

Name of Claimant OKANO, Kumanosuke

Case 497 & 498

Custodian File 3281

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	Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount	% of Total	Amount	
										500.00
										5259.00

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 & 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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price
690.55	230.80	69.24	33.42%	690.00	230.59	145.00	17.40
							317.23

TOTAL RECOMMENDATION								606XXXXX 6076.23
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CASE NO: 497.

&

CASE NO: 498

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

April 1st, 1948.

IN THE MATTER OF THE CLAIM OF

KUMANOSUKE OKANO.

PROCEEDINGS AT HEARING.

Original.

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).

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Lethbridge, Alberta,  
 April 1st, 1948.

IN THE MATTER OF THE CLAIM OF  
KUMANOSUKE OKANO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

W.E. HUCKVALE, Esq., appearing for the  
 Claimant.

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A. WATSON, Esq., Secretary.  
 G.N.R. UPTON, Esq., Official Interpreter.  
 S.R. HOWARD, Esq., Official Reporter.

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K. Okano,  
In Chief.  
Discussion.

MR. HUCKVALE: The case that will be next, sir, there are two of them, and they are both together, 43 and 44.

THE COMMISSIONER: Do you wish to combine them, Mr. Huckvale?

MR. HUCKVALE: I have separate forms for them, sir, but that will be quite all right.

THE COMMISSIONER: Well we will hear them both together.

MR. HUCKVALE: Yes, sir. They are actually filed as two separate claims.

10 THE COMMISSIONER: Well we will call them 497 and 498, but we will combine them for the purposes of this hearing.

THE SECRETARY: Yes, my lord. Cases 497 and 498, Kumanosuke Okano.

KUMANOSUKE OKANO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

20 Q Mr. Okano, your first claim for real property deals with part of the west half of Section 3, Range 3, 2, in Plan 2143 of the Cowichan District, Salt Spring Island? A: Yes.

Q And with respect to that parcel you have instructed me, have you not, to prepare that form (indicating)?

A Yes.

Q And have you had it read over to you?

A My son read this out to me.

Q And have you signed it? A: Yes.

30 Q And are the statements made in that form true and correct according to your best recollection,

K. Okano,  
In Chief.

knowledge and belief?

A: Yes.

MR. HUCKVALE: I will file that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Now, if my learned friend would be good enough to file the appraisal relating to that piece of property now.

MR. HUNTER: There appears to be a mathematical error, my lord, here; it mentions the total area of 23,000 square feet at \$500.00 per square foot.

10 MR. HUCKVALE: At two thousand square feet. I think it works out that way. I am going to call a witness to go into those figures, sir.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: Now what kind of business did you carry on on this first farm, Mr. Okano?

A As a farmer.

Q Well what did you grow?

A Strawberries, asparagus, raspberries, loganberries, poultry. That was my chief source of business.

20 Q Did you have any greenhouses?

A Yes, I had some greenhouses.

Q What did you grow in the greenhouses?

A Tomatoes.

Q Did you have any difficulty in getting any of your products to market and selling them?

A I was able to sell it quite easily.

Q Where were your principal markets for your produce?

A Both Vancouver and Victoria.

Q I show you two photographs. Will you tell me what they are photographs of?

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K. Okano,  
In Chief.

A These are photographs of my greenhouses.

Q And can you tell me when those photographs were taken to the best of your recollection?

A 1937 or '38 or '39.

Q Somewhere between '37 and '39, is that right?

A Yes, sir.

Q I will submit them, sir. There are two photographs, different views of the same buildings. They can go in as one exhibit.

10 THE COMMISSIONER: Yes.

(PHOTOGRAPHS MARKED EXHIBIT NO. 3).

MR. HUCKVALE: Now I think I have covered pretty well in the real property form, sir, the details with respect to this farm, except that I want to call the son later with respect to costs of these buildings. He has them detailed out and I think I can get them faster from him.

THE COMMISSIONER: Yes.

MR. HUCKVALE: Perhaps my friend would admit with respect  
20 to this farm, No. 1, that the 1942 assessment was \$2250.00 for the land, and \$3500.00 for the improvements, making a total of \$5750.00.

MR. HUNTER: That is correct.

MR. HUCKVALE: Q: Now, Mr. Okano, you had another piece of property described as Section 1, Range 1, East North Salt Springs Island, Cowichan District?

A Yes.

Q And you were the owner of a half interest in that real property, is that correct?

30 A Yes, it was owned jointly by myself and my son, a

K. Okano,  
In Chief.

half interest.

Q Now with respect to that real property, have you instructed me to prepare that form (indicating)?

A Yes.

Q And have you had it read over to you?

A Yes.

Q Will you sign it, please?

A (Witness complies).

Q And are the facts true and correct in this form to  
10 the best of your knowledge, recollection and belief?

A Yes.

MR. HUCKVALE: I will file that, sir.

(STATEMENT MARKED EXHIBIT NO.4).

MR. HUCKVALE: Q: Now in that form you estimated, Mr. Okano, that in 1942 there were 500,000 feet of  
lumber on that lot? A: Yes.

Q Did you ever have a chance to sell that yourself?

A Yes.

Q Can you remember who offered to buy it from you?

20 A I don't know, but my son knows.

Q Your son knows? A: Yes.

Q Do you remember how much you were offered on a board foot basis? A: \$400.00.

Q \$400.00 for what? A: For the whole thing.

Q Was that for his interest or somebody else's interest?

A I don't think he quite understands the question.

Could you frame it in another way?

Q Before he was evacuated did he have any opportunity  
of selling the lumber on this land, and, if so, for  
30 how much?

K. Okano,  
In Chief.

A Yes, he has already replied to that and said for \$400.00 for the whole lot. And did you ask him for his interest?

Q Well he had a half interest and his son had a half interest. A: It is for both.

Q For both? A: Yes.

MR. HUCKVALE: Perhaps my learned friend will file the appraisal in connection with this, my lord.

(APPRAISAL MARKED EXHIBIT NO. 5).

10 MR. HUCKVALE: And also the correspondence with an outfit, I believe, known as Salt Springs Lands Limited, between the Custodian -- pardon me, and I think there is also some correspondence between the Custodian and the Veterans Land Act dealing with this particular piece of land.

MR. HUNTER: The Soldiers Settlement Board appraisal I have already filed, sir. There is no correspondence with the Veterans Land Act.

MR. HUCKVALE: Well there is correspondence dealing with  
20 the number of board feet and the price in 1947.

MR. HUNTER: There is a copy of a letter from Mr. Wright from the Custodian's office in Ottawa to Mr. Shears of the Custodian's office in Vancouver, B.C.

MR. HUCKVALE: That is the one I am referring to.

MR. HUNTER: There is also a letter from the Salt Springs Lands Limited. Is that the one you are referring to?

MR. HUCKVALE: Yes, that is the one.

MR. HUNTER: I don't see that this letter proves anything,  
30 my lord. It is an inter-office letter, but I will



K. Okano,  
In Chief.

put it in, if you wish to see it.

THE COMMISSIONER: Since it is on your file, Mr. Hunter, I think it might be put in, and if there is any explanation necessary you will be free to call the writer of the letter or the recipient.

10 MR. HUNTER: I think what is behind this letter is something that occurred in certain cases where the Veterans Land Act purchased land which wasn't suitable for veterans and they re-sold with the understanding that if they made a profit on it in re-selling, the Custodian would receive the profit. Apparently the Veterans Land Act said that wasn't their understanding. There are a number of appraisals mentioned that were in that category, my lord.

THE COMMISSIONER: In the circumstances I think that information might be of value to me.

MR. HUCKVALE: I only refer to an extract from that letter dealing with this particular property.

THE COMMISSIONER: Very well.

20 MR. HUNTER: This is a letter dated May 26th, 1947, my lord, from K.W. Wright, counsel to the Custodian at Ottawa, to Mr. Shears and addressed to the Custodian's Office in Vancouver.

(LETTER MARKED EXHIBIT NO. 6).

30 MR. HUNTER: And this, my lord, is a letter dated July 4th, 1947, from Salt Spring Lands Limited to the Custodian and it has a typewritten signature. Whether it is a copy or whether the man forgot to sign it, I don't know. It deals with Section 1, Range 1 East, North Division, Salt Spring Island

K. Okano,  
IN Chief.

Cowichan District. It is in reply to an inquiry by the Custodian who was apparently trying to find out information for the negotiations which I previously mentioned, my lord.

THE COMMISSIONER: Yes.

MR. HUNTER: I will read that letter, my lord. (Reading).

(LETTER MARKED EXHIBIT NO. 7).

MR. HUCKVALE: That is all the evidence I tend to submit with respect to that, my lord.

10 Q Now, Mr. Okano, you also claim against the Custodian on account of chattels, household goods and farm equipment, is that correct?

A Yes.

Q And with respect to some of those goods and chattels you asked me to prepare that form; is that correct?

A Yes.

Q And did you sign it?

A Yes.

Q And is it true and correct as far as your memory goes?

20 A Yes.

MR. HUCKVALE: May I tender that, sir?

THE COMMISSIONER: Yes.

(STATEMENT MARKED EXHIBIT NO. 8).

MR. HUCKVALE: My learned friend perhaps noticed that after this form was typed, I scratched out the item called "1200 bread pans" because I thought I might have got it wrong. It appears in type there, sir, but I scratched it out before this man signed it.

30 THE COMMISSIONER: 1200 what?

K. Okano,  
In Chief.

MR. HUCKVALE: Bread pans. I thought certainly I had been seeing double or something of that sort, but I perhaps should ask him about those.

THE COMMISSIONER: Very well.

MR. HUCKVALE: Q: What did you use those bread pans for on your farm? A: Oh, they are pans for

the tomato plants, to put in tomato plants.

Q Roughly how <sup>many</sup> were on your farm at the date you left?

A These bread pans were used for the tomato plants.

10 Q I know that, but I asked him how many, roughly speaking, were on the farm when he left?

A He says there were about 400 or 500 or so.

Q 400 or 500? A: Yes, of these pans.

Q And do you know how much they cost?

A Five or six cents. He is talking about some things for the tomato plants now. I don't know whether they are included in this 1200 or not.

Q He hasn't told me anything about 1200 yet.

A He said 400 or 500 of those pans.

20 MR. HUCKVALE: Now I don't think my learned friend has filed the claims analysis yet, sir, and if you will do that now.

(ANALYSIS MARKED EXHIBIT NO. 9).

MR. HUCKVALE: I propose, sir, dealing with certain values of buildings and with the remaining chattels through the son.

THE COMMISSIONER: Very well.

MR. HUCKVALE: At the present time I have finished with this witness.

30 MR. HUNTER: It is submitted, my lord, that the real

K. Okano,  
Discussion.  
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properties were sold for their fair market value. It is submitted that the personal property was sold for its fair market value. It is submitted that the prices claimed for property other than that sold by the Custodian are exorbitant. As I understand it, the claim made consists of the items which were sold and shown on the analysis which is Exhibit 9, as I understand it, plus the items shown in Exhibit 8.

10 MR. HUCKVALE: Plus the items shown in the personal property form. I haven't got its number, sir.

THE COMMISSIONER: That is right, Exhibit 8.

MR. HUNTER: So that as far as the ones shown in Exhibit 9, the analysis, are concerned, it is entirely a question of value, my lord, because they are merely claiming on the individual items which are shown there and putting their own values on them.

MR. HUCKVALE: I propose, sir, as I told my learned friend some time ago, to submit the auction sheets.

20 THE COMMISSIONER: Yes.

MR. HUCKVALE: And each item will be shown on there.

THE COMMISSIONER: These are sales at auction here, are they?

MR. HUCKVALE: That is right.

THE COMMISSIONER: Very well.

MR. HUNTER: Now as far as the items shown on Exhibit 8, the personal property statement, my lord, --

THE COMMISSIONER: Yes.

30 MR. HUNTER: -- the 6 double beds with springs, the 6 double bed mattresses, they were sold to

K. Okano,  
Cross-Exam.  
Discussion.

Mouat, that is 3 old beds were sold to Mouat as shown on the analysis. These other three beds, I can't say, but 3 beds were included in the things sold to Mouat. It will also be noticed that the kitchen stove which is the next item claimed there is included in that. The heater is also included in that. The table and the 6 kitchen chairs and a small desk for which claim is not made in Exhibit 8. That is also included there.

10 THE COMMISSIONER: What were they sold to Mouat at?

MR. HUNTER: A total of \$45.00.

MR. HUCKVALE: That is right, my lord.

THE COMMISSIONER: Yes.

MR. HUNTER: And those were sold by Mr. Mouat to the tenant, Wong Hing, for the sum of \$45.00. The explanation given for what appears to be a fairly small value for those items was that they cost too much for shipping, that is, if they had been shipped to be sold at auction where they would get a higher price, but it would eat up the difference, the shipping of them.

20

THE COMMISSIONER: Unquestionably the market on Salt Spring Island would be a very limited one.

MR. HUNTER: As far as the remaining items, my lord, it will be noticed that they appear to be all, with the exception of the sewing machine, all items of equipment which were used in connection with the farm and possibly in that case they might be considered as being included in the declaration of farm implements, tools, etc. They are obviously

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K. Okano,  
Discussion.

not implements or tools, but if they are included in the etcetera, why they then can be considered as having been declared. However, all I can say then is that there is no record of them at any time. The sewing machine is obviously included in furniture and household effects, and all we can say there is that it was declared and not found. I should have mentioned the dresser there as well. The dresser would also be included in the furniture and household effects, my lord. That is the item below

10

the heater.

THE COMMISSIONER:

Q That wasn't found, Mr. Hunter?

MR. HUNTER: Not unless it is considered one of these chests of drawers that were sold at auction. There were a number of those sold at auction but I couldn't see anything in the auction sheets that actually corresponded to a large dresser which I would distinguish from a chest of drawers. There was a chest of drawers sold for \$7.00. The other items, as I say, they were either declared or

20

were not declared, but in any case they were not found.

THE COMMISSIONER: I see.

MR. HUNTER: That is all I have, sir.

THE COMMISSIONER: Do you wish to re-examine this witness?

MR. HUCKVALE: No, sir.

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

(Witness aside)

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J. Okano,  
In Chief.

JAMES OKANO, a witness called on behalf of  
the claimant herein, being first duly  
sworn, testified as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Okano, you are the son of the last witness, is  
that correct?

A Yes.

Q And were you brought up on this farm on Salt Springs  
Island? A: Yes, I was.

10 Q And did you ever work any place else than that  
before your evacuation?

A No.

THE COMMISSIONER: Will you speak up so that Government  
counsel can hear you as well as myself?

A Yes, sir.

MR. HUCKVALE: Q: And you are familiar with the houses,  
the greenhouses and the other buildings on the place?

A Yes, I am.

Q Do you remember me asking you to make an estimate of  
the cost of the dwelling house?

20 A Yes.

Q On your main farm? A: Yes.

Q Q Does this document that I now show you give your  
detailed estimate of the cost of the material that  
went into that dwelling house?

A Yes.

Q Has that been prepared by you?

A Well it wasn't prepared by myself, but it was  
prepared between my brother and my dad and myself,  
the three of us.

30 Q Did you have anything to do with it?

J. Okano,  
In Chief.

A I helped them out, too.

Q Are you prepared to say if those estimates are correct or not?

A Well I think it is correct.

Q Well, did you assist? A: Yes.

Q Do you know the values of lumber, and so on?

A Yes.

Q Well are those estimates correct or not?

A It is correct.

10 Q You are prepared to swear that they are correct?

A Yes.

Q All right. Tell me what your estimate is of the lumber that went into the dwelling house?

A Do you mean the whole price?

Q Yes, all the material, the price of all the material as listed there? A: Well do you want me to read this out?

Q No, I want you to give me the total.

A Oh. The total cost is \$2,000.01 with labour and  
20 hauling included.

Q \$2,000.01? A: Yes.

Q<sup>1</sup>/<sub>4</sub> What about the material?

A The material itself is \$1175.01.

Q \$1175.01? A: Yes.

Q Did you assist in the preparation of that document?

THE COMMISSIONER: Well he has already said he did.

MR. HUCKVALE: I will tender that with respect to the dwelling house, sir.

(STATEMENT MARKED EXHIBIT NO. 10).

30 MR. HUCKVALE: Q: Did I also ask you to find out for me



J. Okano,  
In Chief.

the cost of material necessary to construct a  
greenhouse? A: Yes.

Q Can you tell me what basis you took that on?

A Well we took that on the 20 x 100.

Q You took it on the basis of a greenhouse 20 x 100,  
is that correct? A: Yes, 20 x 100, and

it come to 2000 square feet.

Q Is that the result of your efforts together with  
the other members of your family?

10 A Yes.

Q What did you find out the cost of the greenhouse,  
20 x 100, amounted to, for material alone?

THE COMMISSIONER: As at what date?

MR. HUCKVALE: Q: What year prices are you taking?

A Well, this year is taken from 1937, I believe it  
was.

Q From prices prevailing in 1937?

A Yes.

Q Is that true of the dwelling house, too?

20 A The dwelling house is a little earlier.

Q The dwelling house is a little earlier?

A Yes, the dwelling house.

Q The dwelling house here? A: Yes,  
because there was a piece built on earlier.

Q The greenhouse you took on a 1937 cost basis, is  
that correct? A: Yes.

Q And you arrived at what for the material in the  
greenhouse 20 x 100 feet?

A \$430.00.

30 Q \$430.00? A: Yes.

J. Okano,  
In Chief.

Q For material alone? A: For material alone.

MR. HUCKVALE: I will tender that, my lord.

(STATEMENT MARKED EXHIBIT NO. 11),

MR. HUCKVALE: Q: I did ask you to find out the cost of the material in the chicken house?

A Yes.

Q And did you go about that in the same way?

A Yes.

Q On what year did you base your cost on?

10 A Well, you see some of them chicken houses were earlier and some later. I believe we took it around '35 to '37, I think, or somewhere around there.

Q Is this the result that you arrived at?

A Yes.

Q And what size of a chicken house is that?

A It is 16 x 30.

Q The chicken house? A: Yes.

Q And what did you arrive at for material alone in a chicken house of that size?

20 A \$120.93.

Q \$140.93? A: No, \$120.93.

Q \$120.93? A: Yes.

Q Now, is a chicken house a building that is better or worse constructed than the average farm building?

A Well, a chicken house is not -- I mean there is a brooder house which is better, but the chicken house it is just boarded, a single board.

30 Q Assuming I was going to go into the chicken business, would my brooder house, in your opinion, cost more or less than a chicken house or an equivalent house?

J. Okano,  
In Chief.

A What was that?

Q That is, is a brooder house a more expensive building  
or a less expensive building?

A More expensive.

MR. HUNTER: I wonder, my lord, if we could have a review  
of these exhibits as far as the expense sheets go.

THE COMMISSIONER: Yes.

MR. HUCKVALE: May I enter the last one first, sir?

THE COMMISSIONER: Yes.

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(STATEMENT MARKED EXHIBIT NO. 12).

THE COMMISSIONER: The Custodian's claim analysis was  
Exhibit 9 and that was the last one put in when  
the claimant himself was in the witness box.  
Then we have the estimate of the cost of the  
dwelling and I take it that would be Exhibit 10,  
is that correct, Mr. Secretary?

THE SECRETARY: Exhibit 10, my lord.

THE COMMISSIONER: And then the one on the greenhouse  
would be Exhibit 11, and the one on the chicken house  
is Exhibit 12.

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MR. HUNTER: Thank you, I have them in order now.

MR. HUCKVALE: Q: Now, Mr. Okano, you have heard your  
father give evidence with respect to certain  
chattels? A: Yes.

Q Did you have a conference with the rest of your  
family about the chattels that were sold, chattels  
that appear on these orange-coloured sheets?

A Well, what is it?

Q Have you gone over those figures?

30 A Yes.

J. Okano,  
In Chief.

Q Can you tell me what the figures in pencil on the left hand side of this document -- I am sorry, in the right hand side?

A These here (indicating)?

Q Yes. What do they represent?

A Well them prices there, that is what we figured they were worth at the time of our evacuation.

Q At the time of your evacuation?

A Yes.

10 Q Would you look at the other sheets and just tell me if that is true of them all?

A Yes, all three of us have gone over these and we figure that is true.

Q And that is true of every sheet that you have produced?

A Yes.

THE COMMISSIONER: Q: That is to say that the figures in pencil are your own and your family's estimate of the value of those goods at the time of your evacuation?

20 A Yes, sir.

MR. HUCKVALE: I will tender those four auction sheets, sir, as one exhibit, and, as my learned friend knows, that makes up the balance of the chattel claim.

THE COMMISSIONER: All right.

(SHEETS MARKED EXHIBIT NO. 13).

MR. HUCKVALE: In view of the fact, sir, that this property was also subject to a lease to this fellow Chew, perhaps my learned friend would also file in this case a copy of that same arrangement.

30 THE COMMISSIONER: What was the last property in which

J. Okano,  
In Chief.

the Chew lease was in force?

MR. HUCKVALE: Murakami.

THE COMMISSIONER: Murakami?

MR. HUCKVALE: Yes, sir.

MR. HUNTER: I haven't it on this file, my lord. I will just see if it is on the other file.

MR. HUCKVALE: I would be quite content to have the same exhibit apply to the two cases.

10 THE COMMISSIONER: That is what I thought you intended to do. I was just looking for the number of it here. Yes, the Chew lease, Mr. Hunter, was Exhibit 8 in the Murakami case. Why not file it as an exhibit in this case and simply quoting it as being Exhibit 8 in the Murakami case?

MR. HUNTER: We have another copy here, sir.

THE COMMISSIONER: Are there other cases in which this applies?

MR. HUCKVALE: I think there are three properties to which it refers.

20 THE COMMISSIONER: Just as you will, Mr. Hunter.

MR. HUNTER: I think it would be more convenient, my lord, if I filed one in this case as well.

(LEASE MARKED EXHIBIT NO. 14).

MR. HUCKVALE: That is all the questions I have of this witness, my lord. Mr. Okano, will you answer to my learned friend, please.

MR. HUNTER: Parcel 1, my lord, was sold for \$2926.00. Parcel 2, the assessed value is \$300.00, and it was sold for \$245.00.

30 THE COMMISSIONER: The assessed value was \$200.00, was it?

J. Okano,  
Cross-Exam.

MR. HUNTER: \$300.00.

THE COMMISSIONER: \$300.00 and sold for \$245.00?

MR. HUNTER: Correct, sir.

CROSS-EXAMINATION BY MR. HUNTER:

Q How old are you now, Mr. Okano?

A Twenty-five.

Q Pardon? A: 25.

Q You are 25? A: Yes.

10 Q Now this house of yours was built about 1927 to '30, was it? A: Well, no, it was

1922, because there was a little house standing when my father first bought this land.

Q Yes, but in Exhibit 1 which applies to real estate, it shows that the main dwelling, 24 x 40, with drop siding, was built in 1927 to '30 at a cost of \$1175.00 for the material with the value of labour \$825.00? A: Yes.

20 Q Is that the house that you referred to when you gave the estimate of cost?

A No, that house is a house that they extended.

Q Well you show a second dwelling, 22 x 24, with drop siding, built in 1937. Is that an extension of the first dwelling?

A Yes, they are both extensions because there was two parts to it.

THE COMMISSIONER: I don't know that I understand you. Perhaps counsel does.

MR. HUNTER: I know this counsel doesn't, my lord.

30 THE COMMISSIONER: Q: Was that building a small one and

J. Okano,  
Cross-Exam.

then extended?

A: This main dwelling, it is all one house, but I believe when they typed this out from, I think it should be the main dwelling and then made some extension to it.

MR. HUCKVALE: Just a minute now, the main dwelling, 24 x 40, that is the big dwelling, and the second building, I understand, 22 x 24, it isn't connected together, is that right?

A That is a little ways off, that is right.

10 MR. HUNTER: Q: Now when you gave this estimate of the cost of the dwelling house, which building were you referring to?

A Do you mean --

Q The cost of material. A: Oh, the cost of material, that is on the main dwelling.

MR. HUNTER: Q: I guess I understand it now. That is in the main dwelling, is it? A: Yes.

Q I see. A: And the second dwelling is built about the same way.

20 Q And you were approximately 5 to 7 years old when that was built, were you?

A Yes.

Q And you really didn't know much about the cost of construction then, did you?

A No, but that is 1927 to '30, and there was a building extended at a later date than that.

Q I see. A: But as far as 1927 or earlier is concerned, I wouldn't know much about it.

30 Q You would be pretty young to know much about

J. Okano,  
Cross-Exam.

- building costs then?           A: Yes.
- Q   This 1937 one, you were then about 14 years of age,  
I judge?                           A: Yes.
- Q   Were you at that age interested in the costs of  
construction?                    A: This 1937, I kind  
of remember, because I helped build this house.
- Q   Do you remember the costs at that time, the building  
costs at that time, at the age of 14, were you  
keenly interested in building costs then?
- 10   A   Well, actually I can't give you right up the correct  
prices of the lumber on those days but I helped on  
the building, and I didn't do much of the buying or  
anything like that.
- Q   These figures that you have supplied, they were  
really figures given to you by your father,  
weren't they, on that property?
- A   Yes. I have an older brother and my father.
- Q   But you haven't really any personal knowledge of  
that at that age?                A: Well in 1937 I  
20   didn't buy the lumber but I can remember building  
the house.
- Q   But you have no personal knowledge of building  
costs at that time. The information that you have  
given wasn't your own, but your brother's, isn't  
that right?
- A   Well this house here, the second dwelling here,  
I believe these were all from my brother and my  
father because they would know.
- Q   The information as to costs is their information  
30   really, isn't it?               A: Yes.



J. Okano,  
Cross-Exam.

Q It isn't your recollection? A: No.

Q That is all, thanks.

MR. HUCKVALE: That is all, thank you, Mr. Okano.

THE COMMISSIONER: Just one moment. There are one or two questions I would like to ask you.

Q Now, Salt Spring Island, is served by boat only to connect it to Victoria?

A Yes, both Vancouver and Victoria.

Q And there is only one boat?

10 A Well, from Vancouver there is a boat coming in three times a week, when we lived there, and from Victoria in the summer time they used to have about four trips and there used to be a truck. There was a freight truck hauling our goods every day.

Q I see. A: It was coming through there, and Vancouver used to get our tomato crop and we used to send to the Vancouver wholesales there and we used to send it three times a week.

20

Q You used to pick three times a week and then ship it? A: Yes, that would make it just about right because it gives it time to ripen.

Q All right, that is all, thank you, Mr. Okano.

(Witness aside)

MR. HUNTER: Are both of these cases 497?

THE COMMISSIONER: We are taking them together but treating them as two different claims.

MR. HUNTER: As Cases 497 and 498?

30 THE COMMISSIONER: That is right, Mr. Hunter.  
(PROCEEDINGS ADJOURNED SINE DIE)  
Certified a true and accurate transcript.

*S.R. Howard*  
"S.R. Howard"  
Official Reporter.



EXHIBIT No.

497-3

DATE

1 April 1948

FILED BY

W. C. Buckwalter

A. C. PHILLIPS  
Personal Services

48  
15  
Campsie  
Intish



base 497

IN 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

File 32810

Lethbridge

43

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

(1) NAME OKANO KUMANOSUKE (RCMP) Reg. No. 16122  
(Print) Surname Given Name

(2) Pre-Evacuation Address R.M.D. #1, Ganges, Salt Spring Island, B.C.

(3) Present Address Box 152, Magrath, Alberta.

(4) REAL ESTATE

(a) Street Address (if any) \_\_\_\_\_  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) \_\_\_\_\_

The Fractional West half (W<sup>1</sup>/<sub>2</sub>) of Section three(3), Range Two(2) East  
Except the East twenty-five(25) (25) feet thereof, also that  
part of the North twenty(20) feet of Section three(3), Range one (1)  
east, lying East of the Public road as shown on Plan 2143 all in  
North Division, of Salt Spring Island, Cowichan District.  
Title No. -- 51239 -I.

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

- (i) Farm \_\_\_\_\_
- (ii) ~~Residence~~ Type of business \_\_\_\_\_
- (iii) ~~Business~~ \_\_\_\_\_
- (iv) ~~Any other type of property (describe)~~ \_\_\_\_\_

(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 - - - - - \$ 5750.00
- (ii) Buildings greenhouse, chicken house, - \$ 13055.00  
dwelling, and etc.
- (iii) If business, put value on business as going concern  
(including land and buildings, tenancies, chattels,  
fixtures, stock-in-trade, goodwill and accounts re-  
ceivable) - - - - - \$ \_\_\_\_\_
- (iv) Total value (if you cannot give separate values for lands and buildings just  
fill in total value) - - - - - \$ 18805.00
- (v) Amount at which Custodian sold property and credited your account - - \$ 2470.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 16335.00

(5) PERSONAL PROPERTY

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

Ganges, Salt Spring Island, B.C.

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

(c) How stored or packed at time of evacuation  
Packed and piled.

(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")

In care of the Custodian

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

1. <u>See Supplement.</u>	Estimated Value \$	
2. _____	Estimated Value \$	
3. <u>Household goods and Farm Equipment ---</u>	Estimated Value \$	<u>1500.00</u>
4. _____	Estimated Value \$	
5. _____	Estimated Value \$	
6. <u>Received from Custodian</u>	Estimated Value \$	<u>2997.99</u>
7. _____	Estimated Value \$	<u>280.30</u>
8. _____	Estimated Value \$	
9. _____	Estimated Value \$	
10. _____	Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 1229.70

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) - - - - - \$ 17564.70

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) (b) Do you require the services of an interpreter at the hearing? Yes or no Yes

Lethbridge.

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 )  
of )  
TO WIT: )

I, Kumanosuke OKANO of the town \_\_\_\_\_  
of Magrath in the Province of Alberta.

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 Magrath )  
in the Province of Alberta. )  
this 21 day of November )  
A.D. 1947. J. Stute )

A Commissioner &c.

*Kumanosuke Okano*

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.

base 498-7ule 3-281

NOV 25 1947

IN 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

*Letting*

44

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

(1) NAME OKANO KUMANOSUKE (RCMP) Reg. No. 10122  
(Print) Surname Given Name

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

(3) Present Address Magrath Alberta. ---Box 152.

(4) REAL ESTATE

(a) Street Address (if any) \_\_\_\_\_  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Section one (1) Range one(1)East, North Salt Spring Island,  
Cowichan District.

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

- (i) Farm \_\_\_\_\_
- (ii) ~~Residence~~ \_\_\_\_\_ Type of business \_\_\_\_\_
- (iii) ~~Business~~ \_\_\_\_\_
- (iv) ~~Any other type of property~~ (describe) \_\_\_\_\_

(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.)  
Owner of one half interest.

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

- (i) Land - - - - - \$ 2000.00
- (ii) Buildings - - - - - \$ \_\_\_\_\_
- (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) - - - - - \$ 2000.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 200.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1780.00

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation \_\_\_\_\_

(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")

In care of the Custodian

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

- |     |            |                    |       |
|-----|------------|--------------------|-------|
| 1.  | _____      | Estimated Value \$ | _____ |
| 2.  | _____      | Estimated Value \$ | _____ |
| 3.  | <u>nil</u> | Estimated Value \$ | _____ |
| 4.  | _____      | Estimated Value \$ | _____ |
| 5.  | _____      | Estimated Value \$ | _____ |
| 6.  | _____      | Estimated Value \$ | _____ |
| 7.  | _____      | Estimated Value \$ | _____ |
| 8.  | _____      | Estimated Value \$ | _____ |
| 9.  | _____      | Estimated Value \$ | _____ |
| 10. | _____      | Estimated Value \$ | _____ |

TOTAL CLAIM FOR PROPERTY LOSS \$ \_\_\_\_\_

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) - - - Loss of one half interest - - - - - \$ 890.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) (b) Do you require the services of an interpreter at the hearing? Yes or no Yes

Lethbridge.

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 }  
of )  
TO WIT: )

I, Kumanosuke OKANO of the town Magrath in the Province of Alberta.

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 Magrath of Magrath in the province of Alberta. this 21st day of November. A.D. 1947.

*[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.



OKANO

K.

(Claimant's Name)

REAL ESTATE Parcel #1.  
(Farm Land)

10122

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or 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	2 ac.	1922	Sharp	\$5000.			
List Crops							
asparagus	2				5 acres had been roughly cleared and were used as a pasture at date of purchase.	House	\$18,000.
Raspberries	1					Barn	
Other small fruits, trees &c.	2						
Hay field	4						
Buildings	1						
Total	12						

EXHIBIT No. 497-1  
DATE 1 April 1948  
FILED BY W.E. Ankwale

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

Description	When Made	Cost
Clearing 7 ac.	1923 on to 1937	\$275.00 per acre - \$1925.00
Irrigation system with buried pipes (about 1/2 mile pipe)	1936	1000.00
Cultivation, manure, fertilizer etc.	1923 on	600.00
		<u>3525.00</u>

## BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Main dwelling	24 x 40	Drop siding	1927-30	\$1175.00	?	\$825.00	\$1000.00	\$1000.00
Second dwelling	22 x 24	Drop siding	1937	1100.00	including labour		100.00	1000.00
Green House	100 x 180	cedar post on cement	1934-39					
" "	100 x 30	" " "	1940					5750.00
" "	100 x 20	" " "	1934					
8 chicken houses		Shiplap	1925-1935					860.00
3 Brooder houses		Double shiplap insulated,	built 1930-1935					444.00
17 Packing shed, wood sheds etc.		Shiplap	Built 1925-36.					1251.00
Garages, pig houses.								<u>10305.00</u>

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

Greenhouses were on cedar posts, each post set in cement. Apart from glass broken by elements, maintenance costs were very light and applicant states if properly maintained greenhouses were good for at least 20 years without major repair. (Maintenance cost about \$20. per year) No value has been added for fruit trees (approx. 20) which were ornamental and producing. Applicant says that based on 1934 prices (which were much lower than those prevailing in 1942) material alone for a greenhouse 100 x 20 cost \$426.44. It is on this basis that Greenhouses are valued at \$500.00 per 2000 sq. ft. Similarly, a chicken house 16 x 30 cost for material alone \$110.10. Appraiser's valuation of \$3000.00 for this highly developed property is \$2000.00 less than the original cost of the land in 1922 and is \$2750.00 less than appraised value in 1942. Claimant states that gross revenue from property in 1941 was approximately \$6000 with expenses of \$2000.00. Two children, applicant and wife worked steadily on this property. Applicant states that when land first bought he did outside work (fishing) but gradually diminished fishing activities and ceased fishing altogether in 1935. Apart from small revenue derived from fishing, land supported applicant, wife and five children. Built all buildings and bought all machinery partly during a period of greatly depressed prices.

(over)

K. Okano  
Signature

Applicant states that when land first bought

Applicant denies specifically appraiser's remark that land was in poor tillage and says at time of evacuation tillage was good and crop in good shape.

Appraiser states farm "too far out from outside markets", Applicant states there was always a ready sale for berries and tomatoes in Victoria and Vancouver respectively.

Main dwelling contained electricity, flush toilet with septic tank and running water. Bath house had electricity and running water (facts overlooked by Appraiser)

Lease with W. L. Chew was arranged by G. Mount, agent of the Custodian. Applicant agreed to terms because of impending evacuation.

Item	Value	Allowance for Depreciation	Value of Land	Value of Buildings	Total Value
Main dwelling	1000.00	100.00	1000.00	1000.00	2000.00
Second dwelling	500.00	50.00	500.00	500.00	1000.00
Shed	100.00	10.00	100.00	100.00	200.00
Other buildings	200.00	20.00	200.00	200.00	400.00
Land	1000.00	-	1000.00	-	1000.00
<b>Total</b>	<b>1800.00</b>	<b>180.00</b>	<b>1800.00</b>	<b>1800.00</b>	<b>3600.00</b>

# Farm Appraisal Report

File No. JL 795

Land Description  $W\frac{1}{2}$  of Sec. 3, Rge. 2E, except the East 25 ft. thereof, also the north 20 ft. of Sec. 3, Rge. 1 E lying east of Public Road as shown on Plan 2143, North Salt Spring Island.

Containing 49.32 more or less Acres

Owner's Name OKANO, Kumanosuki Post Office Address Ganges, B. C.

Nearest Rail Point Ganges shipping point by C.P.R. steamer Distance  $1\frac{1}{2}$  miles.

Market Town Ganges -  $1\frac{1}{2}$  miles, Victoria and Vancouver approx. 40 miles Distance

Church (give denomination) Anglican and Presbyterian, Ganges. Distance  $1\frac{1}{2}$  miles

Nearest School Consolidated school, Ganges Distance  $1\frac{1}{2}$  "

State how property was identified: Line fences, map check and neighbours, etc.

Roads: State whether property has access to main road, the kind of road and its condition. Access only at S.E. corner by a gravelled road (25') which leads out  $\frac{1}{4}$  mile to main road. Also has access by a 20' lane from N.W. corner to a gravelled Public Road.

Is this district a good one? Fair, but too far out from outside markets.

Employment opportunity Very limited.

Predominating Nationality and religion: British Nationality; Protestant Religion.

Describe Fencing and its condition: Old picket, rail and wire - Fair to poor. Value \$

Water supply: Fairly adequate gravity supply from creek on place and recorded under Water Licence #10361 - 2000 gal. daily. Piped to greenhouses and old dwelling (#1) in S.E. corner of property. Value \$

497-2  
10/16/1948  
J. M. G. Hunter

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE #1	22 x 14	Lumber	14	Shingle	30 yr.	Post	Only fair	} 600.00
" Addn.	10 x 16	"	8	"	"	"	" "	
" "	14 x 20	"	8	"	10 "	"	" "	
House #2	24 x 26	"	10	"	2 "	"	Fair	350.00
" shed	12 x 14	"	8	"	" "	"	"	20.00
House #3	24 x 34	"	14	"	" "	"	"	600.00
Greenhouse	90 x 180	glass & sash	8	Glass	5 "	"	"	1200.00
Greenhouse	30 x 100	" "	8	"	10 "	"	"	150.00
Greenhouse	20 x 76	" "	8	"	" "	"	"	70.00
"	10 x 20	" "	6	"	" "	"	"	10.00
Garage	20 x 20	Rough lumber	8	Shake	" "	"	only fair	10.00
12 old henhouses and sheds		" "			20-30 yrs.	"	fair to poor salvage	140.00

3281

Electric light installed in #1 dwelling and some of the adjacent outbuildings. value

Total present day value \$ 3150.00

Total Value Buildings add to farm \$ 2200.00

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

habitable? All 3 dwellings habitable, but one at least is surplus to requirement or size of farm.

Describe the basement and chimneys: Cement cellar 14' x 20' x 5'6" under part of #1 Dwelling and brick chimney to ground. No cellars under No.'s 2 & 3 and brick chimneys on brackets in each of latter.

How many rooms downstairs? 5 Upstairs? 2 How finished V Joint

" 3 attie Shiplap

Are buildings painted? #1 house only Condition of paint V joint Poor.

Distance from nearest bush Unexposed.

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
12.0	About 3 acs. level or bottom. Blce. undulating N. & S. slopes	Clay or shaly loam 6" to 8"	clay or shaly	about 2 1/2 acres canes and asparagus, only fair.	50.00	600.00
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	
37.32	Undulating, stony, and shaly slopes on sidehills including about 20 acs. rough sidehill pasture among stumps and small scrubs.		Approx. 15 acres 2nd growth bush; unmarketable but will provide domestic fuel for years.		5.00	186.60

Total value of Land \$ 786.60

Total added by buildings to value of farm \$ 2200.00

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

Total value of farm \$ 2986.60

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

A rough shut in farm, poorly located and in poor tillage. Occupied for about the last 20 years by the Japanese owner and a Chinese tenant now in residence.

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

Noxious weeds: Not bad on the whole, but thistle abundant in spots and will spread if uncontrolled.

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

Province of B.C. Salt Spring Island assessment District. 1942 land and school taxes - \$50.64.

Date: August 19, 1942.  
Place: Victoria, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 10th day of August 19 42

Inspector's Signature

"J. D. Patterson"

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

# Farm Appraisal Report

Re: K. Okano

J.L. 795

Remarks: Property shut in and poorly located in a small valley, in at the end of a hilly 25' lane. Cultivated area of about 12 acres cut up undulating land and bulk of it light soil. Remainder largely stony, shaly sidehill or slopes, rough stumps, pasture and some timber. Fairly adequate water supply to old dwelling and greenhouses, recorded on small creek on place under Water Licence No. 10361 - 2000 gallons daily.

Greenhouses on wood posts and sills are of cheap construction. While in fair condition they are at the stage when maintenance costs will be heavy to preserve them in serviceable condition. The heating is a crude arrangement of converted oil drum stoves set on the ground and stove pipe chimney's. No hot water pipes. There is still sufficient fuel on the property for some years.

In conjunction with the M. Murakami and one or two adjacent places, Okano's has been rented this season (mainly for the greenhouse tomato crop on these two places) to the International Produce Co. Ltd., a Vancouver Chinese firm, for \$3000.00. Details of the lease can be secured from the Custodian.

### (FOR ORCHARD LANDS ONLY)

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

Lies in a narrow shut in valley about 1 1/2 miles west of Ganges. Cultivated land, about 12 acres is largely light soil and not very fertile. Fair natural drainage to Booth Canal outlet in bottom of valley.

### ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil.

### 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

Approx. 1 1/4 acres raspberries and logans, only fair,

\$

" 1 1/2 " asparagus " "

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

Scale 200' = 1 inch

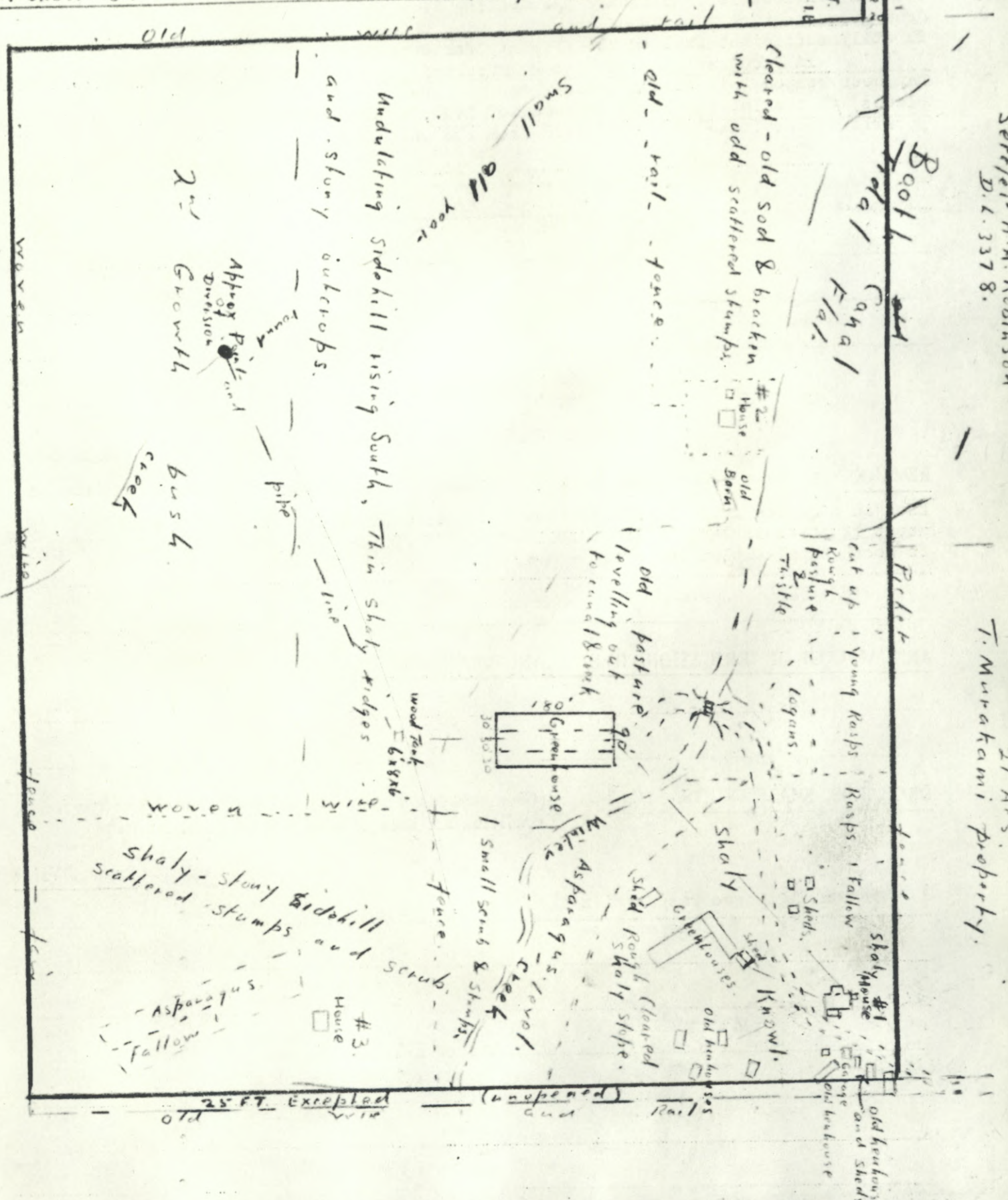


**Diagram of Property**

K. OKANO. - In Rod:-

1/2 W 1/2 of Sec. 3, Rge. 2 E., except the East 25 FT. thereof.

2 The North 20 FT. of Sec. 3, Rge 1. E., lying East of Public Road as shown on Plan 2143, North Salt Spring Island.



Settler H.A. Robinson  
D.L. 3378.

T. Murakami Property.  
21 A.S.

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

value is \$ 3000.00

Date 21st August 19 42

"I. T. Barnet"

District Superintendent.

#46

OKANO

K.

(Claimant's Name)

REAL ESTATE  
(Farm Land)

Parcel #2.

10122

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 - 100 acres Cultivated not planted Cultivated and not in crop List Crops		1938		\$400.00	Nil	Nil	\$2000.

Section 1, Range 1  
East North Salt Spring  
Island, Cowichan District.

Total

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

Description	When Made	Cost

nil

## BUILDINGS

Type

Size

Finish

Date Built

Cost  
MaterialPaid for  
LabourValue of  
Own LabourAllowance for  
DepreciationEstimated  
Value

nil

EXHIBIT No.

497-4

DATE

1 April 1948

FILED BY

W.E. Auchvale

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

\$400.00 was paid by applicant and his son, each owning an undivided one-half interest. Applicant estimates timber value in 1942 at 500,000 feet at \$4. - \$2,000.00. It is noted from Custodian's file that sale was effected to V.L.A. 1st Jan. 1944 for \$245.00. Reference is made to letter dated 4th July 1947 (on Custodian's file) from Salt Spring Lands Ltd. that property contained 4-600,00 ft. at \$5. (1947 Prices) Applicant presumes Custodian will file correspondence on his file justifying his claim. Tenders were apparently made for this property up to \$2000. Applicant claims he could have sold at \$4. per thousand

K Okano

Signature



PC-715-P

# Farm Appraisal Report

File No. JL 795

Land Description Section 1, Range 1 East, North Salt Spring Island.

Containing 100 Acres

Owner's Name Kumanosuki OKANO Post Office Address Ganges, B. C.

Nearest Rail Point N.A. C.P.R. boats to and from Ganges Distance 1 1/2 miles

Market Town Vancouver or Victoria Distance 40 "

Church (give denomination) Protestant - Ganges. Distance 1 1/2 "

Nearest School Ganges Consolidated Distance 1 1/2 "

State how property was identified: From 1 Corner post and map.

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

No. It has no road access opened.

Is this district a good one? The Island is fair.

Employment opportunity Very limited. Farms in woods. Fishing.

Predominating Nationality and religion: British Protestant.

Describe Fencing and its condition: N I L

Value \$

Water supply: Probably ample on this water shed.

Value \$

## BUILDINGS ON FARM

3281

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

Total present day value \$

Total Value Buildings add to farm \$

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

\$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

497-5  
1 April 1948  
J.W.G. Bannister

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
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.						
Area Unsuitable for Cultivation.						
100	A rocky, wooded hill.			Chief value for fuel supply.	2.50	250.00

Total value of Land \$ 250.00

Total added by buildings to value of farm \$

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

Total value of farm \$ 250.00

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

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

Noxious weeds:

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

Provincial Government wild land - \$10.80.

Date: 21st August 1942  
Place: Victoria, B. C.

I certify that the above report is based on a personal examination of the whole farm made on the 11th day of August 1942

Inspector's Signature

"T. Godfrey"

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

# Farm Appraisal Report

Re: K Okano

J.L. 795

Remarks: Wild land. Just a steep, wooded hillside with no access to public road.  
Long time source of firewood.

### (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

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

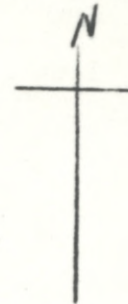
\$ \_\_\_\_\_

\$ \_\_\_\_\_

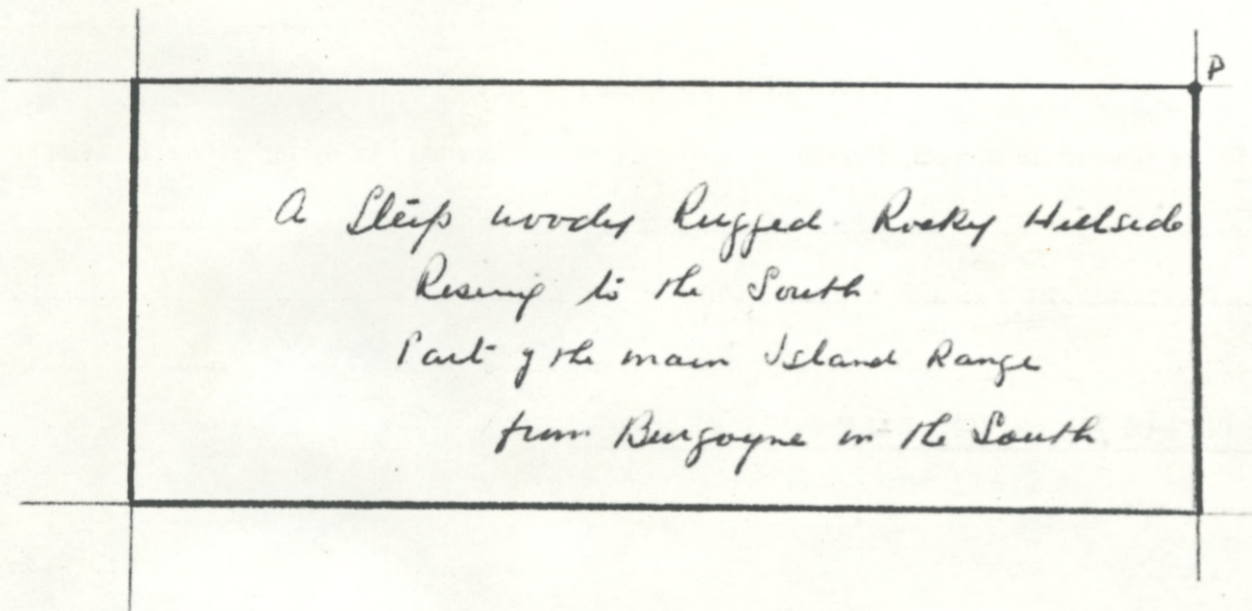
Total \$ \_\_\_\_\_

Amount fruit trees add to value of farm \$ \_\_\_\_\_

Diagram of Property



Scale 6cm = 1"



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

Date 25th August 1942

"I. T. Barnet"  
 District Superintendent.

c  
o  
p  
y

CANADA  
Department of the Secretary of State  
Office of the Custodian

Victoria Bldg., 7 O'Connor St.,  
Ottawa, Ontario  
May 26, 1947

File No. J-49

EXHIBIT No. 497-6  
DATE 1 April 1948  
FILED BY J. W. G. Hunter

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

Re: Properties Sold to Director, V. L.A.

Dear Mr. Shears:

In the course of the proceedings before the Public Accounts Committee on the 20th instant, Mr. Gordon Murchison, Director, Soldier Settlement and Veterans' Land Act, stated:

"Sale has been made of a few parcels to non-veterans. They were as follows:

1. A property consisting of approximately 78 acres sold to a religious order. The cost to the director was \$4,725. The sale price was \$5,500 cash. This sale was in accordance with Section 22 of the Veterans' Land Act, which authorizes the director, among other things, to sell land which is at his disposal for sale, for religious purposes.

2. A parcel containing 100 acres on Salt Spring Island in the Gulf of Georgia. This property consists chiefly of rocky wooded hill, without any improvements. It could be used as a base for a commercial fisherman or as a firewood proposition. The director bought it for \$245. There was no demand for it by veterans. It was advertised for sale by public tender - four offers were received ranging from \$750 to \$2,000. It was sold to the highest bidder under authority of P.C. 5285 of January 3 this year, pursuant to Section 21 of the Veterans' Land Act.

3. Three bush lots comprising approximately 38 acres 5 miles from Haney, B.C. These were undeveloped places which had been logged off years ago and growing up with fair sized second growth softwood interspersed with stumps. The director paid \$433 for these parcels. There was no demand by veterans. They were advertised for sale by public tender and brought a price of \$3,050. This price doubtless reflects the demand there is at the present time for any kind of small logs and firewood".

In accord with our request, Mr. Murchison has furnished the following particulars with regard to the above:

V.L.A. File	Custodian's File	Name	Land Description	Sale Price
5438 BC/233-P	J.L. 143	E. HASHIZUME	Pt. SW $\frac{1}{4}$ Sec. 26, Twp. 17, ) Sketch 25946 "E"; Pt. ) SW $\frac{1}{4}$ Sec. 26, Twp. 17, ) Sketch 6471, NWD )	\$5,500.00
BC/234-P	J.L. 143	E. HASHIZUME	Pt. Sec. 27, Twp. 17, ) Sketch 2267, NWD )	
BC/235-P	J.L. 143	E. HASHIZUME	Pt. Sec. 27, Twp. 17, ) Sketch 7288, NWD )	
BC/236-P	J.L. 143	E. HASHIZUME	Lot "B" NE $\frac{1}{4}$ Sec. 27, ) Twp. 17, Map 987, NWD )	
2281 BC/715	J.L. 795	K. OKANO	Sec. 1, Rge. 1 East, North Division, Salt Spring Island, Cowichan District	\$2,000.00

	<u>V.L.A. File</u>	<u>Custodian's File</u>	<u>Name</u>	<u>Land Description</u>	<u>Sale Price</u>
6930	BC/26-P	J.L. 151	S. HAMURA	Lots 1 & 2 of NW $\frac{1}{4}$ Sec. 11, Twp. 12, Map 1363 ) and Lots 10 & 12 of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ , Sec. 10, Twp. 12, Map 2450, NWD )	\$3,050.00
JUL 1347	BC/158-P	J.L. 147	T. SUNADA	Lot 3 of NW $\frac{1}{4}$ Sec. 11, Twp. 12, Map 1363, NWD )	

You will note that the property consisting of 78 acres, sold to a religious order, is situate in the District of New Westminster, and the three bush lots of 38 acres are approximately 5 miles from Haney. It would be appreciated if you would have Mr. Menzies make a report on these parcels and submit same to the Advisory Board in order that the whole matter may be reviewed and the Board's comment's placed before the Minister.

The second parcel is on Salt Spring Island and we think it would be advisable to have Mr. Gavin Mouat make a written report on the matter which you may submit to the Advisory Committee and, in turn, send us their findings.

It would be appreciated if you would forward these reports in duplicate.

Please let us hear from you in this connection with the least possible delay.

Yours very truly,

K.W. WRIGHT  
COUNSEL TO THE CUSTODIAN

DWW/JP

# SALT SPRING LANDS, LTD.

GAVIN C. MOUAT: MANAGER  
RES. PHONE: GANGES 53-L

BOX 35  
GANGES, B.C.

Rec'd	JUL 7 1947
File No.	3281
Ans.	19/7/47
Referred	M. Shears

AGENTS FOR:  
GUARDIAN ASSURANCE CO.  
NORWICH UNION FIRE INSURANCE CO.  
PHOENIX ASSURANCE CO.  
THE UNION MARINE & GENERAL INSURANCE CO. LTD.  
QUEEN INSURANCE COMPANY

REAL ESTATE  
STOCKS AND BONDS  
MORTGAGES  
CONVEYANCING  
PHONE: GANGES  
OFFICE 52-M

July 4th 1947.

Mr. F. G. Shears, Director,  
Office of the Custodian,  
506 Royal Bank Bldg.,  
Vancouver, B. C.

Dear Sir:

Re: Sec. 1, Rge. 1 East, North Division,  
Salt Spring Island, Cowichan District

I have had your letter of the 24th ultimo in re the above property and have made an examination of the property. There is approximately 400,000 ft. of timber standing on this property which is the reason that it was sold for \$2,000.00. Some loggers think there is a possibility of there being 600,000 ft. Recently considerable timber has been sold on the Island at the rate of \$5.00 per thousand feet stumpage.

I would think that at the time the V.L.A. bought this property timber was probably not worth more than \$2.00 or \$2.50 a thousand.

The man who now owns the above property is a logger and did buy it for its timber value. The property has no access to government road and I often wondered why the Soldier Settlement Board ever took it at all and have since wondered why they did not sell it to a returned man and let him benefit. Once the timber is off I do not think there will be much value to the land.

I might add that shortly after the time the V.L.A. acquired this property we had a client who was willing to pay up to \$1,000 for the property on account of its timber value at that time.

Hoping this information will be helpful to you,

Yours truly,

SALT SPRING LANDS LTD.

EXHIBIT No. 497-7  
DATE 1 April 1948  
FILED BY J. W. G. Hunter

Gavin C. Mouat

(Claimant's Name)

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
6 double beds with springs	1922-30	new	\$18.00 each	fair	\$60.00
6 double bed mattresses	1922-30	new	8.00	fair	30.00
1 Kitchen range (Burbank)	1935	new	rangell2.00		
			sawdust burner 36.00	Good	100.00
1 Heater (Circulator)	1938	new	60.00	Good	50.00
1 Dresser (large)	1935	used	120.00	Good	100.00
1 Incubator (Jubilee)	1936	new	90.00	Good	60.00
1 Scale (non spring Government test)	1937	new	28.00	Good	220.00
5000 plant pots 4" cinder brick pots	1939	"	6¢ each	"	300.00
1200 bread pans	1939	used	same 375.00	Good	300.00
1 Larke Greenhouse Boiler (not installed)	1938	used	150.00	Good	100.00
1 Singer Sewing Machine	1923	new	70.00	Good	50.00
					<u>\$870.00</u>

*400-500*

*Sold*

*at \$45-*

*deed not found.*

*deed not found*

Description of Storage of Goods:

EXHIBIT No. 497-8  
 DATE 1 apr. 1948  
 FILED BY W.E. Mueckvahl

General Statement as to Chattels not Described above:

J.P. Form was in general terms with lists attached. Lists appear to have been lost. No inventory taken by Custodian. Chattels above described are those not included in any auction sheets received by claimant or appearing on Custodian's file and it is presumed they were lost or stolen while in care of Custodian. It is noted that no auction was held until 3rd Nov. 1943.

Additional Comments, if any:

Claimant states chattels sold at auction had a fair market value of \$690.55. The auction realized \$230.80 (less expenses of 54.38 which sum claimant reserves the right to dispute) leaving a balance of \$459.75, plus chattels described above \$870.00 or total chattel claim of \$1329.75 less \$45.00 for tender sales, or \$1284.75. Claimant's original claim was for \$1219.70.

K. Okano  
 Signature



# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 3281

EXHIBIT

NAME Kumanosuke OKANO.

REG. No. 10122

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.
			AUCTION	TENDER &c	
DECLARATION <u>4/4/42</u> EVACUATION <u>5/5/42</u>	TAKEN BY <u>---</u> DATE <u>---</u>				
"Furniture & household effects as per list herewith all stored in farmhouse at Ganges, B. C., now occupied by declarant."  "Farm implements, tools, etc., as per list herewith all stored in outbuildings on above farm."  LISTS REFERRED TO NOT ON FILE.	No Inventory taken.	Household goods and Farm Equipment \$1,500.00 Ack. Custodian Credits <u>280.30</u>  Correct amount of Pers. Prop. claim \$1,219.70 Mistake in addition \$ <u>10.00</u>  Claim as presented <u>\$1,229.70</u>			
		<u>G. C. Mouat Sales (14/3/44):</u> 1 Kitchen stove ) 1 Heater ) 3 old Beds ) 1 Table ) 6 Kitchen chairs ) 1 small Desk )			\$ 45.00
		<u>Sales by Auction (3/11/43):</u> 1 Table (3 leaves) \$ 6.50 Electric Lamp Stand 9.00 Harrow 2.25 Plough 2.00 2 DeLaval Separators 5.00 1 Washing Machine 26.00 2 Brooders & Equipment 2.00 Quantity of Lead lines 2.00 Odd Netting 3.00 Stump Puller 6.00 Blow Torch 4.75 Heavy Jack & Bar 10.00 3 Cow chains, 1 Frow 3.00 2 Marine Gas Tanks 2.75 Brooder Stove, etc. 1.00 2 Coleman Lanterns 2.50 Wash Boiler 3.00 Milk Can 4.50 3 Large Barrels 2.00 Fish Net 3.25 Harness 3.50 Incubators 5.00 Incubators 2.00 Cream Separator 15.50 Nash Chassis 7.00 Quantity of old Brick <u>32.00</u>  Furniture \$165.50 Kitchenware 16.60 Tools 5.75 Miscellaneous (39 items) 13.40 <u>29.55</u> Gross Auction proceeds <u>\$230.80</u>			
		Total tender proceeds			<u>\$45.00</u>

Vancouver, B. C., Feb. 25/48.

RGB/P.

SALES

TENDER &c

SOLD WITH REAL PROP.

DECL. NOT FOUND

NO RECORD AT ANYTIME

ABANDONED

NO ACCOUNT. THEFT &c

UNSOLD

REMARKS

\$ 45.00

Summary of Personal Property Sales:

Auction Sale as shown	\$230.80
Sale to tenant, as shown	\$ 45.00
Firewood on premises	\$100.00
	<u>\$375.80</u>

EXHIBIT No.

497-9

DATE

1 April 1948

FILED BY

J. W. G. Hunter.

\$45.00



DESCRIPTION + PRICE OF DWELLING	PIECE	WIDTH	LENGTH	BR. FT.	PRICE
CEDAR FOUNDATION	5	6x6	40	600	18.
FLOOR JOYCE	21	2x6	22	462	13 86
FLOOR SHIPLAP				880	22
FLOORING		1x4		880	44
STUD ALL AROUND HOUSE	70	2x4	8	420	12 60
PARTITION STUD	25	2x4	8	150	4 50
STUD STRINGER TOP & BOTTOM	6	2x4	40	180	5 40
SIDE STUDDINGS	6	2x4	22	110	3 30
SIDE + PARTITION SHIPLAPS				1206	32 65
SIDE + PARTITION V-JOINTS		1x4		1746	87 30
OUTSIDE SIDINGS				1036	51 80
CEILING JOYCE	21	2x6	22	462	13 86
FLOOR SHIPLAP				880	22
CEILING V-JOINTS		1x4		880	44 00
FLOORINGS		1x4		880	44 00
RAFTERS	42	2x6	16	672	20 26
ROOFING (UNDER SHIPLAP)		1x12		1244	33 60
CEILING FOR UPSTAIR				500	25.
2 TAPERED SIDE SHIPLAPS				200	5.
2 - " " SIDINGS				200	10
2 " " "		2x4		120	3 60
SHINGLES. (ROOF.) 48 BUNDLES.				1200	38 40
EXTENSION ROOM (EAST SIDE)	30	2x4	6	135	4 05
FLOOR JOYCE	12	2x4	10	97	2 91
SIDE, ROOFING, FLOORING & SHIPLAP				1120	28 00
RAFTERS	12	2x4	14	126	3 78

EXHIBIT No. 498-7<sup>10</sup>  
DATE 1 apr 1948  
FILED BY W. H. Archvale

#593.74

FRONT EXTENSION	LIVING ROOM BEAMS.	3	6x6	20	180	5 40
FLOOR JOYCE		11	2x6	14	154	4 62
FLOOR SHIPLAP			1x8		220	5 75
FLOORING			1x4		230	11. 50
STUDINGS		27	2x4	8	162	4 86
SIDE SHIPLAPS			1x8		224	5 80
SIDE V-JOINTS			1x4		224	11. 20
CEILINGS.		11	2x6.	14	154	4 62
CEILING SHIPLAPS.			1x8		280	7. 00
TAPERED SIDE SHIPLAPS.			1x8		80	2 00
SIDINGS					80	4. 00
RAFTERS.		16	2x6	14	224	6 72
ROOFING SHIPLAP.			1x8		560	14. 00
SHINGLES. 18 BUNDLES.						14 40
TRIMMING BOARDS.					1000	60.
DOOR TRIMMINGS					140	8 40
WINDOW TRIMMINGS					180	10. 80
WINDOW BASE BOARDS.					140	8 40
SUNROOM SASHBAR + GLASS	4x20'					35 00
6 WINDOW UPSTAIRS	COMPLETE WITH HINGES		4x2x16"			12. 00
18 WINDOW DOWNSTAIRS	COMPLETE WITH HINGES		2x"x30"			54
9 DOORS.						72.
BASEMENT WINDOWS (2)						4.
CEMENTS FOR BASEMENT. 20 SACKS.						20. 00
300 LBS BULK NAILS @ 5¢ LBS.						15. 00
80 FT. GUTTERS.						10. 00
BATH + SEWER + HOUSE						50. 00
CHIMNEY BRICKS + FIREPLACE	1000 BRICKS					20 00
LEAD PIPING IN 3 ROOMS.						100. 00

B581.27

TOTAL COST OF DWELLING

\$ 1175.01

\$ 825.00

Labour + hauling + etc.

---

\$ 2000.01



PRICE OF 20'X100' GREENHOUSE

BD. FT			PRICE	PRICE PER 1000.	
720		6x6 ROUGH CEDAR	21.60	\$20	FOUNDATION
165	22	5x5 COMMON SELECT	6.60	40	POSTS.
400		5x5 " "	16.00	40	SASHBAR REST
32		2x4 " "	1.28	40	BETWEEN BRASES.
192		2x4 " "	7.68	40	UNDER SASHBAR.
45		1x4 " "	1.80	40	UNDER SASHBAR GLASS
320		1x6 " "	12.80	40	BRASE
25		1x4 " "	1.00	40	SASHBAR RESTER
100		2x6 " "	4.00	40	TOPPING
50		4x4 " "	2.00	40	BOTHEND STRINGER
48		2x4 " "	1.92	40	ARM
266		2x4 " "	10.64	40	TOPPING
994		2x3 " "	59.64	60	SASHBARS (RAFTER)
380		2x2 " "	22.80	60	SASHBARS (SIDE)
			172.00	42 BOX	GLASS (42 BOX)
			21.60	60¢ EACH	HINGES (26 HINGES)
		1/2" ROD 10 FT	10.00	\$1.00 EACH	ROD (10 PIECE)
		16 BOLTS + NUTS 3/2 WASH. 1/2" X 8	15.60	25¢ "	BOLTS + NUTS. 16
		100 LBS. GAL. NAIL	10.00	10¢ LB.	NAILS.
		36-6" STOVE PIPES	9.00	25¢ EACH	STOVE PIPES
			6.00	\$2.00 "	STOVE DRUMS.
			6.00	\$2.00 "	DOOR RAILS.
		2 BLOCKS.	8.00	\$4.00 "	DOUBLE BLOCKS
		3/4" MANILA.	2.00	8¢ FT.	ROPES. (20 FT.)
			10.00	\$2.00 GAL.	PAINT (5 GALS.)

\$430.00

EXHIBIT No. 498-311

DATE 1 apr 1948

FILED BY

W. E. Ansel

16x30 CHICKEN HOUSE

BOARD FT. LUMBER DESC. LUMBER KIND OF PRICE PRICE PER 1000

5.40'	6-30'	6x6	ROUGH.	\$16.20	\$20.00	FOUNDATION
189'	16-16'	2x4	ROUGH.	19.75	25	FLOOR JOYCE
480			(PLAIN) SHIPLAP	12.00	25	FLOOR
255 1/2	57-6'	2x4	ROUGH.	6.88	25	STUDDINGS
138		2x4	ROUGH.	3.45	25	STUD STRING & TOP + BOTTOM
570			SHIPLAPS	14.25	25	SIDINGS
286		2x4	ROUGH	7.15	25	RAFTERS + RAFTER REST + STUDDING
704			SHIPLAPS	17.60	25	ROOFING
1000				20.00	20	SHAKES
120			SHIPLAPS	3.00	25	MANURE STAND.
75'		2x4	ROUGH	1.90	25	MANURE STAND (FRAME)
90		2x4	ROUGH.	2.25	25	ROOSTINGS
200		1x12	PLAINED SHIPLAPS	5.00	25	EGG BOX
50 LBS.	NAILS \$5.00 PER 100 LBS			2.50		
CHICKEN WIRE		NETS		3.50		
		(1 ROAL)		120.93		
		TOTAL				

EXHIBIT No. 498-12  
 DATE 1 April 1948  
 FILED BY W. A. Muckvale

This building do not include labor, only materials.  
 There is fence surrounding each house but this is not considered on this price. + also 2% board allowance which is \$2.40  
 These above is considered as my depreciation for use of house.

NAME OKANO, Kumanosuke

REGISTRATION NO. 10122

FILE NO. 3281

The following chattels were sold by public auction at Salt Spring Island, B.C. on November 3, 1943.

8 Kitchen chairs	2.00	8.00
1 settee & 2 armchairs	1.50	15.00
1 gramophone case	0.25	15.00
1 table 3 leaves	6.50	15.00
1 Mirror	0.75	2.00
1 square table	0.75	2.00
6 pictures	0.60	6.00
3 oil lamps	1.00	1.00
1 china ornament	0.75	.75
Chest of drawers	1.75	5.00
1 Kitchen table ( large)	0.75	10.00
Chair	1.00	2.00
Chair	1.00	2.00
Chest of drawers	1.50	5.00
Washstand	1.00	3.00
Electric Lamp	0.50	2.00
Electric Lamp stand	9.00	25.00
Bdle picture frames - floor polisher	1.00	1.00
4 Paint brushes etc. - Electric fixtures	1.25	3.00
Zinc nails etc.	0.50	.50
Knitting machine	0.50	2.00
2 gross fish hooks - Bdle coat hangers	0.50	2.00
1 automobile pump - 3 dishes	0.85	2.00
3 lots miscellaneous articles	0.75	.75
Box garden tools	0.25	1.00
Jar of spices	0.60	.60
Harrow	2.25	5.00
Plow	2.00	5.00
Total: carried forward:	41.05	141.60
<del>Less Expenses:</del>		
<del>Net Proceeds credited:</del>		

~~Members of Custodian Staff Present.~~

~~Extracted from Auctioneering list No.~~

~~Remarks.~~

EXHIBIT No. 498-13

DATE 1 apr. 1948

FILED BY W.E. Anckrale

NAME OKANO, Kumanosuke

REGISTRATION NO. 10122

FILE NO. 3281

The following chattels were sold by public auction at Salt Spring Island, B.C. on November 3, 1943.

	Total brought forward:	\$	41.05	<i>141.60</i>
Wringer			1.50	<i>3.00</i>
2 DeLaval Separator			5.00	<i>30.00</i>
1 Washing Machine			26.00	<i>50.00</i>
2 Brooders and equipment			2.00	<i>20.00</i>
Quantity of lead lines.			2.00	<i>5.00</i>
Odd netting			3.00	<i>3.00</i>
1 Bamboo pole - Pair of springboards			2.00	<i>2.00</i>
4 Crosscut saws			1.00	<i>17.00</i>
Stump puller			6.00	<i>10.00</i>
Length of hawser			0.25	<i>1.00</i>
Pair of worn logging hooks			0.25	<i>1.00</i>
1 Spray pump			1.75	<i>3.00</i>
1 Spray pump			1.00	<i>3.00</i>
2 Iron bars			0.50	<i>.50</i>
1 new axe handle			0.70	<i>.70</i>
Jap garden tools			0.50	<i>2.00</i>
5 Garden hoes			1.50	<i>3.00</i>
Box of small garden tools			0.50	<i>.50</i>
Blow torch			4.75	<i>4.75</i>
5 Mattocks			0.50	<i>2.00</i>
1 Funnel (gas)			0.25	<i>2.25</i>
1 Pr. heavy jacks & bar			10.00	<i>15.00</i>
1 car jack			0.50	<i>1.00</i>
1 truck jack			1.50	<i>3.00</i>
3 traps			1.00	<i>1.00</i>
1 pair universal joints			1.25	<i>1.25</i>
Box of fish hooks			0.25	<i>.50</i>
Total: carried forward:		\$	116.50	<i>314.05</i>

~~Less Expenses:~~

~~Net Proceeds Credited:~~

~~Members of Custodian Staff Present.~~

~~Extracted from auctioneering list No.~~

~~Remarks.~~

NAME OKANO, Kumanosuke

REGISTRATION NO. 10122

FILE NO. 3281

The following chattels were sold by public auction at Salt Spring Island, B.C. on November 3, 1943.

	\$	#
Total brought forward:	116.50	314.05
2 MacGregor dogs	0.25	.50
3 cow chains - 1 Frow	3.00	6.00
1 brush hook - 1 Broad axe	2.00	2.00
2" augur	0.70	1.60
7 wedges	1.00	3.50
1 single pulley - 1 single pulley	2.50	3.00
1 brass propeller - 1 brass shaft 15' - 1 Pr.iron collars	2.00	20.00
3 boxes of nails.	1.00	2.00
8 irrigation sprays	2.00	2.00
Box galvanized hardware	0.50	.50
7 stove dampers	0.25	1.00
Pipe fittings & pipe - 1 box old hinges	1.50	3.00
1 Pipe-cutting tool	1.00	2.00
Bundle of curtain rods - Box of bolts	0.75	.75
Miscellaneous tools	0.50	.50
6" roof plate	0.25	.25
2 Marine Gas tanks	2.75	5.00
Brooder stove etc.	1.00	3.00
Car Cushions	0.25	.25
Bundle Building paper	0.25	1.00
Cultivator parts	0.50	2.00
2 4 gal. crocks	0.50	2.00
Jap buck saw	0.50	3.00
1 spring scales	0.25	.25
2 Primus stoves	1.50	2.00
1 butter churn (hand)	1.50	3.00
Total: carried forward:	\$ 144.70	# 384.55
<del>Less Expenses:</del>	<del>\$</del>	<del>#</del>
<del>Net Proceeds credited:</del>	<del>\$</del>	<del>#</del>
<del>Members of Custodian Staff Present.</del>		
<del>Extracted from auctioneering list.</del>		
<del>Remarks.</del>		

NAME OKANO, Kumanosuke

REGISTRATION NO. 10122

FILE NO. 3281

The following chattels were sold by public auction at Salt Spring Island, B.C. on November 3, 1943.

		\$	
	Total brought forward:	144.70	<sup>#</sup> 284.55
2 Coleman lanterns		2.50	3.00
3 Oil lanterns		0.25	3.00
2 Coal oil lamps and hangers		0.25	1.00
3 porcelain flower pots		1.00	1.00
Bucket of nails		0.10	.10
Quantity of bottles and sealers		0.75	1.00
1 wash boiler		3.00	3.00
1 Milk can		4.50	6.00
5 gal. oil can		0.50	1.00
20 gal. crock		0.50	5.00
20 gal. crock		2.25	5.00
3 large barrels		2.00	6.00
Fish net		3.25	3.25
1 Harness		3.50	5.00
Odd tools		0.25	.25
Incubators		5.00	60.00
Incubators		2.00	60.00
1 Cream Separator		15.50	15.50
1 Nash chassis		7.00	50.00
Quantity of old brick		32.00	75.00
			<u>690.65</u>

Total:		\$	230.80
Less Expenses:	(Auctioneer's Fee: \$23.08		
	(Advertising: 1.82	\$	54.38
	(Moving: <u>29.48</u>		
Net Proceeds Credited:		\$	<u>176.42</u>

Members of Custodian Staff Present. Mr. Carlsen

Extracted from Auctioneering list No. Salt Spring Island 1.

Remarks.

Files 3281, 3275,  
1364, A/69.

Copy of Salt Spring Island Agreement, dated  
May 4th, 1942, between

Lessors ( Kumanosuke OKANO (File 3281)  
( Morihei MURAKAMI (File 3275)  
( Katsuyori MURAKAMI (File 1364)

AND

W. L. CHEW, Lessee.

*Renewed 1/8/1943  
to 31/7/1945 @ \$600.00  
per annum. MCB*

I, W. L. CHEW of 248 East Georgia Street, Vancouver, B. C. hereby offer to purchase in their present state of maturity all crops on the properties belonging to K. Okano, M. Murakami and K. Murakami on Salt Spring Island for the sum of Three Thousand Dollars to be paid One thousand Dollars herewith (as a deposit with this offer to be returned to me in the event this offer shall not be accepted) and the balance One Thousand Dollars to be paid on June 15th and the remaining One Thousand Dollars to be paid on July 15th. This offer is on and subject to the following conditions:-

1. That I shall have the use of the said lands, the greenhouses thereon, and necessary living quarters free of any rent until the first day of August, 1942.
2. That the said lands, greenhouses and necessary living quarters shall be leased to me for a period of one year from the first day of August 1942, and I covenant and agree to pay on such date for such land, greenhouses and living quarters on Salt Spring Island the sum of \$840.00 in advance.
3. During the continuance of my occupancy I am to have the use on the properties above mentioned only of all garden and cultivating tools belonging to the owners of such properties and now situated thereon, and I covenant and agree to exercise all reasonable care to protect and preserve all such tools and to return and where necessary replace upon the termination of my occupancy all such tools, subject however to any reasonable wear and tear.
4. I am not to be held responsible for damage caused by enemy action.
5. I am to be given possession of the properties as above mentioned on or before 21st April 1942, but will get possession at my own expense.

I covenant and agree that if my offer is accepted I will on the acceptance of same:-

1. Execute and deliver all necessary leases and agreements, such leases and agreements to be prepared by and to be in form satisfactory to the Custodian and his solicitor, and that other than the foregoing I will not require the preparation or production of any documents of title.
2. To operate the said farms during my occupancy in a proper husband-like manner in accordance with the usual accepted methods and practices of agriculture and husbandry in the districts where such farms are situated.
3. During my occupancy, keep the said properties, greenhouses and living quarters in a good state of repair at all times.
4. Make all payments of money herein agreed to be made to the Office of the Custodian.

Dated this 4th day of May 1942.

EXHIBIT No.

DATE

FILED BY

498-14

1 April 1948

J. W. J. Hunter

Witness.

(Signed) "Gavin C. Mouat"

(Signed) "W. L. Chew"

X Which agreements will provide for all crop to be consigned in the joint names of the Custodian and myself until such time as I shall have paid the balance of \$2,000.00.

(Signed) "G.C.M."

(Signed) "W. L. Chew"

(Signed) "K. Okano"  
"M. Murakami"  
Per: "V. M. Okano"  
For "K. Murakami"

(Signed) "G.C.M."

We, the undersigned, being the owners of the properties mentioned in the attached offer hereby accept the same and request and authorize the Custodian to approve such acceptance and to carry out the transaction on our behalf, and we hereby request the Custodian to divide the proceeds of the said sale of our crops as follows:-

	<u>Sale of crops</u>	<u>Annual Rent</u>
K. Okano	\$1500.00	\$420.00
M. Murakami	923.00	240.00
K. Murakami	577.00	180.00

Witness.

(Signed) "Gavin C. Mouat"

(Signed) "K. Okano"  
"M. Murakami"  
"K. Murakami"  
Per: "V. M. Okano"

I, C. L. Drewry, Manager of the Japanese Evacuee section of the Office of the Custodian, pursuant to the within request and authorization hereby approve the acceptance of the within offer on behalf of the Office of the Custodian.

Copy of Assignment (dated October 7th, 1942)  
from W. L. CHEW TO WONG HING.

(CONTINUED ON PAGE 3)



Copy of Assignment (dated October 7th, 1942)

from W. L. CHEW TO WONG HING.

Vancouver, B. C.  
October 7th, 1942.

Mr. G. W. McPherson,  
Deputy Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

Dear Sir:

Owing to unforeseen circumstances, I now wish to assign my agreements with your office, known as the Salt Spring Island Agreements, and affecting the properties of K. Okano, M. Murakami, K. Murakami, T. Murakami, and M. Mikado, to my brother Wong Hing.

Mr. Wong Hing will make arrangements with you to carry out the agreement in a satisfactory manner, and I would ask you to deal direct with him in respect to these properties during the tenure of my lease, which I understand expires August 1st, 1943.

Yours truly,

(Signed) "W. L. Chew"

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Copy of Acknowledgment (dated October 7, 1942)

from WONG HING TO W. L. CHEW.

Ganges, B. C.  
October 7, 1942.

Mr. G. W. McPherson,  
Deputy Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

Dear Sir:

I agree to take over the Salt Spring Island agreements from my brother, Wong Chew, and I agree that all rents and other charges now due or to become due shall be a first charge against the crops from the several properties, and I offer to pay all such charges in three equal payments on the first day of the months of May, June, and July, 1943. I further agree that if payment is in default on any of the above mentioned dates, that thereafter all produce shall be shipped to the order of yourself until all said rents and other charges shall have been paid in full.

Yours truly,

(Signed) "Wong Hing"