Name of Claimant OIKAWA, Eiki & Zennoshine Case 881

Custodian File 4948 & 8628

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
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	
					236.00						139,45 720.00

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

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

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
318.60	143.00		44.88%	167.65		59.00		26.50
		42.90			75.24		7.08	125.22

TOTAL RECOMMENDATION	1011.17

1540

CASE NO: 881

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba.

September 8th, 1948.

IN THE MATTER OF THE CLAIM OF

EIKI OIKAWA

PROCEEDINGS AT HEARING

Original.

CASE NO: 881

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

10

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

Winnipeg, Manitoba.

September 8th, 1948.

IN THE MATTER OF THE CLAIM OF

EIKI OIKAWA

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

MR. CHERNIAK: I refer the record, Your Honour, to the proceedings heard in Fort William by The Honourable Mr. Justice Bird in this matter. This case was #46 on the Fort William List and I applied to the Commissioner to have it transferred to the Winnipeg Sub-Commission list. At that time by reason for the application was that the son Eiki Oikawa, the son of Zennoshin Oikawa, stated that he was unable to give the information required because most of these goods were purchased by his father and he requested that his father should present his claim for him. At that time I obtained from him a statement which I ask leave to file, it reads as follows: "Fort William, Ontario, April 21, 1948. I, Eiki Oikawa hereby declare as follows: I have carefully reviewed the claim filed on my behalf by my father, Zennoshin Oikawa and I have come to the conclusion that he is much better able to present my claim than I am, since he purchased most of the itesm mentioned therein and is more familiar with the particulars regarding same. I hereby request that this file be returned to Winnipeg and that my father be permitted to give evidence on my behalf." And it is signed Eiki Oikawa."

(STATEMENT, EXHIBIT 1.)

MR. CHERNIAK: I now ask leave to amend this claim, Your Honour, to show the real property at the

original valuation of $2,750.00 and the Custodian's sale price at $236.00, showing a net claim of $2,514.00. The personal property claim to be amended as follows: showing the boat at the value it is shown, $650.00, less the Custodian's sale price of $325.00; showing a loss of $325.00. The chattels, total value, $907.24, Custodian's sale price $202.80 - - -

THE COMMISSIONER: Originally you have $152.25.

10 MR. CHERNIAK: I don't see that amount, Sir, oh yes, that should be $202.80 Your Honour, therefore the loss on the chattels is $602.45 and that added to the loss of the boat brings the total claim for personal property up to $927.45¾.

ZENNOSHIN OIKAWA, a witness for the Claimant Herein, being first duly sworn testified as follows:-

DIRECT EXAMINATION BY MR. CHERNIAK:

20 Q Mr. Oikawa, I show you three typewritten statements, were these prepared in accordance with your instructions? A Yes.

Q And are these the documents that you went over with your son today? A Yes.

Q And are these your signatures?

A Yes.

Q Do you swear the contents to be true to the best of your knowledge, information and belief?

A Yes.

30 MR. CHERNIAK: I tender the real estate statement

as Exhibit 2, Your Honour.

(REAL ESTATE STATEMENT, EXHIBIT 2.)

MR. CHERNIAK: And on behalf of my learned friend I will file his S.S.B.Appraisal form as Exhibit 3.

(S.S.B.APPRAISAL, EXHIBIT 3.)

MR. CHERNIAK: The personal chattel statement in regard to the boat as Exhibit 4.

(STATEMENT, EXHIBIT 4.)

10 MR. CHERNIAK: The personal chattel statement as Exhibit 5.

(STATEMENT, EXHIBIT 5.)

MR. CHERNIAK: And my learned friend's Analysis Sheet as Exhibit 6.

(ANALYSIS SHEET, EXHIBIT 6.)

MR. CHERNIAK: That is filed on his behalf. Referring now to Exhibit 2, Your Honour, the Claimant's real estate statement, Your Honour will note that this property, consisting of

20 2.67 acres wqs purchased in 1939 from E.A.Quaggan. The lot purchased by this claimant was immediately next to the lot for which claim has been made by his brother Hisashi Oikawa, in case number 879. I have on file and I am showing to my learned friend an original deed of land dated April 11th, 1939 from Elizabeth A.Quaggan to Eiki Oikawa, the consideration $313.18 and it affects Lot 6 for which the claim is made. The Claimant did not clear all this property but did cultivate about

30 an acre. He constructed a cedar bridge, 12 x 54

and the cost of material alone was $80.00. He planted six mixed fruit trees and built a harbour of about four piles at an estimated cost of $50.00 Referring to Exhibit 3 Your Honour will note that there appears to be no mention of this bridge and no value has been given for same. The claimant then sets out the details as to the buildings showing the house, an addition to the house a smoke house and a wood shed, From Exhibit 3 it will appear that the appraiser decided that the house and additions to the house were not on the land but were in the Fraser River.

THE COMMISSIONER: The bridge to which he refers would also be in the River?

MR. CHERNIAK: There is no mention of it but he does mention the building. The wood shed and smoke house are shown by the appraiser and are considered to be part of the land by him. We of course are not accepting his statement that they do not belong to the land, that will be a matter for the adjourned hearing at the Vancouver Sitting. We show that the house was built in 1926 at a cost of some $850.00, that it was subsequently moved to the present location and placed on piles and water and electricity was brought in at a cost of $350.00. The cost of moving the house to this location is not included in the estimate of $350.00. In 1941, one year prior to evacuation there was a substantial addition to the house at an estimated cost of

$1,500.00. In the comment on Exhibit 2 the Claimant wets out that these buildings were newer than as shown by the appraiser especially the addition to the house. There were nine rooms downstairs and two rooms upstairs. The Buildings were in good condition. I consider the appraisers values too low and believe that the fair market value at date of sale was at least $2,750.00.

THE COMMISSIONER: If you will look at page 3 of the appraisal in regard to the bridge you will see that it states "Access to all buildings is by way of bridging from the shoulder of the duke."

MR. CHERNIAK: Thank you sir, he does mention bridging, I had overlooked it. Turning now to the claim for the chattels Your Honour you will find that the Exhibit 3 itemizes the larger claims, showing the year of purchase, that should be Exhibit 5, Your Honour, and in the case of the first three items, the years they were built, the cost price and the estimated value. If Your Honour would refer to the Custodian's Analysis Sheet there are several comments which I would like to bring to Your Honour's attention; about ten lines from the top are two items shown as Electric Massage Machine, $50.00 and Radium Machine, $10.00 and the custodian's remark is that these machines are unsold and that they are in New Westminster storage. As stated in Exhibit 5 the claimant will be glad to withdraw his claim to these items should they be returned to him

unsold. I would now like to refer to those items which are marked in the Custodian's analysis sheet as being sold with the real property. The first is 10,000 feet of shingles for $20.00.

Q You are claiming for 20,000 feet of shingles Mr. Oikawa, was that attached to the building in any way or was it lying loose?

A It was put in the place where the fire wood is.

10 Q It was stored there? A Yes, it was put in the wood shed.

MR. CHERNIAK: I think it is clear that that is not a fixture Your Honour.

THE COMMISSIONER: Were they in bundles? I have never heard shingles called by the foot before

MR. FERG: They are sold by the thousand, Your Honour.

THE COMMISSIONER: Yes, by the bundle.

BY THE WITNESS: These shingles were made by

20 myself and I had bound them with wire

MR. CHERNIAK:

Q I notice in the left hand column, 10,000 shakes, that was shake shingles was it?

A Yes.

MR. CHERNIAK: Referring to the next few items in the column marked sold with real property; a bridge, $90.00, I am withdrawing that claim as set out in the personal chattel statement Exhibit 5. I am itemizing this portion of the

30 claim which we are withdrawing. Perhaps Your

Honour would care to show it on the analysis sheet.

THE COMMISSIONER: All right, you are withdrawing those two items in New Westminster Storage.

MR. CHERNIAK: Yes, they will be withdrawn should the machines be returned.

THE COMMISSIONER: Now, you are withdrawing the $90.00 item for the bridge?

MR. CHERNIAK: Yes, and the final item, $2.00, for the mail box and the second item after that, War Saving Certificate, $5.00 and the second item after that, the door, $3.00, I am withdrawing that. And while we are on that, Sir, close to the bottom of the page there are two 'X's' in the sold with real property column, electric cover pipe, 30 feet, $1.50 and screen door, .49¢, I am also withdrawing those two items.

Q Now witness, there is a claim made of $9.00 for ship lap lumber, was that stored or nailed down in any way? A It was place in the same wood shed with the shingles.

Q Was it in any way nailed down and attached to the land? A No, it wasnot nailed down, it was just put in there lose.

MR. CHERNIAK: Turning now Your Honour to the column in the Analysis marked abandoned, you will notice two items at the top, a cook stove, $30.00 and a box stove, $25.00. Those are referred to in the Claimant's personal chattel

sheet, showing the years in which they were bought and the gross price. The Custodian's remarks in connection with these two items is that they have no commercial value. That will be, of course, subject to them prooving that at the right time. Referring now Your Honour to the net house and a total of four floats for which claim is being made, they are listed at the beginning of this personal chattel statement, Exhibit 5 and Your Honour will note that the cost is estimated there, when they were built and the estimated value is also shown there. These are shown in the analysis of the Custodian as all being sold for $50.00. My learned friend has a number of either letters of memos on his file referring to these floats and possibly he will file them or advise Your Honour as to the details shown thereon. I think we can briefly state that they were damaged by storm or in some other way and I would like to state that that happened while they were still in the care of the Custodian, that they were damaged and thus deteriorated in value.

THE COMMISSIONER: Who says they were damaged?

MR. CHERNIAK: I say it, Sir, based on the Custodian's file and my learned friend can confirm it or deny it.

MR. FERG: I will put an appraisal in if you like.

MR. CHERNIAK: Yes, subject to calling the appraiser.

MR. FERG: This is dated September 15th, 1944; The Custodian of Enemy Property, 506 Royal Bank Bldg., Hastings & Granville St., Van. B.C. To S.C.Carlsen Real Estate suite 1 - 513 Columbia St., New Westminster, B.C. File 4948 Float valuations at 1042 River rd. (Tenant Allan) woodshed on Waterlogged float 18' x 50', $5.00 Float shack 20 x 50, $5.00. 2 shacks on float, $25.00. Appraisal Charge $5.00. Storms have ruined the above two large floats that have been used for storing wood. And it is signed S.C.Carlsen.

10

(APPRAISAL, EXHIBIT 7)

MR. CHERNIAK:

Q Mr; Oikawa, at the time you had evacutated had your floats on Eiki's property, had they been damaged by storms or anything?

MR. FERG: Your Honour, I doubt if this evidence, on damage of this type, brings it within the terms of reference, but you can take it subject to my objection.

20

MR. CHERNIAK: We are allowed to claim for the difference between the fair market value and the actual price sold and in the case of goods lost, destroyed or stolen while in the care of the Custodian we are also allowed to make calim. These goods were partially destroyed while in the care of the Custodian.

THE COMMISSIONER: They were destroyed by an act of God.

30

MR. CHERNIAK: It isn't for me to say who destroyed it, Your Honour but the fact is they were destroyed while in the care of the Custodian.

THE COMMISSIONER: It isn't for me either to decide that point.

MR. CHERNIAK: No, but it is for the record that these goods were in the care of the Custodian and whilst in his care they were destroyed to the extent that they were sold for salvage.

10 THE COMMISSIONER: I will allow the question, it is objected to but I will allow it.

MR. CHERNIAK:

Q What is your answer Mr. Oikawa?

A They were in good condition when I was evacuated.

MR. CHERNIAK: As to the boat, Your Honour, Exhibit 4 only sets out the details of the type of boat. It was built to order in 1936 at a cost of $480.00 A new motor was put in in 1939 - I am not saying the motor was new, but it was newly put in - in

20 1939 and the motor alone cost $300.00. The boat was overhauled and a new cabin built and a hatch put in at an estimated cost of $200.00, and the Claimant states he considers $650.00 to be the fair market value of this boat at date of sale by the Custodian and the boat was sold for half that price, Sir

CROSS-EXAMINED BY MR. FERG:

Q Is this house, the house of your son, a floating

30 house? A It is built on piles put into the

ground.

Q It is out in the Fraser River?

A Near the edge of the river.

Q Well, are any of the piles drive out in the stream of the river itself? A At high tide parts of the piling would be under water.

q And how much of the house? A At high tide it is all above the water, it was constructed above the water.

10 Q In other words at high tide the whole house is out in the river, is that what you mean?

A Yes, that is what I mean. At high tide the whole house is above water. When the tide ebbs there is part of the house which is not above water, but when the tide is high the whole house is over the water.

Q So that these piles that the house is sitting on were driven out in the bed of the river?

A Yes.

20 Q And the floats and the float houses that you are also claiming for are also out in the Fraser River? A Yes, and they are attached by chains or cables.

Q And the Fraser River is a navigable river, in other words there are boats and ships going up and down the Fraser River? A Yes.

Q And the tide affect the water in front of your boy's place? A Yes.

Q Now, you didn't have an independent valuation

30 made of the property you are claiming for on

behalf of your son?

A That was my own calculation.

Q On both the land, these houses and all the chattels, they are all your own valuations?

A Yes.

Q In regard to the boat - you have a power of attorney from your boy to transact all the business in connection with this claim?

A Yes.

10 MR. FERG: I will file the Power of Attorney, Your Honour, it is declared at the City of Vancouver in the Province of British Columbia on the 20th day of April, 1942.

(POWER OF ATTORNEY, EXHIBIT 8).

THE WITNESS: This is not signed by myself, it is signed by my son.

MR. FERG: Yes.

Q Now there is only one boat involved and when the boat was sold your son signed an agreement of

20 sale for the boat? A Yes.

Q Do you know your son's signature?

A Yes.

Q And this is his signature?

A Yes.

MR. FERG: This is an agreement for sale, Your Honour between Eiki Oikawa (hereinafter called the "Vendor") of the first part and J.W.Hutchison (Hereinafter called the "Purchaser" of the second part In consideration of the sum of $1.00, the

30 receipt of which is hereby acknowledged, we agree

to the sale and purchase of the vessel hereunder described: Name of Vessel: "E.O." Port of Registry: New Westminster, B.C. Official Number: NW3133. Length: 29'. Breadth: 8'. Depth: 3'. Propelling power: Buick 72 H.P. For the price or sum of Three Hundred and Twenty Five Dollars (325.00) payable as follows: Cash. Further, I the said Eiki Oikawa for my heirs, covenant with the said J.W.Hutchison and his assigns, that we have power to transfer in the manner aforesaid, the premises hereinbefore expressed to be transferred, and that the same are free from encumbrances, except as hereunder set out: In Witness whereof the parties hereto have hereunto set their hands and seals this 10th day of May, A.D., 1945, Signed Seald and Delivered in the presence of C.V.O'Connor, Barrister, etc., Fort William, Ont as to signature of Eiki Oikawa, and it is signed by Eiki Oikawa."

(AGREEMENT OF SALE, EXHIBIT 9.)

MR. FERG: I will aslo file, Your Honour, a Summary taken from the Vessels Records, which shows the owners valuation at $800.00, J.F.V.D.C.Valuation at $300.00 and the selling price $325.00 and it was paid to the Custodian on behalf of Eiki Oikawa.

MR. CHERNIAK: If my learned friend could read in the date of sale - - -

MR. FERG: The date of sale was October 29th, 1942, and it mentions also 10/5/45 and the release of

the vessel was 5/6-42 and the purchaser J.W. Hutchison, and the signature on the sale papers was the Custodian.

(SUMMARY, EXHIBIT 10.)

MR. FERG:

Q On a house built in the manner in which your son's house was built you didn't pay any taxes, did you? A No, we didn't pay taxes.

MR. FERG: I will file the Municipal Assessment for the year 1943, Your Honour, it shows land, $269.00 and the value of the improvements at $30.00.

(ASSESSMENT, EXHIBIT 11.)

MR. FERG: I submit that the boat was sold at its fair market value, that the real property was sold at its fair market value and that the personal property that was sold was sold at its fair market value and that the claims made for property abandoned and on account of theft, etc., is excessive and unreasonable, and I would also like to remark too, in connection with this claim, the same remarks that I made in the Hisashi case, in regard to the floating buildings. We contend that these buildings were built on property not owned by the claimant and are in a navigable, tidal stream, and that being the case these riparian owners own up to the waters edge only and that their claim for the house and property cannot, at any rate, come under a claim of real property and further, that the piling and bridges are not a proper claim under the circumstances.

MR. CHERNIAK: Your Honour, in view of my learned friend's contention that these buildings arenot on the property and therefore do not form part of the real property I would ask my learned friend to advise us and give us full particulars of the Custodian's attempt to have these buildings appraised as separate buildings; his attempts to sell these buildings, either for salvage, wrecking or moving; and whatever other attempts he has made to sell these buildings as possible movable objects.

MR. FERG: Your Honour, an advertisement appearing in the Vancouver and New Westminster newspapers on the 26th, 28th, and 29th of August, 1944, shows Appraisal 'G', a wood shed on a float and three shacks, River Road, Sunbury, which isthe property of this Claimant and an offer was received and accepted for that appraisal from the Canadian Fishing Company Limited on the 30th of August, 1944 for the sum of $50.00 and that was the only tender received. I will file that letter

(LETTER, EXHIBIT 12.)

MR. FERG: With regard to the house, apparently that wasn't included.

MR. CHERNIAK: These buildings relate to buildings on floats for which we have made claim in our personal chattel claim. The question that I asked was in regard to the house and I think my learned friend said that he has no record

of any attempt by the Custodian - - -

MR. FERG: There is nothing on the file, Your Honour.

THE COMMISSIONER: That will have to be cleared up at the subsequent hearing.

MR. FERG: I suppose it might come under the category of lost, destroyed, stolen, abandoned or neglected.

MR. CHERNIAK: I am not sure whether my learned friend admits whether this boat was a Custodian's sale or not.

10

MR. FERG: It was taken possession of the the Vessel Disposal Committee because they valued the boat. It was sold by the Custodian who evidently retained it in his possession.

MR. CHERNIAK: My learned friend himself has filed a Summary which shows that it was sold by the Custodian and he says subsequently the claimant signed a sale form, but that was signed in 1945, some three years after the boat was sold by the Custodian. Unless my learned friend is prepared to admit that this was a Custodian's sale - - -

20

MR. FERG: There doesn't appear to be any record in the master file. As a matter of fact, I must say Your Honour, that the office in Vancouver apparently slipped up in this case. I actually haven't got the master file, it wasreferred to Fort William for trial, it came up to Fort William and was referred to Winnipeg and it is now either in Fort William or has gone back to the Coast.

30

MR. CHERNIAK: It cannot be at Fort William because we were there in the Spring.

THE COMMISSIONER: The only thing we have is this Exhibit 10 'Date of sale, October 29th, 1942.

MR. CHERNIAK: Unless my learned friend is prepared to admit that this was a sale by the Custodian, Your Honour - and I might say that the Analysis sheet filed does not deny that - I don't know whether or not the Commissioner would like an
10 explanation for this signature in 1945 as to the sale of the boat. I don't know whether this witness can give us that information. But, in case such a question were asked I would have requested my learned friend to file all letters which he might have in regard to this sales paper. I know now that he doesn't have the master file and therefore cannot produce them.

THE COMMISSIONER: You are reserving your right to ask for these letters, the correspondence?

20 MR. CHERNIAK: Should the commissioner think that this sales paper has any significance, frankly, I don't think he will. Should he think it is significant then I am formerly asking for pro-
d duction of all correspondence.

THE COMMISSIONER: I think we had better adjourn and overnight there might be something further on it.

COURT ADJOURNED: 4.45 p.m. September 8th,1948.

COURT RESUMED: 10 a.m. September 9th, 1948.

THE COMMISSIONER: Yes, Mr. Ferg.

MR. FERG: In response to my learned friends request I have examined the master file in this case and I have found a memorandum regarding the float houses for sale. In the memorandum there is a note 'I would recommend immediate disposal of the above floats because I think if left much longer they will deteriorate on account of storms and become valueless,' That is dated the 19th of September, 1944. There is a further memorandum stating that the floats at Sunbury should be disposed of as soon as possible due to large tides and storms. These storms when they come up loosen the logs and break the booms. The logs are getting water logged and should be attended to right away and unless this is done most of them would be submerged by nest Spring and become valueless.

MR. CHERNIAK: Can my learned friend indicate that this is in reference to a large number of floats?

MR. FERG: Yes, but it included the floats of this claimant I.Oikawa. My learned friend further asked if there were any documents or letters from the Custodian to the claimant respecting the signature of the claimant to the Vessel sales Agreement. I have examinedthe file and theonly thing I can find in the file is a copy of a letter from the Japanese Evacuation Division to the Claimant dated 22nd May, 1945. "We have received agreement of sale for vessel transferring M.V.E.O.

New Westminster, 3133 to J.W.Hutchison. This Document was signed by you on May 10th, 1945." Now, is there anything else you want Mr. Cherniak? At my learned friend's request I will read into the record a letter from the Claimant to the Custodian dated 17th September, 1947, and the letter is signed by the Claimant himself. "Sometime ago when I returned endorsed bill of sale for my boat to your office I understood this amount was being applied to my account with Mr. Tsuida. I am not quite clear as to whether the amount of this sale is included in my credit balance of $679.17, as stated in your letter of September 8th or not. I now request you to pay Mr. Tsuida $503.40. Yours very truly."

In the file too, Your Honour, is an appraisal of some goods which were ultimately - no - before we leave the boat I must say that in the file too is an agreement of sale of this same vessel, dated the 29th of October and in which the secretary of State for Canada, Mr. G.W.McPherson, his authorized Deputy, in the interest of the Claimant, sold to J.W.Hutchison, the boat in question. I will put that in as an Exhibit

(AGREEMENT FOR SALE OF VESSEL, EXHIBIT 13)

MR. FERG: And then I am putting in an Appraisal of Trapp Motors Limited, dated February 21st, 1945, for some of the goods of the claimant which were appraised and sold. It reads as follows: "Under instructions from the Office of the Custodian

we have appraised and sold the following list of articles at the Oikawa Estate, 1042 River Road, to Mrs. Allen of the same address: 1 Wheel Barrow $5.00; 1 clock, $4.00; $9.00 Less 10%, .09; $8.10. certified a just and fair appraisal as made by us this 20th day of January, 1945, Yours very truly.

(APPRAISAL, EXHIBIT 14.)

MR. CHERNIAK: That, of course, is subject to the production of the appraiser for Cross-Examination.

10 THE COMMISSIONER: Yes, all right.

MR. FERG: That is all Your Honour.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

Mark Pearce.

(MARK H. PEARCE)
OFFICIAL REPORTER

20

CERTIFICATE

I, the undersigned Sub-Commissioner hereby certify that the foregoing 21 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.

H. G. Buckingham

30 (SUB-COMMISSIONER)

original

No. 46 on short list.

IN THE MATTER OF THE "INQUIRIES ACT"

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10 Fort William, Ontario,

April 22nd, 1948.

IN THE MATTER OF THE CLAIM OF

EIKI OIKAWA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
S.M. CHERNIACK, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

30

MR. CHERNIACK: My lord, the first matter I would like to speak to I don't think need go into the record . . . . . .

THE COMMISSIONER: I direct that No. 46 on the Winnipeg short list, Eiki Oikawa, claim for $2,328.75, in respect of real property and $1,079.99, in respect of personal property, will be transferred to the Winnipeg list to be heard by the sub-Commission.

MR. CHERNIACK: I think you said Winnipeg instead of Fort William.

THE COMMISSIONER: Did I?

MR. CHERNIACK: Yes, it is being transferred from Fort William to Winnipeg. You said from Winnipeg to Winnipeg.

THE COMMISSIONER: Have you found it on the main list, Mr. Secretary?

THE SECRETARY: Yes, No. 78 on the long list.

THE COMMISSIONER: Yes, No. 78 on the Winnipeg list. That goes back to Winnipeg, Mr. Secretary.

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
OFFICIAL REPORTER.

Case 851 Wpg

NOV 28 1947

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

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

ACKNOWLEDGED

4948

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

(1) NAME OIKAWA (Print) Surname EIKI Given Name (RCMP) Reg. No. Unknown

(2) Pre-Evacuation Address R. R. No. 1, Sunbury, B. C.

(3) Present Address c/o Zennoshin Oikawa. Box 339, Emerson, Manitoba. His attorney in fact

(4) REAL ESTATE

(a) Street Address (if any) Municipality of Delta, British Columbia (City or Municipality, Province)

(b) Legal description (lot number, block number, section number, etc.) Lot Six (6) of part of a 30 acre portion of Lot 131, Group 2, Map 6284, Municipality of Delta, in the District of New Westminster.

(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 - - - - - - - - - - - - - - - - $ 750.00

(ii) Buildings - - - - - - - - - - - - - - - - $ 2000.00

(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) - $ 2750.00

(v) Amount at which Custodian sold property and credited your account - - $ 421.25 - 236.

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2328.75 2514.

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation Chattels on above property, fishing vessel at New Westminster, B. C.

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

(c) How stored or packed at time of evacuation

(over)

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Transfer to Winnipeg - Sub Room

Trans Jont Wellman Ltd.

(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") Custodian

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

1.	Chattels as per list attached	Estimated Value $ 754.99
2.	Fishing Vessel N. W. 3133, Length 28 ft., Beam 7 Ft.	Estimated Value $
3.		Estimated Value $
4.	Estimated value $650.00 -- Sold by	Estimated Value $
5.	Custodian at 325.00	Estimated Value $ 325.00
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 1079.99

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) - - -

CHATTELS ON THE PROPERTY OF
EIKI OIKAWA

Net House	$ 30.00
Cook Stove	30.00
Box stove	25.00
Electric Massage Machine	50.00
Radiom Machine	10.00
Compass	9.00
Shingles, 10,000 ft.	20.00
Warehouse for storing oil	15.00
Net wrack	40.00
Movable bath house	10.00
Tie up float	75.00
Boom logs	40.00
Boom chain	16.00
log chain	3.00
Bridge	90.00
Mail box	2.00
Sauce bean	6.00
War Saving Certificate	5.00
Cross cut saw	7.00
Door	3.00
Ship lap lumber 500 ft.	9.00
Laccross stick	12.50
Bread axe	2.00
Brush hook	4.50
Single axe	2.50
Odds	.90
Sledge hammer	1.50
Double axe	7.00
Pickle	1.00
Shingle knife	.50
saw handle	.40
Mattock	2.00
Potato hook	9.00
Hoe	3.00
Pick	.90
Double block	5.00
pipe wrench	3.50
Monkey wrench	2.50
pipe cutter	1.5 0
claw bar	1.00
Butcher knife	.50
Potato hook	3.00
Socket wrench	.25
Electric cover pipe 30 Ft.	1,50
Screendoor	.49
	$561.94

Forward ----------	$561.94
Rope	20.00
Chest drawer	7.00
Chair	6.00
Table	5.00
Cupboard	6.00
Wall clock	15.00
Phonograph	20.00
Records	31.50
Vassa Marine Engine 8 - 10 H. P.	150.00
Row boat	15.00
Bed	4.00
Wheel Barrow	5.50
Barb wire	2,80
Lead line	3.00
1 Anchor	3.50
Cough	8.00
Net Bobbin, Etc.	7.00
Meat grinder & Bowl	9.00
1 Violin	12.00
4 Propellers	12.00
1 End table	3.00
	$907.24
Amt. Received	152.25
	$ 754.99
	602.45

Forward ----------	$561.94
Rope	20.00
Chest drawer	7.00
Chair	6.00
Table	5.00
Cupboard	6.00

Fort William, Ontario,
April 21, 1948.

I, Eiki Oikawa hereby declare as follows;

I have carefully reviewed the claim filed on my behalf by my father, Zennoshin Oikawa and I have come to the conclusion that he is much better able to present my claim than I am, since he purchased most of the items mentioned therein and is more familiar with the particulars regarding same.

I hereby request that this file be returned to Winnipeg and that my father be permitted to give evidence on my behalf.

Eiki Oikawa

EXHIBIT No. 881-1
DATE Sept. 8/48
FILLED BY Claimant.

OIKAWA, EIKI

(Claimant's Name)

REAL ESTATE
(Farm Land)

10595

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared ~~Cultivated not planted~~ ~~Cultivated and not in crop~~ ~~List Crops~~	1 acre			313.18			
Balance currants hay and pastures	1.67 acres	1939	E.A. Quaggan		1.67 cleared but not cultivated	none	land & bldgs 2750.00
Total	2.67						

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

Description	When Made	Cost
cultivated about lacre		
constructed cedar bridge 12 x 54, cost of material alone $80.00		
planted 6 mixed fruit trees		
made harbour of about 4 piles at an estimated cost of $50.00		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated ~~Value~~ cost
House	16 x 30	lumber	1926	bought material & own & hired labour				850.00
moved house to present location when lot was bought and placed on piles and at the same time I brought in municipal water and electricity - cost of foundation etc -not including moving								350.00
Addition to house	26 x 24 and 8 x 30	lumber	1941	bought material and own & hired labour				1500.00
Smokehouse	8 x 8	lumber	1939	bought material & own & hired labour				75.00
Woodshed	18 x 50	lumber	1939	bought material & own & hired labour				500.00

Comments re Appraiser's report not covered by above information: These buildings were newer than as shown by appraiser especially the addition to the house. There were 9 rooms downstairs and 2 rooms upstairs. The buildings were in good condition. I consider the appraisers values ttoo low and believe that the fair market value at date of sale was at least $2750.00.

EXHIBIT No. 881-2
DATE Sept. 8/68
FILLED BY Claimant

EIKI OIKAWA

per. E. Oikawa
Signature

BC-428-P

EXHIBIT NO. 881-3
DATE Sept. 8/48
FILED BY Claimant

BC/428-P

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

Farm Appraisal Report

File No. JL-651

Land Description Lot 6, of D.L. 131, Group 2, Map 6284.

Containing 2.69 Acres

Owner's Name Eiki OIKAWA Post Office Address R.R.1, New Westminster, B.C.

Nearest Rail Point New Westminster Distance 9 mls.

Market Town New Westminster Distance 9 mls.

Church (give denomination) Lutheran Distance 2½ mls.

Nearest School Sunbury Distance ½ mile

State how property was identified: Map, L.R.O. sketch, and road on dyke.

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

Is No. 1042 River Road. Gravelled road on the dyke.

Is this district a good one? Yes

Employment opportunity Nearby in peat bogs. At New Westminster in industries, with bus service, also adjacent canneries seasonal.

Predominating Nationality and religion: Scandinavian majority. Lutheran.

Describe Fencing and its condition: None Value $

Water supply: Municipal supply. Value $

4948

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 44	Lumber	8	Shgl.	Old	Piles	fair	
Addition	16 x 28	"	8	"	3 yrs.	"	good	
Addition	8 x 30	"	7	"	"	"	good	720.00
BARN Woodshed	18 x 50	Rough Lbr.	8	spl.ced.	old	piles	fair	50.00
BARN Smokehouse	8 x 8	Spl.cedar	10	" "	"	posts	fair	15.00
GRANARY								
Note:-	(My measurements show that the house, on its piling, sits over the line of what was the shoreline when surveyed, only 5 feet of the building being within the area covered by the title. For this reason, I am not including it in my valuation of the farm. See comments re measurements).							

(Electric light installed).

Total present day value $ 785.00

Total Value Buildings add to farm $ 65.00

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

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

No. rooms downstairs? 5 Upstairs? attic How finished Matched lumber.

Are buildings painted? Old part of house Condition of paint old

Distance from nearest bush No bush.

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.69	Level	6" to 10" peaty loam	clay	Currants and hay. Some pasture.	$80.	$ 135.20

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

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

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

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
1	Level	up to 8" peat 10" peaty loam on clay		Removal of "hard-hack growth, and working in of peat.	$40.00	40.00	40.00

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

Total value of Land $ 175.00

Total added by buildings to value of farm $ 65.00

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

Total value of farm $ 240.00

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

Tillage maintained. Place leased at $10.00 per month for six months period by L.A. Allen. Did not see Allen for dates of tenure.

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

Farm home for fisherman preferably.

Noxious weeds:

None observed.

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

Mun. and school	$4.62	Corporation of Delta
Water rates	1.92	
Dyke tax	.39	Ladner, B.C.
Drainage	2.07	
	$9.00	

Date: 24th July 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 23rd day of July 19 42.

Inspector's Signature "B. C. WORMWORTH"

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

Farm Appraisal Report

Remarks: This place can ot be considered as a farming unit in itself. acreage is too limited, and being only 70' wide is too lond narrow for comfortable working. For this reason the value is greatly depreciated.

The place is more suited as a farm home for a fisherman or even for an industrial worker, though not too attractive for the latter by reason of being low lying and damp, with the house sitting out over tide-water on piles. The house is out beyond the area covered by the title, but being on piles and definitely fixed, is considered as part of the property. Combined with Lot 5 adjoining, the place would be more attractiv from a farming viewpoint.

Since the survey was made, the road has been constructed on the dyke, and also there is evidence of some erosion. The L.R.O. sketch shows that there is 65 feet of foreshore outside of the dyke. It is not there now. With the alteration of the profile of the dyke, and some evident erosion, I have taken measurements from the south side of the dyke ditch, which is the only apparent place from which one may measure with reasonable assurance of correctness. Sketch shows ditch 30'-Dyke 69' and foreshore 65' a total 164 feet. According to my tape measurements, the house south wall sits 159 feet from the south side of the ditch. Any closer measurement would have to be determined by actual re-survey. High tide comes now to the foot of the dyke, and recedes to low tide carrying the waterline approximately 30 feet beyond the house piling. Access to all buildings is by way of bridging from the shoulder of the dyke. I am therefore forced to assume that the house does not belong to the property and for valuation purpos am not inc luding it. (FOR ORCHARD LANDS ONLY)

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

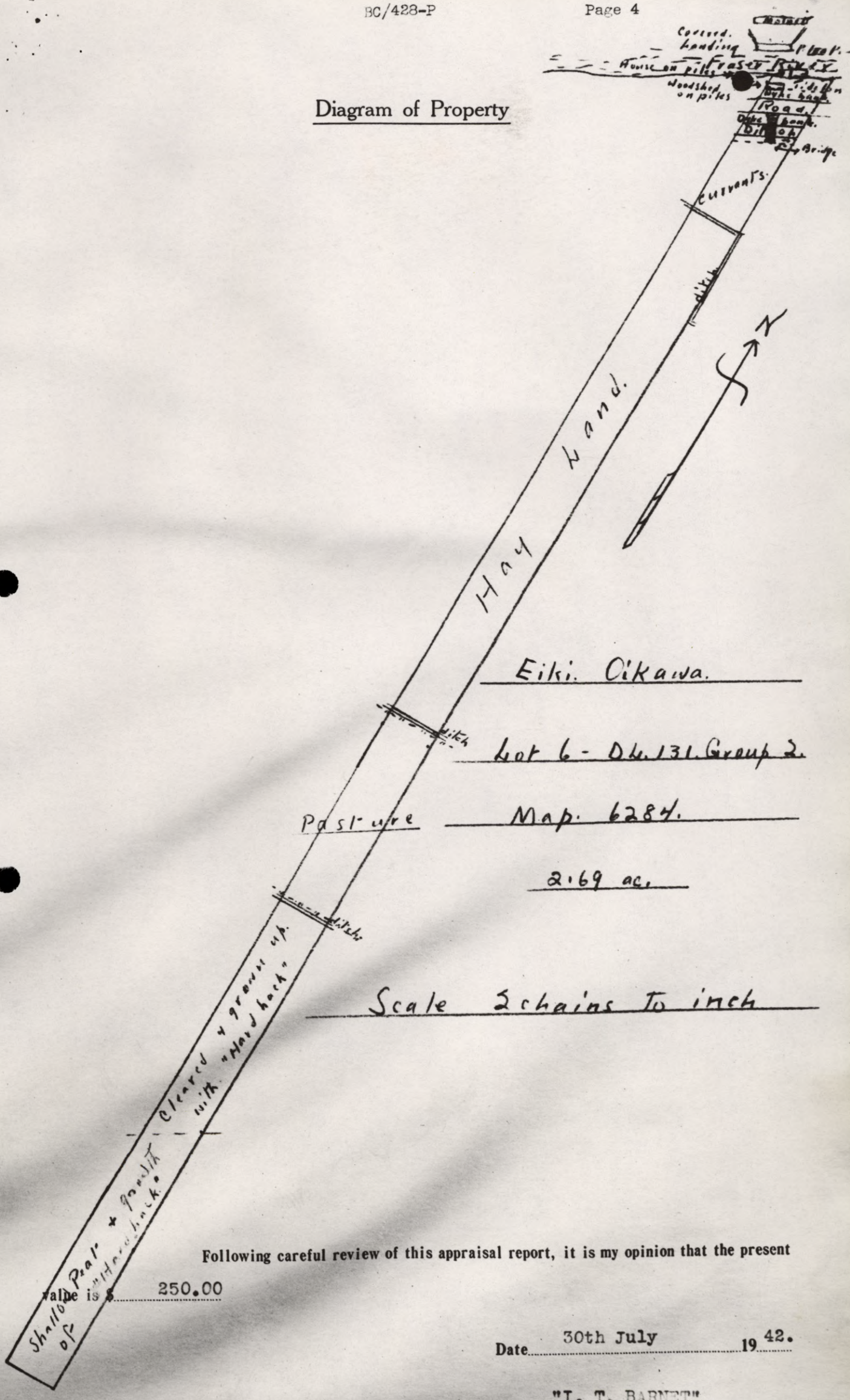
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

	Present Value
4 young fruit trees not yet producing add no value	$
Currants 0.18 ac Hay 1.07 ac are existing crops.	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



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

Date 30th July 19 42.

"I. T. BARNET"

District Superintendent.

OIKAWA, Eiki
(Claimant's Name)

PERSONAL PROPERTY
(Fishing Vessels, gear and equipment)

10595
Reg. No.

NETS:

Type	Size	Mesh	Fathoms	Age at Evacuation	Original Value	Estimated value at Evacuation

VESSELS SOLD BY CUSTODIAN

NAME	Reg. No.	Type	Date Purchased	New or Used	Price Paid	Maintenance Work	Condition When Evacuated	With whom Left	Estimated Value
E.O.	N.W. 3133	gill net boat	1936	built to order	480.00	kept in good condition	good	Navy	650.00

Improvements to Vessel since date of purchase:

Type	Date	Cost
replaced motor with buick 72.H.P. motor ~~overhauled~~ $300.00 boat and built new cabin, and put in hatch.	1939	~~$200.00~~ ~~$200.00~~

OTHER GEAR:

Description	Date Purchased	New or Used	Price Paid	Condition when Evacuated	Estimated value at date of evacuation

Arrangements made for storage when evacuated:

Additional Comments, if any:

I consider $650.00 to be the fair market value of this boat at date of sale by Custodian.

EXHIBIT No. 881-4
DATE Sept. 8/48
FILLED BY Claimant

E. Oikawa
Signature

OIKAWA, Eiki
(Claimant's Name)

PERSONAL CHATTELS

10595
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
net house & oil warehouse on float	1934	built	estimated cost 200.00	fairly good	45.00
net rack on float	1934	"	" " 150.00	"	40.00
movable bath house on float	1942	"	" " 80.00	"	10.00
tie up float - 8 x 120	1941	"	" " 120.00	"	75.00
cook stove	1932	new	50.00	"	30.00
2 box stoves	1 - 1928)	new	14.00	good)	25.00
	1 - 1941)		16.00	excellent)	
electric massage machine	1929	"	95.00	good	50.00
radium machine	1937	"	12.00	"	10.00
compass	1936	"	12.00	"	9.00
8 boom logs	time to time	~~xxxx~~ new	80.00	"	40.00
boom chain	1941	~~xxx~~ used	16.00	"	16.00
lacross sticks	1940	new	13.00	used only once	12.50
2 wall clock	(1928	"	17.00	good)	15.00
	(1939	"	8.00	")	
phonograph	1938	used	27.00	"	20.00
records (105)	time to time	new	average 1.00 each	fair	31.50
vassa Marine engine 8-10 H.P.	1936	"	490.00	good	150.00

Description of Storage of Goods:

All stored at house on River Road.

General Statement as to all Chattels ~~not Described above~~:

I have depreciated all values according to age and use and shown what I consider to be the fair market value at date of evacuation, opposite each item in my claim. I am withdrawing the following items from my claim - Bridge 90.00 mail box $2.00, War Savings Certificate $5.00, Door $.00, electric cover pipe $1.50, screen door $.49, total $101.99.

Additional Comments, if any:

The electric massage machine, and Radium compass are shown by the Custodian as being unsold - will withdraw claim if these are returned.

EXHIBIT No. 881-5
DATE Sept. 8/42
FILLED BY Claimant

EIKI OIKAWA
per. E. Oikawa
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4948 EXHIBIT No.

NAME Eiki OIKAWA REG. No 10595

DATE
DECLARATION May 7th, 1942
EVACUATION Apr.21/42

INVENTORY
TAKEN BY
DATE

	DETAILS OF CLAIM		SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
"On my property at New Westminster,B.C."	Fishing Vessel N.W.3133, Length 28 ft. Beam 7 ft. Estimated value $650.00 Sold by Custodian $325.00	325.00		$325.00		
Household furniture including:						
Kitchen stove	Net House	30.00				
Kitchen utensils	Cook Stove	30.00				
2 Bureaus	Box stove	25.00				
8 Chairs	Electric Massage Machine	50.00			Conditional	
2 Tables	Radiom Machine	10.00				"
2 Gramaphones	Compass	9.00				
Wikstrom engine	Shingles, 10,000 ft.	20.00			x	
8-10, 2 chains 30' long	Warehouse for storing oil	15.00				
2000' ¾" Rope	Net wrack	40.00				
10,000 shakes in wood shed	Movable Bath House	10.00				
	Tie up float	75.00		Spec. 50.00		
2 floating houses	Boom logs	40.00				
	Boom chain	16.00	M 1.50			
28' x 7' gas fishing boat registration no.NW3133, McLaughlin Buick 72 H.P.engine in custody Navy control No. NW001F	Log chain	3.00				
	Bridge	90.00			x	withdrawn
	Mail box	2.00			x	"
	Sauce bean	6.00				
	War Saving Certificate	5.00				"
	Cross Cut saw	7.00				
	Door	3.00			x	"
	Ship Lap lumber 500 ft.	9.00			x	
	Laccross stick	12.50				
	Bread Axe	2.00	T 1.50			
	Brush hook	4.50				
	Single axe	2.50				
	Odds	.90				
	Sledge hammer	1.50	T 4.00			
	Double axe	7.00				
	Pickle	1.00				
	Shingle knife	.50				
	Saw handle	.40				
	Mattock	2.00				
	Potato hook	9.00				
	Hoe	3.00				
	Pick	.90	T 5.05			
	Double Block	5.00				
	Pipe wrench	3.50				
	Monkey wrench	2.50				
	Pipe cutter	1.50				
	Claw bar	1.00				
	Butcher knife	.50				
	Potato Hook	3.00				
	Socket wrench	.25				
	Electric cover pipe 30 ft.	1.50			x	withdrawn
	Screen door	.49			x	"
	Rope	20.00	M 5.00			
	Chest drawer	7.00	F 3.00			
	Chair	6.00	F 4.50			
	Table	5.00	F 2.25			
	Cupboard	6.00	F 4.75			
	Wall clock	15.00	F 3.50	F 4.00		
	Phonograph	20.00	F 1.00			
	Records	31.50				
	Vassa Marine Engine 8-10 H.P.	150.00	M 62.50			

CONTINUED ON PAGE 2

EXHIBIT No. 881-6
DATE Sept. 8/68
FILLED BY Claimant

E No. 4948 EXHIBIT No. I CASE No.

G. No 10595 VENUE FORT WILLIAM, Ontario.

SALES									
AUCTION	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
	$325.00								Japanese Fishing Vessel Disposal Committee Valuation - $300.00.
									Sold with Float - (below)
					x				No Commercial Value
					x				No Commercial Value
		Conditionally withdrawn					x		In New Westminster Storage (Doves).
			"	"			x		In New Westminster Storage (Doves).
						x			
		x							
									Sold with float - (below)
									Sold with float - (below)
									Sold with float - (below)
	Spec. 50.00								Sold with other buildings above
						x			
1.50									
						x			
		x	withdrawn						
		x	"						
					x				
			"						Did not come under control of Custodian.
									Sold as tools
		x	"						
		x							Used on chicken houses
									Sold as sundries
1.50									Sold with other axes
									Sold as tools
									Sold with other axes
									Sold as sundries
4.00									Sold with an axe and wedge
									Sold with other axes.
5.05									Sold as tools and sundries.
		x	withdrawn						Fixture
		x	"						Fixture
5.00									
3.00									
4.50									
2.25									With ironing board
4.75									With pots, pans & bowl.
3.50	F 4.00								
1.00									
									Probably sold as sundries.
62.50									

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4948 EXHIBIT No.

NAME Eiki OIKAWA REG. No 10595

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION	TAKEN BY			AUCTION	TENDER &c		
EVACUATION	DATE						
		Row Boat	15.00	Spec. 9.00			
		Bed	4.00	F 3.25			
		Wheelbarrow	5.50	M 1.25	5.00		
		Barb wire	2.80	M			
		Lead line	3.00	M 1.75			
		1 Anchor	3.50	M 2.00			
		Couch	8.00	F 6.00			
		Net Bobbin, etc.	7.00	F 3.25			
		Meat grinder & Bowl	9.00	M 6.50			
		1 Violin	12.00	Spec. 4.00			
		4 Propellers	12.00	M 5.50			
		1 End Table	3.00	F 2.75			
			907.24	$143.80	$384.00		
		Amt. Received	152.25				
			754.99				
		TOTAL AMOUNT OF CLAIM	$1557.24				

Goods valued by Cla
Goods valued by Cla
Goods valued by Cla
Goods valued by Cla
Goods valued by Cla
Goods valued by Cla
Claiming War Saving
icate in the amo

E No. 4948 EXHIBIT No. CASE No.

G. No 10595 VENUE Ft. William, ONTARIO.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
UCTION	TENDER &c							
9.00								
3.25								
1.25	5.00							
1.75								
2.00								
6.00								
3.25								
6.50								
4.00								
5.50								
2.75								
$143.80	$384.00							

Goods valued by Claimant at $412.75 sold at auction for.....$143.80.
Goods valued by Claimant at 840.50 sold by Tender etc.for..$384.00.
Goods valued by Claimant at 125.99 sold with Real Property as fixtures.
Goods valued by Claimant at 61.00 were abandoned.
Goods valued by Claimant at 52.00-no account, theft etc.
Goods valued by Claimant at 60.00 in New Westminster Storage (Dove Storage)
Claiming War Savings Certificate in the amount of..... 5.00-did not come under control of Custodian.

TOTAL $1,557.24 TOTAL $527.80

September 15th. 1944

THE CUSTODIAN OF ENEMY PROPERTY

506 Royal Bank Bldg., Hastings & Granville St., Van. B.C.

To S. C. CARLSEN REAL ESTATE Dr.

Suite 1 - 513 Columbia St., New Westminster, B.C.

TERMS

File	4948	Float valuations at 1042 River Rd.(Tenant ALLAN)		
		Woodshed on Waterlogged float 18'x 50'		$5.00
		Float shack 20 x 50		$5.00
		2 Shacks on float		$25.00
		Appraisal charge	$5.00	
		Storms have ruined the above two large floats that have been used for storing wood.		

S. C. Carlsen

EXHIBIT No. 881-7
DATE Sept. 8/48
FILLED BY Claimant

881 - 8

EXHIBIT No.

DATE Sept. 8/48

FILED BY Crown

KNOW ALL MEN BY THESE PRESENTS

That I, Eiki Oikawa, Fisherman, of River Road,
Rural Route # 1, New Westminster,
in the Province of British Columbia

for divers good causes and considerations, thereunto moving, HAVE nominated, constituted and appointed, and by these Presents DO NOMINATE, CONSTITUTE and APPOINT

Zennoshin Oikawa, my father, Retired,
of River Road, Rural Route # 1, New
Westminster, in the Province of British Columbia.

MY true and lawful Attorney, for me and in my name and on my behalf and for my sole and exclusive use and benefit, to demand, recover and receive from all and every or any person or persons whomsoever all and every sum or sums of money, goods, chattels, effects and things whatsoever which now is or are, or which shall or may hereafter appear to be due, owing, payable or belonging to me whether for rent or arrears of rent or otherwise in respect of my real estate, or for the principal money and interest now or hereafter to become payable to me upon or in respect of any Agreement, Mortgage or other Security, or for the interest or dividends to accrue or become payable to me for or in respect of any shares, stock or interest which I may now or hereafter hold in any Joint Stock or Incorporated Company or Companies or for any moneys or securities for money which are now or hereafter may be due or owing or belonging to me upon any Bond, Note, Bill or Bills of Exchange, balance of Account Current, consignment, contract, decree, judgment, order or execution, or upon any other account.

ALSO to examine, state, settle, liquidate and adjust all or any account or accounts depending betweenmyself and any person or persons whomsoever. AND to purchase, sell, sign, draw, make, endorse,accept, discount, transfer, renew, negotiate and in every way deal with any Cheque or Cheques or orders for the payment of money, Bill or Bills of Exchange, or Note or Notes of Hand, promissory notes, deposit receipts, bonds, debentures, coupons, agreements of sale, or other security which shall be requisite. AND also in my name to draw upon any Bank or Banks, Individual or Individuals, for any sum or sums of money that is or are or may be to my credit or which I am or may be entitled to receive, and the same to deposit in any Bank or other place, and again at pleasure to draw from time to time as I could do. AND upon the recovery or receipt of all and every or any sum or sums of money, goods, chattels, effects or things due, owing, payable or belonging to me for me and in my name and as my act and deed to sign, execute and deliver such good and sufficient receipts, releases and acquittances, certificates, re-conveyances, surrenders, assignments, memorials, or other good and effectual discharges as may be requisite.

AND in case of neglect, refusal or delay or on the part of any person or persons to make and render just, true and full account, payment, delivery and satisfaction in the premises, him, them or any of them thereunto to compel, and for that purpose for me and in my name to make such claims and demands, arrests, seizures, levies, attachments, distraints, and sequestrations, or to commence, institute, sue and prosecute to judgment and execution such actions, ejections and suits at law or in equity as my said Attorney or Attorneys shall think fit. ALSO to appear before all or any Judges, Magistrates or other Officers of the Courts of Law or Equity, and then and there to sue, plead, answer, defend and reply in all matters and causes concerning the premises.

AND ALSO to exercise and execute all Powers of Sale or Foreclosure, and all other powers and authorities vested in me by any mortgage or mortgages now or hereafter belonging to me as Mortgagee.

AND ALSO in case of any difference or dispute with any person or persons concerning any of the matters aforesaid, or any other matters that may arise in connection therewith, to submit any such differences and disputes to arbitration or umpirage in such manner as my said Attorney or Attorneys shall see fit. AND to compound, compromise and accept part in satisfaction for the payment of the whole of any debt or sum of money payable to me, or to grant an extension of time for the payment of the same either with or without taking security, and otherwise to act in respect of the same as to my said Attorney or Attorneys shall appear most expedient.

To purchase, rent, sell, exchange, mortgage, lease, surrender, and in every way deal with real estate, lands and premises and any interest therein now owned by me or hereafter acquired by me, and execute and deliver deeds, mortgages, agreements, leases, assignments, surrenders, and all other instruments.

AND ALSO for me and in my name, or otherwise on my behalf, to take possession of and to lease, let sell, manage and improve my real estate, lands, messuages, tenements, and hereditaments whatsoever, and wheresoever situated, now owned by me or hereafter acquired by or for me and from time to time to appoint any agent or agents, servant or servants, to assist him or them in managing the same, and to displace or remove such agents or servants, and appoint others using therein the same power and discretion as I might do if personally present.

AND ALSO as and when my said Attorney or Attorneys shall think fit, to sell and absolutely dispose of or mortgage and hypothecate said real estate, lands and hereditaments, now owned by me or hereafter acquired by or for me, and also such shares, stocks, bonds, mortgages, and other securities for money as hereinbefore mentioned, either together or in parcels, for such price or prices, and by public auction or private sale or contract as to my said Attorney or Attorneys shall seem reasonable and expedient; AND to grant remise release, convey, confirm, assign, transfer, and make over the same respectively to the purchaser or purchasers thereof; with power to give credit for the whole or any part of the purchase money thereof; AND to permit the same to remain unpaid for whatever time and upon whatever security, real and personal, either comprehending the purchased property or not, as my said Attorney or Attorneys shall think safe and proper.

AND FURTHER, for me and in my name and as my act and deed to sign, seal, execute, deliver, and acknowledge all such assurances, deeds, covenants, indentures, agreements, assignments, mortgages, releases, and satisfactions of mortgage and other instruments in writing, of whatsoever kind and nature, and generally to deal in and with goods, wares and merchandise, choses in action, and other property in possession or action, and to make, do, and transact all and every kind of business of what nature or kind soever as shall be required, and as my said Attorney or Attorneys shall see fit,for all or any of the purposes aforesaid; AND to sign and give receipts and discharges for all or any of the sum or sums of money which shall come into his or their hands by virtue of the powers herein contained, which receipts, releases, or discharges, whether given in my name or in that of my said Attorney or Attorneys, shall exempt the person or persons paying such sum or sums of money from all responsibility of seeing to the application thereof.

AND ALSO for me and in my name, or otherwise, or on my behalf, to enter into any agreement or arrangements with every or any person to whom I am or shall be indebted touching the payment or satisfaction of his demand, or any part thereof; AND generally to act in relation to my estate and effects, real and personal, now or hereafter acquired, as fully and effectually, in all respects, as I could do if personally present.

AND I HEREBY GRANT FULL POWER to my said Attorney or Attorneys to substitute and appoint one or more Attorney or Attorneys under him or them, with the same or more limited powers, and such substitute or substitutes at pleasure to remove and others to appoint, I hereby agreeing and covenanting for my heirs, executor, and administrators, to allow, ratify, and confirm whatsoever my said Attorney or Attorneys or his or their substitute or substitutes shall do or cause to be done in the premises by virtue of these Presents, including in such confirmation whatsoever shall be done between the time of my decease or of the revocation of these Presents, and the time of such decease or revocation becoming known to said Attorney, or such substitute or substitutes.

AS WITNESS my hand and seal this 20th day of April in the year of our Lord one thousand nine hundred and forty-two.

SIGNED, SEALED and DELIVERED)
IN THE PRESENCE OF)
) "Eiki Oikawa" SEAL
"Thomas A. Dohm)
Barrister)
678 Howe St.,)
Vancouver, B.C.")

CANADA,
PROVINCE OF BRITISH COLUMBIA,
TO WIT:

I, Zennoshin Oikawa of River Road, R.R.1, New Westminster in the Province of British Columbia do solemnly declare:

1. That I am the Attorney appointed by the foregoing Power of Attorney.
2. That at the time of such appointment, namely, on the 20th day of April 1942, I was of the full age of twenty-one years.

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 Vancouver in the Province of British Columbia, this 20th day of April 1942.

"Thomas A. Dohm". SEAL

"Zennoshin Oikawa"

A Notary Public in and for the Province of B. C.
"T.A.D." ~~A Commissioner for taking affidavits within B.C.~~

(Japanese writing)

Affidavit for Witness - (not filled in)

Dated April 20th 1942

Eiki Oikawa

TO

Zennoshin Oikawa

POWER OF ATTORNEY

Thos. A. Dohm
678 Howe St.
Barrister
Vancouver, B.C.

For Maker of a Deed

I HEREBY CERTIFY that, on the 20th day of April 1942 at the City of Vancouver, in the Province of British Columbia, Eiki Oikawa (whose identity has been proved by the evidence on oath of Hideo Onotera, known to me, ~~who is) personally known to me,~~ "T.A.D." appeared before me and acknowledged to me that Eiki Oikawa the person mentioned in the annexed instrument as the maker thereof, and whose name was subscribed thereto as party, that he knows the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at Vancouver, B. C. this 20th day of April in the year of our Lord one thousand nine hundred and forty-two.

"Thomas A. Dohm" SEAL
A Notary Public in and for the Province of B. C.

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

November 3, 1948.

mW

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EXHIBIT No. _____
DATE Sept. 8/48
FILED BY Crown

AGREEMENT FOR SALE OF VESSEL

BETWEEN:

EIKI OIKAWA

(hereinafter called the "Vendor")

OF THE FIRST PART

AND

J. W. HUTCHISON
(hereinafter called the "Purchaser")

OF THE SECOND PART

In consideration of the sum of $1.00, the receipt of which is hereby acknowledged, we agree to the sale and purchase of the vessel hereunder described:

Name of Vessel: "E.O."

Port of Registry: New Westminster, B. C. Official Number: NW3133

Length: 29' Breadth: 8' Depth: 3'

~~Port of Registry~~ Propelling power: Buick 72H.P.

For the price or sum of $ THREE HUNDRED AND TWENTY FIVE DOLLARS ($325.00

Payable as follows: CASH

FURTHER, I the said EIKI OIKAWA

for my heirs, covenant with the said J. W. HUTCHISON and his assigns, that we have power to transfer in the manner aforesaid, the premises hereinbefore expressed to be transferred, and that the same are free from encumbrances, except as hereunder set out:

~~BALANCE of purchase price to be secured forthwith by mortgage on the vessel~~

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals this 10th day of May, A.D. 1945.

SINGED, SEALED and DELIVERED)
in the presence of:)
Signature Illegible)
(Barrister, etc.)
(Fort William, Ont.)
(as to signature of)
(Eiki Oikawa.)

" Eiki Oikawa" SEAL

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

November 3, 1948. B. Hyde mw.

881-10

EXHIBIT No.

DATE Sept. 8/48

FILED BY Crown

SUMMARY TAKEN FROM VESSELS RECORDS

Date: May 26, 1944

Name: OIKAWA, Eiki Reg. No. 10595 File: 4948

Boat File No.: JFVDC 683

Name of Vessel: "E.O." 29' x 8' x 3' (1932) Buick 72 HP (1928)

Lic. or Reg. No.: New Westminster 3133

Naval No.: NW. 001-F

OWNER'S VALUATION: $800.00.

JFVDC ~~Owner's~~ Valuation: $300.00 - Survey $430 NW

Custodian Valuation: None

"see also 10/5/45"

Date of Sale: B/S Oct. 29., 1942 - Release of vessel 5/6/42

Purchaser: J. W. Hutchison

Signature on Sales Papers: Custodian

Selling Price: $325.00

Paid to JFVDC ~~xxxCustodian~~ 325.00

Supervision Costs: 5.75

Balance due Owner: 319.25

Paid to: Custodian on behalf of Eiki OIKAWA, Nov. 4,42

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.:

Repairs: Star Shipyard Job 27 - $246.58 (paid)

Additional Information:

"F. Matheson"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Nov. 3/48 [illegible] M.W.

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EXHIBIT No.

DATE Sept. 8/48

FILED BY Crown

"File #4948"

"Reg.No. #10595

MUNICIPALITY OF DELTA ASSESSMENT ROLL FOR THE YEAR 1943

Lands are Assessed as "Improved." Date of Transmission of Notice, December 30th, 1942.

Name of Taxable Party and Address	Roll No.	Description of Property: Lot	Blk.	Qtr.	Sec.	Twp.	D.L.	Gp.	Map	No. Acres or Lots	Value Per Acre or Lot	Value of Improvements	Value of Land Only
Eiki Oikawa c/o The Official Custodian	2136 F	6					131	2		2.69	100	30	269

Take notice that the above property is assessed as above for the year 1943 Court of Revision will be held at the Municipal Hall, Ladner, B.C., on 8th February, 1943, at 10 A.M., see Section 234 of the Municipal Act on the back of this Notice.

J. P. SMITH, Assessor.

I hereby certify that the foregoing is a true copy of the original whereof it purports to be a copy.

November 3, 1948.

B. Hyde

mw

Section 234, Municipal Act

1. If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any lands or improvements has or have been valued at too high or too low an amount or that any land has been improperly classified, he may, personally, or by means of a written communication over his signature, or by a solicitor, or an agent authorized by him in writing to appear on his behalf come before the Court of Revision and make complaint of such error or omission and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

2. The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

3. Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision.

4. Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued at too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

The first sitting of the Court of Revision will be held in the Municipal Hall on February 8th at 10 a.m.

EXHIBIT No. 881 - 12
DATE Sept. 8/48
FILED BY Crown

CANADIAN FISHING COMPANY LTD.

Foot of Gore Avenue
VANCOUVER, B. C.

August 30, 1944

The Custodian,
506 Royal Bank Bldg.
VANCOUVER, B.C.

Dear Sir: Re. Parcel G.

We have had an appraisal made of this float including wood shed and shacks and are prepared to make an offer of $50.00 cash for same.

We feel this is all that this parcel is worth and if you are prepared to consider this offer we will be glad to forward a cheque for this amount immediately but unless you are prepared to consider same there is not much use in sending a cheque.

Hoping to hear from you at your convenience, we remain,

Yours very truly,

THE CANADIAN FISHING CO. LTD.

"Jas. S. Eckman"

Vice-President.

JSE:AH

"Only tender received"

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

November 3, 1948.

C Hyde
mw

881 - 13
EXHIBIT No.
DATE Sept. 9/48
FILED BY Crown

AGREEMENT FOR SALE OF VESSEL

BETWEEN:
THE SECRETARY OF STATE OF CANADA ACTING IN HIS CAPACITY
AS CUSTODIAN AS VESTED OWNER OF THE INTEREST OF

Eiki OIKAWA

(hereinafter called the "Vendor")
OF THE FIRST PART

AND

J. W. HUTCHINSON

(hereinafter called the "Purchaser")
OF THE SECOND PART

In consideration of the sum of $1.00, the receipt of which is hereby acknowledged, we agree to the sale and purchase of the vessel hereunder described:

Name of Vessel: "E. O."

Port of Registry: New Westminster Official Number: 3133 NW 001F

Length: 29' Breadth: 8' Depth: 3'

Propelling power: Buick 72 H.P.

For the price or sum of $325.00 (Three Hundred and Twenty-five Dollars)

Payable as follows: Cash

FURTHER, the Vendor covenants with the said J. W. Hutchison and his assigns, that he has power to transfer, in the manner aforesaid, the premises hereinbefore expressed to be transferred, and that he has no knowledge of any encumbrances and accepts no responsibility for same other than to the amount of the purchase price referred to above.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals this 29th day of October, A. D. 1942.

SIGNED, SEALED and DELIVERED)
in the presence of:)
"Cleo Michaely)
1138 Nelson St.,)
Vancouver, B.C.)
Stenographer.")

"G. W. McPherson"

(G.W.McPHERSON)
Authorized Deputy of the Secretary
of State and/or Custodian

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

November 3, 1948.

C Hyde

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EXHIBIT No.

DATE Sept. 9/48

FILED BY Crown.

TRAPP MOTORS LTD.

Port of
NEW WESTMINSTER, B.C.

February 21st, 1945.

"File 4948
OIKAWA, Eiki
Reg. #10595"

Custodian of Enemy Property,
675 W. Hastings St.,
Vancouver, B. C.

Dear Sir:

Under instructions from the Office of the Custodian we have appraised and sold the following list of articles at the Oikawa Estate, 1042 River Road, to Mrs. Allen of the same address:

1 Wheel Barrow	$5.00	
1 Clock	4.00	
	9.00	
Less 10%	.90	$8.10

Certified a just and fair appraisal as made by us this 20th day of January, 1945.

Yours very truly,

TRAPP MOTORS LIMITED,
Auctioneers & Appraisers,

"C.F.D.Phipps"

CFDP/k

Secretary.

"Approved by Committee
6/4/45"

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

November 3, 1948.

G. Hyde

mat.

DEPARTMENT OF VETERANS AFFAIRS
CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE BC/3327-C

P.O. Box No. 1059,
Vancouver, B.C.
28th October, 1949.

EXHIBIT No. 881 - 13
DATE Dec. 19 - 1949
FILED BY
J. A. MacDonald.

James A. Macdonald, Esq.,
Japanese Property Claims Commission,
506, Royal Bank Building,
VANCOUVER, B.C.

Dear Sir:

Re: Case No. 881 - OIKAWA, Eiki BC/428-P.
Lot 6 of Pt. of a 30 ac. ptn. of Lot 131, Gp.2, Map 6284, N.W.D.

In reply to your letter of the 19th instant regarding the disposition made of the dwelling situated outside the Fraser River dyke in the above-noted case - a careful check has now been made of our files and I would state as follows:

The property was disposed of in December 1947 to Mr. H. O. Arpe, a veteran qualified as a commercial fisherman under the terms of The Veterans' Land Act. The purchase price was $236.00, or the same as that paid the Custodian by The Director, The Veterans' Land Act. At the time of sale the veteran was distinctly informed that the Department gave no assurance of title to the dwelling and other buildings situated outside the dyke or below mesne high-water mark, and that no moneys would be granted with which to effect improvements to same. In other words, no value was charged or attached to these buildings in so far as the Department was concerned.

The small dwelling in question was reported in poor condition at that time, but subsequently, or in 1948, owing to the difficulty and high cost of new construction, the veteran with his own funds and the able help of his father (a carpenter), improved and made it comfortable for his family to live in. Later on, however, he evidently concluded in view of what he had expended on improvements and labour, that he could not afford to abandon or build a new house on the property inside the dyke, which had been his original intention. He, therefore, applied to the Department last spring (1949) to assist him in financing moving this building across and inside the Fraser dyke on to the property. After due consideration the Department agreed to advance him this additional assistance in the amount of $811.00 for moving and siting the dwelling on a cement basement in its new location, plus $1189.00 (or a total of $2000.00) to further improve and make it a reasonable home for the veteran and his family. I might add that the work in moving and siting on cement foundation

was done under contract by an experienced firm of contractors.

From the foregoing and Mr. Wormworth's Appraisal of 24th July, 1942, I think it is clearly evident that the house in question was located outside the property and ~~of~~ no saleable asset, and that even so in its location and condition on the existing market of that period it had no value.

I trust the information herein may be of some use in determining the point at issue.

Yours very truly,

H. Allam
A/DISTRICT SUPERINTENDENT

JDP.A

Per

COPY.

Winnipeg.

April 6th 1948.

Commissioner,
Japanese Property Claims Commission,
Court House,
Vancouver, B.C.

Dear Sir,

I beg to refer you to the claim of Eiki OIKAWA whose claim is due to be heard by the sub-commissioner in Winnipeg.

I have now been advised that Mr.Oikawa has moved to Fort William and his address is care of The Great Lakes Lumber Co.

Mr,Oikawa would appreciate his claim being heard in Fort William and I trust that this will be possible.

I am sending a copy of this letter to the Custodian so that should you consent to changing the venue, they will be able to prepare his file and forward it to me.

Yours truly,

S.M.CHERNIACK