

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	
		4500		225.00 12.50						3058.00 237.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
490.00	122.50									87.50 122.50
<u>NETS</u>										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	368.00	169.28		169.28			
TOTAL RECOMMENDATION									3674.78	



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CASE NO. 1121

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
October 13, 1948.

IN THE MATTER OF THE CLAIM OF
OTOKICHI OKAZAKI

PROCEEDINGS AT HEARING.

Original.



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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE M. A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

October 13, 1948.

IN THE MATTER OF THE CLAIM OF

OTOKICHI OKAZAKI

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, ESQ. K.C.	appearing for the Dominion Government.
F. A. BREWIN, ESQ.	appearing for the Claimant.

A. SMITH, ESQ.	Secretary.
G.N.R. UPTON, ESQ.	Official Interpreter.
J. B. MCGREGOR, ESQ.	Official Reporter.



O. Okazaki,
In.chf.

1
2 OTOKICHI OKAZAKI, the claimant herein, being first
3 duly sworn, testified through
4 the interpreter as follows:

5
6
7 DIRECT EXAMINATION BY MR. BREWIN:

8 Q. Is this your singature on the document
9 entitled "Real Estate, Farmland"? A. Yes.

10 Q. That sets out the details in regard
11 to the farm for which you are claiming? A. Yes.

12 Q. Are the facts stated there correct?
13 A. Yes.

14 (REAL ESTATE, FARMLAND, FORM, MARKED EXHIBIT 1)

15 Q. I would ask if my friend would file the
16 examination made in this case by Mr. W. H. Ansell.

17 MR. CHRISTIE: Your honour, I tender as
18 Exhibit 2 the appraisal of William H. Ansell.

19 (APPRAISAL OF W. H. ANSELL, MARKED EXHIBIT 2)

20 MR. BREWIN: Now, I see you purchased this prop-
21 erty for \$650? A. Yes.

22 Q. And after you purchased it you cleared
23 four acres? A. Yes.

24 Q. And put in a gravel road? A. Yes.

25 Q. And ditches? A. Yes.

26 Q. And you put in 1000 feet of fences?
27 A. Yes.

28 Q. After you bought the property you con-
29 structed a two storey house on it in 1937? A. Yes.

30 Q. And four different green houses?
A. Yes.

Q. And the greenhouses were built, one in
1936, two in 1938 and one in 1940? A. Yes.

Q. And I see in the report of Mr. Anseal it



O. Okazaki,
In chf.

1
2 says there were three large and one small greenhouse.
3 You have set out the size of the green houses in
4 Exhibit 1, have you? A. There is no mistake in
5 those dimensions.

6 Q. So the small green house is really about
7 the same size as the other ones? A. The smallest
8 one is just slightly less than the others in size.

9 Q. Then, Mr. Ansell says of them, they are
10 showing signs of decay and will soon have to be
11 renewed? A. I don't think that is the case.

12 Q. Well, what was the condition of the green
13 houses when you were evacuated? A. They were in
14 good condition.

15 Q. You were evacuated in September of 1942?

16 A. Yes.

17 Q. Then he says that the house has four large
18 rooms on the main floor, and you said there were six
19 rooms downstairs? A. There were three upstairs and
20 six downstairs.

21 Q. And then the appraiser expresses the
22 opinion that the house is poorly built and very
23 draughty. What do you say about that?

24 A. I don't think that is the case. I have a
25 photograph here of the house.

26 Q. May these be marked as Exhibit 3.

27 (2 PHOTOGRAPHS OF HOUSE MARKED EXHIBIT 3).

28 Q. Then he says there are no modern facilities;
29 what do you say about that? A. The conveniences
30 were put in in a manner conforming to foreign custom.



O. Okazaki,
In chf.

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2 Q. I don't know how far we want to inquire
3 into that. A. Well, you asked the question whether
4 it was modernly constructed, and he said it was
5 constructed according to foreign construction -- that
6 is suitable for white people.

7 Q. What facilities were there?

8 A. There was no bath and the toilet was
9 outside. It had the necessary plumbing and it was
10 heated by a stove.

11 Q. That is outside conveniences?

12 A. You asked what were the nature of the
13 conveniences and I am trying to elaborate.

14 Q. Was there electricity? A. Yes.

15 Q. Well, then, would it be fair to say that
16 on your evidence the appraiser's report is full of
17 inaccuracies? A. Certainly insofar as the number
18 of rooms and the fact that it was draughty, he is
19 entirely inaccurate.

20 Q. Then you also have a claim in respect of
21 personal property, have you not? A. Yes.

22 MR. CHRISTIE: I tender as Exhibit 4, the
23 Analysis of Personal Property Claim.

24 (ANALYSIS OF PERSONAL PROPERTY CLAIM,
25 MARKED EXHIBIT NO. 4)

26 MR. BREWIN: You are claiming in respect of
27 chattels set out under the heading "Details of Claim"
28 in the Analysis of Personal Property Claim?

29 A. Yes.

30 Q. And I see on the right hand side of the
column, Details of Personal Property Claimed, a number



Ol Okazaki,
In chf.

1 of figures are set out. Are those the values you place
2 on the articles? A. Yes.

3 Q. Were they all on your property at the
4 time you left? A. Yes. I have a receipt here from
5 the Custodian for the full list of the things that
6 were left there, some of which did not appear on here.
7 There is only about one-third of the things which I
8 left that are mentioned here.

9 Q. But the things mentioned here are the things
10 you are claiming for? A. Yes.

11 Q. I notice a statement here that you filed,
12 an inventory of chattels, and the inventory covers
13 all the chattels claimed for, so it wouldn't be necessary
14 for me to ask you in detail about the inventory, because
15 it is admitted it is all included in the original
16 inventory.

17 Now, how did you arrive at the values placed
18 on these?

19 A. I considered at the time I was evacuated
20 that was a fair price for these articles.

21 Q. And have you filled in a form in respect to
22 a few of the larger articles? A. Yes.

23 Q. And are the facts set out in this form
24 under the heading of "Personal Chattels" correct?

25 A. Yes. Some of these articles were bought
26 some time ago and I cannot be perfectly certain, but
27 to the best of my recollection that is correct.

28 (PERSONAL CHATTELS FORM, MARKED EXHIBIT 5)

29 Q. Now, I see that you are claiming \$800. for
30 the value of a Ford Sedan sold by the Custodian for



O. Okazaki,
In chf.

1 \$490., and apparently you bought that in 1941 for
2 \$875., is that correct? A. Yes.

3 Q. What was the condition of the Ford at the
4 time of evacuation? A. It was in good condition.

5 Q. Had you had any new parts or anything of
6 that sort after you bought it but before you were
7 evacuated? A. I put in a heater after it was bought.

8 Q. How much did you pay for the heater?

9 A. I think about \$40. -- \$30. or \$40.

10
11 CROSS-EXAMINATION BY MR. CHRISTIE:

12 Q. I produce here a J. P. Form, dated 8th.
13 of May, 1942, is that your signature? A. Yes.

14 (J. P. FORM MARKED EXHIBIT NO. 6)

15 Q. I am filing Certificate of Encumbrance as
16 Exhibit No. 7.

17 (CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 7)

18 Q. Then I am filing an inventory of chattels
19 as Exhibit 8.

20 (INVENTORY OF CHATTELS, MARKED EXHIBIT NO. 8)

21 Q. When you purchased this property were there
22 any buildings on it at all? A. No, there wasn't
23 anything there at all.

24 Q. And who built the house? A. I engaged
25 carpenters.

26 MR. BREWIN: I wonder if my friend would
27 permit me to ask one or two questions that I overlooked?

28 MR. CHRISTIE: Perhaps you can ask them in
29 re-examination.

30 MR. BREWIN: Yes.

MR. UPTON: He said there was nothing on the



O. Okazaki,
cr. ex.

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3 property in answer to your question, but there was
4 something. He says there was a fire. When he bought
5 the property there was nothing on it, but he subsequ-
6 ently built a house and that was burned down, and after
7 that he built another house, which is this one.

8 Q. And was this house on posts? A. There
9 was a concrete foundation and posts on top.

10 Q. What kind of lumber was it constructed of?

11 A. I used cedar and fir; it was all planed
12 and cleaned.

13 Q. What was the source of water for the

14 house? A. Originally the water came from the
15 town but the pipes became stopped up and I dug a
16 well.

17 Q. That is all the questions in regard to
18 real property. If Mr. Brewin wants to ask his
19 questions now --

20 RE-EXAMINATION BY MR. BREWIN:

21 Q. You have told us about the green houses
22 and the house on your property -- were there any
23 other buildings on the property?

24 A. The description is according to this
25 slip here.

26 Q. It says 2 garages 12 x 16, and 18 x 30;
27 one packing house, 16 x 20; one storage house, 14 x 18;
28 a chicken house, 20 x 60; 2 brooder houses, 14 x 16;
29 they were all on your property, were they?

30 A. Yes.

Q. I notice they are not referred to at all



O. Okazaki,
Re-exam.

1 in the report of Mr. Ansel, the appraiser?

2 A. That could be so, but they were there.

3 Q. Have you any idea what the cost of
4 construction of those different buildings would be?

5 A. The brooder houses were \$50. each, or a
6 total of \$100. I am not quite certain, but I think
7 about \$300. for the chicken house. The storage house
8 was \$30. or \$40. The packing house was about \$25.
9 The garages -- the larger would be about \$70. and the
10 smaller about \$30.

11
12 CROSS-EXAMINATION BY MR. CHRISTIE (continued)

13 Q. The porcelain sink and drain board, was
14 it fastened? A. It was on a stand.

15 Q. Was it fastened with any nails or screws?

16 A. It wasn't attached by nails but to remove
17 it you would naturally have to remove the drain
18 pipes.

19 Q. What kind of gramophone was this -- did
20 you wind it by hand? A. It was on feet about that
21 high and you wound it by hand.

22 Q. Were the records Japanese or English?

23 A. There were a few English and the remainder
24 were Japanese.

25 Q. Now, when you bought this car do you know
26 what mileage was on the car? A. I am not quite
27 certain but I think about 30,000 miles.

28 Q. And what was the mileage when he ceased
29 to have possession of it? A. I only had it about
30 half a year; I am not certain with regard to the
mileage.



O. Okazaki,
Cr. ex.

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Q. What was the condition of the tires?

2

A. They were in good condition.

3

Q. That is all, thank you.

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MR. CHRISTIE: It is submitted, your honour,

5

that the real property was sold at its fair market

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value. It is submitted that these articles of

7

personal property which were sold were sold at their

8

fair market value, and it is submitted that the

9

Custodian has no responsibility for any goods of which

10

he has no record.

11

M MR. BREWIN: How does that apply in this case?

12

There is a statement on an exhibit which he has

13

produced from his own custody which shows an inventory

14

of chattels sent to claimant by the Custodian, and all

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the articles claimed are mentioned in this inventory,

16

so I don't know if there is any room for this sub-

17

mission at all.

18

MR. CHRISTIE: There are these articles:

19

2 incubators, 2 boxes of used pipe ends, 1½ bales of

20

excelsior; 4, 45 gallon oil drums, and two brooder

21

stoves which are in this Analysis of Personal Property

22

which they say they have no record of.

23

MR. BREWIN: In view of what my friend has
said, I would ask him to file the Inventory of Chattels
sent to him by the Custodian. I was assuming that they
meant what they said here, that the inventory covered
all the chattels claimed for.

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MR. CHRISTIE: I tender as Exhibit 8
Inventory of Chattels left on Property, dated
November 17, 1942.

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O. Okazaki,
Cr. ex.

(INVENTORY OF CHATTELS LEFT ON
PROPERTY OF CLAIMANT, MARKED EXHIBIT 8)

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MR. CHRISTIE: It has been my experience that these articles which are not in the inventory are put in the Analysis of Personal Property Chattels under the Heading "No Record At Any Time."

THE SUB-COMMISSIONER: I think in this case Mr. Brewin is pointing out there were things in the inventory prepared by the Custodian which he now fails to account for.

MR. CHRISTIE: They are not there.

MR. BREWIN: Let us just take the situation. We filed as the first exhibit the Analysis of Personal Property Claim. That is prepared by somebody in the Custodian's office for the assistance of this Commission, and it lists all the articles in respect of which we are claiming. Then it has in another column "No Record At Any Time" articles valued at about \$36.00 out of \$112.00. Now I notice there is included in the exhibit last filed, two incubators. I do not understand how it could be claimed they had no record of them when it is included in the inventory they took themselves. There is another item of two brooder stoves and there is reference to one brooder stove being in the brooder house.

THE SUB-COMMISSIONER: That will be a matter for argument before the Commissioner. But what is your position when you submit your defence, and say the property was sold for its fair market value and as to the goods they are claiming you say the Custodian



O.Okazaki,
Cr. ex.

1
2 has no responsibility for goods that he has no
3 record of. I would think there was an obvious further
4 defence that you might want to rely on. Supposing
5 you have these goods and you cannot account for them?
6 Are you shutting off the Custodian from saying "We are
7 responsible for them, but not to that extent"? Are
8 you leaving out the question of exorbitant value?

9 MR. CHRISTIE: It only applies to these
10 limited goods. I did not cross-examine the witness on
11 these articles. They are only small, they are only
12 \$36. and I do not feel like making a submission that
13 they look exorbitant in value.

14 THE SUB-COMMISSIONER: My point is that when
15 you say we are not responsible for what we did not
16 get, are you limiting the Custodian to that defence
17 or can he say, if you hold that we had these articles,
18 and we are responsible for them, then these values
19 are too high. Are you shutting yourself out in that
20 event?

21 MR. CHRISTIE: I am in this particular case.
22 They may still put in a defence in Vancouver. The
23 only thing applicable here would, I submit, be these
24 articles amounting to \$36.

25 THE SUB-COMMISSIONER: I think it is more
26 than that.

27 MR. CHRISTIE: I have done that in other
28 cases; I have submitted that in any event the value
29 is exorbitant.

30 MR. BREWIN: I am afraid I rather provoked all
this discussion, but I think it has been cleared up in



(Discussion)

1 this case.

2 MR. CHRISTIE: I have certain further
3 documents, your honour.

4 I tender as Exhibit 9, Personal Property
5 Summary, and Specified Articles Summary.

6 (PERSONAL PROPERTY SUMMARY AND SPECIFIED
7 ARTICLES SUMMARY, MARKED EXHIBIT 9.)

8 (REAL PROPERTY SUMMARY, MARKED EXHIBIT 10)

9 (2 ASSESSMENT NOTICES FOR YEARS 1943 and
10 1946, MARKED EXHIBIT NO. 11)

11 MR. BREWIN: I would like to point out for
12 the record that the statement made in this exhibit,
13 which is the Real Property Summary, supports the
14 claimant's story as to what buildings were on his
15 property. These are buildings which were not mentioned
16 in the examiner's report at all. There is the chicken
17 house, 2 garages, one storage and packing shed, and
18 brooder houses, and so on, are all mentioned.

19 I would ask my friend to file confirmatory
20 evidence which I know he has on his file, as to the
21 purchase of the car, which confirms the statement of
22 the claimant that he paid \$875. for this car. It is
23 some confirmation of my client's statement. It was
24 dated the 31st of July 1941, and it is something in
25 the nature of a conditional sale agreement and it shows
26 a used 1938 Ford Sedan, 8 cylinders, coach, price
27 \$851.50, insurance \$23.75, making a total of \$875.35.
28 I am not personally much concerned about the other
29 details.

30 (PROCEEDINGS ADJOURNED SINE DIE)



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

J. B. McGregor
J. B. McGregor,
Official Reporter.

I, M. A. Miller, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese-Canadian for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

M. A. Miller
M. A. Miller,
Deputy Commissioner.

DEC - 2 1947

Base no 1121

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
[Signature]

8694
Toronto

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

(1) NAME OKAZAKI OTOKICHI (RCMP) Reg. No. 14016
(Print) Surname Given Name

(2) Pre-Evacuation Address 2690 22nd Road Haney, B. C.

(3) Present Address 174 Markham Street, Toronto, Ontario

(4) REAL ESTATE
(a) Street Address (if any) 2690 22nd Road, Haney, B., C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Land Twp.14, Sec. Lot 399

(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) Greenhouse

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) owner

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 700.00
(ii) Buildings - - - - - \$ 9300.00
(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) - - - - - \$ 10000.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 4500.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 5500.00

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation
2690 22nd Road, Haney
(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

(over)

(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.	1 Kitchen Stove & Sawdust burner attached	Estimated Value \$	30.00
2.	1 Porcelain Sink & Drainboard	Estimated Value \$	38.00
3.	1 Piano	Estimated Value \$	50.00
4.	1 Gramophone & 16 Records	Estimated Value \$	25.00
5.	2 Heaters	Estimated Value \$	20.00
6.	4 Beds, 3 Springs, & 2 Mattresses	Estimated Value \$	15.00
7.	3 Lge. Packages of Newsprint 16by 12/1000	Estimated Value \$	12.00
8.	2 Incubators	Estimated Value \$	15.00
9.	5 Crates Tomato Baskets & Boxes	Estimated Value \$	50.00
10.	10 Cords of misc. Lumber & Fire Wood	Estimated Value \$	30.00

Continued on attached sheet TOTAL CLAIM FOR PROPERTY LOSS \$ 802.58

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) - - - - - \$ 10802.58
~~6302.58~~ ✓ FAB

(6) (a) Place at which claimant prefers to be heard.
 (Vancouver, Kamloops, Nelson, Lethbridge,
 Moose Jaw, Winnipeg, Toronto or Montreal.)

(b) Do you require the services of an interpreter
 at the hearing? Yes or no. Yes

Toronto

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

DOMINION OF CANADA }
 of)
 TO WIT: }

I, O. Okazaki of the city
 of Toronto in the country of York

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the city)
 of Toronto)
 in the country of York)
 this 26th day of December)
 A.D. 1947. F. Brown)

O. Okazaki
 A Commissioner &c.

N.B.— THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

5 Acre Land \$ 700.00

9 Room House (Modern, Decorated) \$2000.00
Built 1937 (30ft. by 34ft.)

Greenhouses 15440 Square Feet \$7000.00
1 Double House 40ft. by 194ft.
1 Single House 20ft. by 194ft.
1 Single House 20ft. by 190ft.

Heating Boiler House 10ft. by 36ft.
4 $\frac{1}{2}$ ft by 16ft. Boiler & Furnace with Sawdust Burner

Sawdust Bunker & Bridge 30ft. by 50ft.

4inch Pipe 300ft.
4 " Valve 3
4 " T 20
4 " L 8
4 " Cupling 8
4 to 2" Plug 20
2 " Pipe 6150ft.
2 " Valve 15
2 " T 15
2 " L 40
2 " Cupling 300
2 " Union 15

Watering

1 Electric Motor & Pump ($\frac{1}{2}$ Horsepower)
1 Water Tank
1 $\frac{1}{4}$ inch Pipe 600ft.
1 " Valve 5

2 Garage 18ft. by 30ft. & 12ft. by 16ft. \$ 300.00
1 Packinghouse 16ft. by 20ft.
1 Storage House 14ft. by 18ft.
1 Chicken House 20ft. by 60ft.
2 Brooder House 14ft. by 16ft.

TOTAL \$10000.00

Continued from (5) (e)

1 Dining Table	\$ 7.00
2 Tables	10.00
2 Linoleum Rugs (on floors) Like new	10.00
1 Clothes Cabinet	7.00
1 Living room centre light fixture	6.00
4 Kitchen chair	4.00
1 Rocking chair	2.00
1 Medicine cabinet	2.00
1 Screen door	3.00
1 Door (loose)	5.00
1 Ironing board	1.00
1 Extention cord	1.00
75ft. $\frac{3}{4}$ inch Hose	4.00
2 Boxes cont. misc. used pipe ends	5.00
5 20ft. Pipes (flue cleaners)	6.00
3 Brooder covers	5.00
1 $\frac{1}{2}$ Bales of excelsior	2.00
4 45 Gal. Oil Drums	4.00
2 45 Gal. Oil Drums	2.00
1 10 Gal. Imperial Oil drum, with tap	1.00
2 Brooder stoves (coal)	10.00
Small quantity misc. new lumber	10.00
5 Units of Sawdust	20.00

1 Ford V8 Sedan (1938)		
Bought Aug. 1941	\$850.00	
Sold March 1942	\$490.00	
Charges against car		
Liens	\$459.42	
Administrative expenses	\$ 30.34	
	Loss	\$390.58

Total Loss \$802.58

OKAZAKI, OTOKICHI.
(Claimant's Name)

REAL ESTATE
(Farm Land)

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared 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 Tomatoes & cucumbers in 4 Greenhouses.	$\frac{1}{4}$	1923	Mr. Katsumi	\$650.00	$\frac{3}{4}$ acre cleared $\frac{1}{4}$ acre uncultivated	None	\$1000.00

Total 5

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

Description	When Made	Cost	Value of Own Labour	Allowance for Depreciation	Estimated Value			
Cleared 4 acres	1923 - 1933	\$1200.00	labour & material					
Fencing 2,000'	1933	100.00						
Gravel Road 250'	1936	225.00						
Ditching 800'	1923 - 1933	120.00						
1 Well 12' x 30'	1936	150.00						
BUILDINGS								
Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House (2 storey)	30 x 32	Frame	1937	\$1575.00	\$350.00	\$600.00	\$200.00	\$2325.00
Greenhouses.								
(1)	20 x 194	Frame & Glass	1938					
(2)	20 x 194	" " "	1938	\$4300.00	\$1000.00	\$2500.00	\$800.00	\$7000.00
(3)	20 x 194	" " "	1940					
(4)	20 x 190	" " "	1936					
								\$9325.00

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

1942: Assessment: Land \$500.00
 Improvements 5350.00
\$5850.00

To appraisal

- 1 small greenhouse is approximately the same size as the 3 large ones being 4' shorter.
- At time of evacuation greenhouses were still new and no repairs were needed.
- 6 rooms downstairs, (3 bedroom, kitchen, living room and dining room).
- The house is of ordinary farm construction and claimant feels that it is not poorly built. Downstairs was not draughty as in report.
- Kitchen had painted cupboards, good sink. House lighted by electricity.
- Claimant feels appraisal does not reflect fair value of property.

Summary

Estimated value:	Land	\$1000.00
	Buildings	9325.00
		<u>\$10325.00</u>
Original claim:	Land	\$700.00
	Buildings	9300.00
		<u>\$10000.00</u>
	Sold by Custodian	4500.00
	Claims	<u>5500.00</u>

Signature

O. Okazaki

EXHIBIT No. _____
 Oct 13 1948
 DATE _____
 FILED BY K.A. Christie

R.R.1 Whonock B C

April 14th/44

Dept. Sec of State

Dear Sirs

Please find below appraised value of following property.
 Lot 14 of D.L. 399 Gp 1. No. 585.

There are 3 large and 1 small greenhouses on this property. All of them showing signs of Decay and will soon have to be renewed.

The house has 4 large rooms on the ground floor but upstairs is not finished. The house is very poorly built and is very draughty and as there is no furnace must be heated by stove. There are no modern facilities. Cold water is piped to the house. There are 5 acres of land. Property is valued as follows.

Greenhouses Equipment & Boiler Etc.	\$2000.00
House	2000.00
Land	500.00
Total Value	<u>4500.00</u>

House is of Wood & Frame Construction

Appraisal Charge \$10.00

"Wm. H. Ansell"
 Appraiser

"Date of Sale"
 "Dec.16/44"

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

Jan. 3/49

W. Ansell *WHA*

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 8694

EXHIBIT No. _____

NAME Otokichi KAZAKI

REG. No. 14016

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>May 8/42</u>	TAKEN BY <u>J. Moryson & W.A. Stinson</u>					
EVACUATION <u>Sept. 17/42</u>	DATE <u>Nov. 17/42</u>					
Household furniture including piano, gramophone		1. Kitchen stove & sawdust burner	30	00		
Chesterfield		2. Porcelain sink & drain board	38	00	38	00
Kitchen utensils		3. Piano	50	00		
Chinaware		4. Gramophone & records (16)	25	00		
Glassware		5. 2 heaters	20	00		
Silverware		6. 4 beds, 2 springs & 2 mattresses	15	00		
Farm tools		7. 3 pkts. newsprint	12	00		
Carpenter's tools		8. 2 incubators	15	00		
Scales		9. 5 crates tomato boxes & bsks.	50	00		
Spray pump		10. 10 cords firewood & lumber	30	00		
2100 ft. water hose		11. 1 dining table	7	00		
480 lbs. tomato paper		12. 2 tables	10	00		
950 tomato boxes		13. 2 lino rugs on floor	10	00		
3800 baskets		14. 1 clothes cabinet	7	00		
1850 Cucumber boxes		15. 1 light fixture	6	00		
350 lbs. Excelsior paper		16. 4 kitchen chairs	4	00		
Elec. pump		17. 1 rocking chair	2	00		
Shake bolts		18. 1 medicine cabinet	2	00		
Smoke stack		19. 1 screen door	3	00		
Lumber		20. 1 door (loose)	5	00		
Iron pipes		21. 1 ironing board	1	00		
35 cords wood		22. 1 extension cord	1	00		
70 units sawdust		23. 75' - 3/4" hose	4	00		
		24. 2 boxes used pipe ends	5	00		
		25. 5 - 20" pipes (flue cleaners)	6	00	6	00
		26. 3 brooder covers	5	00		
		27. 1 1/2 bales excelsior	2	00		
		28. 4 - 45 gal. oil drums	4	00		
		29. 2 - 25 gal. " "	2	00		
		30. 1 - 10 gal. " "	1	00		
		31. 2 brooder stoves (coal)	10	00		
		32. Small quant. lumber	10	00		
		33. 5 units sawdust	20	00		
		<u>\$412.00</u>				<u>44 00</u>

FILE No 894

EXHIBIT No. _____

EXHIBIT No. 1131-4

DATE OCT 13 1948

CASE No. _____

REG. No. 14016

FILLED BY H. A. Christie

VENUE TORONTO

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
		38 00				30 00		
						50 00		Fixture
						25 00		
						20 00		1 listed as of no value
						15 00		Mattresses listed as of no value
				15 00		12 00		
						50 00		Inventoried as "small qty. knock-down boxes
						30 00		Used by tenant
						7 00		
						10 00		Home made
						10 00		
						7 00		
						6 00		
						4 00		
						2 00		
						2 00		
						3 00		
						5 00		
						1 00		
						1 00		
						4 00		
		6 00		5 00		5 00		Fixture, used as dividers in hopper
				2 00				
				4 00				
						2 00		
						1 00		
				10 00				
						10 00		
						20 00		
		<u>44 00</u>		<u>36 00</u>		<u>332 00</u>		

Chattels valued by claimant at \$ 44.00 sold with property
 " " " " " 36.00 no record
 " " " " " 332.00 no account, theft, etd.
 \$412.00

Handwritten initials

OKAZAKI, OTOKICHI.

(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1121-1

14016

DATE OCT 13 1948

Reg. No.

FILLED BY
F. J. Brewer

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
Piano	1935	Used	\$80.00	Good	\$50.00
Kitchen stove + Sawdust burner	1930	New	\$90.00	Fair	\$30.00
Gramophone + records	1930	New	\$125.00	Good	\$25.00
2 Brooder stove	1930 - 40	New	\$60.00	Fair	\$10.00
1938 Ford Sedan	1941	Used	\$875.00	Good	\$800.00

Total claim as per analysis \$412.00
of personal property claim column 3
plus claim of \$800.00 for Ford Sedan car.
Total claim \$1212.00

Description of Storage of Goods:

All goods left on farm of claimant.

General Statement as to Chattels not Described above:

Summary:

Estimated value	\$1212.00
Sold by Custodian	<u>490.00</u>
Claim	<u>\$ 722.00</u>

Additional Comments, if any:

O. Okazaki

Signature

FRASER
VALLEYHANEY
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

DATE Oct 13 1948

FILED BY K.A. Christie

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

PERSONAL INFORMATION

NAME: OKAZAKI, Otokichi

HOME ADDRESS: Haney, B. C.

REGISTRATION NUMBER 14016 SEX: Male AGE: 52

OCCUPATION: Greenhouse

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

EMPLOYER: ---

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Shikano

ADDRESS OF WIFE OR HUSBAND: Haney, B.C.

NAMES OF ANY LIVING CHILDREN: Kiyoko (F)

ADDRESS OF CHILDREN: Haney, B. C.

AGE OF CHILDREN: 14

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

1. LOCATION AND DESCRIPTION: Twp 12, Subdivision 14, Section lot 399,
District of Maple Ridge

2. BUILDINGS AND OTHER IMPROVEMENTS: Nine-room dwelling, house,
greenhouse 15200 sq.ft., boiler and boiler house, sawdust storage
house, 2 garages, 2 brooder houses, chicken house, woodshed.

3. INSURANCE (Give particulars; state where policies are) \$1500. on dwelling and furniture
and \$500. on boilerhouse and sawdust house in the Tanaka Ins. Agency.

4. TAXES (Amount and where payable) \$76. for 1941, payable at Maple Ridge

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) None Living in it myself

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office New Westminster

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN Tomatoes and cucumbers in the greenhouse

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1

2. LANDLORD'S NAME AND ADDRESS: ---

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: ---

4. STATE WHEREABOUTS OF LEASE: ---

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) ---

6. IF FARM LAND, PARTICULARS OF CROPS SOWN See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

Household furniture including piano, gramophone, chesterfield, kitchen utensils, chinaware, glassware, silverware, farm tools, carpenter tools, scales, spray pump 2100 ft. water hose, 480 lbs. tomato paper, 950 tomato boxes, 3800 baskets, 1850 cucumber boxes, (electric) 350 lbs. Excelsior paper in packing shed, water pump at pump house, shake bolts, smoke stack, greenhouse lumber iron pipes, 35 cords wood 70 units sawdust in the house at Haney, B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 dog, 1 cat

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

FORM "JP"

4. INSURANCE

5. MORTGAGES,

OTHERS:

6. MONEYS OWIN

7. BONDS, DEBE

paid \$30. on

8. BANK ACCOU

9. LIFE INSURA

my wif

10. INTEREST IN

11. SAFETY DEPO

LIABILITIES:

1. PERSONAL DE

2. TRADE DEBTS

I, the undersigned, certify that the above is a true and correct statement of the contents of the above described area as set out in the schedule, fixtures, bonds or other

I certify that the above is a true and correct statement of every description in the above and indirect.

Dated this

"F.T.

FOR DEPARTMENT

4. INSURANCE CARRIED ON ABOVE PROPERTY: See page 1, No. 3

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) paid \$30. on a \$50. Victory Bond

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$1000. in Western Mutual Benefit Assn. Beneficiary my wife. Policy at home

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

TURE, FIXTURES, REAL EFFECTS:

erfield,
m tools,
, 480 lbs.
mber boxes,
ump house,
35 cords wood
1 dog, 1 cat

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

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

Dated this 8th day of May 1942

(Signature) 20. Okazaki"

"F.T. Williams"

Witness

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

Jan. 3/49

M. Wanstall
left

1121 - 7

EXHIBIT No. _____
Oct 13 1948 No. 50598
DATE _____
FILED BY K.A. Christie

Your file No. 8694

CERTIFICATE OF ENCUMBRANCE
LAND REGISTRY OFFICE

Cat. No. 585

New Westminster, B.C.

--- minutes 10 o'clock 2nd day of December, 1942

I HEREBY CERTIFY that the following is the state of the title to -----
Block 14 of Lot 399 Group 1 Map 1112 Municipality of Maple Ridge in the
District of New Westminster

Registered Owner: OTOKICHI OKAZAKI "Reg.#14016"

viz.:

Register of Indefeasible Fees Folio No. 67634E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 24923

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"E.S. Stokes"
"SEAL"
Registrar.

To Office of the Custodian

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

Jan. 3/49

M. W. Stacey

Nov. 17, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OFOKAZAKI, O.
2690-22nd. Road, Haney, B.C.

EXHIBIT NO. 1121 - 8

DATE Oct 13 1948

FILED BY

K.A. Christie

In house. (downstairs)

- 1 Porcelain sink & drainboard. ~
- Kitchen cupboards cont:
- 5 Jap. bowls.
 - 2 Sml. flower pots.
 - 3 Saucers.
 - 2 China Sake bottles.
 - 1-lqt. Sealer.
- 1 Enam. dish pan.
 - 1 Sml. step stool. "NG"
 - 2 Benchs.
 - ✓4 Kitchen chairs. ~
 - ✓1 Rocking chair. ~
 - ✓2 Tables. (HM) ~
 - ✓1 Kitchen stove & sawdust burner attached. "in shed" ✓
 - ✓1 Stove lid lifter.
 - ✓1 Water pail.
 - ✓1 Dust pan.
 - ✓1 Sawdust pail.
 - ✓2 Linoleum rugs. (on floors) ~
 - ✓2 Heaters.
 - 1 Dining table "will get"
 - ✓1 Piano. ("Brewster") ~
 - ✓75' $\frac{3}{4}$ " Hose. ✓ ~
 - ✓1 Gramophone ("Cecilian#) & 16 records. ~
 - ✓1 Lge. poker. "in room"
 - ✓1 Living room center light fixture. ~
 - ✓1 Wall telephone.
 - ✓1 Alum. pot.
 - ✓1 Chrom. horn attachment for steering wheel.
 - ✓1 Clothes cabinet. (HM)
 - ✓1 Medicine cabinet. ~
 - ✓1 Extention cord. "in use" ~
 - 1 Dble. socket. "in use"
 - Sml. quantity misc. magazines.

In house. (upstairs)

- ✓2 Tables. (HM) "NG"
- ✓3 Beds, springs & 2 mattresses. ~
- ✓1 Bedstead. (brass) ~
- ✓ $\frac{1}{2}$ Roll building paper.
- ✓1 Lge. window screen.
- 5 Benches.
- ✓1 Ironing Board. ~
- ✓1 Screen door. (loose) ~
- ✓1 Spool cont. 50# berry wire. "in greenhouse"
- ✓1 Lge. wooden barrel.
- ✓1 Hand saw. 1 Screw driver.
- ✓1 Wall mirror.
- ✓1-5' Step ladder.
- 1 Scrubbing board.
- ✓1 Sml. roll tar paper.
- 1 Car jump seat. (no back. "no"

Signed "J. Moryson"
"W.A. Stinson"

Nov. 17, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF
OKAZAKI, O.
2690 - 22nd. Road, Haney, B.C.

In house.(upstairs) cont.

- ✓ 3 Lge. packages of Standard Newsprint, 16 x 16/1000.
(marked N. NAGAI) ✓
- ✓ Sml. quantity misc. new lumber.
- ✓ 2 Ctns. cont. old clothes.
- 1 Water pail.
- ✓ 1 Door. (loose)
- 20 Sake bottles. "NG"
- 1 Bag cont. Sake bottles. "NG"
- 1 Box cont. tomato box tissue wrappers. "used"
- ✓ 2 Alum. lids.
- ✓ 1 Pt. of C-I-L Cilux Enamel.(black) "used in house"
- ✓ 1 Desk.
- Sml. quant. misc. magazines.

On back porch.

- ✓ 1 Sack cont. Sake bottles.
- ✓ 1 Strainer.
- ✓ 1 School suitcase.
- ✓ 2-lqt. Sealers.
- ✓ 1 Water pail.
- ✓ Sml. quant. misc. bottles.

In pump house.(padlocked)

- 1 Sml. electric motor & pump. ✓

In Storage shed.

- ✓ 7 Chick shipping ctns.
- ✓ 1-8' Cross cut saw.
- ✓ 1 Peavey.
- ✓ 1 Pipe vise.
- 1 Box cont. old shoes.
- 4 Jap. tubs.
- ✓ 1-10gal. Imperial Oil drum, with tap. ✓
- ✓ Sml. quant. knock-down boxes. ✓
- 1 Auto tire, 4.50 x 21. (poor)
- ✓ 1 Sack cont. 25# fertilizer.
- 1 Drum heater. (NG)

In sawdust bunker.

- ✓ Approx. 5 Units of sawdust. ✓

In boiler room.

- ✓ 5-20' pipes.(flue cleaners) "been used as dividers in hopper" ✓
- 1 Truck tire. (poor)
- 1 Lge. boiler. ("Canada Foundry Co.Ltd.") "new flues been put in"
- ✓ 1 Lge. shovel.(no handle)
- ✓ 1 Galv. wash tub.(poor)
- ✓ 1 DB axe.(no handle)

In yard.

- ✓ 10 Cords of misc. lumber & fire wood. "Some burnt and some left" ✓
- ✓ 1 Table. (HM)
- ✓ 2-45gal. Drums.(near greenhouses.) ✓
- ✓ 50# Chicken wire.
- ✓ 3 Brooder covers. ✓

Signed "J.Moryson"
 "W.A. Stinson"

Nov. 17, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF
OKAZAKI, O
2690-22nd. Road, Haney, B.C.

In packing shed.

- 2-25# Berry wire. "in greenhouses"
- 1 Table. (HM)
- 4-45gal. Oil drums."2"
- Lge. quant. of knock-down boxes. "used-some left"
- 5 Lge. crates cont. new tomato baskets. (never seen"
- 1 " crate.(empty)
- 2 Wooden baskets. "NG"
- 2 Boxes cont. misc. used pipe ends. "N.G."
- Sml. quant. of flower pots. "been used only about 1½"
- ✓1 Bench. "left"
- ✓1 Water pail. "N.G."
- ✓1 Watering can. "N.G."
- ✓1½ Bales of paper excelsior. "N.G."

In brooder houses.

- ✓1 Brooder coal stove. (poor)
- ✓1 Chicken drinking trough.
- ✓2 Alum. pots.
- ✓1 Brooder coal stove. (poor) in #2 brooder house.

In garage & leanto.

- ✓2 Incubators.(no name)

Singed "J.Moryson"
"W.A. Stinson"

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

Jan.3/49

W.A. Stinson

PERSONAL PROPERTY SUMMARY

EXHIBIT No. _____
DATE..... Oct 13 1948
FILED BY K.A. Christie
4th October, 1947

File No. 8694

Re: Otokichi OKAZAKI - Reg. No. 14016

CHATELS: The above Japanese registered with this office on the 8th May, 1942, and at that time, declared leaving household furniture etc., (as per attached schedule) on his property at Haney. OKAZAKI was evacuated on the 17th September, 1942, and his property was inspected by our fieldmen on the 17th November, 1942. A copy of the inventory taken was sent to Mr. OKAZAKI on the 25th November, 1942 and a reply was received from him on the 11th December in which he stated that 3 wheelbarrows, some lumber, shingle bolts and pipe were missing in the inventory, and that he wished shipment to him of the cross cut saw. This latter was referred to the B.C. Security Commission, 11th Jan. 1943, but there is nothing on file to show whether it was ever shipped or not. We wrote to Mr. Lavoie, the tenant on the 11th Jan. 1943, regarding missing chattels, but no reply was received and evidently no further check was made. Chattels were not included in the lease to R.Y. Lavoie. On the 4th November, 1944, he was asked to vacate, as the property was sold to T. & N. Louie, and unfortunately the property was not inspected by the Custodian at the time of his vacating.

On the 24th January, 1946, a memo was sent to Mr. Moryson with the inventory of chattels, but there is nothing further on the file regarding these chattels. Mr. W.E. Anderson, stated over the phone on the 19th September, 1947, that he had been down to the property (no date) and found nothing of any value left there.

OKAZAKI's mail box was sold for \$2.00 on the 28th October, 1943.

SPECIFIED ARTICLES: OKAZAKI owned a 1938 Ford Sedan which was sold for \$490.00, against which Johnston Motors Ltd. held a lien of \$438.25, and administration expenses of \$30.34 were charged, leaving a balance of only 24¢. See attached Brown-edged summary.

ACCOUNTS RECEIVABLE: The B.C. Electric Railway Co. sent in to this office, the sum of \$5.00 in July, 1945, being a refund of OKAZAKI's electric light security deposit.

BONDS & INVESTMENTS: OKAZAKI declared having paid \$30.00 on a \$50.00 Victory bond, but this was not brought under control by the Custodian.

LIFE INSURANCE: He also declared having a \$1000.00 Western Mutual Benefit Association policy under which his wife was beneficiary, but this was not brought under control or administered in any way by the Custodian.

This file reveals no other personal property assets.

The above summary is certified to be in accordance with the information on file.

"H. Allan"

.....

SPECIFIED ARTICLES SUMMARY

File: 8694

August 30, 1945.

Name: Otokichi OKAZAKI

Reg. No. 14016

Article: Description

Disposition

Motor-car 1938 Ford Sedan V8,
Serial No. H29098,
Motor No. H29098,

Sold, Nov. 13, 1942, to
Johnston Motors for \$490.00.
Johnston Motors Held a lien
on this car for \$438.25.

Sale Price:	\$490.00
Lien	459.42
Admin. Expenses	<u>30.34</u>
Balance credited	.24

This motor-vehicle was not surrendered to the RCMP. There is no car-envelope covering this vehicle. The first evidence of its existence is the memorandum of November 13, 1942, to the Accounting Department, advising of the sale.

See memo from Mr. Good re expenses.

The file reveals no record of the 1937 Ford or the 2-ton truck mentioned by RCMP.

The file reveals no vessels, radios, cameras or fire-arms.

The above-summary is certified to be in accordance with evidence on file.

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

Jan. 3-49

W. W. Stanstead JH

DATE: Oct 13 1948

TEMPORARY REAL PROPERTY SUMMARY

LED BY

K.A.Christie

Pending final payment due - 15th December, 1946.

JAPANESE NAME: Otokichi OKAZAKI Reg. No. 14016 File No. 8694.

CATALOGUE NO: 585

PROPERTY ADDRESS: 2690 - 22nd Road, Haney, B. C.

LEGAL DESCRIPTION: Block 14 of Lot 399, Group 1, Map 1112, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Otokichi OKAZAKI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order No. 24923, dated December 1st, 1942.

ASSESSED VALUE: Land - \$ 500.00
Improvements - \$5350.00 - \$5,850.00. Taxes - \$72.67.

CLASSIFICATION: This is a greenhouse establishment primarily used for the growing of Tomatoes and Cucumbers. Total area of property is 5 acres. The Custodian's representative reported November 17th, 1942. 1 - 1½ storey 8 room house, 4 greenhouses, each 18' x 180', 1 chicken house, 1 garage 18' x 20', 1 garage 14' x 20', 1 storage shed, 1 packing shed, 2 brooder houses, 1 sawdust bunker and boiler room.

HISTORY OF

ADMINISTRATION: The Custodian leased this property on the 10th December, 1942 to Raymond Joseph Lavoie for the term of 1 year from 1st November, 1942, for the consideration of the sum of \$400.00.

On June 15th, 1943, Mr. Lavoie wrote to the Custodian as follows "Regarding the Okazaki property which I leased for \$400.00 for the year.

Owing to the bad storm we had in January I was unable to plant any tomatoes or vegetables in same, and would like to make an adjustment on the above amount, and in return I will repair said houses so that I can operate them next year.

Hoping to receive a favourable reply soon."

On August 20th, 1943, the following reply was sent to Mr. Lavoie "Under your lease on subject Japanese property the consideration was \$300.00 of which \$100.00 was paid on June 24th.

In view of the fact that a large portion of the greenhouses on the property were made useless by the heavy snow fall last winter and as you had no opportunity to use them, the rental consideration has been reduced to the sum of \$150.00.

We trust you will find this satisfactory and will expect your remittance for the balance due in the sum of \$50.00 in the near future."

upon receipt of which Mr. Lavoie remitted \$50.00, making a total of \$150.00, having been received for the 1943 rentals.

On December 23rd, 1943, a new lease was given to Mr. R. J. Lavoie for the term of 1 year from October 1st, 1943, to October 1st, 1944, for the consideration of \$150.00, which contained the following clause - "Expense incurred in repairing greenhouses, boiler, etc. to be met by Lessee in lieu of their use". The rental for 1944, viz., \$150.00, was paid into Otokichi OKAZAKI's account on August 30th, 1944.

SOLD:

To Tom Louie, Green House Operator, and Nellie Louie, his wife, Joint Tenants, 30th April, 1945, for \$4,500.00, under Agreement for Sale. \$750.00 cash, balance payable \$1,000.00 15th Day of December, 1945 (Paid) and the remainder, namely \$2,750.00 on the 15th day of December, 1946, together with interest at 5% per annum on all unpaid balances. "Title CT 229197E dated 29-9-7 issued.

See Menzie letter 30-9-7."

Funds released to credit of Otokichi OKAZAKI, June 6th, 1945, \$750.00 and on December 18th, 1945, \$1,000.00 Principal and \$186.99 Interest making a credit of \$1,936.99 against which were charged the following expenses: Certificate of Encumbrance \$1.00, Valuation Fee - \$10.00, Advertising - \$4.00, Registration Fee - \$3.25, a/c Commission to Hal Menzies - \$37.50, which with an adjusting credit of \$27.66 leaves a credit balance of \$1,908.90 from this transaction at this date January 15th, 1946.

Agreement for Sale registered under No. 95979.

The above summary is certified to be in accordance with the information on file.

January 16th, 1946.

"D.A.Cramer"

D.A. CRAMER.

DAC:JS

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

Jan. 3/49

M. W. Lavoie

Notice of Assessment, 1943.

Corporation of The District of Maple Ridge

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements	
								Improved	Wild
169M	14		399	17	N12	5	\$ 5350	\$ 500	\$
							EXHIBIT NO.	1121-11	
							DATE	OCT 13 1948	
							FILLED BY	K. A. Christie	

TAKE NOTICE that the above property is assessed as above for the year 1943. The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February, 1943, at 10.30 a.m. Section 234 of the Municipal Act reads as follows:

"234. (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 land 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 by 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."

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 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.

L. W. Hawkins, Assessor, Haney, B.C.

File # 8694

Reg # 14016

O. Okazaki

% Custodian

Vancouver, B.C.

To **Tom & Nellie Louie,**
C/O Custodian of Enemy Property,

8694

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE
ASSESSMENT NOTICE---1946**

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements	
								Improved	Wild
1750	14		399	1	1112	5	4780	500	

OVER

TAKE NOTICE that the above property is assessed as above for the year 1946. The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B.C., on the 8th day of February, 1946, at 10.00 a.m. Section 234 of the Municipal Act reads as follows:

"234. (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 land 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 by 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.

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"(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 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.

L. W. HAWKINS, ASSESSOR, HANEY, B. C.



335

EXHIBIT NO.

1121-2

DATE

OCT 13 1948

FILLED BY

F. A. Brewin



EXHIBIT No.

1121-1

DATE

OCT 13 1948

FILLED BY

F A Brewin