoned).

The following goods in Custodian storage are being shipped to Mr. Itsuo ORIDA today:-

1 large box containing

Case of records (Japanese phonograph records)

Box cont. Japanese ornamental doll

" " " " " "

Carton with 27 ornamental dolls

Carton of ornaments, photos, games, books

Box decorations

Album

2 trays

Album of snaps

Misc. toys, small dishes

12 pulp books

4 hard backed books

2 drawing books & papers

1 carton & 3 boxes containing books, letter and papers.



WJJ:HA

C.c. to Mr. Good.

7382

30th November, 1949.

Mr. Itsuo OHIDA,
Regn. No. 12896,
c/o Jens Pedersen,
R.R. No. 1,
Oakville, Ontario.

Dear Sir:

We wish to advise that 4 boxes and 1 carton of books
etc. were shipped to you prepaid by freight on the 29th November.

Please acknowledge receipt of these goods for our
records.

Yours truly,

Office of the Custodian.

HA

Itauo ORTDA

Reg. No. 12896
File No. 7382

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 1	Credit re Sale of Property Land Registry Office, Certificate of Encumbrance	\$ 1.00	\$595.03	
1944 February 12	Proceeds, Auction Sale		145.48	
April 21	Refund Insurance Premium		.46	
1945 April 23	Legal Fees re Sale of Property	<u>15.00</u>		
		\$16.00	\$740.97	724.97 CR

Accounting Department,
August 13, 1948.

Name of Claimant **ORIDA, Thos**Case **1174**Custodian File **Y382**

<u>REAL PROPERTY</u>									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices	Sale Price	Total Award 125% of all Sale Prices	
						% of Amount Total		% of Amount Total	
					609.00	429.00			429.00
<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 CHATELS</u>									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
236.30	183.00	48.90	68.96%	2424.50	167.28				216.18
TOTAL RECOMMENDATION									645.18

7382

October 13th, 1950.

Mr. Itsuo GRIDA,
R. R. 1,
Lakeshore Rd., E.,
Oakville, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1174

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 ... \$645.18.

Cheque in your favour is enclosed for \$619.86
and we have paid the Co-Operative Committee .. \$ 25.32
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.

DEFENCE BRIEF

Itsuo ORIDA

File No. 7382

Case No. 1174

Toronto, Ontario.
October 26, 1948.

V.L.A. Sheet A17, Line 6

REAL PROPERTY CLAIM

1. Lot 4 of the West part of the South West quarter of Section 16, Township 13, Map 5637, Municipality of Matsqui in the District of New Westminster.

10.016 acres.

<u>Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$1600.00	\$620.16	\$609.00

Witness: R.W. Brown, V.L.A. Appraiser

Farm Appraisal Report states this property is in a fair district on good gravel road, one and one-half miles off main highway.

Three acres are cleared and cultivated and 7.016 acres in bush; quite heavy.

It is not well cultivated and is weedy.

Strawberries are fair to poor; clover and grain are good.

Unpainted frame house on posts is fair but only other building, an old log barn, is of no value. No electricity yet.

Municipal Assessment: (1943)

Land:	\$150.00
Improvements:	<u>600.00</u>
Total	<u>\$750.00</u>

Purchase Price (1935) \$600.00

PERSONAL PROPERTY CLAIM

- 2: Household Goods and Farm Equipment

Claim
\$515.30

Goods valued by Claimant at \$277.90 were sold at Auction for \$166.25
* " " " " " 38.50 were not recorded at any time
" " " " " 103.95 were abandoned
" " " " " <u>94.95</u> were not accounted for, theft, etc.

Total Claim \$515.30

Goods not claimed for but sold at Auction \$14.50

Total Sales \$180.75

Adjustment to be made:

Goods shown on Analysis of Personal Property Claim numbered 73, 74, 75 & 76, totalling \$38.50 * as shown above, together with goods shown under "Additional Sales which were sold for \$14.50 were removed from Mr. YAMAMOTO's farm and sold. Mr. ORIDA left some chattels at Mr. YAMAMOTO's tool house but did not advise the

Custodian. Proceeds were credited Mr. YAMAMOTO, who was his father-in-law. This is a matter for adjustment between Mr. ORIDA and Mr. R. YAMAMOTO, Claim File No. 7370 and Case No. 1280.

Breaking and Entering:

Mr. S.C. Carlsen's Report of Jan. 13, 1944, stated:

"This farm house (ORIDA's) was vacant for some time and had been broken into. All personal papers, lime, etc. were strewn about the attic."

Mr. YAMAMOTO leased his property to Mr. E.J. Hughes for nine months from May 1, 1942, included buildings, livestock and chattels. A list of the chattels appears on Claim File. Also, all the chattels in the house were left in charge of the Lessee, Mr. Hughes. Transcript, Page 9, lines 4 & 5.

112 Jam crates were included in the Lease, signed by both parties, for Mr. Hughes' use.

Items numbered 6, 42, 49, 64 & 65 as shown in Column 3 of Claim Analysis were sold at Auction for more than the amounts claimed. No. 34 was sold for a similar amount.

Submissions:

It is submitted that the Real Property was sold for its fair market value.

It is submitted that goods sold at Auction were sold for their fair market value.

It is submitted that these articles which are listed under the heading of "No record at any time" were not left in the custody of the Custodian, were not sold by him; that as he had no record, the Custodian is not responsible for them. Also, it is submitted the values are excessive.

Further, it is submitted that values placed on goods listed as abandoned, not accounted for, theft etc., are excessive.

It is submitted that the Lessee, Mr. E.J. Hughes, was an agent of Mr. ORIDA.

Witnesses

R.W. Brown
E.J. Hughes
W.J. Iverson
S.C. Carlsen

S.C. Carlsen
Gowing Frost

Where Required

1. V.L.A. Appraiser
2. Lessee. Chattels left in his care.
2. Memo. March 8, 1945.
2. Abandoned and missing goods. See lists dated Jan. 13/44.
2. Attendant at Auctions 2 and 3.
2. Auctioneer.

WJJ:HA

IN THE MATTER OF THE "EMIGRANTS ACT"

PART I. REVISED STATUTES OF CANADA, 1951, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE H.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

October 26, 1948.

IN THE MATTER OF THE CLAIM OF

ITSUO USUDA

PROCEEDINGS AT HEARING

APPEARANCES:

H.A. CHRISTIE, Esq., K.C., appearing for the Dominion Government,

F.A. BROWN, Esq., appearing for the Claimant.

A. SMITH, Esq., Secretary,

C.M.R. WATSON, Esq., Official Interpreter,

L.O. VERRILL, Esq., Official Reporter.

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I. O'Neil,
Director.

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MR. O'NEIL: The claimant herein, being
first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. HERWIN:

Q. Mr. O'Neil, your claim is in respect to a
farm at Abbotsford, in British Columbia. Is that
right? A. Yes.

Q. And is this your signature on a document
entitled Real Estate Farm Land? A. Yes.

Q. And are the facts stated there correct?

A. Yes.

MR. HERWIN: That will be Exhibit 1.

(PARTICULARS OF REAL ESTATE FARM LAND,
MARKED EXHIBIT NO. 1)

MR. CHRISTIE: I tender as Exhibit 2 Farm
Appraisal Report.

(FARM APPRAISAL REPORT, MARKED EXHIBIT NO. 2)

MR. HERWIN: Q. I notice that you bought this
land in 1935 for \$600.7 A. Yes.

Q. At that time all except one-quarter of an
acre were uncleared? A. Yes.

Q. And is it right that there were no buildings?

A. No.

Q. You cleared four and one-half acres and
put them into strawberries, asparagus and clover?

A. Yes.

Q. And I notice from the Farm Appraisal Report
that it refers to a house, 24 by 28, but there is no
reference to the chickenhouse. The chickenhouse was
a pretty small one, at any rate? A. Yes.

1 Q. Perhaps that is why it was overlooked?

2 A. Yes.

3 Q. And there is a statement that the old
4 log barn with several lean-to additions which is
5 partly on property adjoining on the south is of no
6 value. Can you tell us anything about that barn or
7 the old log additions? A. The south side?

8 Q. Is it a barn? A. I put a new one
9 on the north side, you know.

10 Q. You put a new one on the north side?

11 A. Yes.

12 Q. Are you referring now to the new house or
13 to the old log house? A. Yes. I put against
14 the old house, but ---

15 Q. You had better get it clear. Your form,
16 Exhibit 1, shows a two-story house?

17 A. Yes.

18 Q. That one you built? A. Yes.

19 Q. And it shows a log house 16 by 24. Was
20 that the old log house or was that a new one?

21 A. That was an old one.

22 Q. And the appraiser says that it was partly
23 on the property adjoining to the south?

24 A. It was, the south side; it was the north
25 side.

26 Q. This barn to which you are referring was
27 on the north side? A. Yes.

28 Q. And, was it on your own property?

29 A. Oh, yes.
30

I. Grider,
Witness.

1 Q. You never had any complaint that it was
2 encroaching on somebody else's land? Was there not a
3 road known as the Marshall Road on the north side?

4 A. No.

5 Q. I think perhaps it was on the south side?

6 A. Yes.

7 Q. You say it was on the same side of the
8 property as --- A. Mr. Moore's.

9 Q. Was this log house for which you are
10 claiming 16 by 24 on the south side, the same side
11 as Mr. Moore's property? A. No. This one on my
12 property.

13 Q. It was on your property? A. Yes.

14 Q. At any rate, had you ever had any complaint
15 from Mr. Moore that it was encroaching on his land,
16 this house, or all? A. No. There was nothing
17 of the kind.

18 Q. And then the appraiser says that "the farm
19 is not in a good condition, state of cultivation,
20 does not appear to have received much attention
21 lately." That was on the 9th June, 1945. In what
22 condition was it when you left? A. I think it was
23 in good condition when I was evacuated.

24 Q. I see. There seems to be a little difference
25 in opinion as to how much of it was in crops. You
26 have about five acres altogether which you say were in
27 different types of crop, but the appraiser just has
28 three acres and he says seven of them were just
29 unutilized. What do you say about that? Have you
30 any explanation of that?

A. At the time I was evacuated there were five

I. Grise,
D.P.M.

1
2 Q. Is this your signature on a document entitled
3 "Personal Chattels"? A. Yes.

4 Q. Are the facts stated there correct?

5 A. Yes.

6 MR. BREWSTER: That will be Exhibit 4.

7 (PARTICULARS OF PERSONAL CHATTELS, MARKED
8 EXHIBIT NO. 4)

9 Q. I notice here that you are making a claim
10 for some items on page 6 of the Personal Property
11 Analysis, Items 75 to 78, which, it is said, were left
12 in the E. Yamamoto Coal house at the Pomeroy Road,
13 Fort Leonard. It appears that you did not inform
14 the Custodian of these, or did you?

15 A. No, I did not tell the Custodian.

16 Q. Apparently they were sold by auction from
17 Mr. Yamamoto's store and he was given the proceeds?

18 A. Yes.

19 Q. So that, if any allowance is made in
20 respect of these chattels on Mr. Yamamoto's claim,
21 perhaps you will be able to get him to pay it to you.
22 Mr. Yamamoto is your father-in-law?

23 A. Yes.

24 Q. There are a number of articles here which
25 are noted as being abandoned on the ground that they
26 were not worth anything; for example I call your
27 attention to Item 23, two mattresses, \$20; were the
28 mattresses in usable, salable condition when you
29 left? A. I had only bought those for two

30 years since and it is all foolishness to say that they
had no value.

I. Christ,
Dir. etc.

Q. I see you have two boxes and two cartons of books for which you are claiming \$20. They were abandoned. Have those books any value?

A. I think there was value to them.

Q. There was a ladder which was abandoned, \$2.7

A. I had a carpenter to make that and I bought the wood for it and it cost more than \$7.00.

Q. I am not going over every item in detail but as far as you were concerned when you left all the articles which you listed had some value?

A. I thought so and for that reason I made a claim.

Q. There is, for example, item 11, 700 pounds of fertilizer. It is marked as abandoned.

A. Yes. There was value to that.

Q. That is all.

CROSS-EXAMINATION BY MR. CHRIST:

Q. I am showing you a J.P. Form dated May 2, 1945. I ask you whose signature is that?

A. My signature.

MR. CHRIST: I am filing the J.P. Form as Exhibit 5.

(J.P. FORM, MARKED EXHIBIT NO. 5)

I am filing the Certificate of Encumbrance as Exhibit 6.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO. 6)

I am filing as Exhibit 7 the Assessment for the year 1945, showing a total assessment of \$722.

(ASSUMED, 1948, MARKED EVIDENCE NO. 7)

Q. Did you have any other occupation besides that of a farmer? A. No.

Q. And you made your entire living from this farm? A. Yes.

Q. What would your gross income be from this farm? A. About \$5,000.

Q. Did you employ any labour except that of your own family? A. Oh, yes, sir.

Q. And how much would you pay for that annually?

A. I employed about five men, five individuals during the strawberry season; about \$200 a month with board.

Q. What total sum would that make?

A. About \$1000.

Q. The appraiser's report says that the strawberries were weedy. What do you say in regard to that? A. At the time of my evacuation in March there was no grass, but it is possible that there were weeds and grass afterwards.

Q. When you evacuated in 1948 how old were the strawberry plants then?

A. They were plants of one year, two years, three years and five years. The Spring strawberries were one year old and two years old - the Autumn, correction.

Q. Did you sell any asparagus or was that for the family use? A. Yes, I sold it.

Q. What about the clover, was that sold by

Q. No, I just planted it.

Q. Did you rent this house prior to your
marriage? A. I didn't know.

Q. And were all these goods in the house when
you left it in charge of this lessee? A. Yes.

Q. How old was this baby carriage which you
estimate at \$15., and which was sold at \$5.7

A. I bought it in 1933.

Q. Was it new when you bought it?

A. Yes.

Q. Now, it is suggested that these two boxes,
two cartons of books were magazines and papers. Were
there any books among them or were they all magazines
and papers? A. There were books and magazines.

Q. What were they, Japanese books?

A. Yes, Japanese.

Q. This bed which you estimate at \$15., and
which was sold for 50 cents, how old was it?

A. I bought it new in 1933 or 1934.

Q. And were the mattresses new or used when
you bought them? A. Yes. They were new.

Q. In respect of the cookstove which you
estimate at \$15., and sold at \$1.25., was it new
or used when you bought it? A. It was new.

Q. What did you pay for it?

A. \$25. or \$30., around there.

Q. Now, it is suggested that you included
these just given in your lease to Mr. Hughes. Is
that correct? A. There was no arrangement to

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I. G. G. G.
G. G. G.

and the copies to Mr. G. G. G. at the time.

Q. Do you know whether or not the found
and found? A. I do not know.

Q. That is all, thank you.

THE CHAIRMAN: Is there anything further,
Mr. G. G. G.?

MR. G. G. G.: No, your honour.

MR. CHRISTIE: I tender as Exhibit 6 the Real
Property Summary.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 6)

And as Exhibit 7 the Auctioneer's Checks.

(AUCTIONEER'S CHECKS, MARKED EXHIBIT NO. 7)

It is submitted that the Real Property was sold
at its fair market value.

It is submitted that these articles of Personal
Property which were sold at auction were sold at their
fair market value.

It is submitted that these articles which are
listed under the heading of "No Record at any Time"
were not left in the custody of the Custodian, were
not sold by him and he had no record and that therefore
the Custodian is not responsible.

MR. G. G. G.: I wonder if my friend would
produce some of the correspondence and reports from
Mr. G. G. G. which indicate that this house was vacant
for some time and had been broken into, which would
account for the disappearance, perhaps, of some of
these articles?

1 MR. CHRISTIE: The note to which my friend
2 refers is already.

3 MR. BROWN: My friend tells me that in
4 Exhibit 3 is included this statement, which is on an
5 inventory of contents belonging to Wicks, of things
6 which are said to be of no value.

7 Then, there is a statement signed by Mr. Harrison:

8 "This farm house was vacant for some time and
9 had been broken into, all personal papers,
10 lists, etc. were strewn about the attic."

11 THE SUB-COMMISSIONER: That appears in the
12 Personal Property Analysis.

13 I do not know how these things are run out of
14 Vancouver, but would not that be an admission which
15 would cover your ground?

16 MR. BROWN: It might be.

17 MR. CHRISTIE: I have no objection to it being
18 filed, anyway. Make this statement that I included it
19 so that it would be shown that some of the articles
20 were sold at auction, some were abandoned and some
21 were stolen.

22 MR. BROWN: Perhaps I should point out in
23 this case we are naturally very grateful to the office
24 of the Custodian for doing all this work, but, neverthe-
25 less, I think I should point out that some of the
26 summary, as I have it - for instance that \$100.00 of
27 the goods claimed were abandoned, I do not think is
28 borne out by an analysis of the sheet, itself.

29 THE SUB-COMMISSIONER: All the point I was
30 making was that it would appear to me that the

Analysis even though you might dispute it, in so far as
it was in your favour and for your use and for your
benefit.

MR. BROWN: I think that is right.

There are three items, at least, I notice,
from 1 and 2, here, in which the amount at which
the article was sold by auction exceeded by some
substantial amount the amount the claimant says was
the fair market value, so I think the claim should be
increased by that amount, because there is no provi-
sion here under the Order-in-Council that if the
Custodian sells at more than the fair market value he
will pay back the difference to us.

THE SUB-COMMISSIONER: Well, you have to take
an auction sale as you find it. You will find that
some old fruit jars sell for more than they are worth
and some valuable pieces of furniture for less.

MR. CHRISTIE: I think it shows that the
auctioneer was working very seriously.

THE SUB-COMMISSIONER: Unless there was some
"gambler" in the audience.

MR. BROWN: This claimant having assessed the
amount in his claim at less than the auction amount
in giving the Custodian full credit has thereby
reduced his proper claim.

THE SUB-COMMISSIONER: It is certainly worth-
while argument but I think it is addressed to the
wrong forum now, except insofar as they may read the
record.

MR. BROWN: Thank you.

(PROCEEDINGS ABANDONED HERE DEE)

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

A.S. Vetch

A.S. VETCH
Official Reporter.

I, H.A. Miller, Deputy Commissioner, appointed to hear a Commission to investigate claims of Licensees Candidates for property laws, do certify the foregoing is a true copy of the evidence heard on the within claim.

H.A. Miller

H.A. Miller
Deputy Commissioner.