

Name of Claimant

OKA, Umeo

Case 1060

Custodian File

4226

| <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 Total | Amount | | % of Total | Amount |
| | | | | | 479.00 | | 404.40 | | | 404.40 |
| <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 | | | |
| 43.00 | 18.75 | 5.62 | 43.60% | 236.20 | 102.98 | | | | | 108.60 |
| TOTAL RECOMMENDATION | | | | | | | | | | 513.00 |



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CASE NO: 1060.

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JAPANESE PROPERTY CLAIMS COMMISSION

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Toronto, Ontario,

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May 19, 1948.

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IN THE MATTER OF THE CLAIM OF

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MRS. UMEO OKA.

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PROCEEDINGS AT HEARING.

27



CASE NO: 1060.

1 IN THE MATTER OF THE "INQUIRIES ACT"
2 PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

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4 JAPANESE PROPERTY CLAIMS COMMISSION

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6 B E F O R E
7 (THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).
8

9
10 Toronto, Ontario,

11 May 19, 1948.
12

13
14 IN THE MATTER OF THE CLAIM OF

15 MRS. UMEO OKA.
16

17 PROCEEDINGS AT HEARING.
18

19 APPEARANCES:

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

22 F.A. BREWIN, Esq., appearing for the
23 Claimant.

24
25 A. WATSON, Esq., Secretary.

26 MRS. D.J. HANDFORD, Official Interpreter.

27 A.G. VEITCH, Esq., C.S.R., Official Reporter.
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Mrs. U. Oka
In-Chief.

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MRS. UMEO OKA, the Claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Mrs. Oka, is this your signature on this document? A. Yes.

Q. That is a form in respect of real estate farm land.

Are the facts which are in here correct?

Are they true? A. Yes.

MR. BREWIN: May that be Exhibit 1?

THE COMMISSIONER: Yes.

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

MR. BREWIN: It was your husband who first bought this farm? A. Yes.

Q. And I believe that you have with you an agreement for sale which substantiates the price paid and the details set forth in part of this form.

I do not think unless there is some question of it there is any point in filing it. She has that document with her.

THE COMMISSIONER: Is there any question of title, Mr. Hunter?

MR. HUNTER: Not of title but of price, I am not sure. I would like to see it for that matter.

MR. BREWIN: Yes.

Q. Have you an agreement for sale, Mrs. Oka, under which your husband purchased the property?

A. Yes.

Q. Can you let us see it? A. Yes.

Q. You have left it somewhere else?



Mrs. U. Oka
In-Chief.

1 A. It is in the bag, I think.

2 Q. We want the agreement for sale.

3 The witness is producing an agreement dated
4 December 7, 1925, between Peter McConnell and
5 Shigata Oka and it is an agreement to purchase
6 the land here described for \$1,100.

7 Do you want that filed?

8 MR. HUNTER: This appears to be for twice the amount
9 of land, my lord. It is described as the south-
10 east quarter, whereas the bit covered in the
11 farm appraisal is the east half of the southeast
12 quarter of the northeast quarter.

13 MR. BREWIN: Perhaps you can help us, witness.

14 Q. Do you know how much land your husband purchased,
15 how many acres? A. 19½ acres.

16 Q. 19½ acres. Did he agree to buy some land from
17 Mr. McConnell and then sell it again, or ---

18 A. I did not sell.

19 Q. You did not sell? A. No.

20 Q. So far as you ---

21 THE COMMISSIONER: There might be some mistake in the
22 description either here or by the Soldiers
23 Settlement Board.

24 MR. BREWIN: Possibly in the agreement.

25 THE COMMISSIONER: I notice the claim relates to the
26 southeast quarter.

27 MR. BREWIN: Perhaps, in view of the question raised,
28 we had better file this agreement as an exhibit.

29 THE COMMISSIONER: Very well.

30 MR. BREWIN: It will be Exhibit No. 2.



Mrs. U. Oka
In-Chief.

1 (AGREEMENT FOR SALE, MARKED EXHIBIT NO. 2)

2 Q. Your husband, I understand, died in 1931. Is
3 that right? A. Yes.

4 MR. HUNTER: The certificate of encumbrance shows
5 only the east half, my lord.

6 THE COMMISSIONER: Does it?

7 MR. HUNTER: Yes.

8 MR. BREWIN: By the way, you have not an actual deed
9 of the property?

10 THE COMMISSIONER: The certificate of title would
11 contain the description.

12 MR. BREWIN: Let us see the certificate.

13 THE COMMISSIONER: It is probably in that registered
14 letter the witness turned up.

15 MR. BREWIN: Here is a deed of land. That may throw
16 some light on it.

17 a deed
18 This is dated January 27, 1932, from Peter
19 McConnell to the witness and it recites \$800,
20 in consideration of the sum of \$800 doth grant
21 the east half of the southeast quarter on the
22 northeast quarter of section 14.

23 Q. Is this the deed which you received for the
24 property?

25 A. When the property was bought?

26 Q. No. What you received covering the property for
27 which you are claiming ---?

28 A. Before Mr. Oka died he paid \$500 deposit and I
29 paid the rest in cash.

30 Q. What is the rest - \$800? What do you mean by
"the rest"? A. \$800.



Mrs. U. Oka
In-Chief.

1 Q. You paid \$800, yourself? A. Yes.

2 Q. I see. Then, have you the certificate of title
3 there? You had it before, I think, just a
4 minute ago.

5 MR. HUNTER: What is that?

6 MR. BREWIN: This is a copy of the Soldiers Settlement
7 Board appraisal.

8 THE COMMISSIONER: Let me see the lady's documents.

9 THE WITNESS: I have handed the title over just now.

10 MR. BREWIN: Q. I understood you had about a minute
11 ago a certificate of title.

12 A. I handed it to you.

13 Q. Handed it to me? I am the guilty party.

14 Here it is. I am afraid I am the guilty
15 party. The witness handed it to me a minute ago.
16 I did not file it. It is dated April 17, 1942,
17 and it refers to the east half of the southeast
18 quarter.

19 THE COMMISSIONER: It ^{still} does not account for the difference
20 of \$300 in the purchase price.

21 MR. BREWIN: I do not think we need to spend too much
22 time on it. She said that her husband paid \$500
23 and she paid \$800 more.

24 THE COMMISSIONER: It could be interest.

25 MR. BREWIN: Yes, it could be interest. I wonder had
26 I better file the deed.

27 THE COMMISSIONER: I do not know that that would help
28 the situation at all. After all, the cost in
29 1925 is no criterion of value in 1943.

30 MR. BREWIN: Not by itself, my lord.



Mrs. U. Oka
In-Chief.

1 Q. Then, Mrs. Oka, your husband died did you say
2 in 1931? A. In 1931, yes.

3 Q. How many children did you have? A. Six.

4 Q. Six children. How long did you stay on the
5 property? A. Six years.

6 Q. Six years? A. Yes.

7 Q. After your husband's death? A. Yes.

8 Q. And I understand you went to live in Port
9 Hammond? A. Yes.

10 Q. And I understand you taught at some school there?

11 A. Yes.

12 Q. Now, when you left did you leave anybody on the
13 property? A. The grandmother.

14 Q. She occupied the house?

15 A. I had two houses; one of them was occupied by
16 the grandmother.

17 Q. Two houses on this land? A. Yes.

18 Q. Who occupied the other house?

19 A. It was vacant.

20 Q. It was vacant, Then, did anybody operate the
21 farm? A. My grandmother was on

22 the property but she did not ---

23 Q. Yes, but did she rent the crop or anything of
24 that sort, give somebody the right to operate it?

25 A. Only the hay.

26 Q. The hay.

27 Perhaps I might shorten it by leading the
28 witness. Did you have an agreement whereby some
29 neighbouring farmer would take off the hay?

30 THE COMMISSIONER: Mr. Hunter, if you were to put in



1 the S.S.B. report it might help.

2 MR. HUNTER: I tender the Soldiers Settlement Board
3 appraisal as Exhibit No. 3.

4 (SOLDIERS SETTLEMENT BOARD APPRAISAL, MARKED
5 EXHIBIT NO. 3)

6 THE WITNESS: The hay was sold to a neighbouring
7 farmer.

8 Q. And what was he to pay for it?

9 A. \$30 a year.

10 Q. \$30 a year; and was he also to pay taxes?

11 A. Yes. He paid the taxes.

12 Q. I see. Then, I think that is all about that.

13 THE COMMISSIONER: You will observe in the Soldiers
14 Settlement appraisal report, Exhibit No. 3, it
15 says that the property has been continuously
16 occupied but badly let go except for garden for
17 some years, Mr. Brewin.

18 MR. BREWIN: Yes, my lord. That is what I really
19 wanted to bring out.

20 THE COMMISSIONER: That is established.

21 MR. BREWIN: I wanted to explain perhaps the reason
22 that apparently this woman left. Perhaps the
23 possibilities were greater than what was
24 eventually done with it.

25 THE COMMISSIONER: Yes.

26 MR. BREWIN: Q. Now, in regard to your personal
27 property I am showing you a form. Is that your
28 signature? A. Yes.

29 Q. And are the facts set out there correct?

30 A. Yes.

MR. BREWIN: I think that will be Exhibit No. 4. It is



Mrs. U. Oka
In-Chief.

1 the personal chattel form.

2 (PARTICULARS OF PERSONAL PROPERTY CLAIM,
3 MARKED EXHIBIT NO. 4)

4 MR. BREWIN: In order to follow it I would ask my
5 friend to file the personal claim analysis.

6 MR. HUNTER: I file the analysis of personal property
7 claim as Exhibit 5.

8 (ANALYSIS OF PERSONAL PROPERTY CLAIM,
9 MARKED EXHIBIT NO. 5)

10 MR. BREWIN: Your lordship will observe that nearly
11 all the items that are claimed have some detail
12 given to them in Exhibit No. 4. There are some
13 which have not.

14 THE COMMISSIONER: Yes.

15 MR. BREWIN: They are left in general terms. They
16 are all listed, with valuations in column 3 of
17 the analysis.

18 Q. Now, Mrs. Oka, where did you leave all of the
19 things set out in your claim?

20 A. The farm implements were left at the farm and
21 the household chattels were left at Port Hammond.

22 Q. I do not think you are claiming for any farm
23 implements. Are you making a claim for farm
24 implements?

25 THE COMMISSIONER: Tools bought in 1930, valuation \$70.

26 MR. BREWIN: Q. What about the tools? Were they left
27 at the house at Port Hammond or at the farm?

28 A. At the farm.

29 Q. The carpenter's tools were left at the farm. Were
30 there any ---

MR. HUNTER: Are they carpenter's tools or are they



1 farm tools?

2 MR. BREWIN: She told me before all these were left
3 at the other place.

4 THE COMMISSIONER: Q. Were these farm tools or car-
5 penter's tools?

6 A. The farm implements were left on the farm and
7 the carpenter's tools were left at Port Hammond.

8 MR. BREWIN: Yes. That is what I understood.

9 Q. Perhaps you had better look over this list again
10 and I will ask you this question: Were all the
11 things on that list left at Port Hammond?

12 A. They were all left at Port Hammond.

13 MR. BREWIN: Yes.

14 My lord, the interpreter has just gone over
15 with her all the items set out in the details of
16 the claim. She says they were all left at Port
17 Hammond.

18 Q. In whose care were they left?

19 A. They were left at Port Hammond in no one's care.
20 I just locked the house.

21 Q. And apparently it was reported to the Custodian
22 that they were there? A. Yes.

23 Q. Now, I notice there are some items here referred
24 to in the personal claim analysis, one bed, I
25 guess it is, and three tables - it is rather hard
26 to follow - I think that is it; one bed and three
27 tables which were sold, and preserving bottle,
28 and jam jar sold, shown in auction sheets, to
29 your mother-in-law, Mrs. Shirio Oka and in
30 addition some kitchenware and tools are shown as



1 having been sold by auction and credited to your
2 mother-in-law's, Mrs. Shirio's account?

3 A. They belong to my mother-in-law. I call her
4 grandmother.

5 Q. Mrs. Shirio Oka, at any rate. To whom did those
6 things belong?

7 A. The tables and the beds were the grandmother's.
8 I refer to her as grandmother, the mother-in-law.

9 Q. Are you sure you understand the question because
10 you told me to the contrary in the instructions
11 you gave me?

12 A. The beds and the tables you refer to?

13 Q. There are beds and tables?

14 A. You mean these?

15 Q. To whom do these belong, two double beds and two
16 tables, which you left?

17 A. They were mine, left in Port Hammond.

18 Q. Were any of the things left in Port Hammond
19 which belonged to your mother-in-law or grand-
20 mother, or Mrs. Shirio Oka?

21 A. No. There was nothing there belonging to the
22 grandmother.

23 Q. All these items we have discussed before set out
24 in the claim form, to whom do they belong?

25 A. They are all mine.

26 Q. They are all yours? A. Yes.

27 Q. And are the prices you have put on for them - I
28 guess they explain themselves.

29 THE COMMISSIONER: I think she has enumerated the
30 prices right through, both in Exhibit 4 as well



Mrs. U. Oka
In-Chief.
Discussion.
Cross-Exam.

1 as in Exhibit 5.

2 MR. BREWIN: That is all.

3

4 MR. HUNTER: It is submitted, my lord, that the real
5 property was sold for its fair market value.

6 It is submitted the chattels sold were sold
7 for their fair market values.

8 It is submitted that the claims made for
9 chattels not sold by the Custodian are exorbitant.

10 I think you have full particulars of the
11 assessment which was attached to the analysis
12 form.

13 THE COMMISSIONER: Yes. I have noted that.

14 MR. HUNTER: I am a little confused with respect to
15 Port Hammond and Abbotsford.

16 THE COMMISSIONER: They are two separate places. You
17 had better ask her if she left anything at
18 Abbotsford, in view of the declaration made here.

19

20 CROSS-EXAMINATION BY MR. HUNTER:

21 Q. Did you leave any property at Abbotsford?

22 A. Only farm implements.

23 Q. And you are not claiming anything for those?

24 A. Yes, I am claiming for them.

25 MR. BREWIN: Well, she is not.

26 MR. HUNTER: Q. You have claimed \$70 for carpenter's
27 tools. Does that include your farm tools?

28 A. They are separate.

29 Q. Then, there is no claim for farm tools.

30 THE COMMISSIONER: No.



Mrs. U. Oka
Cross-Exam.

1 MR. BREWIN: I do not think she has at any time
2 instructed me to make any such claim.

3 THE COMMISSIONER: Obviously it has not been made in
4 the claim form, which I gather was not prepared
5 by yourself.

6 MR. BREWIN: No. It was prepared by some solicitor
7 in Leamington.

8 THE COMMISSIONER: Yes. I think we can go on.

9 MR. HUNTER: Q. You left all these things in the
10 teacher's house?

11 MR. BREWIN: She was the teacher.

12 THE WITNESS: Just the household chattels were left in
13 the teacher's house.

14 MR. HUNTER: Q. Yes. You left all them there in Port
15 Hammond in the teacher's house. Is that correct?

16 A. Yes, in the teacher's house at Port Hammond.

17 Q. Where did your mother-in-law leave her furniture,
18 at Port Hammond, or in the teacher's house as well?

19 A. No. They were left at Abbotsford.

20 Q. Did your mother-in-law have a similar type to the
21 ones you declared?

22 A. Yes. We had similar possessions.

23 M R. HUNTER: It begins to look as if these things
24 which were sold in the mother-in-law's sheets
25 were properly the property of the mother-in-law.

26 THE COMMISSIONER: It does appear so from this evidence.

27 MR. BREWIN: How does it appear that way? It is just
28 the other way around.

29 THE COMMISSIONER: Not as I interpret her evidence.

30 The claimant says she left none of her chattels



1 in Abbotsford and that all her stuff was left
2 at Port Hammond. The mother-in-law's stuff, on
3 the other hand, was left at Abbotsford, and
4 obviously from the claim analysis, which is
5 Exhibit 5, the goods which were sold were sold
6 from Abbotsford.

7 MR. BREWIN: Is that right, my lord?

8 THE COMMISSIONER: It is confusing. Perhaps I have
9 it twisted.

10 MR. HUNTER: The mother-in-law made a declaration
11 which I have here which declares certain property
12 at Abbotsford and certain property of the mother-
13 in-law was obtained from Abbotsford and sold.
14 It was thought, by whoever drew up this analysis,
15 that there might be a confusion there because in
16 the claim form I think it is shown that she had
17 left the stuff at Port Hammond, not Abbotsford,
18 whereas in her original declaration she had
19 shown Port Hammond. They began to wonder whether
20 there was some confusion but, from what the
21 witness now states, it would appear there was no
22 confusion and that the things which were sold
23 from Abbotsford were the mother-in-law's.

24 THE COMMISSIONER: That is the way I understand the
25 evidence.

26 MR. BREWIN: The original J.P. form in column No. 1
27 says, "Left in building, Second Avenue, Hammond
28 and includes kitchenware." One of the items,
29 the third from the end, is also the third from
30 the end in the claim form. That appears that



1 was sold for \$25.25. "See mother-in-law's auction
2 sheet." I do not know whether what was sold for
3 \$2.25 was what ^{was} sold from Abbotsford or whether it
4 was this woman's kitchenware.

5 THE COMMISSIONER: Do not your auction sheets show
6 where the goods were drawn from which were sold?

7 MR. HUNTER: They were sold from Abbotsford.

8 We have in addition certain things which
9 were sold at Haney apparently from Hammond.

10 THE COMMISSIONER: Yes. They are close together.

11 MR. HUNTER: They would appear to be some of them
12 household things and some of them from the school,
13 such as an organ and a piano and so on.

14 THE COMMISSIONER: Certainly the way I interpret the
15 evidence the goods referred to in the right hand
16 column of Exhibit 5 appear to have been those of
17 the mother. Now is not the time for argument.
18 If there is any question about it it can be dealt
19 with later.

20 MR. HUNTER: I think possibly it might be as well to
21 put in the inventory of what was found in the
22 teacher's house.

23 THE COMMISSIONER: I think it would be.

24 MR. HUNTER: In the right hand corner of this inventory,
25 which was made on July 16, 1942, by Moryson and
26 Logan, it shows the following stored in the
27 teacher's house and it gives a list of them. It
28 shows certain of the items which are shown in the
29 details of the claim. The stove is shown, the
30 kitchen range; there are dishes and kitchen



1 utensils (a few); three galvanized pail; a bed;
2 a dresser which I presume would be the vanity;
3 and another bedstead up above which would
4 correspond with the two beds; eight kitchen
5 chairs; two bookcases containing books.

6 THE COMMISSIONER: That is an inventory made by the
7 Custodian or his representative?

8 MR. HUNTER: It is made about three days less than
9 two months after the evacuation by the Custodian's
10 agent.

11 THE COMMISSIONER: Yes.

12 (REPORT ON EVACUATED JAPANESE PROPERTY,
13 JULY 16, 1942, MARKED EXHIBIT NO. 6)

14 MR. HUNTER: I think in addition it is only fair to
15 the claimant to point out that school and
16 possibly the house as well has been broken into.

17 THE COMMISSIONER: Yes.

18 MR. HUNTER: It is rather dubious from this. It says,
19 "There is no record apart from theft of the
20 "balance of chattels claimed as far as the
21 "property at Hammond is concerned." Whether that
22 means it was broken into or it is only an
 inference, I do not know.

23 MR. BREWIN: On the analysis of personal property
24 claim it is said,

25 "There is evidence of theft in connection
26 "with Japanese School Maintainers Association
27 "property at Hammond, B.C. as per correspon-
28 "dence attached to claim file."

29 That is in the analysis.

30 MR. HUNTER: Perhaps I can find that then.



Mrs. U. Oka
Cross-Exam.
Discussion.

1 "It is noted on the Association file No. 7754,
2 "that this property was broken into on many
3 "occasions, and a memo on that file dated
4 "9th December, 1943, states:

5 "Mr. Bardwell reported on the 26th May
6 "last year that the building of the
7 "'Japanese School Maintainer's Association
8 "'contained this lady's belongings. They
9 "are, however, not distinguishable on
10 "'this or subsequent inventories'."

11 In other words, the things which are now shown
12 as having been hers and shown on the analysis
13 are things which have been taken from these
14 general auction sheets, whereby the School
15 Maintainers Association property was sold.

16 THE COMMISSIONER: Yes.

17 The effect of your statement is that the
18 majority of this woman's goods were apparently
19 stolen.

20 MR. BREWIN: It would appear so, my lord.

21 THE COMMISSIONER: Yes.

22 MR. HUNTER: There are these auction sheets here, my
23 lord. There are only two of them and actually
24 only one because the second one is merely with
25 respect to an organ. Off that they have deducted
26 and put into her account the stove and those
27 three items shown on the analysis.

28 THE COMMISSIONER: Yes; and for that she is credited?

29 MR. HUNTER: With the \$8, \$3.75 and \$7. Possibly
30 she might just look at this and indicate whether



Mrs. U. Oka
Cross-Exam.
Discussion.

1 any of the other items happen to be hers. She
2 might as well get credit for them even if she
3 does not claim for them. There is only a short
4 list of them.

5 THE COMMISSIONER: All right. Show them to her.

6 MR. HUNTER: Q. Those are the only articles stolen
7 from that property. They apparently either
8 belonged to the Association or to this witness.

9 A. I have no knowledge of the organ or the piano.
10 The rest are mine but I do not know anything
11 about the piano or the organ.

12 Q. Would they not have been in the school?

13 A. Yes. They belong to the school.

14 Q. And the rest are yours. There seem to be two
15 organs, one for \$25 and one for \$37.50.

16 We can say that everything here except the
17 two organs and the piano belongs to this claimant
18 as shown on the auction sheets, under Japanese
19 School Maintainers Association, showing an auction
20 sale at Haney, British Columbia, or two, one on
21 November 25, 1943, and one on December 16, 1943.

22 THE COMMISSIONER: What is the net result from her
23 point of view in money?

24 MR. HUNTER: It means she makes a few dollars here,
25 my lord; \$18.75 and she is entitled to \$33, so
26 that she makes about another \$15, my lord.

27 THE COMMISSIONER: Yes. Are you putting in the
28 auction sheets?

29 MR. HUNTER: I was not proposing to.

30 THE COMMISSIONER: But, supposing you read it into the



Mrs. U. Oka
Cross-Exam.
Discussion.

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(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch

"A.G. VEITCH"
Official Reporter.

Case 1060

THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

DEC 2 1947

4226
Toronto

[Signature]

88

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

(1) NAME Mrs. OKA UMEO (RCMP) Reg. No. 14110
(Print) Surname Given Name

(2) Pre-Evacuation Address HAMMOND, B.C.

(3) Present Address LEAMINGTON ONT.

(4) REAL ESTATE

(a) Street Address (if any) MATSUQUI B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
South East Quarter of the North East Quarter of
Section 14 Township 13, Matsugui

(c) Type of Real Property (cross out words which do not apply):

- (i) Farm
- (ii) ~~Residence~~ Type of business Mixed Farming
- (iii) ~~Business~~
- (iv) Any other type of property (describe) Farm implement

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - \$ 1500.

(ii) Buildings - - - - - \$ 950.

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 2450.

(v) Amount at which Custodian sold property and credited your account - - - \$ 479.

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1971.

RECEIVED \$400. FROM CUSTODIAN

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

HAMMOND, B.C. + ABBOTS FORD, B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

HOUSE

(c) How stored or packed at time of evacuation NOT PACKED

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

MR. H. D. DORRICKSON

(e) Itemized description of personal property which is the subject of the claim:

| | | | |
|-----|---------------------------|--------------------|-------------------|
| 1. | <u>Book Case</u> | Estimated Value \$ | <u>30.00</u> |
| 2. | <u>Office Desk</u> | Estimated Value \$ | <u>20.00</u> |
| 3. | <u>Vanity</u> | Estimated Value \$ | <u>15.00</u> |
| 4. | <u>2 double beds</u> | Estimated Value \$ | <u>35.00</u> |
| 5. | <u>2 table</u> | Estimated Value \$ | <u>2.00</u> |
| 6. | <u>5 chairs</u> | Estimated Value \$ | <u>5.00</u> |
| 7. | <u>preserving bottles</u> | Estimated Value \$ | <u>5.50</u> |
| 8. | <u>Jam jars</u> | Estimated Value \$ | <u>2.00</u> |
| 9. | <u>stove</u> | Estimated Value \$ | <u>8.00 150</u> |
| 10. | <u>stove pipe</u> | Estimated Value \$ | <u>3.70 12620</u> |

TOTAL CLAIM FOR PROPERTY LOSS \$ 203.27920

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 2254.

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Toronto

(b) Do you require the services of an interpreter at the hearing? Yes or no. No

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
Province of Ontario)

TO WIT:)

I, Umeo Oka of the Town
of Leamington in the County of Essex,

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the Town)
of Leamington) Umeo Oka.
in the County of Essex)
this 24th day of November)
A.D. 1947. J.C. [Signature])
A Commissioner &c.

N.B.— THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

| | | |
|-----------------|-----------------|-------|
| Books | estimated value | 25.00 |
| Kitchenware | " " | 50.00 |
| Carpenters tool | " " | 70.00 |
| screen door. | " " | 8.00 |

| | |
|------------|----|
| <u>153</u> | 00 |
| 126 | 20 |
| <u>279</u> | 20 |

OKA, UMEO (Mrs.)
(Claimant's Name)

REAL ESTATE
(Farm Land)

14110

Reg. No.

| LAND | Acres | Date of Purchase | From Whom | Cost Price | Cleared or uncultivated at date of Purchase | Improvements at date of Purchase | Estimated value at Date of Sale |
|---|----------|------------------|--------------------|------------|---|----------------------------------|---------------------------------|
| Uncleared Cultivated not planted Cultivated and not in crop List Crops | 13 | 1925 | Mr. P.M. McConnell | \$1100.00 | | | |
| Grass and Hay | 5 1/2 | | | | 1/4 acre cleared | | \$1500. |
| Fruit trees | 1/4 acre | | | | | | |
| Vegetables | 1/4 acre | | | | | | |

Total

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

| Description | When Made | Cost | |
|---------------------------------|-----------|--------|--------------------------------|
| Cleared, cultivated and planted | 1933 etc. | \$800. | including material and labour. |

| BUILDINGS | Type | Size | Finish | Date Built | Cost Material | Paid for Labour | Value of Own Labour | Allowance for Depreciation | Estimated Value |
|------------------|------|-------------------|--------|--------------|------------------|-----------------|---------------------|----------------------------|------------------|
| House (1 storey) | | 20x24x13 | Frame | 1931 | \$500. | \$200. | \$150. | \$306. | \$544. |
| Woodshed | | 10x22x 8 | Frame | 1928 | \$150. | | \$ 75. | \$100. | \$ 75. |
| House (2 storey) | | 10x24x21 | Frame | 1930 | \$150. | | \$ 75. | \$100. | \$125. |
| Lean to Shed | | 10x24x15 12x18 | " | 1930 1930 | \$150. \$ 50. | | \$ 75. \$ 25. | \$100. \$ 35. | \$125. \$ 40. |
| Bath House | | 8 x12 | " | 1930 | \$ 40. | | \$ 25. | \$ 30. | \$ 35. |
| | | | | | | | | | \$944. |

Comments re Appraiser's report not covered by above information:

Land acres - about 20 acres

(~~Rented for \$30000 plus taxes~~) -

| | | |
|-----------------|--------------|-----------|
| Assessment 1943 | Land | 292.00 |
| | Improvements | 1200.00 |
| | | \$1492.00 |

EXHIBIT No. 1060-1
DATE 19 May 1948
FILED BY J.A. B. new m

Mrs. Umeo Oka

Signature

This Agreement, made in duplicate this seventh

day of December in the year of Our Lord one thousand nine hundred and twenty-five.

BETWEEN Peter McConnell, of Sardis, British Columbia, (Farmer)

Name,
Address, and
Occupation
of Parties

hereinafter called the "Vendor" of the one part
AND

Shigata Oka, of Abbotsford, Province aforesaid, (Farmer)

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:--ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the District of New Westminster, Province of British Columbia, and more particularly described as the South East quarter of the North East quarter of of Section fourteen (14) Township thirteen (13) Matsqui Municipality,

EXHIBIT No. 1060-2
DATE 19 May 1948
FILED BY J. A. Brennan

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of
eleven hundred Dollars (\$.....**1100.00**)
of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that
is to say: the sum of **blank**----- Dollars
on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and
acknowledge), and the balance payable as follows: **one hundred dollars per year,**
until the whole amount is fully paid, the first payment to be made
on the seventh day of December 1926.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE
Purchaser DOTH COVENANT, PROMISE AND AGREE, to and with the Vendor that he will well and
truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with
the interest thereon at the rate of **six** per cent. per annum both before and after maturity
and on the days and times in manner above mentioned; all sums in arrear for interest from time to
time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay
and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from
and after this date including local improvement assessments and sewer rates, whether already or here-
after assessed.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as
aforesaid, the Vendor DOTH COVENANT, PROMISE AND AGREE to and with the Purchaser to
convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient
deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the ap-
purtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUM-
BRANCES, save and except local improvement assessments or taxes and sewer rates, and subject to
the conditions and reservations in the original grant thereof from the Crown, and such deed shall be
prepared at the expense of the Purchaser and shall contain the usual statutory covenants but the Ven-
dor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds,
papers or documents or copies of any deeds, papers or documents relating to the said property other
than those which are now in possession of the Vendor

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default
be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days
and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or per-
missive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the
payments above mentioned are punctually made at the times and in the manner above mentioned, and
as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty
days notice in writing, demanding payment thereof, and in case any default shall continue, these
presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall
have the right to re-enter upon and take possession of the said land and premises; and in such event any
amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertain-
ed damages for the non-fulfillment of this Agreement to purchase the said land and pay the price
thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and con-
vey the said lands and premises to any purchaser thereof.

THE PURCHASER shall and will during the continuance of this agreement, and so long as any
money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings
and other erections on the said lands, or which may be hereafter erected thereon, in the sum of
their full insurable value with some insurance Company to be approved by the Vendor, and will
pay all premiums and sums of money necessary for such purpose as the same shall become due; and
will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and

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Mr Shigeta Oka,
R.R.1 Abbotsford,
B. C.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing. AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED

in the Presence of:

Signature of Witness *Margaret McCallum* *Peter Mc Connell*
Street Address *Abbotsford B.C.* *Shigeta Oka.*
City *Abbotsford B.C.*
Occupation *Notary Public*

FOR ATTORNEY

I Herby Certify that, on the _____ day of _____ 192____, at _____ in the Province of British Columbia

has been proved by the evidence on oath of _____ (whose identity _____ who is) personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of _____ to the annexed instrument as the maker thereof, that the said _____ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said _____ knows the contents of said instrument, and subscribed the name of the said _____ thereto voluntarily under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____, this _____ day of _____, in the year of our Lord one thousand nine hundred and twenty-

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

Note— Where the person making the acknowledgment is personally known to the Officer taking the same, strike out the words in brackets.

For the Secretary (or other Officer) of a Corporation

I Herely Certify that, on the _____ day of _____, 192____, at _____, in the Province of British Columbia (whose identity has been proved by the evidence on _____, who is) personally known to me, of _____ oath of _____ appeared before me and acknowledged to me that he is the _____, and that he is the person who subscribed his name to the annexed Instrument as _____ of the said _____ and affixed the seal of the

to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and twenty-

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

Note—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets

The Clark & Stuart Co, Ltd, Vancouver, B.C. Form No. 27

FOR SALE OF LAND Agreement

Peter McConnell, AND Shigeta Oka,

Dated Dec 7th 1925

AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA } To Wit:

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

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

Sworn before me at _____ in the Province of British Columbia, this _____ day of _____ 192____

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

FOR MAKER (INCLUDING MARRIED WOMAN)

I Herely Certify that, on the seventh day of December 1925, at Abbotsford, Peter McConnell, (whose identity has been proved by the evidence on _____, who is) personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto as part y, that he knows the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office

Farm Appraisal Report

File No. JL-239

Land Description The E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec.14, Tp.13, N.W.D.

Containing 19.5 Acres

Owner's Name (Mrs.) Umeo OKA Post Office Address Abbotsford, B.C.

Nearest Rail Point Abbotsford Distance 6 $\frac{1}{2}$ miles

Market Town " Distance "

Church (give denomination) All denominations Abbotsford, some denominations close by. Distance "

Nearest School Peardonville. Distance $\frac{1}{4}$ "

State how property was identified: Roads, map, tenant.

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

On decent gravelled subsidiary road.

Is this district a good one? No. Very poor. Called Poverty Flats sometimes.

Employment opportunity Very little nearby.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Well line fenced with barb wire. Value \$
Some interior fencing-see Sketch.

Water supply: Spring & well-good. Value \$

BUILDINGS ON FARM

4226

| BUILDINGS | DIMENSIONS | MATERIAL | HEIGHT | ROOF | AGE | Foundation | REPAIR | VALUATION |
|-----------------------------|-----------------|-----------------------|----------------|-------------------------------------|--------------|-------------|--------------|---------------|
| HOUSE <u>1 st.</u> | <u>20x24x13</u> | <u>Frame</u> | <u>eave 8'</u> | <u>Shgl.</u> | <u>9</u> | <u>Wood</u> | <u>Fair</u> | <u>240.00</u> |
| <u>Woodshed</u> | <u>10x22x8</u> | <u>"</u> | <u>7'</u> | <u>"</u> | <u>9</u> | <u>"</u> | <u>Poor</u> | <u>25.00</u> |
| <u>(Just a cheap house)</u> | | | | | | | | |
| BARN | <u>X</u> | <u>Old buildings.</u> | | | | | | |
| <u>Hse. 2 st.</u> | <u>14x24x21</u> | <u>Frame</u> | <u>18'</u> | <u>"</u> | <u>V.old</u> | <u>"</u> | <u>V.bad</u> | <u>nil</u> |
| <u>BARN Leanto</u> | <u>10x24x15</u> | <u>"</u> | <u>12'</u> | <u>"</u> | <u>"</u> | <u>"</u> | <u>" "</u> | <u>"</u> |
| <u>Shed</u> | <u>12 x 18</u> | <u>"</u> | <u>Very</u> | <u>old, not even salvage value.</u> | | | | |
| <u>GRANARY Bath</u> | <u>8 x 12</u> | <u>"</u> | <u>"</u> | <u>"</u> | <u>"</u> | <u>"</u> | <u>"</u> | |
| <u>Hse.</u> | <u>X</u> | | | | | | | |
| | <u>X</u> | | | | | | | |
| | <u>X</u> | | | | | | | |
| | <u>X</u> | | | | | | | |

No lights at present available.

Total present day value \$ 265.00

Total Value Buildings add to farm \$ 190.00

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

\$

Describe the basement and chimneys: No basement; metal chimney.

No. rooms downstairs? 4 Upstairs? nil How finished Siding, shiplap in.

Are buildings painted? No. Condition of paint

Distance from nearest bush None near.

EXHIBIT No. 1060-3
DATE 19 May 1948
FILED BY J. W. Hunter

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 |
|---|--|-------------------------------------|--|---------------------------------------|------------------------|-----------------|
| 4.22 | Level Most of this area has very fair type of soil. | 10-16"lt. clay to v. light & sandy. | Clay to Sandy | Old sod. Odd brush clump stealing in. | 40.00 | 168.80 |
| Area which can be cultivated without cost other than for breaking. | | | | | | |
| | | | | | | |
| Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc. | | | | | | |
| | | | | | | |
| 10.62 4.66 | Level " | As above Gravelly | As above to surface | Bush & Stumps " " | 150.00 125.00 | 10.00 5.00 |
| | | | | | | 106.20 23.30 |
| 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 \$ 298.30

Total added by buildings to value of farm \$ 190.00

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

Total value of farm \$ 488.30

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Appears to have been continuously occupied but badly let go except for garden for some years. Old buildings were abandoned years ago.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Not suitable for agriculture. Might be used as a partial subsistence home.

Noxious weeds:
A little couch and some Canada Thistle.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Matsqui - \$21.07.

Date: June 10, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 5th day of June 19 42

Inspector's Signature "R.L. RAMSAY"

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

Farm Appraisal Report

JL-239 -Mrs.U. OKA

Remarks:

This place is located in a very poor section of the country. It is on a decent road with good access to trunk roads off this cross road. Is close to school. Soil on front is very fair but at west is gravelly and natural growth looks thin and hungry and thirsty in spite of all the rain we have been getting.

The place is quite well line fenced with one good cross fence and the garden well fenced. Buildings are poor. The present dwelling at N.E. corner is the only good building on the place and that is a very cheap type without chimney. There is another old set of buildings that haven't even salvage value now though a farmer in his spare time might get considerable old sheeting and dimension stuff out of them. If he figured wages he would make nothing however.

The place has the appearance of someone having made try to make it go without success and is now becoming somewhat derelict. Mr. Plaxton told me the owner was trying to sell at \$1500. but would never make it.

There is a kitchen patch of strawberries on the place, but no other small fruit.

(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

4 trees around house, about 10 years old and mixed.

\$ nil

\$

\$

\$

\$

\$

\$

\$

\$

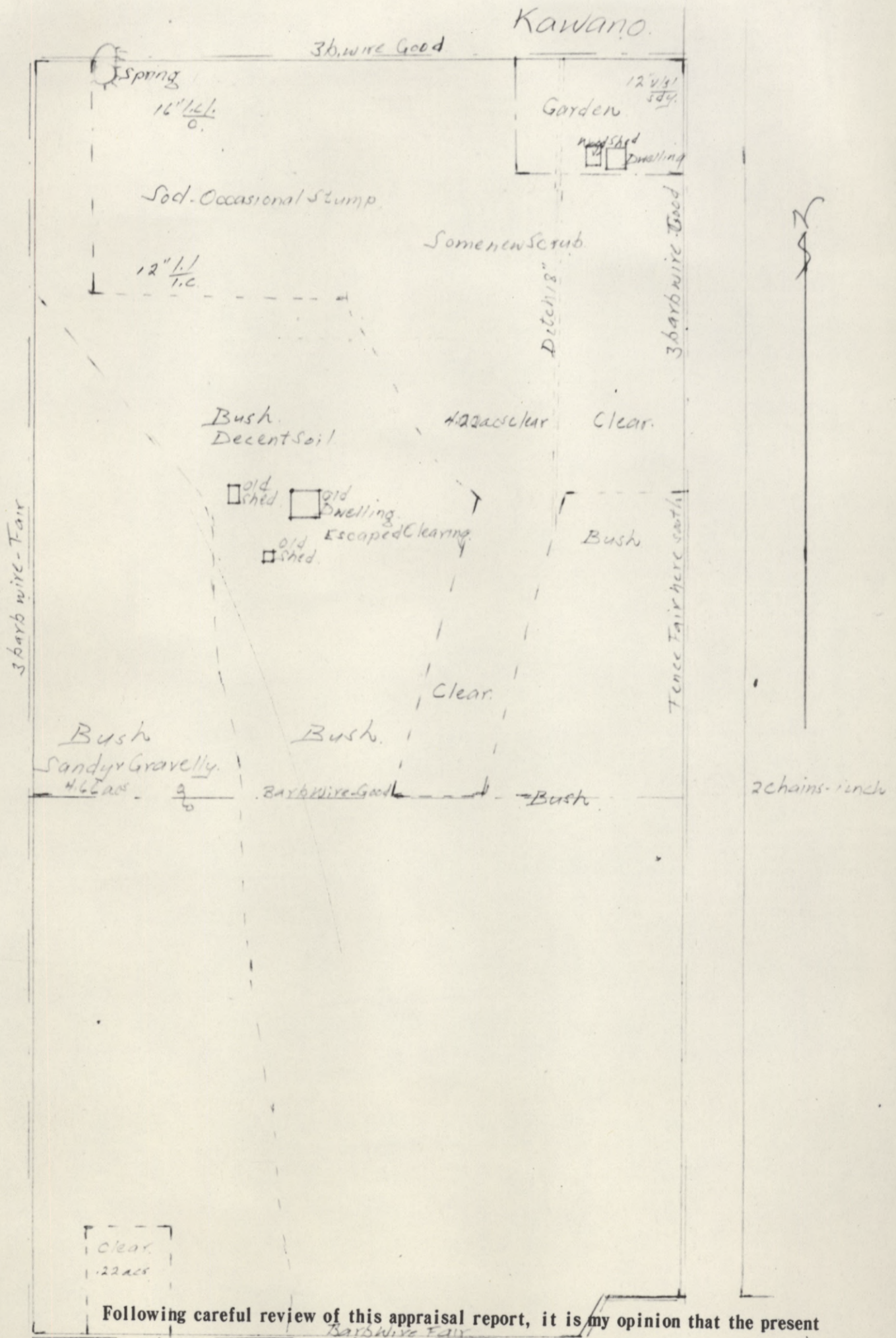
Total \$ nil

Amount fruit trees add to value of farm \$

E. 1/4 of S. 4. 1/4 of N. 1. 1/4, of Sec 14, Tp. 13, N. 7. D.

Mrs U. Oka

Diagram of Property



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

value is \$ 500.00

Kato.

Date 11th June 19 42.

"I.T. BARNET"

District Superintendent.

Oka Umeo (Mrs.)
(Claimant's Name)

PERSONAL CHATTELS

14110
Reg. No.

| Description of Major Items (and particularly of goods lost, stolen or destroyed) | Approximate Date Purchase | New or Used When Purchased | Price Paid | Condition when Evacuated | Estimated value at Date of Evacuation |
|--|------------------------------|-------------------------------|------------|-----------------------------|--|
| Book Case | 1925 | New | \$70. | Good | \$30. |
| Office Desk | 1927 | New | \$55. | Good | \$20. |
| Vanity | 1919 | New | \$60. | Fair | \$15. |
| 2 Double Beds | 1927 | New | \$90. | Fair | \$35. |
| Table and chairs | 1930 | New | \$25. | Good | \$7. |
| Stove | 1930 | New | \$35. | Fair | \$8. |
| Books (technical) etc. | 1925 etc. | New | \$100. | Good | \$25. |
| Kitchenware | 1925 etc. | New | \$100. | Fair | \$50. |
| Tools | 1930 | New | \$140. | Good | \$70. |

260

Description of Storage of Goods:

The Claimant is claiming on chattels listed in column 3 of the analysis of Personal Property Claim estimated at \$279.20.

Chattels were left in the building at 2nd Ave. Hammond in care of Custodian.

General Statement as to Chattels not Described above:

Additional Comments, if any:

EXHIBIT No. 1060-4
DATE 19 May 1948
FILED BY J. A. Brewin

Mrs. Umeo. Oka.
Signature

I

File No. 4226

April 16, 1948.

REAL PROPERTY MEMORANDUM

Re: Umeo (Mrs. Shigeta) OKA
Registration No. 14110

Veterans' Land Act transaction.

One Real Property only, being:

The East Half of the South East quarter of the North East quarter of Section 14, Township 13, Municipality of Matsqui, in the District of New Westminster.

Assessment:

| | |
|----------------|-------------------|
| Land..... | \$ 292.00 |
| Improvements.. | 1200.00 |
| TOTAL.. | <u>\$ 1492.00</u> |

Valuation of Soldier Settlement Board:

| | |
|----------------|-----------------|
| Land..... | \$ 298.30 |
| Buildings..... | 190.00 |
| TOTAL.. | <u>\$488.30</u> |

Sold to the Director, Veterans' Land Act for \$479.00

Claiming:

| | |
|----------------|-------------------|
| Land..... | \$ 1500.00 |
| Buildings..... | 950.00 |
| | <u>\$ 2450.00</u> |

Relative documents attached to Claim File.

WJJ/HMS

[Handwritten signature]
.....

EXHIBIT No. 1060-5
DATE 19 May 1948
FILED BY J. W. Hunter

| TENDER &c | SOLD WITH REAL PROP. | DECL. NOT FOUND | NO RECORD AT ANYTIME | ABANDONED | NO ACCOUNT, THEFT &c | UNSOLD | REMARKS |
|-----------|----------------------|-----------------|----------------------|-----------|----------------------|--------|---------|
|-----------|----------------------|-----------------|----------------------|-----------|----------------------|--------|---------|

At Hammond

Mrs. Tsuruyo OKA, mother-in-law, file No. is 8602.

X
X
X
X

X
X

X
X
X
X

1 sold for \$2.00 on mother-in-law's Auc. Sheets.
 3 sold for \$1.25 on mother-in-law's Auc. Sheets.
 Extension table sold for \$3.00 on mother-in-law's Auc. Sheets.

 Some sold-see mother-in-law's Auction Sheets.
 Some sold-see mother-in-law's Auction Sheets.

 Probably sold with stove

 \$25.25 worth of kitchenware sold-see mother-in-law's Auc. Sheets
 \$5.25 worth of tools sold-see mother-in-law's Auc. Sheets.

Above amounts credited to mother-in-law, Mrs. Tsuruyo OKA, Her Auction Sheets attached to Claim File, for reference purposes only.

on for \$18.75.
 theft etc.
\$18.75.

There is evidence of theft in connection with Japanese School Maintainers Association property at Hammond, B. C. As per correspondence attached to Claim File.

The above analysis is based on the fact that Umeo OKA did not declare any goods left at Abbotsford, B. C.

The ultimate ownership of the above-mentioned goods which were sold at Auction on November 25, 1943, was uncertain. It now appears, however, from Mrs. Oka's present claim that they belong to her and accordingly the funds have been provisionally transferred to her credit, subject to her formally verifying that they belong to her.

11

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Maple Ridge.

Date: July 16, 1942.

NAME: JAPANESE SCHOOL MAINTAINERS ASS'N

REGISTRATION NO.

ADDRESS: Powerline Rd., Hammond, B.C.

PROPERTY:

ACREAGE:

KIND OF CROPS:

APPROXIMATE ACREAGE OF EACH:

HOUSE: VACANT: OCCUPIED

DESCRIPTION ROOF:

SIZE: NO. OF ROOMS

CONDITION:

OTHER BUILDINGS:

NAME OF LESSEE OR RENTOR:

Note: Kitchen sinks also have been tampered with.

TERMS:

WATER: ON: OFF: Have notified police who will investigate at once. Will get in touch with Beatty Bros. in regards to Pump number.

LIGHT: ON: OFF:

REMARKS: Note: The Beatty electric pump & tank has disappeared, probably stolen, contacted S. SANO, vice president who did not know that it had gone, also contacted M. SAKAMOTO, secretary who also did not appear to know that it had disappeared. Back door had been broken into and also 5 gal. of paint has disappeared.

INVENTORY OF CHATELS LEFT ON PROPERTY

Stored in main floor of hall.

- Piano.
- 39 Benches.
- 2 Heaters.
- 8 Table tops. (16' long)
- 51 Kitchen chairs.
- Lge. empty shrine case.
- " Kitchen table.
- Trunk. (containing costumes & curtains for play)
- 2 Lge. maps.
- 2 Bookcases.
- 7 Pictures. (framed)

Stored downstairs.

- 10 School desks. (small)
- 15 " benches. (small)
- Kitchen range.
- Sm. quantity of lumber.
- 2 Kitchen sinks. (new, installed)
- 6 Boxes of dishes & kitchen utensils.
- Mimeograph machine.
- Hot Air furnace. (dismantled)
- Kitchen table.
- Kiddies table & 3 chairs.

In School house.

- 2 Organs & bench.
- Mantle clock.
- Wall clock.
- Heater.
- Cabinet. (glass front)
- " (wooden ")
- Black board.
- 18 Kitchen chairs.
- 19 Kiddies chairs.
- 2 " tables.
- 5 Pictures. (framed)
- 2 School desks & 2 benches.
- Christmas decorations. (few)
- Wall map. (lge.)
- 6 pairs of curtains & rods. (on windows)

Stored in teachers house.

- Safe. (open, containing records)
- Heater.
- 2 Bookcases. (containing books.)
- 3 Kitchen chairs.
- Bedstead.
- Rolled top desk.

8.00 ✓
6.00 ✓

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