Name of Claimant OKUMA, Yoichi Case 477

Custodian File 5445

REAL PROPERTY

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: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					2628.		2102.40	236.		295.00	2102.40 295.00 650.00 800.00

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
301.00	215.45	64.63	71.58	214.50	153.54			218.17

TOTAL RECOMMENDATION	4065.57

CASE NO: 477.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
March 29th, 1948.

IN THE MATTER OF THE CLAIM OF
YOICHI OKUMA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 47.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Lethbridge, Alberta,
March 29th, 1948.

IN THE MATTER OF THE CLAIM OF

YOICHI OKUMA.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
A.G. VIRTUE, Esq., K.C.,	appearing for the claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

MR. VIRTUE: The next one I have on the list, sir, is Claim No. 24, Yoichi Okuma.

THE SECRETARY: Case 477, Yoichi Okuma.

YOICHI OKUMA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q I show you a statement of your real estate with the improvements. Was that prepared by you with the assistance of your Interpreter?

A Yes, these was prepared from my estimate.

Q And this is true? A: Yes.

MR. VIRTUE: I will offer that as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. VIRTUE: Q: Now, would you look at that? That is another statement and that covers land which you had under lease? A:

THE COMMISSIONER: Are you alleging that the Custodian sold the lease in this instance?

MR. VIRTUE: No, but I want to put that in as an Exhibit. However, I will admit under your Lordship's ruling that you have ruled against that.

THE COMMISSIONER: Then why take time to deal with leased land?

MR. VIRTUE: I want to do it for this reason, if I may. This will come up a number of times, andmy present thought is that we will probably have to make representations with regard to it.

THE COMMISSIONER: Well, that can be done, but there is no occasion to present these leasehold claims before

me because I have held that I have no power to deal with them.

MR. VIRTUE: Well, I had intended going that far; that is, simply offering them and then saying in view of your Lordship's ruling that I would leave it that way.

THE COMMISSIONER: I think we will leave it just that way, Mr. Virtue, that I have held previously that I have no jurisdiction to entertain claims in relation to lease holdings.

MR. VIRTUE: Yes.

THE COMMISSIONER: So that there is no occasion for you to deal with them at all.

MR. VIRTUE: Very well, sir.

Q Now you also filed this claim regarding your personal property? A: Yes.

Q But you now find that you overvalued some items on t this claim and you want to cut down your claim from $515.00 to $339.98, the same as in this list here? (indicating). A: Yes.

Q And with these corrections that you have made just now, you say that this is a true list of your goods and a fair price for them? A: Yes.

MR. VIRTUE: I might say, my lord, that the claimant decided this morning that some of his values were high and he decided to cut them down so I did it with him today. I will offer that as the next exhibit and then I will show it to my learned friend as he has not seen it yet.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. HUNTER: Is he dropping any items?

MR. VIRTUE: He has gone over the individual items, if I may speak directly to my learned friend, and revalued each one, cutting down the values.

Q Now, I will show you a short statement of your claim showing the time~~s~~ that you purchased the land, the improvements you had put on it, and so on; and also of your personal knowledge and subject to the change in the personal property which you have just made, is this a true statement and was it prepared in the manner stated? A: Yes.

MR. VIRTUE: I will offer that as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. VIRTUE: Q: Now I show you some photographs. Is that a photograph of the main house on this land?

A Yes.

Q That was built in 1934? A: Yes.

Q And what sort of repair was it in? What sort of condition, when you were evacuated?

A It was built by a professional carpenter and painted by a professional and is in the same condition when I left.

Q About in the same condition when you left?

A Yes.

MR. VIRTUE: I will put that in as the next exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

MR. VIRTUE: Q: And is this another picture of the house with your fruit trees around it?

A Yes.

MR. VIRTUE: I will put that in as the next exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 5).

MR. VIRTUE: Q: And this third picture, is that a picture of your field with your house in the background?

A This is on the south side.

Q Well, is this land in the foreground his land?

A Yes.

Q Is that your house in the background?

A Yes.

Q By the way, are those strawberries growing there?

A Yes, those are strawberries.

MR. VIRTUE: I will put that in as the next exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 6).

MR. VIRTUE: Q: Then I will show you a close-up picture of the house. Is that the same house?

A Yes.

Q And another picture of your garden and house?

A Yes, this is part of the garden. There is another large part of the garden in front of the house.

MR. VIRTUE: I will put these in as one exhibit.

(PHOTOGRAPHS MARKED EXHIBIT NO. 7).

MR. VIRTUE: I will ask my learned friend to go over the insurance policy and admit that the dwelling on this land was insured for $2500.00?

MR. HUNTER: $2500.00 on the house, yes, that is right.

MR. VIRTUE: In view of my learned friend's admission, I won't put in the policy itself.

Q This new value that you have put on your chattels just now, is that a fair value of your personal chattels? A: Yes.

Q Thank you.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that those chattels which were sold were soldfor their fair market value. It is submitted that the chattels that were left under the care, custody, control and management of some person other than the Custodian appointed by the owner of the property and that when inventory was taken by the Custodian, many items claimed for were not on the property.

THE COMMISSIONER: How long after the evacuationdid the Custodian go into actual physical possession, do you know?

MR. HUNTER: Of the chattels, my lord?

THE COMMISSIONER: Yes.

MR. HUNTER: It was quite a long time after, my lord. The date when they went out to take inventory was June 10th, '43.

THE COMMISSIONER: When was he evacuated?

MR. HUNTER: June 2nd, 1942, my lord.

THE COMMISSIONER: June, 1942?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: Was there a tenancy created by the tenant in this instance?

MR. HUNTER: Through the claims solicitor, Mr. James M. Campbell, lease from the claimant to a chap by the name of Krompecker. I think if I will file the analysis of personal property claim, that will be explained in there.

(ANALYSIS MARKED EXHIBIT NO. 8).

MR. HUNTER: I will file the appraisals of the Soldiers Settlement Board, one for the parcel with the buildings and one on the vacant land, my lord, and that will be Exhibit 9, I take it.

THE SECRETARY: Yes, Exhibit 9.

(APPRAISALS MARKED EXHIBIT NO. 9).

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Okuma, when you rented your house to Mr. Krompecker, did you rent your furniture as well?

A No, I just loaned him 2 or 3 farm implements but not the furniture.

Q Well now, what did you do with the furniture?

A Sold some articles myself and others were left upstairs and in the basement and a few more or some were left with Mr. Solloway.

Q You didn't tell the Custodian that you were leaving some of your furniture with Mr. Solloway, did you?

A No, I didn't report it.

Q Now these articles that you left in your own house, were they locked up or were they just scattered around the house? A: Some of the things were locked, were upstairs and locked away, and some of them were in the basement, put in the corner and covered up, and the key was given to -- the key of the house was given to Mr. Krompecker.

Q That is your tenant? A: Yes.

Q What about the key to the room upstairs? What did you do with that? A: It was a pass key and I took it with me.

Q I see. Now let us just examine a few of these items here. What about these 31 wooden beds; were they bunks? A: Those were the bunks in the pickers' house.

Q They were built right in there, were they?

A They were separate and were moveable.

Q What were they made of, 2 x 4's?

A 2 x 4's and shiplap.

Q And this Finley stove, where did you leave that?

A That was also left in the pickers' house.

Q That was left in the pickers' house, not locked up?

A No.

Q And the Gurney Oxford stove, where did you leave that?

A That was in the basement of the house.

Q It wasn't locked up? A: The key was given to this Mr. Krompecker and he was the only one that could go in and out.

Q I see. The others seem to be fairly small items, my lord. No further questions.

The real property appears to be entirely a question of value.

THE COMMISSIONER: Any re-examination, Mr. Virtue?

MR. VIRTUE: No, sir. I will just ask your Lordship to look at the appraisal report and there the valuator's report, the total present day value of the buildings is given as $4,090.00, and then later on he adds the total value of the buildings to the value of the farm and he only allowed $2100.00. In other words, he cuts the value practically in two.

THE COMMISSIONER: You understandthat the total present day value means replacement cost?

MR. VIRTUE: If you will refer to his final report, my lord, he gives his reason for doing that, that the buildings are too good for commercial purposes. That is a refreshing viewpoint as most of the time they say they are too bad .

MR. HUNTER: May I suggest to my learned friend that the reason for that was that it was a substantially higher figure.

THE COMMISSIONER: That is all, thank you, Mr. Okuma.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"S.R. HOWARD,"
Official Reporter.

Case 477 5445

ACKNOWLEDGED

NOV 27 1947

Proof of Claim

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

---

1. Name of Claimant in full: Yoichi Okuma

   Registration No. 13266

2. Claimant's address at the time of his evacuation from the protected area:
   R. R. #1 Mission City, B.C.

3. Claimant's present address:
   Box 77, Picture Butte, Alta.

4. Claim relating to real property:

   (a) Street address of real property: Hurd Road, Mission City, B.C.

   (b) Legal description of property:
   Lots 19 and 20, S. W. ¼ Section 20, Township 17, Map 905.
   Lot 191 - 21 - 17, Map 955

VIRTUE & RUSSELL, Barristers, Lethbridge.

Matsqui Lots 66 and 384A, Sec. 15, Twp. 17,
10 acres strawberries, 3 acres rhubarb. Lease till 1944. --- $3800.00

Matsqui Lot 11, Sec. 12, Twp. 17, 6 acres Rhubar b --------- 625.00

Matsqui along C. N. Railway from Riverside Road.
Lease till 1944. ---------- 1500.00

Silver Creek, S. E. Part of Lot E of E.½ of N.W. ¼ of
Sec. 19, Twp. 17, Map 1966, 4 acres Raspberry. ---------- 600.00

Matsqui Prairie on Fore Road, Twp. 17, 4 acres Strawberries -- 800.00
$ 7325.00

cancelled

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Fruit Farm

(d) Title or interest held by Claimant in the real property:

Title No. 44328E for lots 19 and 20
Title No. 92349E for Lots 191, 21, and 17.

(e) Fair market value of real property at date of sale:

(I) Land— $ 7000,00 for lots 19 and 20
(II) Buildings— $ 1800.00 for lots 191, 21, and 17
5475.00

Buildings include: 3 storey house (30x32), wood shed (14x24), barn (22x34), garage (24x26), garage (13x28), picker house (12x21), Picker house (24x42), 2 hothouses (34x50) and (20x40), bathhouse made of concrete (10x18), packing house (20x30).

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

$ 1800
$ 12475.00

Total loss: $ 14275.00

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation:

Mr. C. Solloway, R.R. #2 Mission City, B.C.
Y. Okuma, R.R. #2, Mission City, B.C.

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Left in the upstairs and downstairs of Mr. C. Solloway's resident.
Also articles left as is in my home and garage.

(c) In whose care was property left by the Claimant at date of evacuation?

In care of the Custodian

Also Mr. C. Solloway, R. R. # 2, Mission City, B. C.. From Mr. Solloway it was taken in the hand of the Custodian

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

31 Wooden Beds, 2 Root HouseStoves
1 Country Cook Stove
1 Finley Stove
1 Guney Oxford
6 Tables
113 Old Posts
181 New Posts
2 Single Mattresses
20 pieces lumber 1x6
6 Windows
2 Book Cases
10 hoes
About 10 cases Fruit Jars
1 Single Plough
Harrow Spring Cultivator

The above article was stored at the residence

Quantity pots and pans
5 Window Screens
1 Hand Saw
6 Cross Cut Saws
Quantity tools
1--8gal crock
1--10gal crock
1--12gal crock
Quantity dishes
1--Vacuum cleaner
1--Power Sprayr
Blinds
Axe
2--Peepee
Shovel
Chest of Drawers
The above article was stored with Mrs. Solloway

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

$515.42

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will Yes be required.

DATED this 11th day of ~~October~~ November, A.D. 1947.

S. Kunimoto
Witness to Signature of Claimant.

T. Okuma
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, Yoichi Okuma
(Full Name of Claimant)

of Box 77, Picture Butte, Alta. Beet Worker
(Present Address) *(Occupation)*

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.

2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.

3. The above Claim is true and correct.

4. I have not received any payment upon the above Claim other than the following:

Received $175.52 for household belongings.

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Picture Butte
in the Province of Alberta,
this 13th day of November
A.D. 1947.

Y. Okuma

Roscoe D. Tubbs
A Commissioner for Oaths in and for the Province of Alberta.

VIRTUE & RUSSELL, Barristers, Lethbridge.

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapted 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

Proof of Claim

Mr. C. Solloway, R.R. #2, Mission City, B.C.
Mr. S. Hurd, R.R. #1, Mission City, B.C.

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

Yoichi Okuma
(Claimant's Name)

REAL ESTATE
(Farm Land)

I3266
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated 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							
Lots I9&20S.W.¼ Sec. 20 Twp. I7 Map905	9.05	I92I	W.J. Philcox	$3000.00			
Lot I9 Sec.2I Twp. I7 Map 955	4	I929	Mrs. Mihara	800.00	all bush	none	$I4275.00
	I3.05			$ 3800.00			
Total							

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

Description	When Made	Cost
Clearing I3 acres bush	year by year	$ 2800.00
Drainage ½ mile	material and labor	I00.00
Planting as per statement on evidence form		I945.00
Providing electricity for all buildings		75.00
		Total 44920.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Buildings as per complete list attached to evidence form							$I980.00	$55I5.00

2 land titles
tax Receipts
Correspondence
Fire Ins Policy
2 Farm leases
Agreement for sale
3 Pictures

EXHIBIT No. 477-1
DATE 29 mar 1948.
FILED BY A.J. Vrijne

Property was sold by the custodian but no pay,ent received by the claimant

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

PURCHASED

Y. Okuma
Signature

Amend claim

Personal Chattels Y. Okuma		REVISED LIST
Quantity of Pots and Pans	$10.00	10.00
5 window screens	2550	2.50
I hand saw	3.50	3.00
6 crosscut saws	22.00	25.00
Quantity tools	31.00	25.00
8 gal. crock	2.50	2.50
10 gal. crock	4.00	3.50
12 " "	5.00	4.50
Quantity Dishes	25.00	25.00
Vacumn Cleaner	89.00	85.00
I Power sprayer	135.00	115.00
10 blinds	25.00	25.00
~~I Axe~~	~~2.00~~	~~2.00~~
~~2 Peaveys~~	~~4.00~~	~~4.00~~
~~I shovel~~	~~.75~~	~~.75~~
31 Wooden Beds 2 root house stoves	75.00	44.00 ~~51.50~~
I Small cook stove	5.00	5.00
I Finley Range	40.00	25.00
I Gurney Range	75.00	60.00
6 Tables	6.00	6.00
113 old Posts	6.00	5.00
181 New Posts	18.00	18.00
2 Single mattresses	2.00	2.00
20 Pieces Lumber 1x6	15.00	12.50
6 windows	18.00	12.00
~~2 Bookcases~~	~~10.00~~	
10 Hoes	8.00	515.50
10 cases fruit jars	15.00	
I Single plough	15.00	
I Harrow spring cultivator	15.00	
	$ $ 690.94	
Received from Custodian	~~175.52~~	
~~Claim for loss~~	$ 515.42	

Value $ 515.50
Recvd. 175.52
Loss $ 339.98

Personal Chattels Y. Okuma

Quantity of Pots and Pans	$I0.00
5 window screens	2.50
I hand saw	3.50
6 crosscut saws	22.00
Quantity tools	3I.00
8 gal. crock	2.50
I0 gal. crock	4.00
I2 " "	5.00
Quantity Dishes	25.00
Vacumn Cleaner	89.00
I Power sprayer	I35.00
I0 blinds	25.00
I Axe	2.00
2 Peaveys	4.00
I shovel	.75
3I Wooden Beds 2 root house stoves	75.00
I Small cook stove	5.00
I Finley Range	40.00
I Gurney Range	75.00
6 Tables	6.00
II3 old Posts	6.00
I8I New Posts	I8.00
2 Single mattresses	2.00
20 Pieces Lumber Ix6	I5.00
6 windows	I8.00
2 Bookcases	I0.00
I0 Hoes	8.00
I0 cases fruit jars	I5.00
I Single plough	I5.00
I Harrow spring cultivator	I5.00
	$ $ 690.94
Received from Custodian	I75.52
Claim for loss	$ 5I5.42

Yoichi ~~Nishi~~ OKUMA
(Claimant's Name)

PERSONAL CHATTELS

I3266
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
Full list od artcles is listed on proof of claim form (attached hereto)	through the years	some new some used	higher than valued at evacuation	good	$~~515.42~~ 690.94

EXHIBIT No. 477-2
DATE 29 mar 1948
FILED BY a.f. rubie

Description of Storage of Goods:

Some property left in my dwelling in attic and basement
Part of personal property left in charge of Mr. C. Solloway Mission City, B.C.
Everything was later taken over by custodian

General Statement as to Chattels not Described above:

Additional Comments, if any:

Y. Okuma
Signature

515.42
175.52
#679.94

EXHIBIT No. 477-3
DATE 29 mar 1948
FILED BY
ag. Irvine

CANADIAN-JAPANESE CLAIMS FOR LOSSES

BRIEF STATEMENT OF EVIDENCE REQUIRED

Each Claimant should be prepared to answer the following questions clearly, carefully and accurately:-

1. Name. Yoichi Okuma

2. Present residence. Box 77, PICTURE BUTTE, Alta.

3. Residence at date of evacuation. R.R. # 1, MISSION CITY, B.C.

4. How long had you lived on property from which you were evacuated? 21 years.

REAL ESTATE

1. When did you buy property in question?
   (a) Lot 19-20, S.W. ¼, Sec. 20, Twp. 17 — 9.05 acres (1921)
   (b) Lot 191 Sec. 21, Twp. 17 — 4 " (1929)
2. What price did you pay?
   (a) $3000.00
   (b) $ 600.00
3. What was the exact condition of the property then?
   (a) The land itself.
      (a) Bush with many big stumps.
      (b) Big bush with many big stumps.
   (b) The buildings.
      (a) None
      (b) "

4. What improvements did you make upon the property in question? Give full particulars with the value of each and give the value of your own work separtely from the money you paid out of your own pocket.

(a) Buildings.

Refer to tacked sheet.

(a) Lot 19 - 20 S.W. ¼ Sec. 20, Twp. 17.

Buildings	Size	Date Built	Value
Dwelling-3 storey, concrete basement	32x34	1934	$5000.
Woodshed	14x24	1934	200.
Barn - upstairs picker house	22x34	1931	300.
Garage	24x26	1938	175.
Garage	13x28	1925	100.
Pickerhouse	12x21	1933	75.
Pickerhouse	24x48	1939	400.
Hothouse-lean to pickerhouse upstairs pickerhouse	34x50	1930	600.
Bathhouse-concrete	10x18	1935	75.
Hothouse - upstairs pickerhouse	20x40	1925	500.
Packing house	20x30	1940	50.
			$7475.

(b) Lot 191 Sec. 21, Twp. 17

Packing shed	14x20	1930	20.
Total Value of all Buildings		---	$7495.
Material on all buildings	$4497.		
Labour " " "	$2998. $7495.		$7495.
Depreciation		---	$1980.
Total claim of all buildings		---	$5515.

(b) Fencing. None

(c) Tillage. Included in planting.

(d) Drainage. Piping city water from old highway about ½ mile. Dug ditches and paid for half of pipes required -- $100.00

(e) Clearing.
(a) $2000.00 (b) $100.00

(f) Weed eradication.
Included in planting.

(g) Planting. (a) 3 acres strawberries $600.
2½ " grapes 375.
1 " asparagus 150.
fruit trees 75.
garden shrubs 50. $1250.

(b) 1 acre strawberry $200.
(h) 1¾ " raspberries 270.
½ " blackberry 75.
¾ " hops 150. $ 695.
(i) $1945.

Electricity $75.00 on all buildings on residential property.

5. Have you the assessed value at date of evacuation? If possible bring your assessement notice.
Yes

6. What is your age? 53 years

7. Did you make a living on the above property?
Yes

8. Did you make a profit from your work on the above property? If so about how much over and above your living?
Yes, about $1600.00

9. Annual rent obtainable -- $1500.00 on both places.

10. What was the fair market value of this property at the date of your evacuation? $14275.00

11. What was the fair market value of the property at the date when the sale was made by the Custodian?

$14275.00

12. Do you know of any sales of adjoining or close-by property which were made shortly before evacuation? If so, give particulars.

No

13. Did you carry any Fire Insurance on your property? If so, give particulars and try to produce any policies of yours or documents of that kind. Yes

14. At what price did the Custodian sell your property?
(a) Lots 19 -20 S.W. ¼ Sec. 20, Twp. 17 $2655.48
(b) Lot 191 Sec. 21, Twp. 17 $ 236.00

15. Did you receive a cheque and if so, for how much?
No

16. What did you do with the cheque?
n/a

17. What actual loss do you consider you suffered by sale of your property? Total loss $21880.42

Note slip attached.

18. Bring in any correspondence you have had with Custodian.
Yes

Claim Estimate on 5 Pieces Leased Land

1. Matsqui Lots 66 & 384 A Sec. 15, Twp. 17, Lease till 1944.

10 acre strawberry planting	$2000.00
3 " rhubarb planting	225.00
Rhubarb roots for forcing	
Sale price per root 5¢, 1 acre roots $105.	
3 acres rhubarb roots	315.00
Crop lost 1943 - 1944	1260.00
Total Claim ---	$3800.00

2. Matsqui Lot 11, Sec. 12. Twp. 17, (Poignat's) Lease till 1942

6 acres rhubarb roots @ $105.00 per acre	$ 630.00

3. Matsqui Lot 15, Sec. 9, Twp. 17, Map 3148 Lease till 1943

5 acres rhubarb planting	$ 375.00
Roots @ $105. per acre, 5 acres	525.00
Crop lost 1942 - 1943	600.00
	$1500.00

4. Silver Creek, S.E. Part of Lot E of E ½ of N.W. ¼ of Sec. 19, Twp.17

4 acres raspberry planting and crop lost	$ 600.00

5. Matsqui Prairie on Fore Road Twp. 17, Lease till 1943

4 acres strawberry planting and crop lost 1943	$ 800.00

Total Claim on the 5 pieces of Land -- $7330.00

disallowed

PERSONAL PROPERTY

1. You have already given a list of the articles in respect to which you are making a claim so you need not repeat this but be sure you are familiar with it.

2. Was this property taken over by the Custodian?
Yes

3. What became of the property?
Some were sold by Custodian.
Stoves etc. were left in dwelling.

4. Where was the property actually left when you were evacuated?
In my dwelling attic and basement.

5. If it was left in charge of anyone give the name and circumstances. Part of my personal property was left in charge of Mr. C. Solloway, Mission City, B.C.

6. Was this property covered by Fire Insurance? If so, try to produce Fire Policy and any other documents which would show the value.
No

7. Did you receive a cheque from the Custodian?
Yes

8. For how much? $175.52

9. What did you do with the cheque? Cashed

10. Any correspondence? If so, produce it. Yes

GENERAL INFORMATION

Give name and address of any persons who can corroborate your evidence as to ownership, value and loss. Opposite the name of each witness show briefly what evidence the witness is wxpected to give.

1. Name. S. Kunimoto

2. Address. PICTURE BUTTE, Alta.

3. Evidence expected.

1. Name.

2. Address.

3. Evidence expected.

If there are any special facts applying to your case please state them clearly.

LETTERS AND DOCUMENTS

If you have any Agreements for Sale, Transfers, Titles, Insurance Policies, Leases, letters or other writings of any kind shedding any light on any of the above matters, please be sure to bring them in with you and give a list of them below.

2 Titles
Fire Insurance Policy
Lease Agreements
Chattels Sale List



Y. OKUMA BUILT 1934

此の寫眞は
西南より見た
我家の前景

Taken 1943

12

EXHIBIT No. 427-A
DATE 29 MAR 1948
FILED BY



Y. OKUMA Built 1934

1

EXHIBIT No. 477-5

DATE 29 mar 1948

FILED BY

a.f. Vintue

Jaken 1943

V



EXHIBIT No. 477-6

DATE 29 mar 19 x 8 4

FILED BY

af Wilson



95



Taken 1943.

Y. OKUMA Built 1934

Leben 1943

EXHIBIT No. 477-7

DATE 29 mar 1948

FILED BY

a J Venture

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5445 EXHIBIT No.

NAME Yoichi OKUMA REG. No. 13266

DATE
DECLARATION Apr. 21/42
EVACUATION June 2/42

INVENTORY
TAKEN BY R.M. Anderson
DATE June 10/43

DETAILS OF CLAIM			SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Household furniture Kitchen utensils Chinaware Carpenters tools 50 hop posts 100 grape posts	1 McLary range Approx. 50 grape posts Few hop posts	**Left at his residence**				
		1. 31 wooden beds	75 00			
		2. ~~2 root house stoves~~				
		3. 1 country cook stove	5 00			
		4. 1 Finley stove	40 00			
		5. 1 Gurney Oxford	75 00			
		6. 6 tables	6 00			
		7. 113 Old posts	6 00		X	
		8. 181 New posts	18 00		X	
		9. 2 single mattresses	2 00			
		10. 20 pcs. lumber 1 x 6	15 00			
		11. 6 windows	15 00			
		12. 2 book cases	5 00			
		13. 10 hoes	8 00			
		14. About 10 cases fruit Jars	15 00			
		15. 1 single plough	15 00			
		16. Harrow Spring cultivator	15 00			
		Left care of Mrs. Solloway				
		17. Quant. pots & pans	10 00	3 90		
		18. 5 window screens	2 50	1 25		
		19. 1 hand saw	3 50	1 50		
		20. 6 cross cut saws	22 00	6 50		
		21. Quant. tools	31 00	16 45		
		22. 1 8-gal. crock	2 00	2 75		
		23. 1 10-gal. crock	4 00	3 00		
		24. 1 12-gal. crock	6 00	4 50		
		25. Quant. dishes	25 00	10 60		
		26. 1 vacuum cleaner	89 00	65 00		
		27. 1 Power sprayer	135 00	100 00		
		28. Blinds	2 50			
		29. Axe	2 00			
		30. 2 peaveys	4 00			
		31 Shovel	.75			
		~~32 Chest of drawers~~				
			~~$115.42~~ 690.94	$215.45		15 00

Chattels sold to A.N. Lawrence by Okuma for $242.50 in Jan before his evacuation. Payment made to Custodian and credited to Claimant.

5445 EXHIBIT No. CASE No.

13266

VENUE Lethbridge

SALES	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
Runners made of 2 x 4 & shiplap ? value.								Probably built in bunks in pickers houses. These chattels were listed by Mr. James M. Campbell in lease from Y. OKUMA to F. Krompecker prior to OKUMA's evacuation. They were not found by our fieldmen and tenant, F. Krompecker claimed they were not on the property. OKUMA had arranged to sell his household furniture through Lawrence's Auctioneers Mission, and in list of goods sold by Lawrence's, are 9 stoves, 6 tables.
					x			
in basement.								
x x Sold by Okuma to Western Canada Hop Coy. $15.00 collected by Custodian.								
				x				
				x				
				x				
				x				
90								
25								
50								
50								
45								
75								
00								
50								
60								
00								
00								
						x		
						x		
						x		
						x		
						x		
45	15.00							
Okuma for $242.50 in June 1942. ades to Custodian and amount								3 boxes personal effects in storage

EXHIBIT No. 477-8
DATE 29 mar 1948
FILED BY J. W. J. Hunter

BC-271-P

(1)

BC/271-P

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

Farm Appraisal Report

File No. 24/11 JL.1

Land Description Lots 19& 20 of S.W.¼ Sec.20.Tp.17,Map905,NWD.

Containing 9.05 Acres

Owner's Name Yoichi Okuma Post Office Address Mission,B.C.

Nearest Rail Point Mission. Distance 1¼ m³

Market Town " Distance "

Church (give denomination) All denominations, Mission Distance "

Nearest School Mission Distance "

State how property was identified: Neighour,Mission policeman showed lines,Map,fences owner.

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

On Loughed Highway but due to adding steep slope exit is the other way- north instead od south from buildings ½ mile to above distance figures.

Is this district a good one? When prices are good yes, when not no. It has had a hard time for years till last year.

Employment opportunity Seasonal berry picking and hoeing. Mills and logging for a few 8 miles away. Also a small amount of seasonal cannery work.

Predominating Nationality and religion: British but many Jap farms in area.

Describe Fencing and its condition: Very little fencing and that poor³ Value $

Water supply: City water and electric light. Value $ with land

5445

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
1½st. Dwelling	32x34x12 and 8' basement	Frame	16' eave	Shgle	4 F	Conc.	Good	3200.00
HOUSE W shed	12x22x11	"	8' eave	Shgle	Med.	Wood	Fair	50.00
Bath house	10x18x10	"	8' eave	"	Med.	"	"	30.00
Old pick. house	18x38x20	"	14' eave		Old	"	Poor	75.00
BARN Garage	12x26x10	"	7' eave	Shgle	Shgle	Wood	Poor	30.00
Garage	14x26x12	"	8' eave	Shgle	Med.	Wood	Fair)	100.00
BARN Leanto	12x26x10	"	8' eave	"	Newish	"	Good)	
Shack	10x18x10	"	7' eave	Shake	Newish	"	Good	45.00
GARAGE Shack	12x18x10	"	7' "	Shgle	Med	Wood	Fair	30.00
Shack	12x18x10	"	"	"	"	"	"	30.00
Pickers house	24x20x17	"	14$	Shakes	Med	"	Fair only)	120.00
Leanto shed	10x48x8	"	8' eave	Shake	Med.	Wood	Fair only)	
Pickers House	22x48x16	"	11' ezve		Med.	Wood	Fair)	200.00
Leanto	10x48x8	"	9	Shake	Med.	Wood	Fair)	
Packing shed	22x24x7	Fr. No floor nor wall			Med.	Posts	Fair	5.00
Pickers House	22x40x10	Fr.	8' eave	Shake	Med	Wood	Fair	175.00

Total present day value $ 4090.00

Total Value Buildings add to farm $ 2100.00

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

Describe the basement and chimneys: Full basement 8' wall conc. floor. This is not included in above heights.

No. rooms downstairs? 6 Upstairs? unfinished How finished Plaster.

Are buildings painted? House only Condition of paint Good.

Distance from nearst bush None near.

EXHIBIT No. 477-9
DATE 29 mar 1948
FILED BY J. W. G. Hunter

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

Cultivated Land

BC/271-P (2)

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
9.05	2 acs very steep balance fairly steep sloping heavily to south	10" l.l. on	clay		55.00	497.75
	8 acs in berries about 1 ac in fallow or grass. About ½ ac is new planted rasps.					

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 497.75

Total added by buildings to value of farm $ 2100.00

Total fruit trees add to value of farm (for use in orchard districts only) 24 87 trees $ 80.00

Total value of farm $ ~~677.75~~ 2677.75

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

Continuously occupied and farmed for many years. Soil appears to be run down, which knocks its value.

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

Poultry and small fruit. With added acreage would be suitable for mixed.

Noxious weeds:
None.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mun. of Mission $40.30

Date: May 11.1942
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 6th day of May 19 42.

Inspector's Signature R L Ramsay

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

BC/271-P

S.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

Remarks: This farm is well located on Lougheed Highway., I t is unfortunate however there is a very steep break in the middle of the property and buildings are located on the back on more level ground but which necessitates going to Mission by a back road as cars cannot come down hard rd. fr om buildings on this place.

The soil is a light loam and is reputed to be quite run down and it will take some time to build it up. It also has a carance of being run down with a variety of strawberries that xxxxx do alright on poor land. The extreme southern slope makes the place early and catches the high prices which counteracts its other disadvantages to some extent. With hoed crops and little manure this place will gradually erode keeping the hill brow bear of good soil.

The place is served by city water and electric light.

To bring this place back without manure would reuire some years of green manuring taking about 1/3 each year and sowing to such crops as are used for this purpose getting an income fr om the other 2/3rds from berries or other small crops.

I have knocked the prixx value added for buildings pretty hard as the hou se is fartoo expensive a one for a commercial grower without outside assets and the place is generally overloaded and a number of the buildings are old or getting that way and in poor repair.

(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.

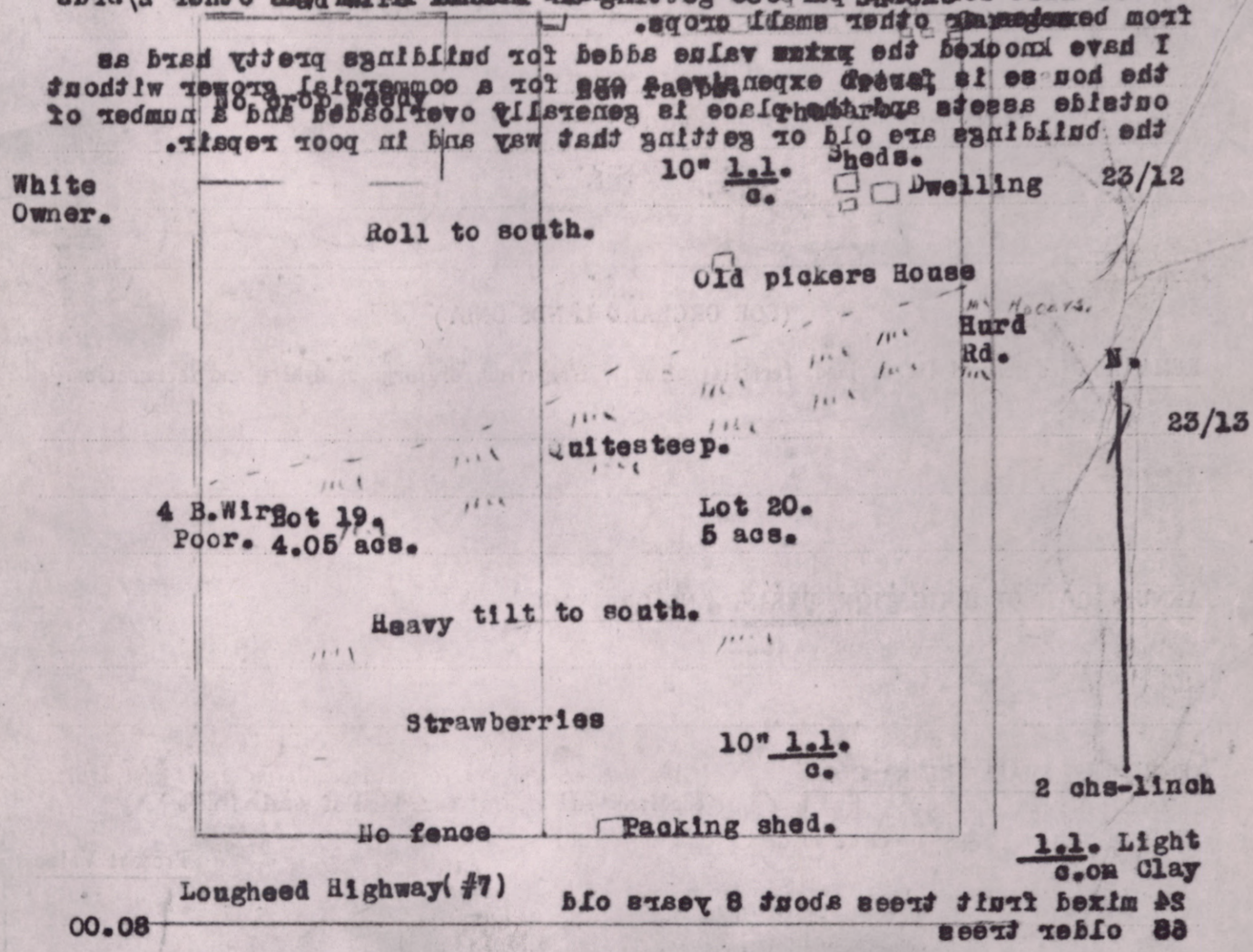
ORCHARDS, SMALL FRUITS, ETC.

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

	Present Value
24 mixed fruit trees about 8 years old 68 older trees	$ 80.00
	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$ 80.00

Amount fruit trees add to value of farm $

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 2700.00

00.08

Date 15th May 19 42.

"I. T. BARNET"

District Superintendent.

BC-323-P.

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

Farm Appraisal Report

File No. J.L. 1

Land Description Block 191 -In the Village of Mission B.C.

Containing 4 ac Acres

Owner's Name OKUMA, Yoichi Post Office Address Mission B.C.

Nearest Rail Point Mission Distance

Market Town Mission Distance

Church (give denomination) Various ~~4 miles~~ Distance

Nearest School ¾ mile Distance

State how property was identified: Map location

Roads: State whether property has access to main road, the kind of road and its condition.
It is on Horne Avenue Mission

Is this district a good one? no

Employment opportunity Seasonal only

Predominating Nationality and religion: Various

Describe Fencing and its condition: none Value $

Water supply: small creek runs through the place Value $

BUILDINGS ON FARM

$745

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
	x							
	x	NO BUILDINGS						
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $

Total Value Buildings add to farm N.A. $

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

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4	undulating	loam 6 in	granular loam	1.05 ac strawberries .90 ac raspberries .35 ac blackberries .70 ac hops	$60.00	240.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 240.00

Total added by buildings to value of farm $ nil

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

Total value of farm $ 240.00

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

the place is in a fair state of cultivation, has been operated until recently by Japanese owning adjoining land.

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

small fruits

Noxious weeds: some Canada thistle and couch grass.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mission Village Taxes. $ 10.05

Date: May 31st 1942
Place: Abbotsford B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 21 day of May 1942. 19

Inspector's Signature E. B. Buckley

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

S.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

Remarks: This four acre parcel, all under cultivation, has been worked in conjunction withthe property to the north owned by Y Ito. It is somewhat better land than Ito's and possibly that is why the crop on it is in much better shape, then to it is not as hard to work, being less rolling and has a southern slope. There are no buildin

Tt has the appearance of having had more attention than the other stuff right near, but I could not find out whether or not it is under lease, possibly not, since the Ito place has no tennant, or at any rate there was no sign of anyone doing anything toward keeping the weeds down at the time of my inspection.

This unit by itself is not a self sustaining layout but it will round out a farm if operated along with other land.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

Present Value

$

$

$

$

$

$

$

$

$

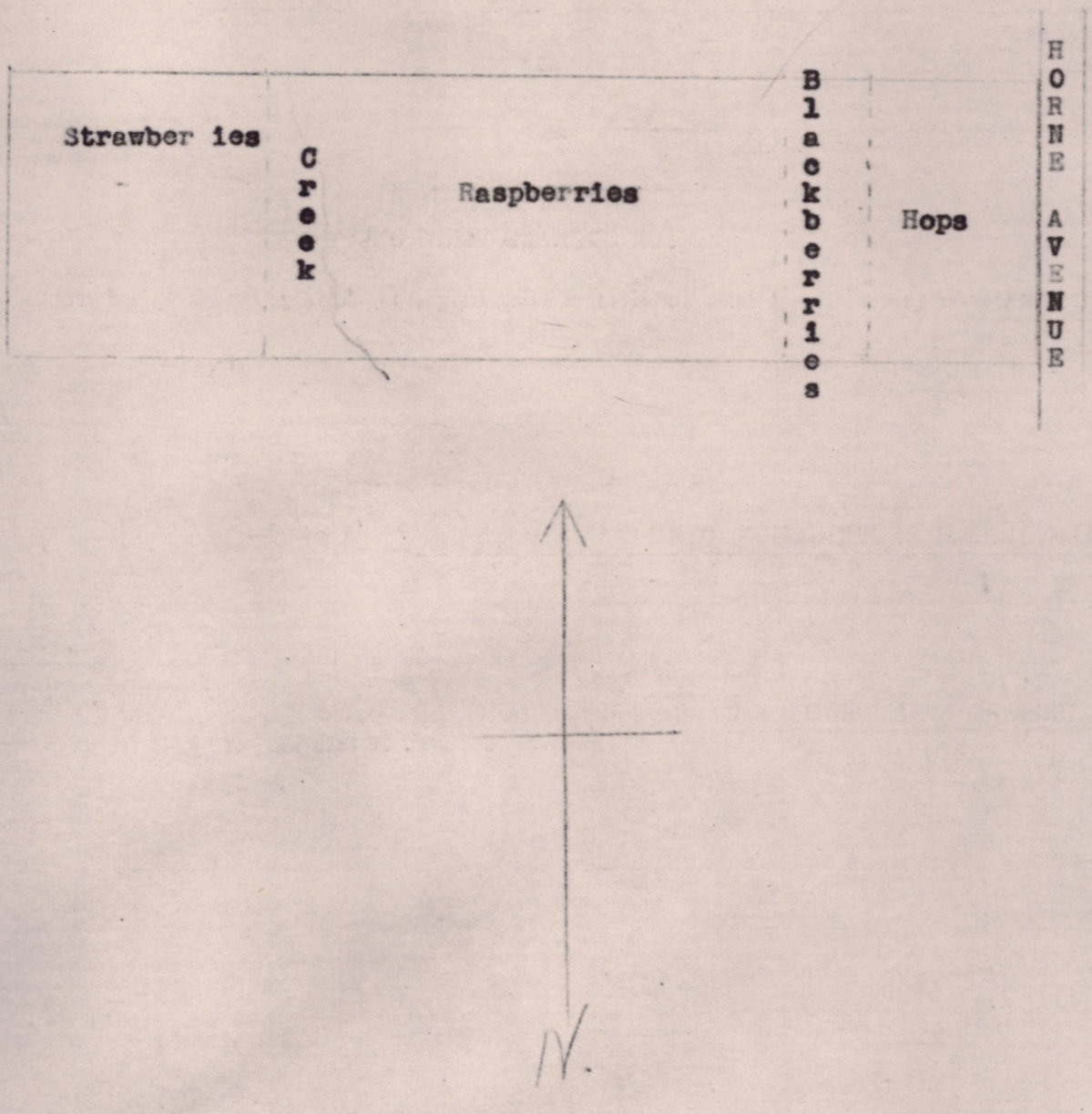
Total $

Amount fruit trees add to value of farm $

Diagram of Property

Y. Okamura. Block 191. Mission Village.
Folio 37/13. 4 acres.

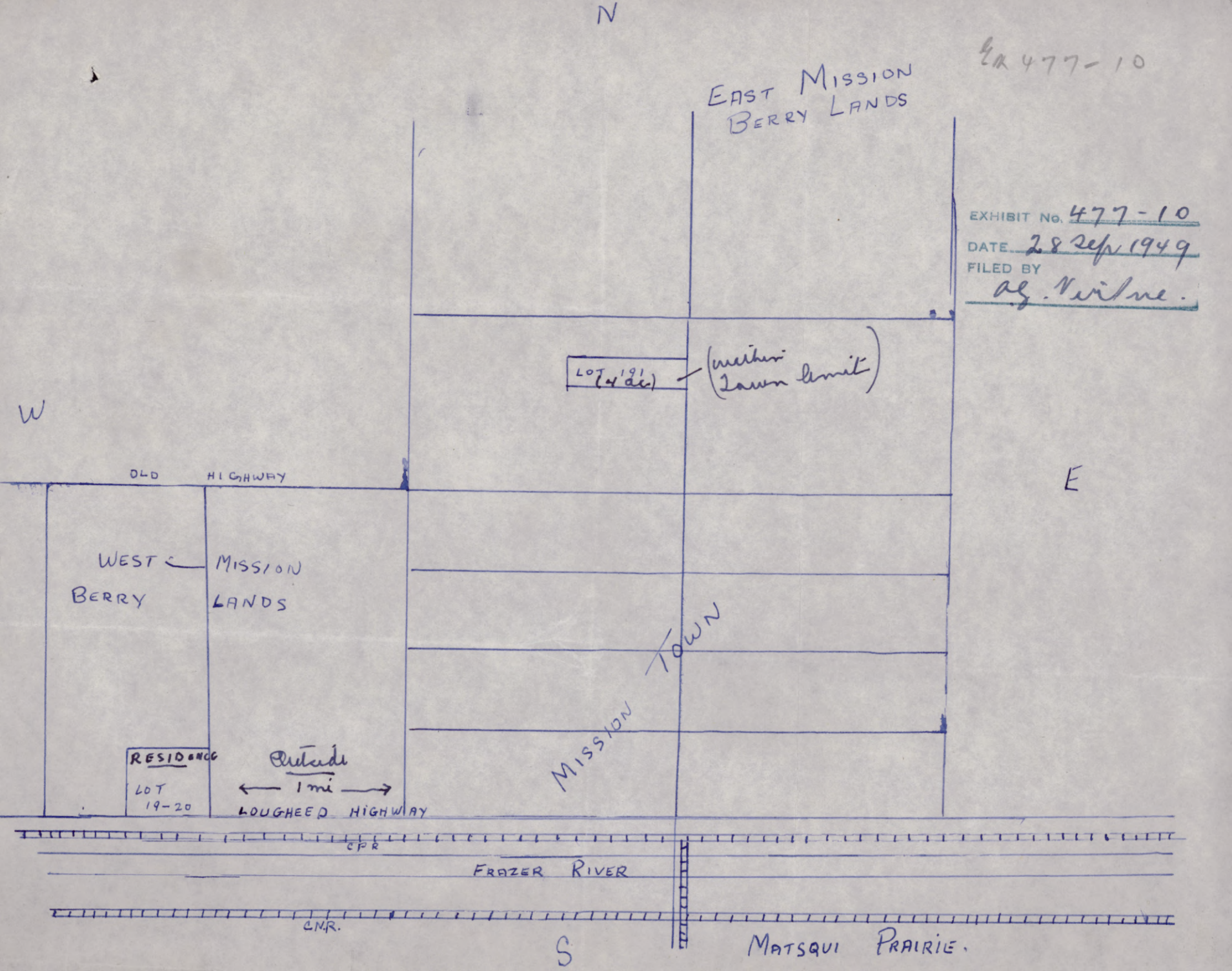
Scale 2 chains to inch



Following careful review of this appraisal report, it is my opinion that the present value is $ 250.00

Date 4th June 1942.

"I.T. BARNET"
District Superintendent.


N
Ex 477-10
EAST MISSION
BERRY LANDS
EXHIBIT No. 477-10
DATE 28 Sep 1949
FILED BY
Ag. Virtue.
LOT 191 (4 ac)
(within Town limit)
W
E
OLD HIGHWAY
WEST MISSION
BERRY LANDS
MISSION TOWN
RESIDENCE
LOT 19-20
Outside
1 mi
LOUGHEED HIGHWAY
CPR
FRAZER RIVER
CNR.
S
MATSQUI PRAIRIE.

February 12th 1948.

The Custodian,
Department of Secretary of State,
675 W. Hastings St.,
Vancouver, B.C.

Dear Sir,

We enclose letter received from Yoichi Okuma, of Picture Butte, Alta. (Your file 5445) asking for statement regarding his property.

Yours truly,

Enc.
VW.