

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
					3392.		3586.86			3586.86
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			
280.00	70.00								70.00	
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			
115.00	31.00	9.30	26.96%	45.00	12.13			21.43		
TOTAL RECOMMENDATION									3678.29	

CASE NO. 864

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB - COMMISSION)

Winnipeg, Manitoba.

September 2nd, 1948

IN THE MATTER OF THE CLAIM OF

KIYUSUKE OIKE

PROCEEDINGS AT HEARING

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

JAPANESE PROPERTY CLAIMS COMMISSION

SUB - COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

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Winnipeg, Manitoba

September 2nd, 1948

IN THE MATTER OF THE CLAIM OF

KIYUSUKE OIKE

PROCEEDINGS AT HEARING

20

Appearances:

F.M. ~~FERG~~, Esq., Appearing for the
 Dominion Government

S.M. CHERNIAK, Esq. Appearing for the
 Claimant.

G.N.R. UPTON, Esq., Official Interpreter

MARK H. PEARCE, Esq., Official Reporter.

30

K. Oike
In Chief

SHIGRU HIRAYAMA, Japanese Interpreter, Duly Sworn.

KIYUSUKE OIKE, the claimant herein, being
first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIAK:

BY MR. CHERNIAK: The Real Estate is the same Your
Honour but the Custodian credit should be \$3,392.00
showing a loss of \$3,608.00.

THE COMMISSIONER: Yes.

10

MR. CHERNIAK: That will all be shown quite clearly in
the Exhibit which I will be filing and the personal
chattels were sold for \$311.00, showing a loss of
\$424.00. The total loss for both real and personal
property is therefore is \$4,032.00.

Q Mr. Oike, I show you two typewritten statements, can
you identify the signatures?

A Yes, that is my signature.

Q Do you swear the contents of this statement to be
true to the best of your knowledge, information and
belief? A Yes.

20

MR. CHERNIAK: I tender these as Exhibits 1 and 2 respec-
tively, the real Estate and the personal chattels and
on behalf of my learned friend I will file as Exhibit
3 the S.S.B.Appraisal report on this property
(REAL ESTATE STATEMENT, EXHIBIT 1.)
(PERSONAL CHATTEL STATEMENT, EXHIBIT 2.)
(S.S.B.APPRAISAL REPORT, EXHIBIT 3.)

MR. CHERNIAK: I would like to record the fact that I
have in my possession two certificates of title, in

K.Oike
In Chief.

the name of the claimant, one title being for lots 5 and 6 and being dated January 20th, 1932 and the other title is for Lot 1, and is dated August, 1936. I am showing these to my learned friend.

THE COMMISSIONER: These are B.C. Titles?

10
MR. CHERNIAK: Yes. Referring to Exhibit 3 Your Honour will note that this property is located three quarters of a mile from Haney, B.C. and fronts on Blackstock Road and is also on the corner of Blackstock Road and Best Road, both being good gravel Municipal Roads. The Claimant sets out that he purchased lots 5 and 6 in 1920 for \$3,600.00 and that he purchased Lot 1 in 1924 for \$750.00 at which time it was all bush. He cleared 19½ acres from time to time at about \$150.00 per acre. He then sets out the full details as to the buildings on the property, showing the type and year of construction and the cost of construction, the estimated cost of construction. The appraiser in
20 Exhibit 3 sets out these buildings and Your Honour will note that he shows a total value for the buildings of \$3,060.00 and I would like to draw Your Honour's attention to the fact that he has a woodshed for \$60.00 and for the bath house he has ditto marks under the \$60.00 for the woodshed. If that is to be an extra \$60.00 it has not been added to the total of \$3060.00

THE COMMISSIONER: That is true, it should be \$3120.00

MR. CHERNIAK: And in spite of the fact that he shows it at \$3060.00 or \$3120.00, he adds only \$2000.00 to

E. Oike.
In Chief.

10 the value of the land. The comment at the foot of Exhibit 1 sets out that the house has nine rooms, and not seven as stated in the appraisal and he states that the old house was used as a barn and had value as such. He sets out that it was a very good property both the buildings and the land being excellent. He admits that he paid too much when he bought the property but that was on account of inflated post war prices. This was in 1920, but he states that the appraiser's valuation is much too low and places a fair market value at date of sale by the Custodian of at least \$7,000.00. I think, reading the appraiser's report, would indicate it is good property. On page two he indicates it is good rich land and he states, on page 3 that the tile draining of the South half of Lot 1 with good agricultural practice has made excellent soil but in spite of this he only values it at \$100.00 per acre. I think my learned friend will confirm the assessment of this property at \$475.00.

20 MR. FERG: The memo I have here is improvements \$2500.00, improvements \$50.00; land \$250.00. Assessed value of improvements \$125.00 and land \$250.00.

30 MR. CHERNIAK: And the final remark in the appraisal, Exhibit 3, is on page 3 where he states the South half of this farm is tile drained. A gentle slope to North. This south half is excellent loam in good fertility and all crops look good. The North half has only recently been worked to any extent. The

E.Oike.
In Chief.

District Superintendent Mr. I.T.Barnet, at the very bottom of the Appraisal Form gives his opinion as to the present value at \$3500.00.

THE COMMISSIONER: Where does that appear?

MR. CHERNIAK: That is at the bottom of the very last page. Coming down to the chattels Your Honour you will note that we have set out the amended claim in full in the chattel statement, Exhibit 2, showing the goods for which claim is now being made, their date of purchase, price paid, the estimated value for same and the sale price by the custodian. Of these items four items are shown by the Custodian in his analysis sheet as having been not accounted for, theft, etcetra. Mr. Ferg, do you have in your file the analysis?

MR. FERG: Yes, do you want to put it in?

MR. CHERNIAK: I don't need it.

MR. FERG: Well, I will file it.

MR. CHERNIAK: On behalf of my learned friend I will file his Analysis Sheet as Exhibit 4.

(ANALYSIS SHEET, Exhibit 4.)

Q Mr. Oike, you are making claim for a Bhuddist Shrine a kitchen range, three linoleums and a spring filled mattress; have you received any of these goods from the custodian? A No, I haven't received any of it.

MR. CHERNIAK: I brought this out Your Honour because of the statement made in the Analysis Sheet to the effect that some 58 pieces of goods were shipped to

E. Oike.
In Chief.

Mr. Oike and I am pointing out that these goods for which claim was made were not received by him. Now as to the truck I would ask my learned friend if he has the Royal Canadian Mounted Police receipt.

MR. FERG: Yes, here it is and here is a memorandum of the appraisal of it if you want to put that in for me.

MR. CHERNIAK: I will put in as Exhibit 5 the Royal Canadian Mounted Police Receipt for a 1936 Dodge Truck. Condition fair. Extra Equipment, heater, dated March 25th, 1942, in the name of the claimant.

10

(EXHIBIT REPORT, Exhibit 5)

MR. CHERNIAK: My learned friend has also asked me to inform Your Honour that he has a memorandum on file to the effect that this truck was appraised by the McDermott Motors Limited in June, 1942 and they put a valuation of \$300.00 on it. I refer Your Honour to the Analysis Sheet, Exhibit 4, wherein there is a statement made by the custodian that it was sold to Campbell Motors for \$280.00 on August 21st, 1942.

20

CROSS EXAMINATION BY MR. FERG:

Q Mr. Oike, did you have a complete list of your chattels in your possession at the time you were evacuated?
A No, I didn't have an itemized list.

Q Not having an itemized list you received from the Custodian some 58 boxxs of your chattels and equipment?

A I don't remember how many boxxs I received. It was all unnecessary things that I left behind.

30

Q At any rate he received a large shipment of goods

E.Oike.
Cr-Exam.

from the Custodian? A Yes.

Q And if the record of the custodian shows that he was shipped some 58 boxxs he would not dispute that?

A I received two boxxs.

Q Two boxxs? A Yes.

Q You didn't receive any such number as around 58 boxes? A No.

Q And on what basis then did you make a check of what you had received and what you found to be missing; How do you know those articles were missing when you had no inventory of them when you left B.C.?

A I remember the things I left behind in B.C. and which I didn't receive and that is why I came to the conclusion - - -

Q That you received neither payment nor the article?

A Yes.

MR. FERG: It is submitted, Your Honour, that the real property sold at its fair market value, that the chattels and the articles that the claimant claims are missing that the price claimed for them is excessive and unreasonable.

RE-EXAMINATION BY MR. CHERNIAK:

Q You have in your possession a copy of the custodian's taken in 1943, or, did you receive one from the Custodian? A I received a letter concerning my articles but I can't remember whether I received an itemized list or not.

30

Q Did your son Elmer Oike help you keep a record of

E.Oike.
Re-Exam.

these goods or was he Overseas in the Army at that time? A My son Elmer helped me making out a list.

Q He was back from Overseas at that time?

A He was in Winnipeg.

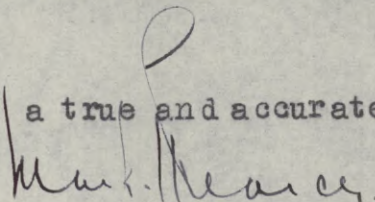
Q And it was with his help that you made out this list for goods that you did not receive or which were not sold? A Yes he was there with me.

MR. CHERNIAK: That is all Your Honour.

10

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript

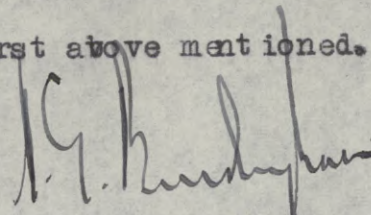


(MARK H. PEARCE)
OFFICIAL REPORTER

CERTIFICATE

I, the undersigned Sub-Commissioner hereby certify that the foregoing pages of typewritten matter contain a true and accurate record of the sub-commission held in the law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

20



(SUB-COMMISSIONER)

Case # 864

NOV 28 1947

Case # 864

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.

8695

ACKNOWLEDGED

[Signature]

[Signature]

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

(1) NAME Oike Kiyusuke (RCMP) Reg. No. 14094
(Print) Surname Given Name

(2) Pre-Evacuation Address 22nd Road, Haney, B.C.

(3) Present Address 572 Victor Street, Winnipeg, Manitoba

(4) REAL ESTATE
(a) Street Address (if any) 22 nd Road, Haney, B.C. (R.M. of Maple Ridge)
City or Municipality, Province

C9C

(b) Legal description (lot number, block number, section number, etc.) Lots, 1, 5 and 6, Block "F"
Lot 400, Group 1 Map 3278, District of New Westminster, B.C.

(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 - - - - - \$3,100.00
(ii) Buildings Dwelling house \$3,500, Barn \$300, Shed \$100 - \$3,900.00
(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) - - - - - \$7,000.00
(v) Amount at which Custodian sold property and credited your account - - \$3,386.00 3392
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$3,614.00 3608

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation 22nd Road, Haney, B.C.
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
Dwell ing House
(c) How stored or packed at time of evacuation Packed and stacked in upstairs room and locked.

(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") Left in custody of lessee, Albert Davison, Haney, B.C., and taken over by Custodian

(e) Itemized description of personal property which is the subject of the claim:	Estimated Value	rec'd from custodian	Loss
1. Items sold by auction June 15, 1944	\$ 55	8.25	46.75
2. " " " " " 15, 1944	\$ 50	12.50	37.50
3. " " " " " 15, 1944	\$ 20	2.50	17.50
4. Items unaccounted for (per attached list)			185.00
5. 1 Dodge Pickup (1936)	\$ 50.00	253.00	247.00
6. _____	Estimated Value \$ _____		
7. _____	Estimated Value \$ _____		
8. _____	Estimated Value \$ _____		
9. _____	Estimated Value \$ _____		
10. _____	Estimated Value \$ _____		

TOTAL CLAIM FOR PROPERTY LOSS \$ 533.75

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) - - - - - \$ 4147.75 4032.00

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

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

DOMINION OF CANADA }
 Province of Manitoba }
 TO WIT: }

I, Kiyusuke Oike of Winnipeg of the City in the Province of Manitoba

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 City)
 of Winnipeg)
 in the Province of Manitoba)
 this 8th day of November)
 A.D. 1947. *G. M. Schermer*)
 A BARRISTER AT LAW ENTITLED TO PRACTISE

K. Oike
 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.

Items unaccounted for

Scale	\$5.00
Cultivator	10.00
Threader (for pipes)	5.00
Bhuddist Shrine	75.00
1 Kitchen Range	10.00
3 Linoleums	15.0 0
Dining Room Set	20.00
Sideboard	10.00
Spring-filled mattres	20.00
1 bed and spring and mattress	15.0 0

185.00

To be attached to the Claim Form of
OIKE, Kyusuke, Registration No. 14094, formerly of Haney, B. C.

Items sold by auction June 15, 1944. (Page 1)

<u>Risk</u>	<u>Value</u>	<u>Sell. Price.</u>	<u>Loss</u>
Disc	50.00	7.00	43.00
Chest of drawers	5.00	1.25	3.75
	<u>55.00</u>	<u>8.25</u>	<u>46.75.</u>

Items sold by auction June 15, 1944. (Page 2)

Congoleum square	10.00	4.50	5.50
Heater	25.00	5.00	20.00
Panel bed & spring	15.00	3.00	12.00
	<u>50.00</u>	<u>12.50</u>	<u>37.50</u>

Items sold by auction June 15, 1944. (Page 3)

Plated bowl in case	10.00	1.25	8.75
Plated bowl in case	10.00	1.25	8.75
	<u>20.00</u>	<u>2.50</u>	<u>17.50</u>

Items unaccounted for by Custodian.

Scale			5.00
Cultivator			10.00
Threader (for pipes)			5.00
Bhuddist Shrine			75.00
1 Kitchen Range			10.00
3 Linoleums			15.00
Dining Room Set			20.00
Sideboard			10.00
Spring-filled mattress			20.00
1 Bed & Spring & mattress			<u>15.00</u>
			\$ 165.00

ROYAL CANADIAN MOUNTED POLICE EXHIBIT REPORT

Detachment
Seizure No. T241
FOR USE WHEN APPLICABLE

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No. R269-G-13-3

Detachment
Sub-Division
Division (E)
Date March 25 1942

RE:- Kyusuke OIKE RR 1 Haney BC
NAME OF FILE

On March 25 1942, I Goodfellow KE
MEMBER'S NAME

Came into possession of the following goods by:-

SURRENDERED UNDER O.I.C. PC 1486

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
LICENSE NO. MAKE & MODEL SERIAL NO. ENGINE NO. SPEEDOMETER READING CONDITION	<u>C3 063 (41)</u> <u>Dodge Truck 36</u> <u>52308</u> <u>T2355573</u> <u>54919</u> <u>Fair</u>	TIRE NUMBERS <u>5</u>
EXTRA EQUIPMENT	<u>Heater</u>	
DESCRIPTION & CONDITION VERIFIED	<u>Appearance is fair</u>	
<u><i>K. Oike</i></u> Signature of Owner Japanese Registration No.		<u>14094</u>
Handed over to representative of Custodian whose signature in receipt thereof appears hereunder		EXHIBIT No. <u>864-5</u> DATE <u>Sept. 2/48</u> FILLED BY <u>Claimant</u>
DATE:	<u>March 25/42</u>	
		<u><i>K. E. Goodfellow</i></u> SIGNATURE OF MEMBER SUBMITTING REPORT

OIKE, KIYUSUKE.

(Claimant's Name)

REAL ESTATE
(Farm Land)

14094.

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	5 1/2						
Cultivated not planted	14 1/2	Lots 5 & 6 - 1920	Don't remember	\$3,600.			
Cultivated and not in crop							
List Crops		Lot 1 - 1924	Don't remember	750.	All Bush	None	\$7,000. Land & Bldgs.
Asparagus							
Peas							
Strawberries	5						
Raspberries							
Rhubarb							
Total	23						

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

Description When Made Cost
 Cleared 19 1/2 acres - from time to time at about \$150.00 per acre - \$2,925.00
 constructed considerable tile and cedar covered ditching at a cost of about \$50.00 per acre for 15 acres, planted about 40 Apple Trees.

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value Cost.
House		28 x 40							
		2 storeys & full cement basement.	Stucco	1930	Bought materials and own & hired labour.				\$3,600.00
Old Home used as barn		20 x 30	Frame	1920	"	"	"	"	500.00
Rhubarb Shed		20 x 80	Frame	1926	"	"	"	"	500.00
Shed Barn		40 x 40	Lumber	1927	"	"	"	"	500.00
Garage		14 x 18	Frame	1937	"	"	"	"	50.00
Woodshed & Bathhouse		18 x 36	Frame	1932	"	"	"	"	300.00

Comments re Appraiser's report not covered by above information: House has 9 rooms, not 7 as stated in appraisal; the old house was used as a barn and had value as such, This was a very good property both the buildings and the land being excellent. I paid too much when I bought it, because of inflated post war prices, but I think the Appraiser's Valuation is much too low. In my opinion the fair market value at date of sale by Custodian was at least \$7,000.00.

EXHIBIT No. 864-1
 DATE Sept. 2/48
 FILLED BY Claimant

[Signature]
 Signature

OIKE KIYUSUKE.
(Claimant's Name)

PERSONAL CHATTELS

14094

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	Sale Price
Disc.	1936	Used	60.00	Good	\$35.00	7.
Congoleum Square Heater	1930	New	20.00	Good	\$10.00	4.50
Heater	1934	New	35.00	Good	\$20.00	5.00
Panel Bed & Spring	1938	New	30.00	Good	\$15.00	3.00
2 Plated Bowls in Case	1938	New	50.00	Good	\$20.00	2.50
Bhuddist Shrine	1940	New	100.00	Good	\$75.00) Not accounted for, theft etc.
1 Kitchen Range	1920	New	120.00	Old	\$10.00	
3 Linoleums	1932	New	36.00	Good	\$15.00	
Spring filled Mattress	1939	New	29.00	Good	\$20.00) 9.00
1 Bed, Spring, Mattress	1939	New	30.00	Good	\$15.00	
1936 Dodge $\frac{3}{4}$ ton truck	1940	Used	600.00	Fairly Good	\$500.00	280.00
					<hr/>	
					\$735.00	\$311.00
					<hr/>	
					311.00	
					<hr/>	
					\$424.00	

At House 2691, 22nd Road, Haney, B. C.

Description of Storage of Goods:

All Chattels for which claim is made are set out above.
I have depreciated the values according to age and use.

General Statement as to Chattels not Described above:

Additional Comments, if any:

EXHIBIT No. 864-2
DATE Sept. 2/48
FILLED BY Claimant

K. Oike

Signature

BC-121-P

EXHIBIT No. 864-3

Farm Appraisal Report

DATE

Sept. 2/48

FILLED BY

Claimant

File No. JL-39

Land Description Lots 1, 5 & 6 of Blk. F of Lot 400, Group 1, Map 3278

Containing 23 Acres

Owner's Name OIKE, Kuisuke Post Office Address R.R., Haney

Nearest Rail Point Haney - C.P.R. Distance 3/4 mile

Market Town Haney - 3/4 mile. New Westminster Distance 20 "

Good Co-operative fruit selling agency at Haney.

Church (give denomination) All denominations within. Distance 3/4 "

Nearest School Haney - Public and High Distance 3/4 "

State how property was identified: Roads. Posts. Map check and previous knowledge.

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

Yes. Lot 1 of 18 ac. fronts on Blackstock Road. Lots 5 & 6 front on Blackstock & Best Rd. Good gravelled Municipal Roads.

Is this district a good one? Yes. South of the Blackstock good mixed farms.

Employment opportunity Limited to 2 mills and brickyard.

Predominating Nationality and religion: British, Protestant. Japs just here in minority.

Describe Fencing and its condition: Almost all line fenced. Poor. Value \$

Water supply: Just a dry domestic well in clay, poor quality. Haney Water works had formerly supplied. This is no longer available owing to re-organization of the Haney Water System. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
Stuccoed HOUSE	28 x 40	Frame	2 st.	Shgl.	12	Concrete	Good	2800.00
Old home	x	has no value						
Rhubarb Shed BARN	20 x 80	Frame	9'	"	12-15	Wood	Fair	100.00
Shed Barn	40 x 40	Rough Lbr.	10'	Shake	20	Wood	Fair	75.00
Garage	14 x 18	Frame	9'	Shgl.	10-12	"	Fair	25.00
GRANARY	x							
Woodshed & Bath House	18 x 26	Frame	12'	Shgl.	10-12	"	Fair	60.00
	10 x 18	Frame	7'	Shgl.	10-12	"	Fair	"
	x							
	x							
Old Brooder House	of no value							

Electric Light installed in Dwelling.

Total present day value \$ 3060.00

Total Value Buildings add to farm \$ 2000.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? All it requires is a coat of Kalsomine downstairs. Note It has toilet, washbasin & septic tank, but not now in use as Haney Water System no longer supplying.

Describe the basement and chimneys: Full cement basement. Brick chimney to ground.

Toilet and pantry.
No. rooms downstairs? 4 Upstairs? 3 How finished Down - Plastered; up finished lumber-good.

Are buildings painted? No. Condition of paint -

Distance from nearest bush All clear

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.90	Gentle slope North	Good clay loam. 14" Tiled	Clay	Good. Peas, Asparagus, Rasps, strawberries, & Rhubarb.	100.00	490.00
14.60	" " "	Good clay loam. 12" on clay	Clay	All ploughed, pt. al-ready seeded to oats.	65.00	949.00
19.150 Area which can be cultivated without cost other than for breaking. Bal. will be sown as weather permits.						
Nil 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
.75	Fairly level on Lot 5	Clay loam 12-14"	Clay.	Clear brush & stumps & level.	75.-100.00	20.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE		
2.	Subject to River flooding.-Lot	1. Just a tangle of bush.		-		
.75	Creeks & ravines on Lots 5 & 6	-		-		

Total value of Land \$ 1454.00

Total added by buildings to value of farm \$ 2000.00

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

Total value of farm \$ 3454.00

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

Japanese family still in residence and operating by cultivation. This is good rich land.

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

Useful mixed farming land.

Noxious weeds: None in evidence.

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

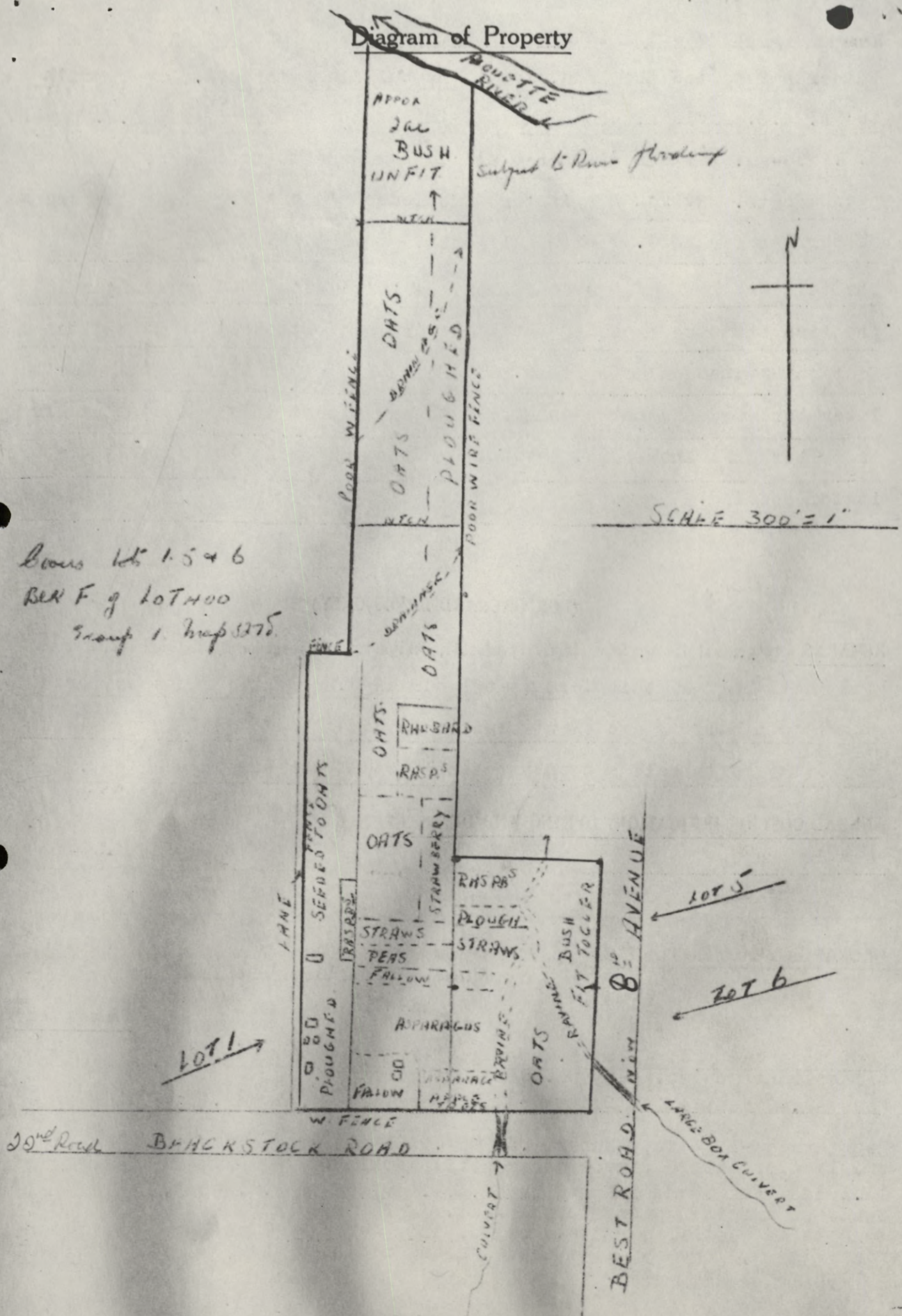
Maple Ridge Municipal Land, School & Library. \$75.65; \$8.42 & \$9.27 - \$93.34.

Date: May 14th, 1942.
Place: New Westminster.

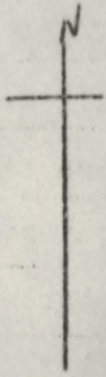
I certify that the above report is based on a personal examination of the whole farm made on the 13th day of May 1942.

Inspector's Signature "T. GODFREY"

Diagram of Property



Boars lots 1, 5 & 6
 BEN F of LOT 400
 Group 1. Map 3375



SCALE 300' = 1"

Following careful review of this appraisal report, it is my opinion that the present value is \$3500.00

Date 15th May 19 42.

"I.T. Barnet"
 District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8695

EXHIBIT No. _____

NAME Kyusuke OIKE

REG. No. 14094

DATE DECLARATION EVACUATION	INVENTORY Fieldman of TAKEN BY DATE	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
<p><u>May 8/42</u> <u>July 29/42</u></p>	<p><u>Fieldman of Custodian & Tenant,</u> <u>Apr. 28/43</u></p>	<p>"Left in custody of Lessee, Albert Davison, Haney, B.C. and taken over by Custodian"-</p>				
<p><u>IN HOUSE:</u> 1 kitchen stove, 1 heater, 1 Chesterfield suite Singer Sewing machine part of diningroom suite, 5 beds, kitchen utensils Chairs, Tables, Carpenter's tools, Garden tools, farm implements, etc."</p>	<p>Inventory of Chattels found on property at 2691-22nd Road, Haney, B.C. In house. (downstairs)</p>	<p>Items sold by Auction June 15/44 as claimant's list, as follows,-</p>				
<p>Address given, 22nd Road, R.R.#1, Haney, B.C.</p>	<p>3 linoleum rugs, 1 kitchen table 1 Book rack 1 Sewing Machine (Singer, pedal) 1 Buffet, 1 Dining table 5 " chairs 1 Dining arm chair 1 lge. circulating heater, 2 Chandeliers. 1-3 pc. Chesterfield suite, 1 Gramophone & lge quant. records, 1 Table lamp 10 Window blinds 1 Porcelain sink 1 Toilet 1 Wash basin, 1 Bed couch & mattress (tagged SHIOMI, K., 437 Alexander St.) 1 single bed & spring ditto as above. 3 kitchen chairs, 1 dble bed & mattress (good) 2 sml. flower vases</p>	<p>Disc 50.00 Chest of Drawers 5.00 Items sold by Auction June 15/44 as claimant's list, as follows:- Congoleum square 10.00 Heater 25.00 Panel, Bed & Spring 15.00 Items sold by Auction June 15/44 as claimant's list, as follows, Plated bowl in case 10.00 " " " 10.00 Items as list:- Scale 5.00 Cultivator 10.00 x Threader (for pipes) 5.00 Bhuddist shrine 75.00 1 Kitchen range 10.00 3 Linoleums 15.00 Diningroom set 20.00 Sideboard 10.00 Spring filled mattress 20.00 1 bed, spring & mattress 15.00</p>	<p>7.00 1.25 4.50 5.00 3.00 1.25 1.25 2.50 horse cultivator</p>	<p>9.00 <u>\$ 60.75</u></p>		
	<p>In house (Upstairs) 1 small table 2 kitchen chairs, 1 linoleum rug 1 sml. table (HM) 1 sml. cabinet (HM) 1 coat stand 2 bed comforters,</p>	<p>1 Dodge Pick-Up 1936</p>	<p>500.00 sold for-</p>	<p>280.00 gross to Campbell Mo</p>		
	<p>In basement. 1 bed & spring 1 Disc harrow. 4 kitchen chairs 2 lge tables (HM) 1 round heater 1 kitchen range 1 stove iron, 1 lge. shovel Sml. quant. garden tools</p>	<p>1 bed, spring & mattress 15.00</p>				
	<p>In out buildings, 1 Wagon (poor) 1 Cultivator (horse) 1 Plow 2 Sections drag harrows 3 lge. wagon wheels (loose) 1 lge scraper lge. quant. chicken wire, 1 lge. brooder cover</p>	<p>Gross Total Claim Personal Property <u>\$ 810.00</u></p>				

EXHIBIT No. 864-4
DATE Sept. 2/48
FILLED BY Claimant

TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
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horse cultivator

5.00

(A scale was left in care of R. Reid, as per inventory Apr.28/43 shown column two of this analysis.

5.00

x 2 other Cultivators were sold for \$17.00 & \$18.00 respectively gross. These were not declared or inventoried.

75.00

10.00

15.00

Gross total of Auction sales of chattels credited to Kyusuke OIKE is \$352.80(net 274.94)

Dinette table & chairs

10.00

20.00

as June 7/44- Memo - 58 pcs. miscellaneous boxes, contents, and 1 shrine were removed to Bhuddist Temple, Haney, B.C. from 2691-22nd Road, Haney, B.C., the premises of Kyusuke OIKE. Contents are not defined. The 58 boxes were repacked and shipped to OIKE on March 5, 1945. The shrine could not be located.

5.00

135.00

280.00 gross to Campbell Motors Aug. 21/42(net amount \$253.02)

Tender received - \$280.00 and accepted. Appraisal by McDermott Motors Ltd. June 1942 \$300.00.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8695

EXHIBIT No. _____

NAME Kyusuke OIKE - 2 -

REG. No. 14094

DATE	INVENTORY Fieldman or TAKEN BY <u>Custodian & Tenant</u>	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>May 8/42</u>	DATE <u>Apr. 28/43</u>					
EVACUATION <u>July 29/42</u>						

INVENTORY	DETAILS OF CLAIM	SALES	SOLD WITH REAL PROP.	DECL. NOT FOUND
100# Rasp, wire(used)	<u>RECAP:</u>			
2 beds & springs	Japanese Claim	170.00	Sold for - 60.75 at Auction	
1 Peavey	" "	5.00	No record at any time	
Sml. Quant. garden tools,	" "	135.00	Not accounted for - may have been in shi	
1 Light Democrat(buggy)	" "	<u>500.00</u>	Sold for - \$ 280.00 as shown above	
1 Platform scale	" "			
The above listed articles have been left in my care, and I will be responsible for their safe keeping.	Gross Total Claim- Personal Property -	<u>\$ 810.00</u>		
SIGNED: R. Reid Witness: J. Moryson				

Inventory of Chattels found on Property at 2691-22nd Road, Haney, B.C.

In locked room(upstairs)

- 1 Lge. Jap. shrine
- 9 volumes of Encyclopedia
- 2 rolls of Linoleum (tied up)
- 1 Kitchen chair
- 1 Window (loose)
- 1 Chest of drawers cont. misc. articles.
- 1 sml. desk lamp
- 1 Box cont, dishes & silverware
- 1 Desk (HM)cont. misc. articles
- 1 Chest of drawers(HM)
- 1 Cash box(locked)
- 1 Desk pen holder
- 1 Lge.parcel(tied up)
- 1 Ctn. cont. several wrapped parcels
- 1 suitcase cont. books & pers effects,
- 1 suitcase cont. beautiful Jap. stand or part of display,
- 1 Elec. heater
- 1 Gramophone
- 1 Box cont. wooden Jap. bowls(good)
- 1 Table
- 4 Bed Comforters
- 1 Steamer trunk(locked)
- 1 Ctn. cont. Jap. bowls
- 1 Ctn. Kitchen utensils
- 2 ctns. cont. dishew
- 1 Ctn. cont. wrapped parcels,
- 1 Ctn. cont. dishes & kitchen utensils,
- 1 Dresser (new)
- Lge quant. framed pictures,(tied up)
- 1 Ctn. tied up
- 1 Folding table(sml)
- 1 Chest of drawers (good)
- 2 beds & 3 springs

8695

EXHIBIT No. _____

CASE No. _____

14094

VENUE WINNIPEG

LES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
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60.75 at Auction

at any time

ed for - may have been in shipment to OIKE - March 5, 1945- noted above, except shrine.

\$ 280.00 as shown above

CREATED IN WESTERN CANADA

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8695

EXHIBIT N

NAME Kyusuke OIKE

- 3 -

REG. No. 14094

DATE	AGENT OF INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.
			AUCTION	TENDER &c	
<p>DECLARATION <u>May 8/42</u></p> <p>EVACUATION <u>July 29/42</u></p>	<p><u>Fieldman</u> Agent of Inventory Man & tenant, TAKEN BY <u>Apr. 28/43</u> DATE</p>	<p>2 mattresses, (tied up) 1 Jap trunk (tied up) 1 wardrobe (cardboard)</p> <p>In locked room (basement)</p> <p>1 shrine 1 ctn cont. glassware 1 Watering can 1 Picnic basket lge quant. dishes, kitchen utensils 1 sml. gas heater stove. (Coleman type) 2 Jap swords 7 kitchen chairs (old) 4 " " (new) 1 new truck wheel 1 Sprayer 1 Elec. hot plate numerous sml. boxes & ctns, nailed & tied up, 1 lge. auger 1 Hatchet 1 Clothes dryer 1 Post hole digger 5 Cultivator attach- ments, 2 lge galv. ash cans 1 Casserole sets 1 Electric toaster 1 Baby's chair</p> <p>SIGNED: J. Moryson </p>			

8695

EXHIBIT No. _____

CASE No. _____

14094

VENUE WINNIPEG

LES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
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GREAT WEST BOND

ST BOND

CANADA