

Name of Claimant

OKA?URA, Masaru

Case

727

Custodian File

5575

| <u>REAL PROPERTY</u> | | | | | | | | | | |
|--------------------------------------|-------------------------------------|--|-----------------------------------|---|--|--|--|------------------------|--------------------------------------|-----------------------------|
| Greater Vancouver | | Rural (except V.L.A.) | | | V.L.A. (except Mission Village) | | | V.L.A. Mission Village | | Total |
| Sale Price | 5% thereof & 12.50 | Sale Price | 10% thereof | Charges 12.50 & Comm. | Sale Price | Total Award 80% of all Sale Prices | | Sale Price | Total Award 125% of all Sale Prices: | |
| | | | | | | % of Total | Amount | | % of Total | Amount |
| | | 1500 | | .00 | | | | | | 162.50 |
| | | | 150.00 | 12.50 | | | | | | |
| <u>PERSONAL PROPERTY</u> | | | | | | | | | | |
| Motor Vehicles | | | Boats and Boat Gear | | | | | | | |
| Sale Price | 25% thereof | Sale Price | Nelson Bros. 23.5% of Sale Price | Other Sales 28.5% of Sale Price | Equipment charges paid to purchasers in error. Repay to owners | Amount of Claims for Boat Gear Declared & Recorded Now Missing | 45% of amount in next preceding column | | | |
| | | | | | | | | | | |
| <u>NETS</u> | | | | | | | | | | |
| Total award for Nets plus Sale Price | | Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing | | | Percentage Total Award to Total Claim | | Claim for Nets Sold Declared Not Found, & Recorded Now Missing | | Apply % ratio to Claim | Deduct Custodian Sale Price |
| | | | | | | | | | | |
| <u>MISCELLANEOUS CHATTELS</u> | | | | | | | | | | |
| Claim for goods Sold By Auction | Sale Price of Goods Sold By Auction | Rebates of charges 30% of Sale Price | Ratio in % of Sale Price to Claim | Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid | Applica-tion of % ratio to amount in next preceding column | Sale Price of goods Sold by Tender | 12% of Sale Price | | | |
| 110.00 | 35.50 | 10.65 | 32.27% | 130.00 | 41.95 | 2.50 | .30 | 52.90 | | |
| TOTAL RECOMMENDATION | | | | | | | | | 215.40 | |

CASE NO: 727

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

THE JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10

Vancouver, B.C.,
October 4, 1949.

IN THE MATTER OF THE CLAIM OF
MASARU OKAMURA

PROCEEDINGS AT HEARING.

20 APPEARANCES:

D. T. B. BRAIDWOOD, Esq., and J. C. CAMPBELL, Esq., appearing for the Dominion Government.

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

_____ A. WATSON, Esq., Secretary.

D. F. CHRISTIAN, Esq., Official Reporter.

30

D.W.Strachan,
In Chief.
Cross-Exam]

DAVID WILLIAM STRACHAN, already sworn:

DIRECT EXAMINATION BY MR. BRAIDWOOD:

MR. BRAIDWOOD: This is all in the southeast quarter of Section 28 and the south half of the southwest section of 28, and there are 40 or 50 lots there.

A They are in lots, are they?

Q Yes.

THE COMMISSIONER: This is said to be on the Hyde Road.

MR. BRAIDWOOD: Yes.

10 THE WITNESS: Here is the Hyde Road, (indicating). You say they are in--?

MR. BRAIDWOOD: Q: Blocks, 1, 2, 3 and 4.

A This is a main thoroughfare, one of the principal thoroughfares out of Cedar Valley.

Q Is that high class or residential property?

A Well, it is distinctly a rough highway.

Q Has it a residential potential?

A No, I wouldn't say so, not in the immediate future.

Q How far is it away from the centre of the Village?

20 A It is too far removed. I wouldn't consider it of any value, except for agricultural purposes; and it isn't 100% agricultural, either.

CROSS-EXAMINATION BY MR. McMASTER;

Q I draw your attention to the fact that immediately across Cedar Valley Road the property appears to have been subdivided at the time this map was made.

A That might be possible.

Q Were there dwellings on that property?

30 A No, none. I don't think there would be any, unless

D.W. Strachan,
Cross-Exam.

there was one farmhouse there. There are some now.

MR. McMASTER: I wonder if I might be advised what was the result of Mr. Virtue's discussion with your lordship on this case.

THE COMMISSIONER: Held over for this information. This was not a V.L.A. transaction.

MR. BRAIDWOOD: No, my lord. This is subject to the 10%, plus the \$12.50 charges.

10 THE COMMISSIONER: Q: Would you care to express an opinion on the value of farm land in that area?

A As at 1942?

Q 1944, in this instance -- June, 1944.

A I wouldn't consider that farm land, as I remember it there. I know that property. I have seen it but, of course, never appraised it. I have sold property close to it on the same street, and I wouldn't appraise that at more than about \$150.00 an acre at that time. That would be a very good price for it. Today it would be worth considerably more, but ~~the~~ not as high as the other properties we have discussed.

20

Q You consider \$150.00 an acre would be high, do you?

A For the land, yes.

Q It is described in the appraisal as rolling land.

A Yes, it is quite rolling, that land. It is not very far from the local reservoir.

Q For your information, it was assessed in 1942 at \$1,340.00. That included \$400.00 for improvements. That would mean \$940.00 for the land. How many acres-- 15 acres?

30 MR. BRAIDWOOD: I am sorry, my lord; 25 acres in this property,

D.W. Strachan,
Cross-Exam.

according to Mr. Ansell's appraisal.

THE COMMISSIONER: Yes, but not according to the Claimant.

I think you will find he says 15.

MR. McMASTER: Yes, on page 2 he says 15.

MR. BRAIDWOOD: Were the seven acres cleared?

THE COMMISSIONER: There does not seem to be more than seven acres cleared.

THE WITNESS: I was referring to it as cleared land.

THE COMMISSIONER: Yes.

10 Q With that additional information, do you wish to revise the view you expressed earlier?

A Well, I am inclined to believe I have given almost an excessive figure on it. Today, for your information, I sold some close to that on that street, within the last year approximately -- I sold two or two and a half acres for \$ 1200.00. That gives your present value, but I consider it better land than the land you are discussing. It lay nicer and most of it was cleared. I think that my value was \$150.00.

20 Q \$150.00 for the cleared land, you would stay with that? A: Yes, I think I would stay with that, because land should be worth that if it is in cultivation.

Q How about bush land? A: Well, that bush land shouldn't be worth more than \$50.00, because in those days we figured \$100.00 to \$200.00 an acre for clearing. Today we talk about clearing land at \$500.00 an acre.

THE COMMISSIONER: This was not a V.L.A. sale, Mr. Braidwood?

30 MR. BRAIDWOOD: No.

MR. McMASTER: I draw your attention to the fact that in this appraisal made by Mr. Ansell, the appraisal is apparently inaccurate in the number of acres, and I would submit that this witness's evidence should be accepted by your lordship.

MR. BRAIDWOOD: I also submit that an inaccuracy may take place on the part of the Claimant. There was no evidence what the actual parcel consisted of. All we have is 15 acres being claimed by the Claimant.

10 THE COMMISSIONER: Would you rather substitute 25?

MR. BRAIDWOOD: No. I am wondering how the 25 would fit in

THE COMMISSIONER: I will hold this over until after lunch.

MR. McMASTER: Q: Would this be approximately 15 acres, (indicating)?

A: I think there are more than 15 acres there. There are 32 altogether in 160 acres. You can figure it out for yourself.

THE COMMISSIONER: Q: We are told that this subdivided into 94 lots. Is it possible to make any use of that information?

20 A 94 lots?

Q Yes. A: No. The lots here-- there wouldn't be 94 lots in this. These are legal subdivisions, I take it, on this map?

MR. BRAIDWOOD: I have the assessment for 1942, and apparently since this map was published there has been a part subdivision of this -- 1 to 14 of Block 1, 1 to 36 of Block 2, 1 to 36 of Block 3 and 1 to 13 of Block 4. So that there are 94 lots, as appeared by the assessment notice.

30 A Yes.

Q But obviously they were different sizes?

A Yes, those would be city lots, but they are of no value whatever as city lots, in my opinion.

THE COMMISSIONER: The Claimant, at page 3 of the transcript, says there were about 15 acres, and it was put to him that the appraiser said 25 acres, and he again apparently put a 15 acre estimate, about 7 acres cleared. This wasn't a V.L.A. transaction, was it?

MR. BRAIDWOOD: No, sir.

10 THE WITNESS: Might I just point out to your lordship that large areas, that is 10, 15, 20 and 25 acres and up, usually sell cheaper per acre than 5.

THE COMMISSIONER: I can appreciate that.

THE WITNESS: And sometimes we have to pay quite a lot for two acres, because there is the expense of subdividing and surveyor's fees and one thing and another, and it goes up, naturally.

THE COMMISSIONER: Does your file show what offers were received for this property, Mr. Braidwood?

20 MR. BRAIDWOOD: This is one of the cases, my lord, which I contended before your lordship the other day didn't come within the Terms of Reference. It is an Official Administrator sale.

THE COMMISSIONER: I wasn't told that at the time.

MR. BRAIDWOOD: Of course, we don't have a record of it, my lord.

THE COMMISSIONER: The information I was given was it was sold in June, 1944.

30 MR. BRAIDWOOD: That's right, to a man called Danish, and the only information I have of an offer, my lord,

D.W. Strachan,
Cross-Exam.

is from this man Danish. Apparently there was just the one offer, my lord.

THE COMMISSIONER: This, once again, would be one of the 10% propositions, wouldn't it?

MR. BRAIDWOOD: That's right.

THE COMMISSIONER: It actually was sold for \$1500.00 in June, 1944, and the result of the application of my recommendation would be to give him \$1650.00. I don't think there is anything to take this out of the overall.

10

MR. BRAIDWOOD: My lord, with respect, if I might suggest, it, it does seem to me there is a very large discrepancy between the evidence of this witness as to the value of the land and the value placed by Mr. Ansell.

THE COMMISSIONER: I quite agree with you, but if you make a calculation-- Mr. Strachan put \$150.00 for the cleared land, which is 7 acres, making \$1,050.00; 8 acres uncleared at \$50.00 makes \$400.00; a total of \$1450.00. The building is said by Ansell to be worth --

20

MR. BRAIDWOOD: \$250.00.

THE COMMISSIONER: And the assessment shows \$400.00 for improvements. In the circumstances I would be disposed to fix the value of the buildings at between \$250.00 and \$300.00, which would bring the total to \$1700.00. This claimant is getting \$1650.00 on the overall recommendation.

MR. BRAIDWOOD: Yes. I am sorry. Apparently the property sold away above Mr. Ansell's appraisal.

THE COMMISSIONER: Yes, much above. So that there will be no recommendation here.

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*I hereby certify the foregoing
be a true and accurate report of
the said proceedings.*
D. Strachan
Deputy Official Stenographer

CASE NO. 727.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,
September 28th, 1948.

IN THE MATTER OF THE CLAIM OF
MASARU OKAMURA.

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

(HIS HONOUR JUDGE R. M. EDMANSON, SUB-COMMISSIONER).

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Lethbridge, Alberta,
 September 28th, 1948.

IN THE MATTER OF THE CLAIM OF
MASARU OKAMURA.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

| | |
|--------------------------|---|
| G.E.A. RICE, Esq., K.C., | appearing for the Dominion Government. |
| W.S. RUSSELL, Esq., | appearing for the Claimant. |

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|----------------------|-----------------------|
| MISS LILLIE THOMAS, | Secretary. |
| MRS. LUCIE HANDFORD, | Official Interpreter. |
| S.R. HOWARD, Esq., | Official Reporter. |

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M. Okamura,
In Chief.

THE SECRETARY: Case No. 727, Masaru Okamura.

MASARU OKAMURA, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Okamura, this is a summary of evidence in support
of claim that I am showing you. That contains particu-
lars of your claim to the Commission, is that
correct? A: Yes.

10 Q It is correct with one exception that I am going
to mention to you, is that right? A: Yes.

Q It is correct except for the fact that on page 3
the item "packing house" should be 2 packing houses,
is that correct? A: Yes, it should
have been two.

Q But the figures and material was prepared by you
and this has been prepared under your directions,
is that right? A: Yes.

Q That is your signature at the end of this?

20 A Yes.

Q And you believe the same to be true to the best
of your knowledge, information and belief?

A Yes, with the one exception.

MR. RUSSELL: I will put that in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. RUSSELL: Q: Mr. Okamura, you say that you purchased
this land in 1929? A: Yes, in the
Fall of '29.

Q Who did you buy it from? A: Mr. Solway.

30 Q How much did you pay for the land?

M. Okamura,
In Chief.

A \$1000.00.

Q What was the land like when you purchased it? Was it improved or was it raw? A: It was all bush land.

Q Were there any buildings at all?

A No.

Q Do you know how much land you purchased, how many acres? A: I think it was about 15 acres.

10 Q I just point out in the appraisal of this land the report says twenty-five acres. I have asked the claimant about it and he thinks to the best of his knowledge possibly fifteen, but I don't think he has ever had it surveyed. How many acres of this land have you cleared?

A About 7 acres, I think.

Q And what type of work did you have to do in order to clear it? A: I had to blast several trees because it was all bush and had to blast stumps.

20

Q You say here it cost you \$200.00 an acre. Is that an estimate or is that from actual figures that you kept? A: Well, it is my own estimate. I had to buy blasting powder and had to put in a lot of labour.

Q It includes your time as well as the materials that you actually used, is that right?

A Yes.

Q You feel \$200.00 is not excessive for your work and your expenses in connection with clearing

30

M. Okamura,
In Chief.

an acre of that land? A: Well, some of those stumps were so big that it took me about two months to remove them.

Q You did all the work by hand?

A Most of it was by hand and I used to have to hire a horse and later a plow to break up the ground.

Q When did you plant these strawberries that you describe, this one and a half acres of strawberries?

A Some parts I got two crops out of.

10 Q When were these strawberries planted, approximately, you don't have to give me the day?

A I first planted about four years before I evacuated and then, of course, I made successive plantings.

Q How did you arrive at the value of \$300.00 for that one and a half acres of strawberries?

MR. RICE; That is \$200.00 an acre.

MR. RUSSELL: Q: Is that the cost of the plants or the cost of the plants plus the planting, or what does that figure represent?

20 A: Yes, it includes the cost of planting and the plants themselves.

Q And does the same apply to the hops, the blackberries, the fruit trees and the rhubarb?

A Yes.

Q What sort of fruit trees were these that you put in, this \$250.00 worth?

A Italian plums, peaches, cherries and apples. These were planted over a period of several years. They weren't all planted at the same time.

30 Q Well, this figure of \$250.00, would that include

M. Okamura,
In Chief.

your labour as well as the cost of the trees?

A Yes, it does.

Q You show some buildings which you built after you purchased this land, and I notice that one of them is a garage which was built with material costing \$15.00?

A: It was built on the side of the root house.

Q Well, \$15.00 isn't very much material for a garage 10 x 16?

A: It was just an extension of the root house.

10

Q Well, these two packing houses cost you \$35.00 for material, is that right?

A: Yes, I think it was about that.

Q And the labour cost \$40.00. Was that your own labour or did you have to pay that?

A It was my own labour.

Q And you estimate the value of your labour to be those figures you have indicated, is that right?

A Yes.

20

Q These figures then in the cost column for buildings represent the estimated cost of the building to you, is that right?

A: Yes.

Q You show the rental value of this land at \$400.00 per year. Did you ever rent the land?

A I estimate it is worth about \$400.00 a year because it is just about what I had left over after paying all expenses, all my living expenses and all that, I usually have about \$400.00 left.

Q Do you know of anybody else in your neighbourhood who has rented some similar land?

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M; Okamura,
In Chief.

A I am afraid I don't know.

Q So this rental of \$400.00 is just an estimate of what you make per year from the land?

A Well, it is just about. That is an estimate, that is my estimate, as I usually have about \$400.00 left per annum after paying all living expenses and other expenses.

Q I am now looking at page 5 of your summary of evidence, which lists your personal property. You list with considerable exactitude the year these items were purchased, the price you paid and their value. Now, was this taken from a record made at the time, or how did you arrive at these dates here I am showing you?

10

A Some of the items I remember quite clearly as to the details, and others I am not quite so clear about. They are just fair estimates.

Q I notice you show a hand cultivator, which you say was purchased in 1939 for \$7.00, and you value it at the time of your evacuation at \$7.00, and you say it was "bought new and added different parts later."

20

Now, what parts did you add later?

A There were three pieces of the cultivator when I bought it but I added a shovel and the plow later on.

Q Do you remember what you paid for the shovel and the plow?

A: I can't remember very clearly, but I think I paid \$1.50 for the shovel and I think \$2.25 for the plow.

Q You show a number of items here which are unused.

30

You show 50 pounds of copper lime dust, thirty-five

M. Okamura,
In Chief.

pounds of derris dust, one hundred pounds of go-west, 1000 feet of lumber, 25 strawberry crates and 20 rhubarb boxes, all of which you show were bought in 1941 and were unused. How is it they were not used?

A They were unused because they had been purchased for the following season which hadn't yet arrived.

Q Where did you leave all this personal property?

A Some I left in the kitchen and others I left
10 in the root house. I am not quite clear now. I am not sure what was left where.

Q Are you sure it was all left?

A Yes, I left it all there and I handed the keys to the Custodian when I got on the train.

Q So you gave the keys direct to the Custodian, is that correct? A: Yes. It may have been a Mountie, but, in any case, I thought it was the Custodian and I handed it to this
official.

20 Q Was it some official, or how do you know that you didn't just give it to somebody who happened to be standing there? A: It was an official and the key had my name tagged on it. I handed the two keys to the place where I had stored my possessions.

MR. RUSSELL: I point out, your Honour, that the summary of evidence and the proof of claim are identical with the exception that in the summary of evidence the amount shown as being the loss claimed is reduced by the fact that a deduction is made for
30

M. Okamura,
In Chief.

moneys received from the Custodian by the claimant. And the farm implements and furniture, the chattels are the same, although the farm implements and furniture were not listed.

Q Why didn't you list the furniture and your farm implements on your proof of claim when it was made out in November, 1947? A: When I first made out that proof of claim, I just made a rough estimate without specifying the various articles. I may have overlooked that.

10

Q All right.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I am submitting that the chattels were sold for their fair market value. I am submitting that the claim made by the claimant for any goods that the Custodian may be held responsible for is exorbitant.

20

I wish to submit the following documents as exhibits. An appraisal of William H. Ansell, dated April 26th, 1944, wherein he valued the house at \$200.00, the buildings \$50.00, that is other than the house, and the land \$750.00, total \$1000.00. In describing or referring to the property, Mr. Ansell says this,

"This property consists of approximately 25 acres of rolling ground with a house of five small rooms. House is finished with shiplap and inside is very poorly finished. There is about one acre of blackberries which

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M. Okamura,
Cross Exam.

are not very good. Land appears worked out.

"House has no plumbing of any kind. There is a fair road to the property which lies about three miles from Mission."

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. RICE: There are about nine lots in this parcel of land and it may be, when there is no survey on it, that the appraiser might become confused as to the real acreage.

10 MR. RUSSELL: I saw some place in your file the figure "5 acres", so that it is anywhere from five to twenty-five acres.

MR. RICE: There is nothing on my file saying it is five acres.

MR. RUSSELL: Yes, there is.

MR. RICE: I wish you would ^{find} it for me.

20 I tender a statement of taxes, which shows the assessed value of the property, land value, \$940.00, improvements \$400.00. This is from the Corporation of the District of Mission, the 1944 statement.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. RICE: And I submit an analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. RICE: And a summary respecting the sale of the land showing that it was sold to Mr. John Danish for \$1500.00 cash on the 16th of June, 1944.

(SUMMARY MARKED EXHIBIT NO. 4).

30 MR. RICE: And a summary of the claim on real and

M. Okamura,
Cross Exam.

personal property.

(SUMMARY MARKED EXHIBIT NO. 6).

CROSS EXAMINATION BY MR. RICE:

Q I show you your J.P. form, dated the 17th of April, 1942 (indicating); does that document bear your signature? A: Yes, that is mine.

Q That is your signature? A: Yes.

10 MR. RICE: I tender the claimant's J.P. form as an exhibit.
(J. P. FORM MARKED EXHIBIT NO. 7).

MR. RICE: Q: I show you a proof of claim form that you apparently swore to on the 13th of November; does that document bear your signature?

A Yes, that is right.

Q That is yours? A: Yes.

MR. RICE: I tender that, your Honour, as an exhibit, the proof of claim.

(PROOF OF CLAIM MARKED EXHIBIT NO. 8).

20 MR. RICE: Q: You say when you filed your proof of claim form that you valued your household effects at \$150.00 and your farming implements at \$150.00, and that you were just estimating what your claim amounted to. I am referring to this document, which shows the farm implements and furniture at \$150.00 each? A: It is just a general estimate of what I think they are worth. I have no itemized or detailed account of it.

Q You have no itemized or detailed account showing the farm implements amounted to \$150.00 and furniture

M. Okamura,
Cross Exam.

\$150.00 on the 13th of November, 1947? That
is right, is it?

A: Yes. Well,
I haven't itemized them; I just put them in one
group.

Q Well, who helped you out in fixing up this
itemized statement that forms part of your
summary of evidence where the furniture totals
\$150.00 exactly and the farm implements \$150.00
exactly?

10 THE SUB-COMMISSIONER: This here (indicating).

A When I estimated the first, or made the first
estimate of \$300.00 I wasn't quite sure, but since
then in making this out I have been able to get the
proper values.

MR. RICE: Q: Well, who made that out? You must have
worked well on it because you have got it down to
a cent?
A: My wife and I
made this out.

Q Your wife and you made it out? A: Yes.

20 Q You did a good job. How much is your garage worth?
You say the material cost you \$15.00 and the labour
\$10.00, and the total cost is \$25.00. What is the
fair value of the garage?

A This is just what I consider a fair value.

Q \$25.00 is what you consider a fair value?

A I think it is worth that much.

Q You think it is worth that much. Well, the hot
house, you say the material cost you \$50.00 and
the labour cost you \$50.00, and the total cost
is \$100.00. What is the fair value of that?

M. Okamura,
Cross Exam.

A I think it is worth that much.

Q You think the fair value is \$100.00?

A Yes, I think so.

Q Well, why did you swear it was only worth \$50.00 last November? Has it grown in value since?

A You are talking about the greenhouse?

Q Yes, the greenhouse, the fair value, how is it \$100.00 and last November the value of the greenhouse or hot house, I will say "hot house" as it is described as a hot house in here, the value was \$50.00? My, my, it takes a long time to get an answer.

10

THE INTERPRETER: It takes a long time to make him understand.

MR. RICE: Speak about the hot house. Stick to the hot house as it is described; it is described as a hot house in the claim and in the summary of evidence.

20

A The mistake is in the figures and the items. The items and the figures got mixed up somehow.

Q Well, where is the mistake? What items are you referring to?

A: There is a mistake in the typing in the first proof of claim, and I realized it after it was dispatched.

Q You realized it after it was dispatched. Are there any more mistakes that you realized since?

A There is a little mixup in the garage and hot house values.

Q You swore that the garage was worth \$75.00 in your claim, did you not?

30

A: Well, in my

M. Okamura,
Cross Exam.

estimate the garage was worth only \$25.00; but there was a typographical error made which made it appear to be \$75.00.

Q You seem to be full of typographical errors.

A The hot house I value at \$100.00.

MR. RICE: I point out, your Honour, that neither in the J.P. form nor in the claim as filed is there any reference to the extension of power line, posts, wire and labour, which is now claimed at \$153.60.

10 Q How did you arrive at that figure of \$153.60 for the extension of the power line?

THE SUB-COMMISSIONER: On page 3 of Exhibit 1 he lists buildings at a certain figure, and then the balance of the \$928.60 is made up by the \$153.60. How does he arrive at that figure?

A That is the amount I paid the B. C. Electric for bringing the lines up, extending the lines.

Q \$153.60, that is the amount that he paid?

A Yes, I have the receipt here.

20 MR. RICE: All right, we will take your word for it.

A I thought I had it with me, but perhaps the lawyer has it.

THE SUB-COMMISSIONER: Have you got that, Mr. Russell?

A If not, it may be at home.

MR. RUSSELL: I will see if I have it.

MR. RICE: Q: There was a mortgage on this place when you were evacuated, was there not?

A Yes, there was.

Q In favour of Mr. William L. Card of Mission City?

A Yes.

M. Okamura,
Cross Exam.

Q For \$500.00 with interest at 7 per cent?

A Yes.

Q Why is it that you refuse to give credits for what the Custodian paid off on the mortgage?

A Could I have that question again?

BY THE REPORTER: "Why is it that you refuse to give credits for what the Custodian paid off on the mortgage?"

A Could you put that question in another way, Mr. Rice; it is hard to translate that.

10

MR. RICE: All right.

Q On your claim you have given credit for moneys received from the Custodian of \$701.28?

A Well, the Custodian is holding it for me.

Q But the Custodian advises me that the place had sold for \$1500.00 and he had to pay off a mortgage of \$500.00 and interest?

A Well, the Custodian should have \$701.28 in my favour, to my credit.

20

Q What about the mortgage that he paid off? You owed the debt that he has paid off, \$500.00 and interest, for you. Shouldn't he receive a credit for that, or do you think that the government should pay that for you?

A: Well, after deducting all those expenses, I think this \$701.28 should be credited to me.

Q But why shouldn't the \$500.00 debt that the Custodian has paid for you be credited, if the Custodian pays it?

30

MR. RUSSELL: He shows the \$1500.00 in the summary of

M. Okamura,
Cross Exam.

evidence.

THE SUB-COMMISSIONER: I think the secret of this whole thing is that someone has prepared this Exhibit 1 who is not sufficiently experienced to do it. There is no question about it the \$1500.00 credit should have been given, because if this man had a debt to pay off of \$500.00 and interest^{it}/is obvious that the government should be credited with the amount that was paid off.

10 MR. RICE: There have been two or three other cases like this, your Honour.

THE SUB-COMMISSIONER: That is plain to you~~x~~, Mr. Russell, isn't it?

MR. RUSSELL: Yes, but I point out that it is quite obvious that he is not claiming for moneys which the Custodian has received and is paying on his account.

THE SUB-COMMISSIONER: He has done that very thing. You deduct \$701.28 whereas \$1500.00 in fact has
20 been received by him, and you carry out \$3562.32 as the loss on Parcel 1. You see? That should be reduced by the crediting of the amount paid off. I think this man here is doing the best he can telling us what actually was taking place, but whoever prepared this statement certainly did not give a true picture of the situation.

MR. RUSSELL: I don't think anyone will be misled as long as the \$1500.00 is accounted for in the summary of evidence.

30 MR. RICE: Why didn't you mention the mortgage, that it

M. Okamura,
Cross Exam.

was paid off?

MR. RUSSELL: Possibly he isn't satisfied with the accounting yet.

THE SUB-COMMISSIONER: You see here now, take the buildings on page 3, you put in the cost for material and the cost for labour, and you bring it across, and there is no attempt at an allowance for depreciation over a period from 1929 on to 1942.

10

MR. RUSSELL: Well, that is true, sir; but, on the other hand, the material plus the labour do not necessarily represent the true value of the building.

THE SUB-COMMISSIONER: That is true.

MR. RICE: In this case he said it does.

THE SUB-COMMISSIONER: All buildings depreciate, do they not?

20

MR. RUSSELL: Yes, they do, sir; but I think he arrived at a pretty fair valuation when he has stated the cost as their value. True, he doesn't wholly depreciate, but he has not allowed any appreciation for the enterprise of putting those things together.

THE SUB-COMMISSIONER: What appreciation is there?

MR. RUSSELL: Well, if a contractor goes out and builds me a house, the labour plus the material doesn't represent the cost that I pay for that building.

THE SUB-COMMISSIONER: Well, your contract price plus your land will be the cost of the building actually, would it not?

30

MR. RUSSELL: The point I am getting at, sir, that the material plus the cost of the building is not the amount paid for a building. You pay something in

M. Okamura,
Discussion.

addition to that.

THE SUB-COMMISSIONER: What do you pay?

MR. RUSSELL: Oh, it depends on the contractor. I think right now you are paying 10% over and above any cost of the building.

MR. RICE: This is the full contract price he has paid.

THE SUB-COMMISSIONER: I presume he has charged up the labour cost; he would be paying what would be the going wage at that time.

10 MR. RUSSELL: If an individual builds a building and puts material into it, he normally doesn't extract out of that what the labour and the material cost that went into it.

THE SUB-COMMISSIONER: He very often extracts less.

MR. RUSSELL: It is quite true, but in professional business it isn't done.

THE SUB-COMMISSIONER: Well, is that all, then?

THE INTERPRETER: He wants to know if they paid the mortgage.

20 THE SUB-COMMISSIONER: If they have given title to the property, they would have to pay the mortgage.

MR. RICE: The title has been given with respect to it, so that it was paid off.

THE SUB-COMMISSIONER: They could not give clear title without doing it. Anything more?

MR. RUSSELL: No, sir.

THE SUB-COMMISSIONER: All right, thanks.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify that the foregoing is a true and accurate transcript of the proceedings herein.

S.R. Howard
"S.R. HOWARD" Official Reporter.

30 I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

M. Okamura
SUB-COMMISSIONER

5-5-75-

Case No. 727.

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.

Leth

1. Name of Claimant in full: **Masaru Okamura**

Registration No. 13108

2. Claimant's address at the time of his evacuation from the protected area:

R.R. #2 Mission City, B.C.

3. Claimant's present address:

R.R. #1 Nobleford, Alta.

4. Claim relating to real property:

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

(b) Legal description of property:

Catalogue No. 605

| | | | | | |
|--------------|-----------|---------------|-------|---------------|-----------------|
| Lots 1 - 14, | Block 1 S | $\frac{1}{2}$ | S. W. | $\frac{1}{4}$ | 28 |
| 1 - 36, | Block 2 S | $\frac{1}{2}$ | S. W. | $\frac{1}{4}$ | 28, Township 17 |
| 1 - 26, | Block 3 S | $\frac{1}{2}$ | S. W. | $\frac{1}{4}$ | 28 |
| 1 - 13, | Block 4 S | $\frac{1}{2}$ | S. W. | $\frac{1}{4}$ | 28 |
| 32 - 36, | Block 3 S | $\frac{1}{2}$ | S. W. | $\frac{1}{4}$ | 28 |

- (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:

Deed is held by the Custodian.

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

(I) Land— \$ 3335.00

(II) Buildings— \$ 928.60

Buildings include:

| | | |
|-------------------------------|-----------|----------|
| Residence 16x24 | \$ 500.00 | |
| Garage 10x16 | 75.00 | |
| Hot house 18x32 | 50.00 | |
| Wood shed 12x24 | 75.00 | |
| Packing house 10x16, 10x14 | 75.00 | \$928.60 |

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

\$ 4263.60

5. Claims relating to personal property, etc.

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

R. R. #2 Mission City, B1C.

- (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 as is in my home and barn.

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

In the care 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:

| | |
|-----------------|---------------|
| Farm Implements | \$ 150.00 |
| Furniture | <u>150.00</u> |
| | \$ 300.00 |

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

\$300.00

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 13th day of ~~October~~ ^{Nov.} A.D. 1947.

J. Kinnick
.....
Witness to Signature of Claimant.

M. Ocamara
.....
Signature of Claimant.

STATUTORY DECLARATION

I, Masaru Okamura
(Full Name of Claimant)

of R.R. 1 Nobleford, 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 \$81.00 as doctor bill.

This amount was sent to St. Michael's Hospital in Lethbridge.

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 12th day of November

M. Okamura

A.D. 1947.

Russell D. Virtue

A Commissioner for Oaths in and for the Province of Alberta.

Virtue & Russell
Barristers & Solicitors
Lethbridge, Alberta

STATUTORY DECLARATION

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

(Full Name of Claimant)

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

(Occupation)

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.

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:

Proof of Claim

This amount was sent to St. Michael's Hospital in Lethbridge.

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

in the Province of Alberta,

this day of

A.D. 1947.

A Commissioner for Oaths in and for the Province of Alberta.

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 90

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: Masaru OKAMURA

2. Registration Number: 13108

EXHIBIT NO.

DATE

FILED BY

727-1
Sept. 28/48
W. J. Russell

3. Present Address: R.R. #1. NOBLEFORD, Alberta.

4. Address Prior To Evacuation: R.R. #2 Mission City, B.C.

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

| | | | | | | |
|--------------------|---|---------------|-------|---------------|----|-------------|
| Lots 1-14, Block 1 | S | $\frac{1}{2}$ | S. W. | $\frac{1}{4}$ | 28 | |
| 1-36, Block 2 | S | $\frac{1}{2}$ | S. W. | $\frac{1}{4}$ | 28 | Township 17 |
| 1-26, Block 3 | S | $\frac{1}{2}$ | S. W. | $\frac{1}{4}$ | 28 | |
| 1-13, Block 4 | S | $\frac{1}{2}$ | S. W. | $\frac{1}{4}$ | 28 | |
| 32-36, Block 3 | S | $\frac{1}{2}$ | S. W. | $\frac{1}{4}$ | 28 | |

- (a) Nearest Post Office adjacent to land. **Mission B. C.**
- (b) Number of acres: **94 lots 15 acres**
- (c) When purchased: **1929**
- (d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Bushland

No buildings

(e) Purchase Price\$ **1000.00**

6. IMPROVEMENTS:

(a) Clearing.....**7**.....acres at \$**200.00**...per acre **\$1400.00**

(b) Fencing\$

(c) Tillage\$

(d) Drainage\$

(e) Weed Eradication\$

(f) Planting **1 $\frac{1}{2}$** ac. strawberries **\$300.00** \$

1 ac. hops **250.00**

(g) **$\frac{3}{4}$** ac. blackberries **100.00** \$

$\frac{3}{4}$ ac. fruit trees **250.00**

(h) **$\frac{3}{4}$** ac. rhubarb **35.00** \$ **935.00**

Total **\$2335.00** \$ **2335.00**

Carried Forward \$ **3335.00**

Brought forward

\$ 3335.00

(i) Buildings:

| ITEM | SIZE | YEAR BUILT | MATERIAL COST | LABOR COST | COST (TOTAL) |
|--|---------|------------|---------------|------------|--------------|
| | | | \$ | \$ | \$ |
| Dwelling finishing & Addition | 16 x 24 | 1929 | 300.00 | 200.00 | 500.00 |
| | | 1934 | | | |
| Garage | 10 x 16 | 1933 | 15.00 | 10.00 | 25.00 |
| Hot house | 18 x 32 | 1933 | 50.00 | 50.00 | 100.00 |
| Woodshed | 12 x 24 | 1936 | 40.00 | 35.00 | 75.00 |
| Packing house | 10 x 16 | 1934 | 35.00 | 40.00 | 75.00 |
| Extending of Power line Posts, wire and labour | | | | | 153.60 |

Total Cost of Buildings \$ 928.60 \$928.60

Total Cost of Land and All Improvements\$ 4263.60

Fair Market Value\$ 4263.60

Sold by Custodian for ~~\$1500~~ but Claimant received.....\$ 701.28

Loss Claimed on Parcel 1\$ 3562.32

8. Assessment for 1942:

Land \$ 940.00

Improvements \$ 400.00

Total \$1340.00

9. Appraisal or Valuation (by Custodian):

| | |
|--------------------|------------------|
| Lands | \$ 750.00 |
| Improvements | \$ 250.00 |
| Total | <u>\$1000.00</u> |

10. Rental Value per Year: \$ 400.00

11. Fire Insurance on Buildings: **NONE**
(List amount on each building):

-\$
-\$
-\$
-\$

12. Documents in Support:

- (a) Photographs:
- (b) Deeds
- (c) Agreements to Purchase
- (d) Leases
- (e) Insurance Policies
- (f) Correspondence **Statement of sale price of personal property from Custodian dated November 30, 1944.**
- (g) **Assessment Notice from District of Mission. Appraisal of W. H. Ansill.**
- (h)

PERSONAL PROPERTY:

| ITEM | YEAR PURCHASED | PRICE PAID | VALUE | REMARKS |
|------------------------------|----------------|------------|----------|--|
| Kitchen Range | 1938 | \$ 80.00 | \$ 60.00 | Like new |
| Heater | 1940 | 35.00 | 25.00 | Like new |
| Pump and pipe | 1936 | 30.00 | 25.00 | |
| Tables and chairs | | | 10.00 | |
| Childs crib | 1939 | 8.00 | 5.00 | |
| Dishes | | | 10.00 | |
| 2 Cook stoves for pickers | 1929 | 25.00 | 15.00 | |
| | 1938 | 5.00 | | |
| Farm Implements | | | | |
| Scale | 1940 | 18.00 | 18.00 | New |
| Hand cultivator | 1939 | 7.00 | 7.00 | Bought new & added different parts later |
| Outside pump and pipe | 1935 | 7.00 | 5.00 | |
| 50 lbs copper lime dust | 1941 | 3.50 | 3.50 | Unused |
| 35 lbs derris dust | 1941 | 5.00 | 5.00 | Unused |
| 100 lbs go-west | 1941 | 7.00 | 7.00 | Unused |
| 1000 ft. lumber | 1941 | 25.00 | 25.00 | Unused |
| 25 Strawberry cates | 1941 | 6.00 | 6.00 | Unused |
| 20 Rhubarb boxes | 1941 | 3.00 | 3.00 | Unused |
| Cold bed frame | 1940 | | 10.00 | Made by Claimant |
| Wood (2 $\frac{1}{2}$ cords) | | | 10.00 | |
| Wheel barrow | 1938 | 5.00 | 3.00 | |
| Hop baskets (8) | 1941 | 16.00 | 16.00 | |
| Spray pump | 1940 | 6.00 | 5.50 | |
| 2 Cross cut saws | 1935 | 15.00 | 6.00 | |
| Buck saw | 1941 | 3.50 | 3.00 | New |
| Sledge hammer & wedge | 1935 | 7.00 | 5.00 | |
| pepee | 1935 | 5.00 | 4.50 | |
| 2 Axes | 1939 | 6.00 | 4.00 | |
| 2 pick mateck | 1937 | 5.00 | 3.50 | |
| | | TOTAL | \$300.00 | |

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

**PAYMENTS RECEIVED FROM CUSTODIAN ON
PERSONAL PROPERTY**

Item: Year: Month: Amount.

NIL

Total: \$ NIL

Total Claim for Personal Property \$300.00

Deduct Payments from Custodian \$ NIL

Net Loss on Personal Property \$300.00

I Certify the above to be True and Correct.

Chas. H. Vail
Witness

M. Okamura
Signature of Claimant.

R.R. #1, Whonock, B. C.
April 26th, 1944.

Dept. of Secretary of State.

Dear Sirs:

Mission Municipality

Please find below appraisal value of the following property:

No. 605-480 Hyde Street. Lot 1-14 Blk 1 $5\frac{1}{2}$ of SW $\frac{1}{4}$ 28 Tp. 17.
 Lot 1-36 Blk 2. $S\frac{1}{2}$ of SW $\frac{1}{4}$ Sec 28, Tp. 17.
 Lot 1-26 Blk 3. $S\frac{1}{2}$ of SW $\frac{1}{4}$ Sec 28, Tp 17
 Lot 1-13 Blk 4. $S\frac{1}{2}$ of SW $\frac{1}{4}$ Sec 28, Tp 17
 Lot 32-36 Blk 3. $S\frac{1}{2}$ of SW $\frac{1}{4}$ Sec 28, Tp 17.

This property consists of approximately 25 acres of rolling ground with a house of five small rooms. House is finished with shiplap and inside is very poorly finished. There is about one acre of blackberries which are not very good. Land appears worked out.

House has no plumbing of any kind. There is a fair road to the property which lies about three miles from Mission.

| | |
|--------------------|---------------|
| Value of house | \$200.00 |
| Value of buildings | 50.00 |
| Value of land | <u>750.00</u> |
| Total value | \$1000.00 |

"Wm. H. Ansell"
Appraiser

I hereby certify the foregoing words are a true copy of the original whereof they purport to be a copy.

Nov. 19/48

L. May *let*

DATE Sept. 28/48

FILED BY G.E.A. Rice

STATEMENT OF TAXES, 1944
NOTICE THE PENALTY CLAUSE

THE CORPORATION OF THE DISTRICT OF MISSION

Wild Land Rate, 40 Mills on the \$
Improved Land Rate 16 Mills on the \$
School Rate, 10 Mills on the \$

No. on Roll 27/8

To Mr. Custodian of Enemy Property

M. Okamura

(RE: YOUR FILE #5575)

SIR OF MADAM: Take notice that the amount of Taxes on the several lands mentioned for the payment of which you are liable for Real Property and School Taxes, are as follows, and are now due and payable:

| Qu. or Dist. Lot | Gp. | Sec. | Tp. | Sub.-D. or Blk. | Lot No. | No. Acs. or Lots | LAND VALUE | | Ass. Val. if Impvs. 60% Taxable | RATE Mills on \$ | If paid on or before Aug. 31 1944 | |
|------------------------------------|-----|------|-----|-----------------|------------|------------------|------------|-------|---------------------------------|------------------|-----------------------------------|-------|
| | | | | | | | Wild | Impv. | | | | |
| S 1/2 S.W. | | 28 | 17 | 1- | 1-14 | 94 lots | | 940. | 400. | | | |
| | | | | 2- | 1-36 | | | | | | | |
| | | | | 3- | 1-26-32-36 | | | | | | | |
| | | | | 4 | 1-13 | | | | | 40 | | |
| Real Property Tax for 1944 on..... | | | | | | | | | | 16 | 18 88 | 20 77 |
| School Tax for 1944 on..... | | | | | | | | | | 10 | 11 80 | 12 98 |

NOTICE: A penalty of 10 percent must be added to all 1944 Taxes not paid on or before Aug. 31, 1944.

CHEQUES NOT DRAWN ON BANK IN MISSION CITY, B.C. MUST HAVE EXCHANGE ADDED. Please bring or send this notice when paying or making enquiry about same. All cheques must bear Excise Stamp of Three Cents; over \$100, Six Cents. Office Hours: 9 a.m. to 4 p.m.; Saturday, 9 a.m. to 12:30 Noon. Only Registered Owners can have their names placed on the Voters' List.

Address all Mail to:
THE CLERK, Corporation of the
DISTRICT OF MISSION
Mission City, B. C.

| |
|---|
| Taxes in Arrears 1943 |
| This Property will be sold for taxes on the 30th day of September 1945 the year following this notice unless the Taxes be paid sooner. Interest must be added at 6 per cent per annum from 31st December 1943 until paid. |
| 20 77 |
| 12 98 |

| |
|---|
| Delinquent Taxes 1942 |
| This property will be sold for taxes on the 30th day of September 1944, or on such other date as may be fixed by the Council in this year, unless the taxes be paid sooner. Interest must be added at 6 per cent per annum from 31st December 1942. |
| 62 31 |
| 37 64 |

TOTAL \$ 164.38
J.S. HAIGH, Clerk and
Collector.

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Nov. 19/48 *J. May*

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 5575

EXHIBIT

NAME Masaru OKAMURA.

REG. No. 13108

| DATE | | INVENTORY | SALES | | SOLD WITH REAL PROP. |
|--------------------------|---------|----------------------------|--------------------------|-----------------|----------------------------|
| DECLARATION | 17/4/42 | TAKEN BY | AUCTION | TENDER &c | |
| EVACUATION | 24/4/42 | DATE | | | |
| | | DETAILS OF CLAIM | | | |
| Furniture including: | | Kitchen Range | \$ 60.00 | \$12.00 | |
| Cook Stove | | Heater | 25.00 | 12.00 | |
| Heater | | Pipe and Pump | 25.00 | | ✓ |
| Gas Stove | | 2 Tables & Chairs | 10.00 | | |
| 3 Picker Stoves | | Crib | 5.00 | | |
| Baby Crib | | Dishes | 10.00 | | |
| 3 Chairs | | 2 Picker cook Stoves | 15.00 | | |
| 2 Tables | | Scale | 18.00 | 9.00 | |
| 12 Lights | | Cultivator | 7.00 | 2.50 | |
| 2 Pumps | | Pump & pipe (outside) | 5.00 | | ✓ |
| Kitchen Utensils | | 50 lbs. Copper lime dust | 3.50 | | |
| Chinaware, etc. | | 35 lbs. Derris Dust | 5.00 | | |
| 1 Scale | | 100 lbs. "Go-West" | 7.00 | | |
| 1 Cultivator | | 1000 ft. Lumber | 25.00 | | |
| Garden Tools | | 25 Straw Crates | 6.00 | | |
| 1 Stump winding machine | | 20 Rhubarb Boxes | 3.00 | | |
| Ropes | | Cold Bed Frame | 10.00 | | |
| Cans, etc. | | Wood | 10.00 | 2.50 | \$2.50 |
| Hop Wire (1000 lbs.) | | Wheel Barrow | 3.00 | | |
| Raspberry Wire (200 lbs) | | 8 Hop Baskets | 16.00 | | |
| Fertilizer | | Spray Pump | 5.50 | | |
| Copper Lime Dust | | 2 Crosscut Saws | 6.00 | | |
| Straw Crates | | Buck Saw | 3.00 | | |
| Crates | | Wedge & Sledge Hammer | 5.00 | | |
| 1000' Lumber | | Peavey | 4.50 | | |
| 3 Cords Wood | | 2 Axes | 4.00 | | |
| Spraying Equipment | | Pick and Mattock | <u>3.50</u> | | |
| Bluestone | | | | | |
| Sulphur | | | | | |
| Lime | | Amt. of Pers. Prop. Claim: | \$300.00 | | |
| Bouisol | | | <u><u> </u></u> | | |

Summary of Auction Sales:

| | |
|-------------------------------|----------------|
| Barrel and Drum | 1.00 |
| Miscellaneous | <u>1.65</u> |
| Gross proceeds Auction Sales: | \$38.15 |
| Less Charges: | <u>14.13</u> |
| Net proceeds Auction Sales: | <u>\$24.02</u> |

Total proceeds Other Sales: \$2.50

Vancouver, B. C., June 30/48.

RGB/P.

DATE Sept. 28/48

FILED BY G. E. A. Rice

Catalogue No. 605

Name: Masaru OKAMURA

File No. 5575

Reg. No. 13108

Civic Address: 480 Hyde Road, Mission, B. C.

Legal Description: Lots 1-14 Blk. 1, S $\frac{1}{2}$ SW $\frac{1}{4}$ 28, Tp. 17 Map 2522

1-36 " 2, " " " " " " "

1-26 " 3, " " " " " " "

1-13 " 4, " " " " " " "

32-36 " 3, " " " " " " "

Municipality of Mission.

registered in the name of: Masaru OKAMURA

Classification: Dwelling and outbuildings.

...SOLD.....

Encumbrances: (1) 758190 7th October 1936. Mortgage in Fee to William L. Card for the sum of \$500.00 with interest at the rate of 7% per annum (Inter alia)

(2) 758190 7th October 1936. Mortgage in Fee to William L. Card for the sum of \$500.00 with interest at the rate of 7% per annum (Inter Alia) Mr. Card is available to give Discharge.

(3) None

Sold to: Mr. John Danish for \$1,500.00 (cash) as of June 16th, 1944.
Encumbrances cleared from proceeds of sale.

Title delivered to registered owner on October 10th, 1944.

Claims: \$72.82 "35.82"

Chattels: None on property - See memos dated Sept. 20/44 & Jan. 31/45.

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.

Nov. 19/48 *L. May*

6/15

OFFICE OF THE CUSTODIAN

DATE FILED BY Sept. 28/48

JAPANESE SECTION

G.E.A.rice

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

PERSONAL INFORMATION

NAME: OKAMURA, Masaru

HOME ADDRESS: n. n. #2, Mission, B. C. (Hide rd.)

REGISTRATION NUMBER 13108 SEX: male AGE: 35

OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Fujiko

ADDRESS OF WIFE OR HUSBAND: n. n. #2, Mission, B. C.

NAMES OF ANY LIVING CHILDREN: Takeshi (M) Hiroshi (M) Masato (M)

ADDRESS OF CHILDREN: Hide rd., Mission City.

AGE OF CHILDREN: 6, 3, 1 yrs.

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

1. LOCATION AND DESCRIPTION: S $\frac{1}{2}$ of S.W. $\frac{1}{4}$ Sec. 28 Twp. 11 Sub-div

a-1-14 b-1-36 c-1-26 d-1-13 Map 2522 reg. No. 75819 in

the municipality of Mission, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 4 roomed wooden frame bungalow.

1 garage, 1 root house 1 woodshed 1 bath house 2 packing sheds

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) \$32.45 paid to 1939 at Munc. Mission

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Mortgage: \$500

to Mr. Wm. Card, Mission City, B. C. Interest 7% payable April 6th Oct. 6th

None

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

FORM "JP"
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7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in owner's possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Strawberry 1 1/2 ac. Hops 1 ac. rhubarb 1/4 ac
Blackberry 1/2 ac. Fruit tree 3/4 ac.

STATEMENT OF REAL PROPERTY OCCUPIED

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

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
Left in house: Furniture including: cook stove, heater, gas stove, 3 picker stoves, baby crib, 3 chairs, 2 tables, 12 lights, 2 pumps, kitchen utensils and chinaware etc.
In House & root House: 1 scale, 1 cultivator, garden tools, 1 stump winding machine, ropes, cans, etc.
(on land)—Hop wire - 1000 lbs. raspberry wire 200 lbs.
In root house: fertilizer, copper, lime dust, straw crates, crates, 1000 ft. lumber, 3 cord wood. (Spraying equipment, bluestone, sulphur, lime, bouisol.)
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS.
None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY
None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF

OTHERS: Mortgage - Mr. Wm. Card, Mission City, B.C. \$500.00
interest at 7% April 6th and Oct. 6th.

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

\$10.00 War Savings Stamps 20 shares Pacific Co-operative union at \$10.00
each (\$200) Western Canada Hop Co-op. union 7 \$10 shares \$70.00
(in owner's possession.)

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: Sardis Nurseries \$12.00 balance for fruit trees, (won't
be able to pay off before leaving)

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 17th day of April 1942

(Signature) "M. Okamura"

"F. T. Williams"

Witness

I hereby certify the foregoing words are a true copy of the original whereof they purport to be a copy.

Nov. 19/48 L. M. [Signature]

FOR DEPARTMENTAL USE

barb 4 ac

TURES,
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IN, OR

EXHIBIT No. _____
 DATE _____
 FILED BY G.E.A. Rice

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: Masaru Okamura
 registration No. 13108
2. Claimant's address at the time of his evacuation from the protected area:
 R. R. #2 Mission City, B. C.
3. Claimant's present address:
 R. R. #1 Nobleford, Alta.
4. Claim relating to real property:
 - (a) Street address of real property: Hide Road, Mission City, B. C.
 - (b) Legal description of property:

Catalogue No. 605

Lots 1 - 14, Block 1 S $\frac{1}{2}$ S.W. $\frac{1}{4}$ 28,
 1 - 36, Block 2 S $\frac{1}{2}$ S.W. $\frac{1}{4}$ 28,
 1 - 26, Block 3 S $\frac{1}{2}$ S.W. $\frac{1}{4}$ 28,
 1 - 13, Block 4 S $\frac{1}{2}$ S.W. $\frac{1}{4}$ 28,
 32 - 36, Block 3 S $\frac{1}{2}$ S.W. $\frac{1}{4}$ 28

Township 17

- (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:

Deed is held by the Custodian.

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

(1) Land - \$33350.00

(11) Buildings - 928.60

Buildings include:

| | | | |
|---------------|-------|--------------|------------|
| Residence | 16x24 | \$500.00 | |
| Garage | 10x16 | 75.00 | |
| Hot house | 18x32 | 50.00 | |
| Wood shed | 12x24 | 75.00 | |
| Packing house | 10x16 | | |
| | 10x14 | | |
| | | <u>75.00</u> | ? \$928.60 |

"775. - "

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

\$4263.60

5. Claims relating to personal property, etc.

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

K. K. #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 as is in my home and barn.

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

In the care 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:

| | |
|-----------------|---------------|
| Farm implements | \$ 150.00 |
| Furniture | <u>150.00</u> |
| | \$ 300.00 |

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

\$300.00

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

Nov.

DATED this 13th day of ~~October~~ A.D. 1947.

"S. Kunimoto"
Witness to Signature of Claimant

"M. Okamura"
Signature of Claimant

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.

Name of Claimant (Occupation)
Address (Present Address)

PROOF OF CLAIM

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 \$21.00 as doctor bill

this amount was sent to St. Michael's Hospital in Lethbridge.

VIRTUE & RUSSELL
Barristers & Solicitors
Lethbridge, Alberta.

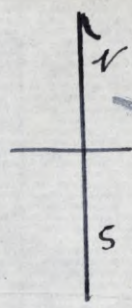
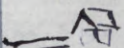
I hereby certify the foregoing words are a true copy of the original whereof they purport to be a copy.

Nov. 20/48 *L. May* *let*

REMOVED BY THE
FILMS BRANCH

118

MASARU OKAMURA



HIDE ROAD

EX 727-9

Masaru Okamura
Box 545
Leekhuizen

MILL ST.

note change of address

EXHIBIT No. 727-9
DATE 30 sep 1949
FILED BY alg. Witne

Grand Ave.

about one mile
from post office
MISSION
VILLAGE

POST OFFICE

MAIN ST.

STATION

