

Name of Claimant

OKUMURA, Mrs Fujii, claiming as Administrator  
of estate of

Case

926

Custodian File

OKUMURA, Hanten Shigehiko

3897

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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
1515.00	75.75 12.50									88.25
PERSONAL PROPERTY										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold 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			
TOTAL RECOMMENDATION										88.25

CASE NO. 926

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba,  
21st September, 1948.

IN THE MATTER OF THE CLAIMS OF

ESTATE OF OKUMURA

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

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

Winnipeg, Manitoba,  
 21st September, 1948.

IN THE MATTER OF THE CLAIMS OF

ESTATE OF OKUMURA

20

PROCEEDINGS AT HEARING

APPEARANCES:

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

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

---

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

30 MARK H. PEARCE, Esq., Sr., Official Reporter.

F. Okumura,  
In Chief.

MRS. FUJII OKUMURA, one of the claimants herein,  
being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

MR. CHERNIACK: Your honour will note that this claim is  
filed on behalf of the estate of Hanten Shigehiko  
Okumura. I have on my file and I am showing to my  
learned friend letters of administration issued out of  
the Surrogate Court of the Eastern Judicial District of  
Manitoba, dated July 14, 1947, in the Estate of the  
10 late Hanten Shigehiko Okumura. I do not propose to  
file the original but I have with me a sworn copy of  
the Letters of Administration, which I think should be  
filed as Exhibit 1.

(Letters of Administration, EXHIBIT 1.)

Q I show you a typewritten statement, was this prepared in  
accordance with your instructions and with the assistance  
of your son Shigenaru? A Yes.

Q Is your son's name Shigenaru? A Yes.

Q And is that (indicating) your signature? A Yes.

20 Q Do you swear the contents to be true to the best of  
your knowledge and recollection? A Yes.

(Real Estate Statement, EXHIBIT 2.)

Q And on behalf of my learned friend I will file the  
Appraisal as Exhibit 3.

(Appraisal, EXHIBIT 3.)

MR. CHERNIACK: This appraisal is by Lowwen & Harvey Limited  
and is dated November 27, 1944. Your honour will note  
from Exhibit 2 that this property was purchased in 1922  
for \$2,100.00. The property is located on Powell Street  
30 in Vancouver. The claimant sets out in 1945 they added

F. Okumura,  
In Chief.

10 the bathroom and pantry and put the house on cement footings. About 1930 they finished the attic. About 1936 they constructed cement walks and built new fencing. In 1941 they dug a full basement six feet deep and they were unable to pour concrete due to evacuation. In 1936 they built a one-and-a-half storey double garage 21 x 24 at an estimated cost of \$500.00. They set out they kept the property in very good state of repair and they last re-papered it in 1939. In 1942 they painted the outside. My learned friend has a photograph of this house and possibly we can identify it and file it as an exhibit.

Q Do you recognize this photograph, Mrs. Okumura?

A Yes.

Q What house is that? A This is the house for which I am now claiming.

Q Can you see the garage? A That is it, maybe that is it (indicating).

20 Q You say it may be that building immediately to the left and behind the house with the most noticeable part being the roof? A You can just see the roof there (indicating).

Q To the immediate left of the house itself?

A Yes.

(Photograph, EXHIBIT 4.)

30 MR. CHERNIACK: I would ask my learned friend to produce from his file a report from the Pemberton Realty Corporation Limited, dated the 17th of April, 1942. This is not an appraisal but a report made to the Custodian at the time of evacuation and does describe

F. Okumura,  
In Chief.

the house, and for that reason I think it ought to be filed for your information. It is a report dated April 17, 1942, from the Pemberton Realty Corporation Limited and it sets out in full, "This is a neatly kept, 2 storey, 5 room house. Surface foundation, without furnace. There are 5 rooms on the ground floor with a Japanese bath and toilet. The attic has been roughly finished and is all one room. There is a garage for two cars, one portion of which is rented at \$3.00 per month (the owner does not know the man's name), and the owner has a prospective tenant in sight to rent the house and the other portion of the garage at \$25.00 per month." I tender that as Exhibit 5.

(Letter dated April 17, 1942, from Pemberton Realty Corporation Limited, EXHIBIT 5.)

MR. CHERNIACK: The Appraisal has already been filed as Exhibit 3. The appraisal is dated November 27, 1944, but indicates that the property was inspected a year prior to that, November 22, 1943, at which time the valuation of \$1,200.00 was placed. According to the information from the Custodian's file the property was sold on September 1st, 1943, and although the appraisal was dated November 1944, which was eleven months after the date of sale, they say in the letter they inspected it on September 22, 1943. I presume evidence will be brought by the Custodian to show in what manner they were aware of the Appraiser's estimate prior to receipt of this letter, because the file doesn't show that. Exhibit 2 points out that the Appraiser completely ignores the dug-out under the house. He sets out in view of the Appraiser's description

F. Okumura,  
In Chief.

Cr. Exam.

and the good state of repair of the house the claimant doesn't understand the full valuation and believes the property was worth at least \$3,200.00 at date of sale, which as indicated was a year after the appraisal. That is all, your honour.

MR. FERG: It is submitted that the property sold at the fair market value.

CROSS EXAMINATION BY MR. FERG:

- 10 Q When were you evacuated, madam? A About October or November, 1942. This house was right wholly within the City of Vancouver, it was situated in the City of Vancouver.
- Q And as time went on the demand for houses and residences increased, you know that? A Yes, there were plenty of people who wanted a house at that time.
- Q And I suppose you know, as time went on, the demand would continue to increase? A Yes, there was plenty of people who wanted to purchase.
- 20 Q In 1943, or after you were evacuated, there would be an increased demand for houses and consequently an increase in the price or value of places of this kind?
- A Yes, prices advanced over what I had paid for this building.
- Q Do you know if you or your husband had ever had an offer to sell this property? A Yes, we did have an offer but due to the fact that the cash payment was insufficient we didn't sell.
- Q In other words, you didn't receive, or you never received a cash offer for the property at any time? A No.
- 30

F. Okumura,  
Cr. Exam.

Re-Exam.

Q And I suppose as a matter of fact you didn't want to sell the property at all, did you?

A No, I wasn't too keen on selling.

MR. FERG: That is all, your honour.

RE-EXAMINATION BY MR. CHERNIACK:

Q This offer you speak of, when did you get it?

A I think about the spring.

Q Of what year? A 1942.

10 Q That would be after it was known that the Japanese were being evacuated? A It was after the arrangements had been made for evacuating the Japanese.

Q How much were you offered? A I had an offer of \$3,000.00 and also an offer over \$3,000.00.

Q But there wasn't enough cash, is that it?

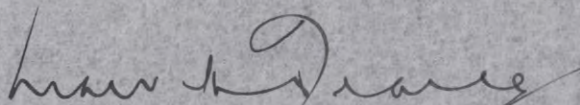
A No, there wasn't enough cash.

Q And I believe you also said you were not satisfied with the price? A Yes, it was unsatisfactory.

MR. CHERNIACK: Thank you.



Certified to be a true and accurate transcript.

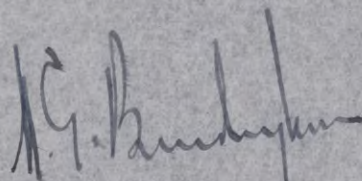


MARK H. PEARCE, Sr.,  
OFFICIAL REPORTER.

CERTIFICATE

10

I, the undersigned Sub-Commissioner hereby certify that the foregoing 6 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.



SUB-COMMISSIONER

Case 926

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

3897

*[Signature]*

*[Handwritten initials]*

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

- Estate of
- (1) NAME OKUMURA Hanten Shigehiko (RCMP) Reg. No. 07018  
(Print) Surname Given Name
- (2) Pre-Evacuation Address 657 Powell Street, Vancouver, B.C.
- (3) Present Address 829 McCalman Avenue, Winnipeg, Manitoba.
- (4) REAL ESTATE
- (a) Street Address (if any) 657 Powell Street, Vancouver, B.C.  
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)  
In Vancouver, Lot 21, Block 43, of Lot 196, Group 1, 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 - - - - - \$ \_\_\_\_\_  
 (ii) Buildings - - - - - \$ \_\_\_\_\_  
 (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ \_\_\_\_\_  
 (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 3,200.00 ✓  
 (v) Amount at which Custodian sold property and credited your account - - - \$ 1,515.00  
 (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1,685.00
- (5) PERSONAL PROPERTY No claim
- (a) Place or places at which property was left by the claimant at date of evacuation \_\_\_\_\_
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) \_\_\_\_\_
- (c) How stored or packed at time of evacuation \_\_\_\_\_

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

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

- |     |       |                    |       |
|-----|-------|--------------------|-------|
| 1.  | _____ | Estimated Value \$ | _____ |
| 2.  | _____ | Estimated Value \$ | _____ |
| 3.  | _____ | Estimated Value \$ | _____ |
| 4.  | _____ | Estimated Value \$ | _____ |
| 5.  | _____ | Estimated Value \$ | _____ |
| 6.  | _____ | Estimated Value \$ | _____ |
| 7.  | _____ | Estimated Value \$ | _____ |
| 8.  | _____ | Estimated Value \$ | _____ |
| 9.  | _____ | Estimated Value \$ | _____ |
| 10. | _____ | Estimated Value \$ | _____ |

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

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 1,685.00

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

Winnipeg

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, Fuji Okumura of the City  
 of Winnipeg in the Province of Manitoba

DO SOLEMNLY DECLARE THAT: I am the widow and administratrix of the Estate of Hanten Shigehiko Okumura mentioned herein  
 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 22nd day of November

A.D. 1947.

F Okumura  
Paul Rosenberg  
 A Commissioner &c.

A COMMISSIONER FOR OATHS  
 (MY COMMISSION EXPIRES Jan 16/49)

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.

This grant is made upon the condition that no portion of the assets shall be distributed or paid during the war to any beneficiary or creditor who is an enemy, as defined by the Regulations Respecting Trading With the Enemy (1939), or to anyone on such enemy's behalf, and that if there is any such enemy interest now or subsequently in this estate, it must be immediately reported to the Custodian of Enemy Property, Ottawa, Canada, and if any distribution or payment is made contrary to this condition, this grant will be forthwith revoked.

PROVINCE OF MANITOBA  
CANADA

*Exhibit 1*

C A N A D A )  
PROVINCE OF MANITOBA )  
)

IN THE SURROGATE COURT OF THE EASTERN JUDICIAL DISTRICT  
OF THE PROVINCE OF MANITOBA

BE IT KNOWN that on the fourteenth day of July A.D. 1947 Letters of Administration of all and singular the property of HANTEN SHIGEHICO OKUMURA late of the City of Winnipeg..... in the Province of Manitoba, who died on or about the sixth day of June.....A.D. 1947, at the said City of Winnipeg..... intestate, and had at the time of his death a fixed place of abode at the City.... of Winnipeg aforesaid.....in the said Judicial District, were granted by the Surrogate Court of the Eastern Judicial District, to Fujii OKUMURA..... of the City.....of Winnipeg.....in the Province of Manitoba the lawful widow of the said deceased..... she having been first sworn faithfully to administer the same by paying the just debts and distributing the residue (if any) of the property according to law, and to exhibit under oath a true and perfect inventory of all and singular the said property and to render a just and full account of his administration when thereunto lawfully required.

WITNESS HIS HONOUR JOHN GARRETT CORY, Esquire.....Judge of the said Surrogate Court, at the City.....of Winnipeg.....in the said Province of Manitoba, the day and year first above written.

Entered July 14th.....1947 ) By the Court  
Folio 309..... )  
Liber B 41..... )  
Fyle No. 37273..... )

Seal  
Surrogate Court  
Eastern Judicial  
District.  
Manitoba.

Deputy REGISTRAR.

IN THE SURROGATE COURT OF THE  
EASTERN

JUDICIAL DISTRICT OF  
MANITOBA

IN THE MATTER OF

HANTEN SHIGEHICO OKUMURA

Deceased

LETTERS OF ADMINISTRATION

EXHIBIT No. 926-1  
DATE Sept. 2/48  
FILLED BY Claimants

Solicitor  
Cherniack & Co.

Fees \$9.50

1. I am a stenographer in the Law Office of Messrs. Cherniack & Cherniack, and have a knowledge of the matters and facts hereinafter deposited to.

2. I compared the within copy with the original, of which this purports to be a copy, and found same to be a true, correct and proper copy thereof.

SWORN before me at the City  
of Winnipeg, in the Province  
of Manitoba, this 18<sup>th</sup> day of  
July, A.D. 1947.

*Paul Jenner*

*Paul Jenner*  
A BARRISTER AT LAW ENTITLED TO PRACTISE  
IN THE PROVINCE OF MANITOBA

TO WIT: )  
Manitoba, Stenographer,

make oath and say:

(Claimant's Name)

**REAL ESTATE**  
(Other than farm)

Reg. No.

Type of Premises  
(e.g. House, Store, etc.)

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When Purchased

Date of Purchase

house	5 rooms downstairs 1 room attic full dug out basement	outside drop siding inside paper on plaster	dwelling	25 x 122	1922
-------	---	---	----------	----------	------

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

North side of Powell St.  
between Princess & Heatley,  
Vancouver, B.C.

\$2100.00

about 1925-added bathroom  
& pantry with sink & put house  
on cement footings  
about 1930 finished attic  
about 1936 constructed cement  
walks, and built new fencing  
1941 dug full basement 6 feet  
deep but unable to pour concrete  
due to evacuation  
1936 - built 1 1/2 storey double  
garage 21 x 24, at an estimated  
cost of \$500.00

3200.00

Comments re upkeep of premises:

kept in very good state of repair  
last repapered in 1939. In 1942  
painted outside.

Comments re Appraiser's report not covered above:

the appraiser completely ignores the dug out, when all it needed was concrete. The appraiser describes the house as in good state of repair and in view of this and of the garage, I am unable to understand his low valuation, at a time when there was a definite demand for housing. I believe that the fair market value of this property at date of sale was at least \$3200.00.

EXHIBIT No.

926-2

DATE

Sept. 21/68

FILLED BY

Claimant

*F Okumura*

Signature

# LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY  
AUTOMOBILE, PLATE GLASS  
INSURANCE

AGENTS FOR  
EAGLE, STAR AND BRITISH  
DOMINIONS INSURANCE  
COMPANY LIMITED  
OF LONDON, ENG.

ESTATE AGENTS INSURANCE  
MORTGAGES REAL ESTATE

TELEPHONE  
MARINE 4341  
CODES  
A. B. C. 5TH EDITION  
WESTERN UNION  
CABLE ADDRESS  
"LOWHAR"

751 DUNSMUIR STREET  
VANCOUVER, B.C.

November 27th, 1944.

The Department of The Secretary of State,  
Office of The Custodian,  
(Japanese Evacuation Section)  
506 Royal Bank Bldg.,  
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 215, 657 Powell Street,  
Lot 21, Block 43, District Lot 196.

This lot is 25 x 122 feet on the North side of Powell Street,  
between Princess and Heatley Avenues. It is level with the street and  
slopes down slightly to the 20 foot lane.

The dwelling on this is a 1½ storey bungalow without basement.  
Exterior walls are drop-siding and paint is good. The shingle roof is  
in good condition. The house is 21 x 48 feet and foundations are wood  
post, some on cement footings - some in the ground. Rooms consist of  
entrance hall, living-room with fireplace, dining-room, kitchen and two (2)  
small bedrooms. The sink is in a pantry off the kitchen and the bathroom  
is off the pantry, containing a Japanese bath - toilet and laundry tubs.  
From the kitchen a stair leads to the attic which is wood lined and floored.  
Decorating throughout is in fair condition.

At the back is a 1½ storey double garage 21 x 24 feet, with  
cement floor, shingle walls and roof. A stair leads to the upper portion.  
All walks are cement.

As at the date of inspection, November 22nd, 1943. I believe  
a fair valuation to be Twelve hundred (\$1,200.00) Dollars.

Yours faithfully,

Loewen and Harvey, Limited.

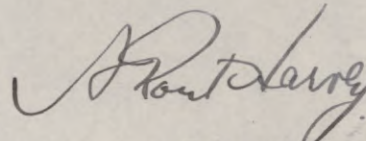
  
Director.

EXHIBIT No. 926-3  
DATE Sept. 21/48  
FILLED BY Clasman.

ARH/F.  
encl. 1.

OKUMURA, Hanten Shigehiko  
Evac. File 3897  
657 Powell St., Vancouver, B. C.



April 8, 1943 (Picture Taken)

EXHIBIT No. 926-4  
DATE Sept. 21/48  
FILLED BY Crown.



EXHIBIT No. 926 - 5  
DATE Sept. 21/48  
FILED BY  
Crowm

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street  
Vancouver Canada

"File 3897"

April 17, 1942.

REPORT:

Department of the Secretary of State,  
Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
Vancouver, B. C.

Attention Mr. C. L. Drewry

Re: Registration #07018 - OKUMARA, Hanten Shigehiko

657 Powell Street

This is a neatly-kept, 2 - storey, 5 - room house, surface foundation, without furnace. There are 5 rooms on the ground floor with a Japanese bath and toilet. The attic has been roughly finished and is all one room. There is a garage for two cars, one portion of which is rented at \$3.00 per month (the owner does not know the man's name), and the owner has a prospective tenant in sight to rent the house and the other portion of the garage at \$25.00 per month.

PEMBERTON REALTY CORPORATION LIMITED,

"J. G. Walker"

Rental Department, Manager.

JGW:BC

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

Jan. 24, 1949

*C. McLaughlin*  
*J.G.*