

Name of Claimant **OKADA, Tadaichi**

Case **1175**

Custodian File **8692**

| <u>REAL PROPERTY</u>                 |                                     |  |                                   |   |  |  |  |  |                                      |                             |       |
|--------------------------------------|-------------------------------------|--|-----------------------------------|---|--|--|--|--|--------------------------------------|-----------------------------|-------|
| Greater Vancouver                    |                                     | Rural (except V.L.A.)  |                                   |   | V.L.A. (except Mission Village)                                |  | V.L.A. Mission Village   |  | Total                                |                             |       |
| Sale Price                           | 5% thereof & 12.50                  | Sale Price   | 10% thereof                       | Charges 12.50 & Comm.   | Sale Price   | Total Award 80% of all Sale Prices                             |  | Sale Price                             | Total Award 125% of all Sale Prices: |                             |       |
|                                      |                                     |  |                                   |   |  | % of Total   | Amount   |  | % of Total                           | Amount                      |       |
|                                      |                                     |  |                                   |   | 516.   |  | 522.00   |  |                                      | 522.00                      |       |
| <u>PERSONAL PROPERTY</u>             |                                     |  |                                   |   |  |  |  |  |                                      |                             |       |
| Motor Vehicles                       |                                     |  | Boats and Boat Gear               |   |  |  |  |  |                                      |                             |       |
| Sale Price                           | 25% thereof                         | Sale Price   | Nelson Bros. 23.5% of Sale Price  | Other Sales 28.5% of Sale Price   | Equipment charges paid to purchasers in error. Repay to owners | Amount of Claims for Boat Gear Declared & Recorded Now Missing |  | 45% of amount in next preceding column |                                      |                             |       |
|                                      |                                     |  |                                   |   |  |  |  |  |                                      |                             |       |
| <u>NETS</u>                          |                                     |  |                                   |   |  |  |  |  |                                      |                             |       |
| Total award for Nets plus Sale Price |                                     | Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing |                                   |   | Percentage Total Award to Total Claim                          |  | Claim for Nets Sold Declared Not Found, & Recorded Now Missing |  | Apply % ratio to Claim               | Deduct Custodian Sale Price |       |
|                                      |                                     |  |                                   |   |  |  | 45.00<br>.00   |  | 31.50                                | 00                          | 31.50 |
| <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 | Application of % ratio to amount in next preceding column      | Sale Price of goods Sold by Tender                             | 12% of Sale Price  |  |                                      |                             |       |
|                                      |                                     |  | 46%                               | 88.00   |  |  | 40.48  |  |                                      | 40.48                       |       |
| <b>TOTAL RECOMMENDATION</b>          |                                     |  |                                   |   |  |  |  |  |                                      | <b>593.98</b>               |       |



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CASE NO: 1175

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,  
October 26, 1948.

IN THE MATTER OF THE CLAIM OF

TADAICHI OKADA

PROCEEDINGS AT HEARING

Original.



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

3  
4 JAPANESE PROPERTY CLAIMS COMMISSION

5  
6 B E F O R E  
7 HIS HONOUR, JUDGE M.A. MILLER, SUB-COMMISSIONER.

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9  
10 Toronto, Ontario,  
11 October 26, 1948.

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14  
15 IN THE MATTER OF THE CLAIM OF  
16 TADAICHI OKADA

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18 PROCEEDINGS AT HEARING

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21 APPEARANCES:

|                               |   |
|-------------------------------|---|
| 22 K.A. CHRISTIE, ESQ., K.C., | appearing for the<br>Dominion Government, |
| 23 F.A. BREWIN, ESQ.,         | appearing for the<br>Claimant.            |
| 24                            |   |
| 25                            | _____                                     |
| 26 A. SMITH, ESQ.,            | Secretary,                                |
| 27 G.N.R. UPTON, ESQ.,        | Official Interpreter.                     |
| 28 A.G. VEITCH, ESQ.,         | Official Reporter.                        |
| 29                            |   |
| 30                            |   |



1 how he will prove his claim. He can bring a further  
2 witness and he need not go any further with this  
3 witness than he wishes.

4 MR. BREWIN: We have had some slight disagree-  
5 ment about this matter, with Mr. Justice Bird, and  
6 I think all of the commissioners, with the exception  
7 of his honour, Judge McGibbon, have considered that  
8 this method where you had a younger member of the  
9 family who spoke English well and could answer as to  
10 details ---

11 THE SUB-COMMISSIONER: It is your claim and  
12 you prove it any way you like; this man having been  
13 in the box here is here for cross-examination. You do  
14 not need to ask him any more questions than you wish.

15 MR. BREWIN: Q. You signed this and all the  
16 statements there are true? A. Yes, sir.

17 MR. BREWIN: That will be Exhibit 1.

18 (PARTICULARS OF REAL ESTATE FARM LAND,  
19 MARKED EXHIBIT NO.1)

20 Q. Now, you also have a claim in regard to  
21 certain personal chattels.

22 I have not asked your honour, to request that  
23 the amount of the claim be increased from \$55. in  
24 the original form to \$133. I am not quite sure, from  
25 my instructions, what the reason is for the change.

26 I would ask leave to amend, to claim \$133. for  
27 chattels.

28 MR. CHRISTIE: I am opposing that. I know it  
29 has been ruled by Mr. Justice Bird that unless there  
30 are some very reasonable grounds it should not be



1 amended at the hearing.

2 THE SUB-COMMISSIONER: We will hear the very  
3 good grounds.

4 MR. BREWIN: Q. Is this your signature on this  
5 document? A. Yes.

6 MR. BREWIN: This is the inventory of chattels  
7 remaining at 19th Avenue, Whonnock, B.C., dated  
8 October 26, 1942. I will tender that as an exhibit.

9 (INVENTORY, MARKED EXHIBIT NO.2)

10 Q. You signed that at the request of an officer  
11 of the Custodian? A. Yes.

12 Q. In your original claim you put a value  
13 of kitchen utensils \$55., included in your original  
14 claim. Now I understand you are asking to make  
15 the claim in respect to the articles listed in this  
16 list which I am showing you? A. When I made my  
17 claim originally I could not remember everything  
18 clearly and for that reason I put down the \$55. for  
19 the kitchen utensils. Since then I have had the  
20 list from the Custodian and it has refreshed my memory  
21 and I have therefore made claims for articles which  
22 I had not included originally.

23 Q. I do not know whether I should renew my  
24 application at this stage.

25 THE SUB-COMMISSIONER: Let me see the original  
26 claim which you put in.

27 MR. BREWIN: This is my copy of it.

28 THE SUB-COMMISSIONER: Where is the list which he  
29 got from the Custodian?

30 MR. BREWIN: The list from the Custodian is the



T. Okada,  
Dir.ex.

1 one which I filed as an exhibit.

2 THE SUB-COMMISSIONER: It is adding entirely  
3 other items?

4 MR. BREWIN: Yes; but, your honour, this is a  
5 Royal Commission designed to secure all the facts and  
6 to do what justice can be done in the circumstances  
7 in respect of these claimants. These claim forms  
8 were completed in somewhat of a rush sometimes, as I  
9 know of my own personal experience. If it were a case  
10 of enlarging and putting a lot of claims in for things  
11 of which it was doubtful whether they were ever in the  
12 possession of the Custodian one would hesitate, I  
13 suggest, to allow an amendment, but it seems to me ---

14 THE SUB-COMMISSIONER: Are you suggesting that  
15 this list now valued at \$133., is to take the place  
16 of what is marked as "kitchen utensils \$55."?

17 MR. BREWIN: Yes.

18 THE SUB-COMMISSIONER: And, did this list, in  
19 fact, come from the Custodian?

20 MR. BREWIN: No; this list was amongst his  
21 papers.

22 THE SUB-COMMISSIONER: What do you say, Mr.  
23 Christie?

24 MR. CHRISTIE: I can only say it is rather a  
25 difficult position in which to put me when they come  
26 at the hearing and make a last-minute amendment. My  
27 instructions have been that this has been refused  
28 except in exceptional circumstances.

29 THE SUB-COMMISSIONER: You mean the point is that  
30



T. Okada,  
Dir.ex.

1 you have no opportunity of checking into this?

2 MR. CHRISTIE: Yes; and I understand Mr.  
3 Justice Bird ruled that unless there were exceptional  
4 circumstances amendments should not be allowed at  
5 the hearing.

6 THE SUB-COMMISSIONER: Here are things which  
7 the Custodian admits that he has. They are not  
8 kitchen utensils at all. Now, surely the claimant is  
9 entitled to receive something in respect of them if  
10 they are worth something.

11 MR. CHRISTIE: Did he not have this list when  
12 he made out his claim?

13 MR. BREWIN:, He may have had it but not  
14 produced it ---

15 THE SUB-COMMISSIONER: Where is the document  
16 which indicates what if anything the Custodian got  
17 for these things?

18 MR. CHRISTIE: We are saying that we have no  
19 record of some of these goods at any time. That will  
20 be part of our defence.

21 MR. BREWIN: How could you say that when this  
22 inventory, the basis of everything we are claiming,  
23 is apparently taken by your own official?

24 THE SUB-COMMISSIONER: Do you admit, Mr.  
25 Christie, that this exhibit, Exhibit 4, was sent out  
26 by the Custodian?

27 MR. CHRISTIE: I would want to hear the proof  
28 of that. I will not take any position until I hear  
29 what the evidence is. I have no objection to my  
30 learned friend adducing the evidence but I will not



1 take any position until I hear it.

2 THE SUB-COMMISSIONER: There is evidence that  
3 Exhibit 4 was sent out by the Custodian. Are you in  
4 a position to either admit that or say you do not  
5 know whether or not it was?

6 MR. CHRISTIE: I would prefer to hear the evid-  
7 ence before I make a statement.

8 MR. BREWIN: You have heard it.

9 MR. CHRISTIE: I do not know.

10 THE SUB-COMMISSIONER: If you do not know  
11 anything about it, that is one story; if you do  
12 know about it then the answer might be different.

13 MR. CHRISTIE: I might be able to find out  
14 something about it in cross-examination.

15 MR. BREWIN: The very way it is set up, the  
16 nature of the typing and everything indicates to me  
17 it is a document prepared by the Custodian and sub-  
18 mitted to the claimant to be signed.

19 THE SUB-COMMISSIONER: Well, certainly Mr.  
20 Christie is entitled to have any such evidence as he  
21 wants to produce or that he can get on cross-examination  
22 on the question of whether or not this was sent out  
23 by the Custodian because that might be a very vital  
24 point. You go ahead and I will reserve the question  
25 of the amendment in the meantime.

26 MR. BREWIN: Q. Have you set against the items  
27 contained in this list a figure showing what you say  
28 is a fair value?

29 A. I have put what I considered a fair value  
30





1 against these items.

2 Q. And have you had prepared a ---

3 THE SUB-COMMISSIONER: Is that an exhibit?

4 MR. BREWIN: Yes; I am sorry; I tender that  
5 as Exhibit 3.

6 (LIST PREPARED BY THE CLAIMANT, TAKEN DIRECTLY  
7 FROM EXHIBIT 2, BUT WITH VALUATIONS BY HIMSELF,  
8 MARKED EXHIBIT NO.3)

9 MR. CHRISTIE: This is just a duplication of  
10 the other exhibit?

11 MR. BREWIN: It is with the exception that the  
12 valuations were added there. They are not in the  
13 other one. The facts set out in this document headed  
14 "Personal Chattels" which you have just signed, are  
15 they true? A. Yes.

16 (PARTICULARS OF PERSONAL CHATTELS, MARKED  
17 EXHIBIT NO.4)

18 Q. That is all, thank you.

19 CROSS-EXAMINATION BY MR. CHRISTIE:

20 Q. I am producing a J.P. Form dated May 8,  
21 1942. Is that your signature? A. Yes.

22 MR. CHRISTIE: I am filing the J.P. Form as  
23 Exhibit 5.

24 (J.P. FORM, MARKED EXHIBIT NO.5)

25 I file the Certificate of Encumbrance as  
26 Exhibit 6.

27 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT  
28 NO.6)

29 Q. This property was owned jointly by you and  
30 Mr. Karatsu? A. Yes.



T. Okada,  
Cr.ex.

1 Q. And, did you, yourself, live on this farm?

2 A. Yes.

3 Q. Where did Mr. Karatsu live?

4 A. Mr. Karatsu was living in another house.

5 MR. CHRISTIE: I am tendering as Exhibit 7 the  
6 Farm Appraisal Report.

7 (FARM APPRAISAL REPORT, MARKED EXHIBIT NO.7)

8 Q. Did you have any occupation other than  
9 that of a farmer? A. Yes. I did some work out-  
10 side.

11 Q. Where did you work? A. I was a  
12 fisherman.

13 Q. How many days a year would you be employed  
14 as a fisherman? A. From March to October.

15 Q. And, did Mr. Karatsu work on this farm?

16 A. No.

17 Q. What income would you derive from this  
18 farm? A. I rented it to somebody.

19 Q. You rented it? A. I rented it to  
20 somebody.

21 Q. And, what rent did you get for it?

22 A. In return for the man clearing the property  
23 I did not ask him for anything.

24 Q. Now, the appraisal says the old house was  
25 not worth repairing. Have you any comment in regard

26 to that? A. I would not say that it was not  
27 worth repairing.

28 Q. Did anyone live in it? A. The man  
29 to whom I rented the farm lived there all the time.

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Q. Who lived in the new house?

A. Mr. Karatsu.

Q. It says here: "The new house was not finished, requires outside finishing and window-sashing. What do you say as to that?"

A. I think it was all finished.

THE SUB-COMMISSIONER: You say it required window-sash?

MR. CHRISTIE: "Requires outside finishing and window-sashing", the appraisal says.

THE WITNESS: The windows were all put in.

Q. Of what kind of lumber was the new house constructed? A. Fir.

Q. Siding, or what type? A. The ordinary fir which is used for houses.

Q. Now, the appraisal says that only 3.37 acres of land is cleared. What do you say in regard to that? A. I think that about four and one-half acres would be it.

Q. Well, then, there is an item here \$1,500. for cultivating and planting five acres and I think you said you gave this to the tenant rent-free. Who did this cultivating and clearing, was it the tenant or someone else? A. When I first bought the property I did a good deal of that cultivation, myself, and there was also somebody else who did part of it.

Q. Would you say that this \$1,500. was paid out to someone else? A. I cannot answer that question.



1 THE SUB-COMMISSIONER: Q. How many fruit trees  
2 were there on the land? A. About 10 or 15.

3 Q. About 10 or 15? A. Yes.

4 Q. Does 10 or 15 fruit trees put one and one-  
5 half acres into fruit trees? A. That one and  
6 one-half acres represents the fruit trees occupying  
7 the space and the house and the trees were surrounding  
8 the house.

9 MR. CHRISTIE: Q. Were these fruit trees  
10 bearing any fruit at the time of evacuation?

11 A. Yes.

12 Q. I think that is all in regard to the real  
13 property.

14 If I remember your evidence correctly there  
15 was a tenant on this place at the time of your eva-  
16 cuation? A. I could not say whether he was  
17 staying there or not.

18 Q. Were the goods which were declared in the  
19 J.P. Form left in the house when the tenant was there?

20 A. The man to whom I sold the crop may have  
21 gone inside, may have had access to the house after  
22 I left.

23 Q. I am not quite clear on this: Were these  
24 personal chattels left in a house on the farm or did  
25 you live elsewhere and were they left there?

26 There was a joint ownership.

27 THE SUB-COMMISSIONER: This man does not live  
28 on the farm.

29 MR. CHRISTIE: No.

30



1 Q. Were these articles which you list in  
2 your J.P. Form left in your own home?

3 A. They were left in my house.

4 Q. And was it closed up and nonne left there  
5 in charge? A. I gave the key to the man who

6 bought the crop.

7 THE SUB-COMMISSIONER: Q. When you say "They  
8 were left in my house," do you mean the house on this ---

9 A. The house in which I was living.

10 THE SUB-COMMISSIONER: That is not on this  
11 land at all.

12 MR. CHRISTIE: No.

13 THE SUB-COMMISSIONER: Ask him that.

14 THE WITNESS: Yes. I left them in the house  
15 in which I was living.

16 MR. CHRISTIE: Q. And you gave the key to the  
17 tenant on the farm? A. And I gave the key to the  
18 man to whom I sold the crop.

19 THE SUB-COMMISSIONER: Q. On this farm?

20 A. Yes.

21 THE SUB-COMMISSIONER: Well, he evidently  
22 was a friend of his and sold him the crop and left  
23 him the key of the house in which he lived.

24 MR. CHRISTIE: Q. Did you leave instructions  
25 to turn that key over to the custodian?

26 A. No, I did not.

27 Q. When did you first notify the Custodian that  
28 you had left goods locked up in your house?

29 A. I left the full list with the man to whom  
30 I let the crop.



1 Q. Where were you when you signed this list?

2 A. I was at New Denver.

3 MR. BREWIN: I do not wish to interrupt my friend  
4 during cross-examination, but there is a letter dated  
5 October 5, 1942, from the office of the Custodian to  
6 the Claimant, presumably at New Denver, which I think  
7 he will find on investigation enclosed this document  
8 for his signature.

9 THE SUB-COMMISSIONER: The document, itself,  
10 indicates that.

11 MR. CHRISTIE: The claimant has sworn that this  
12 was sent by the Custodian and he signed it. I am quite  
13 willing to accept that.

14 "Please sign and return one copy to the  
15 Custodian."

16 Q. On this J.P. Form you list carpenter tools  
17 and on this list which you signed there is one box  
18 of hardware. Is that one and the same thing?

19 A. No. This is something else.

20 Q. Well, then, when you listed "kitchen uten-  
21 sils" on the J.P. Form did you intent that to include  
22 wooden rice containers? A. I think they are the  
23 same as the kitchen utensils.

24 Q. Let me see that other exhibit with the  
25 values put opposite the items.

26 How old was this oil stove which you listed at  
27 \$10.?

28 A. I bought it new about two or three  
29 years prior to evacuation.

30 Q. And, how old is this box of fishing tackle?



T. Okada,  
Cr.ex.

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I refer to the box of fishing tackle which was listed  
2 at \$30.?

2

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evacuated.

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Q. What were the books, were they Japanese  
books and how many were there?

6

A. There were some  
English and some Japanese. I cannot say.

7

8

Q. I do not know whether you can help us, but  
do you know whether or not Whonnock was a protected  
area? Do you know that?

9

10

MR. BREWIN: I am pretty certain it was.

11

12

THE INTERPRETER: They had to get out of  
Whonnock.

13

14

MR. CHRISTIE: Q. Was it made a protected area?

15

A. Yes.

16

Q. Then, we will not pursue that.

17

That is all, thank you.

18

19

MR. CHRISTIE: I have some further exhibits to  
file.

20

21

I will file as Exhibit 8 the Real Property  
Summary.

22

23

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.8)

24

In the same exhibit I file the Personal Property  
Memorandum.

25

26

Perhaps we had better leave that attached. There  
is attached to that a Personal Property Memorandum.

27

28

MR. BREWIN: That is prepared by Mr. Johnson.

29

The last paragraph reads:

30



T. Okada,

1 "In any case, the goods mentioned in  
2 paragraph two (2) above, are not accounted  
3 for and, as the property was in a more or less  
4 isolated district, they were probably stolen."

5 MR. CHRISTIE: In view of that being in an  
6 isolated district I would submit that the values put  
7 on those articles of personal property are exorbitant.

8 THE SUB-COMMISSIONER: There is no question of  
9 property analysis?

10 MR. CHRISTIE: They did not give me any Analysis  
11 of Personal Property. I went through the files. I do  
12 not think Mr. Brewin had one, either. They say that  
13 evidently ---

14 THE SUB-COMMISSIONER: None of this stuff was  
15 sold. It just disappeared?

16 MR. CHRISTIE: The J.P. Form and this subse-  
17 quent list do not tally.

18 THE SUB-COMMISSIONER: The subsequent list  
19 looks like kitchen utensils to me.

20 MR. CHRISTIE: It is hard to understand this  
21 claim because there is either an overlapping or  
22 something stolen or missing. The two do not gibe.

23 I think perhaps, this being in an isolated and  
24 protected area, I will simply make the submission  
25 that these valuations of the articles in the list  
26 files by my friend are exorbitant.

27 THE SUB-COMMISSIONER: I will allow the amend-  
28 ment on this condition, that the list which is now  
29 substituted is to take the place of the items, "Kitchen  
30





1 utensils."

2 MR. CHRISTIE: That is satisfactory.

3 THE SUB-COMMISSIONER: It appears to be a  
4 different item altogether. I will allow the amendment  
5 but it is for the Commissioner, of course, to say  
6 what weight is to be given to the evidence of the  
7 valuations, in view of the fact there has been an  
8 amendment.

9 MR. CHRISTIE: It is an isolated area, and it  
10 would be very difficult for the Custodian to go up  
11 and take over the property. I think, in view of that,  
12 any benefit of the doubt should be given to the claimant  
13 in this particular case.

14 THE SUB-COMMISSIONER: As to the amendment, yes.  
15 I should think his evidence would be weighed with some  
16 suspicion as to the value having regard to the value  
17 put on in the first place.

18 MR. CHRISTIE: That is satisfactory. In regard  
19 to the real property I submit it was sold at its fair  
20 market value.

21 MR. BREWIN: I have decided not to put the  
22 son in the witness box.

23 THE SUB-COMMISSIONER: That completes this  
24 case?

25 MR. BREWIN: Yes, your honour.

26  
27 (PROCEEDINGS ADJOURNED SINE DIE)

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

30  
*A.G. Veitch*  
"A.G. VEITCH"  
Official Reporter.



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

---

M.A. Miller,  
Deputy Commissioner.

NOV 26 1947

base 1175

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

8697

Toronto

EW

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

(1) NAME OKADA TADAICHI (RCMP) Reg. No. 11960  
(Print) Surname Given Name

(2) Pre-Evacuation Address CLAYOQUOT, B.C.

(3) Present Address 57 SUSSEX AVE. Toronto, Ont.

(4) REAL ESTATE  
(a) Street Address (if any) 19th AVE Whonnock B.C. Best  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
West half of the North East quarter of Section 22 Township 17 Range 8 Except part 15.30 acres shown colored red on map 3041 and that portion subdivided under map 5052 in district of New Westminster.

(c) Type of Real Property (cross out words which do not apply):  
(i) Farm  
(ii) Residence Type of business BERRY FARM.  
(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.) owner of one half

(e) Fair market value at date of sale (estimate this to the best of your ability):  
(i) Land - - - - - \$ 2300.00  
(ii) Buildings - - - - - \$ 1000.00  
(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) - - - - - \$ \_\_\_\_\_  
(v) Amount at which Custodian sold property and credited your account - - - \$ 1032.00  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2268.00  
(one-half this amount)

(5) PERSONAL PROPERTY  
(a) Place or places at which property was left by the claimant at date of evacuation 19th Ave. Whonnock (farm)  
(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 crated & left in farm house

(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.  | <i>Kitchen utensil -</i> | Estimated Value \$ | <i>55.00</i> |
| 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 \$ *55.00.*

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) - - - - - \$ *118900*)

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

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

DOMINION OF CANADA )  
of )  
TO WIT: )

I, *Tadaichi Okada* of the *City*  
of *Toronto* in the *County 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 *County of York* )  
this *19th* day of *November* )  
A.D. 1947. *RQ Best* )

*Tadaichi Okada*  
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.

OKADA, Tadaichi }  
 KARATSU, Naoichi } Joint Owners  
 (Claimant's Name)

**REAL ESTATE**  
 (Farm Land)

EXHIBIT No. 1176-1  
 DATE OCT 26 1948  
 FILLED BY N. A. Christie

T. Okada #11960  
 N. Karatsu #12051  
 Reg. No.

| LAND                       | Acres     | Date of Purchase | From Whom                          | Cost Price | Cleared<br>Uncleared or cultivated at date of Purchase | Improvements at date of Purchase | Estimated value at Date of Sale |
|----------------------------|-----------|------------------|------------------------------------|------------|--|----------------------------------|---------------------------------|
| Uncleared                  | 23        | Jan. 23, 1932    | Halbert Mengies, Port Haney, B. C. | \$1,350.00 | 2 acres cleared rest uncleared                         | \$ 550.00                        | \$3,000.00                      |
| Cultivated not planted     | 3/4       |                  |                                    |            |  |                                  |                                 |
| Cultivated and not in crop |           |                  |                                    |            |  |                                  |                                 |
| List Crops                 |           |                  |                                    |            |  |                                  |                                 |
| Strawberries               | 3 1/2     |                  |                                    |            |  |                                  |                                 |
| Potatoes                   | 1/2       |                  |                                    |            |  |                                  |                                 |
| Raspberries                | 3/4       |                  |                                    |            |  |                                  |                                 |
| Fruit Trees                | 1 1/2     |                  |                                    |            |  |                                  |                                 |
| <b>Total</b>               | <b>30</b> |                  |                                    |            |  |                                  |                                 |

EXHIBIT No. 1176-10  
 DATE OCT 26 1948  
 FILLED BY F. A. Peterson

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

| Description                      | When Made   | Cost                             |
|----------------------------------|-------------|----------------------------------|
| Cultivating and planting 5 acres | 1932 - 1942 | \$1,500.00 (labour and material) |
| Ditching, 2,500'                 |             | 250.00                           |
| Well 8' x 8' x 20'               | 1942        | 60.00                            |

| BUILDINGS | Type | Size        | Finish | Date Built            | Cost Material | Paid for Labour | Value of Own Labour | Allowance for Depreciation | Estimated Value  |
|-----------|------|-------------|--------|-----------------------|---------------|-----------------|---------------------|----------------------------|------------------|
| House     |      | 18' x 25'   | Frame  | (purchased with land) |               |                 |                     |                            | \$ 300.00        |
| House     |      | 20' x 22'   | "      | 1942                  | \$400.00      | \$250.00        | \$150.00            | none                       | \$ 800.00        |
| Shed      |      | 18' x 18' ) |        | (purchased with farm) |               |                 |                     |                            | 50.00            |
| Shed      |      | 10' x 16' ) |        |                       |               |                 |                     |                            |                  |
|           |      |             |        |                       |               |                 |                     |                            | <b>\$1150.00</b> |

Summary

Estimated value of land \$ 3,000.00  
 building 1,150.00  
 \$ 4,150.00

Original claim: \$3,300.00  
 Sold by Custodian: 1,032.00  
 \$2,268.00

Claimant's interest - 1/2 = \$1,134.00

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

Appraisal says only 3.37 acres of land cleared: the claimant says 7 acres are cleared.

Assessment: land \$1,650.00  
 improve. 1,000.00  
 \$2,650.00

Tadaichi Okada  
 Signature

(Owner's Name)  
 (Address)  
 (City, State, Zip)

REAL ESTATE (Farm Land)

| LAND         | Area      | Date of Purchase | From Whom    | Cost Price | Improvements at date of purchase | Estimated value at date of sale |
|--------------|-----------|------------------|--------------|------------|----------------------------------|---------------------------------|
| Improved     | 30        | Jan. 25, 1954    | Edgar & Mary | 25,000.00  | 25,000.00                        | 25,000.00                       |
| Unimproved   |           |                  |              |            |                                  |                                 |
| <b>Total</b> | <b>30</b> |                  |              |            |                                  |                                 |

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS

| Description             | Date        | Cost            | Estimated Value |
|-------------------------|-------------|-----------------|-----------------|
| Excavating and clearing | 1952 - 1953 | 2,000.00        | 2,000.00        |
| Well                    | 1953        | 1,000.00        | 1,000.00        |
| <b>Total</b>            |             | <b>3,000.00</b> | <b>3,000.00</b> |

1175

| BUILDINGS    | Type          | Size | Year Built       | Estimated Value |
|--------------|---------------|------|------------------|-----------------|
| House        | 1 1/2 x 2 1/2 | 1945 | 20,000.00        |                 |
| Garage       | 12 x 12       | 1945 | 5,000.00         |                 |
| Shed         | 12 x 12       | 1945 | 3,000.00         |                 |
| <b>Total</b> |               |      | <b>28,000.00</b> |                 |



BETTER-LEVEL BOND

BETTER-LEVEL B

HOWARD SWAIN

HOWARD SWAIN

Original cost: \$28,000.00  
 Less: Depreciation: \$10,000.00  
 Net value: \$18,000.00

Estimated value: \$28,000.00  
 Less: Depreciation: \$10,000.00  
 Net value: \$18,000.00

Signature

EXHIBIT No. 1175-2

DATE OCT 26 1942

FILLED BY

J A Brown

File No: 8692

October 5, 1942

Name: Tadaichi OKADA

Reg. No: 11960

INVENTORY OF CHATTELS REMAINING AT 19th AVE.,

WHONOCK, B.C.

- |                     |                          |
|---------------------|--------------------------|
| 1 Double bed        | 3 Wooden rice containers |
| 1 Box paint         | 1 Box hardware           |
| 2 Boxes books       | 1 Basket chinaware       |
| 1 Box fishing goods | 2 Chairs                 |
| 2 Oak table         | 1 Oil stove              |
| 4 Bamboo baskets    | 3 Chairs                 |
| 2 Crocks            | 1 Double bed spring      |
| 2 Barrels           |                          |

Confirmed:

Date: October 26, 1942

Signed: T. Okada

Please sign and return one copy to the Custodian

|                                   |          |   |
|-----------------------------------|----------|---|
| 1 Double Bed                      | 10.00.   |   |
| 1 Box Paint                       | 5.00.    |   |
| 2 Box Books.                      | 10.00.   |   |
| 1 Box Fishing<br>Tackles.         | 30.00.   | ✓ |
| 2 Oak Tables<br>(1 Recept Table). | 30.00    | ✓ |
| 4 Painted Baskets                 | 4.00.    |   |
| 2 2 gal Crocks.                   | 4.00.    |   |
| 2 Barrels.                        | 4.00.    |   |
| 3 Rice Cont.                      | 3.00.    |   |
| 1 Box Hardware.                   | 5.00.    |   |
| 1 Bask. China.                    | 10.00    |   |
| 5 Chairs                          | 5.00.    |   |
| 1 Oil Stove.                      | 10.00.   | ✓ |
| 1 Spring.                         | 5.00     |   |
|                                   | <hr/>    |   |
|                                   | \$ 33.00 |   |

Please type  
4 copies of this  
inventory

EXHIBIT No. 1175-8  
 DATE OCT 26 1948  
 FILLED BY  
F. A. Breeding



OKADA, Tadaichi  
(Claimant's Name)

PERSONAL CHATELS

EXHIBIT No. 1175-4  
DATE OCT 26 1948  
FILLED BY F. A. Newson

11960  
Reg. No.

| <u>Description of Major Items<br/>(and particularly of goods<br/>lost, stolen or destroyed)</u> | <u>Approximate<br/>Date Purchase</u> | <u>New or Used<br/>When Purchased</u> | <u>Price Paid</u> | <u>Condition when<br/>Evacuated</u> | <u>Estimated value<br/>at Date of Evacuation</u> |
|---|--------------------------------------|---------------------------------------|-------------------|-------------------------------------|--|
| 2 Oak tables<br>(1 office reception table)  | 1934                                 | New                                   | \$ 50.00          | Good                                | \$ 30.00   |
| 1 Oil Stove   | 1937                                 | "                                     | 20.00             | "                                   | 10.00  |
| 1 Box fishing tackle  | 1939 - 40                            | "                                     | 45.00             | "                                   | 30.00  |

The claimant is claiming on the chattels listed in the attached inventory valued at \$133.00.

Description of Storage of Goods:

The goods were stored and left on the premises by the claimant. Letter dated October 5, 1942 from Custodian's office shows inventory on which claim is made.

General Statement as to Chattels not Described above:

Summary

|                   |           |
|-------------------|-----------|
| Estimated value   | \$ 133.00 |
| Sold by Custodian | _____     |
| Claim:            | \$ 133.00 |

Additional Comments, if any:

Tadaichi Okada  
Signature

**OFFICE OF THE CUSTODIAN  
JAPANESE SECTION**

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: OKADA, Tadaichi 1175 - 5  
 HOME ADDRESS: 19th Ave., Whonnock, B. C. EXHIBIT Oct 26 1948  
 REGISTRATION NUMBER 11960 SEX: Male AGE: 63 FILED BY K.A. Christie  
 OCCUPATION: Farmer

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

EMPLOYER: 00--  
 MARRIED? Yes  
 NAME OF WIFE OR HUSBAND: Tsune  
 ADDRESS OF WIFE OR HUSBAND: 19th Ave., Whonnock, B. C.  
 NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: ---  
 AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: The West half of the NE quarter of Section 22, Twp 12, save and except part 15.30 acres shown on Map 3041 and that portion subdivided under Map 5052 in the District of New Westminster, B. C.  
 Title No. 108455E
2. BUILDINGS AND OTHER IMPROVEMENTS: Three room dwelling house  
 Three room dwelling house, 2 sheds
3. INSURANCE (Give particulars; state where policies are) None
4. TAXES (Amount and where payable) \$56.65 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) I occupy one house and Mr N. Karatsu occupies the other.

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Nooichi KARATSU had a half interest
- 9. IF FARM LAND STATE CROPS SOWN: None-- Strawberries (1 acre)

4. INSURANCE  
5. MORTGAGES  
OF

**STATEMENT OF REAL PROPERTY OCCUPIED**

- 1. LOCATION AND DESCRIPTION: See page 1  
Six-room frame dwelling house at Stubb Island which I own, built on land owned by Mrs Betty Farmer
- 2. LANDLORD'S NAME AND ADDRESS: -- Mrs Betty Farmer, Stubb Island
- 3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: \$20.00 per year paid for 1941
- 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

6. MONEY  
7. BONDS  
\$100 V  
8. BANK  
9. LIFE I

**STATEMENT OF PERSONAL PROPERTY OWNED:**

- 1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:  
chairs, 2 beds, kitchen utensils, chinaware, carpenter tools, 1 coil cotton rope, 2 coils Mainila rope, galvanized chain, in the house at 19th Ave., Whonnock, B. C.

10. INTEREST  
11. SAFETY

**LIABILITIES**

- 2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None

1. PERSONAL  
2. TRADE

I, the undersigned, certify that the above is a true and correct statement of the area as set out or other securities.

I certify that every description of property and indirect interest therein is included in the foregoing statement.

Dated \_\_\_\_\_

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

FOR DEPOSIT

has a half interest

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) \$100 Victory Bond in my possession

8. BANK ACCOUNTS: \$500 Royal Bank, Vancouver, B. C.

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

**LIABILITIES:**

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

**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 1943

(Signature) "T. Okada"

" F.T. Williams "  
Witness

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

February 26th 1949

*M. S. ...*  
*[Signature]*

CERTIFICATE OF ENCUMBRANCE

1175 - 6

LAND REGISTRY OFFICE

EXHIBIT No. \_\_\_\_\_  
DATE Oct 26 1948  
FILED BY K.A.Christie

- - - minutes 10 o'clock 7th day of December 1942

I HEREBY CERTIFY that the following is the state of the title to

- - - - - West half of the North East quarter Section 22 Township 12

Save and Except part 15.30 acres shewn colored Red on Map 3041 and

portion subdivided under Map 5052 Municipality of Maple Ridge in the  
District of New Westminster.

Registered Owner: TADAICHI OKADA and NAOICHI KARATSU  
Register of Indefeasible Fees Folio No.108455E

Registered Charges: Certificate of Vesting in the Custodian Filed No.24511

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

To Office of the Custodian

"E.S.Stokes"

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

February 26th 1949

M. Scott  
S. J.

Land Description W $\frac{1}{2}$  of NE $\frac{1}{4}$ , Sec. 22, Tp. 12, save & except pt. 15.30 acs. as shown red on Map 3041, & por. S/D under Map 5052.  
 Containing 29.9 Acres

Owner's Name OKADA, Tadaichi & KARATSU, Nooichi Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C. Distance 2 $\frac{1}{2}$  miles.

Market Town New Westminster - also local facilities Distance 24 "

Church (give denomination) Haney, B.C. Distance 2 $\frac{1}{2}$  "

Nearest School Alex. Robinson School Distance 1 "

State how property was identified: Map location and corner post

Roads: State whether property has access to main road, the kind of road and its condition.  
Property has direct access to North limit of 19th Avenue.

Is this district a good one? Fair - but getting into less developed area.

Employment opportunity Limited - at a distance of 1 to 10 miles.

Predominating Nationality and religion: Mixed, Japanese owners mainly.

Describe Fencing and its condition: Partly fenced on West side only. Value \$

Water supply: from well and small creek. Value \$

**BUILDINGS ON FARM**

Electricity-no power immediately available. No lights in house.

| BUILDINGS   | DIMENSIONS | MATERIAL | HEIGHT              | ROOF  | AGE | Foundation | REPAIR  | VALUATION |
|-------------|------------|----------|---------------------|-------|-----|------------|---------|-----------|
| HOUSE No. 1 | 20 x 22    | Frame    | 1 $\frac{1}{2}$ st. | Shgl. | 1   | Wood       | Good    | 450.00    |
| " No. 2     | 18 x 25    | "        | 1 $\frac{1}{2}$ "   | "     | 20  | "          | V. poor | 250.00    |
| BARN        | X          |          |                     |       |     |            |         |           |
| BARN        | X          |          |                     |       |     |            |         |           |
| GRANARY     | X          |          |                     |       |     |            |         |           |
|             | X          |          |                     |       |     |            |         |           |
|             | X          |          |                     |       |     |            |         |           |
|             | X          |          |                     |       |     |            |         |           |
|             | X          |          |                     |       |     |            |         |           |

Total present day value \$ 700.00

Total Value Buildings add to farm \$ 550.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Old house not worth repairing. New house not finished; requires outside finishing and window sashing. \$

Describe the basement and chimneys: No basements; both houses have brick chimney on bracket.  
 #1 House - 3  
 #2 House - 2  
 No. rooms downstairs? 2 Upstairs? 2 How finished Both houses - wood finish.

Are buildings painted? None. Condition of paint -

Distance from nearest bush Almost adjacent to bush.

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

| ACRES   | LEVEL, UNDULATING,<br>ROLLING OR HILLY           | SOIL<br>(State Depth)    | SUB-SOIL  | KIND AND<br>QUALITY OF CROP         | VALUE<br>PER ACRE            | TOTAL             |
|---|--|--------------------------|---|-------------------------------------|------------------------------|-------------------|
| 3.37  | Level  | Sandy loam<br>12" to 18" | Hardpan   | Mixed small fruits                  | 70.00                        | 235.90            |
| Area which can be cultivated without cost other than for breaking.                                |  |                          |   |                                     |                              |                   |
|   | LEVEL, UNDULATING,<br>ROLLING OR HILLY           | SOIL<br>(State Depth)    | SUB-SOIL  |                                     | VALUE<br>PER ACRE            |                   |
| Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc. |  |                          |   |                                     |                              |                   |
|   | LEVEL, UNDULATING,<br>ROLLING OR HILLY           | SOIL<br>(State Depth)    | SUB-SOIL  | NATURE OF<br>RECLAMATION NECESSARY  | RECLAMATION<br>COST PER ACRE | VALUE<br>PER ACRE |
| 26.53   | Level  | Sdy. loam<br>12"-18"     | Hard-<br>pan                                      | Clearing,<br>stumping,<br>breaking. | 200.00<br>to<br>250.00       | 10.00             |
| Area Unsuitable for Cultivation.  |  |                          |   |                                     |                              |                   |
|   | CHARACTER OF LAND E. G.<br>HILLY, SWAMPY, ROCKY. |                          | NATURE OF TIMBER IF ANY<br>AND WHETHER MARKETABLE |                                     | VALUE OF LAND<br>PER ACRE    |                   |

Total value of Land \$ 501.20

Total added by buildings to value of farm \$ 550.00

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

Total value of farm \$ 1051.20

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

Property occupied by owners. Land appears fairly fertile but little work done this season. Considerable float stone, but not serious on cleared land.

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

In present state of development suitable for small fruits only.

Noxious weeds:

No serious weed condition.

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

Maple Ridge Municipality -  
Assessed - Improvements - \$ 800.00  
Land - \$1650.00  
1942 Taxes - \$61.69.

Date: June 16, 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 15 day of June 19 42

Inspector's Signature

"D. DODDING"

Farm Appraisal Report

Remarks: This holding has considerable acreage but is quite undeveloped. The old house has little to commend it as a home while the new house has the makings of a fair home when finished. The soil in this locality is a sandy loam with some small float stone noticeable; this condition does not assume serious proportions, at least from what can be seen on the cleared land, but judging from the lie of the land, and from properties examined to the North and East, there is reason to think a gravelly condition may pertain towards the northern portion of the holding.

(FOR ORCHARD LANDS ONLY)

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

N11

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

N11

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

|   |   |           |    |
|---|---|-----------|----|
| Strawberries                            | - | 1.65 acs. | \$ |
| Raspberries                             | - | .62 "     | \$ |
| No crop                                 | - | 1.1 "     | \$ |
| Bush Land                               |   | 3.37 "    | \$ |
|   |   | 26.53 "   | \$ |
|   |   | 29.90 "   | \$ |
| Total                                   |   |           | \$ |
| Amount fruit trees add to value of farm |   |           | \$ |

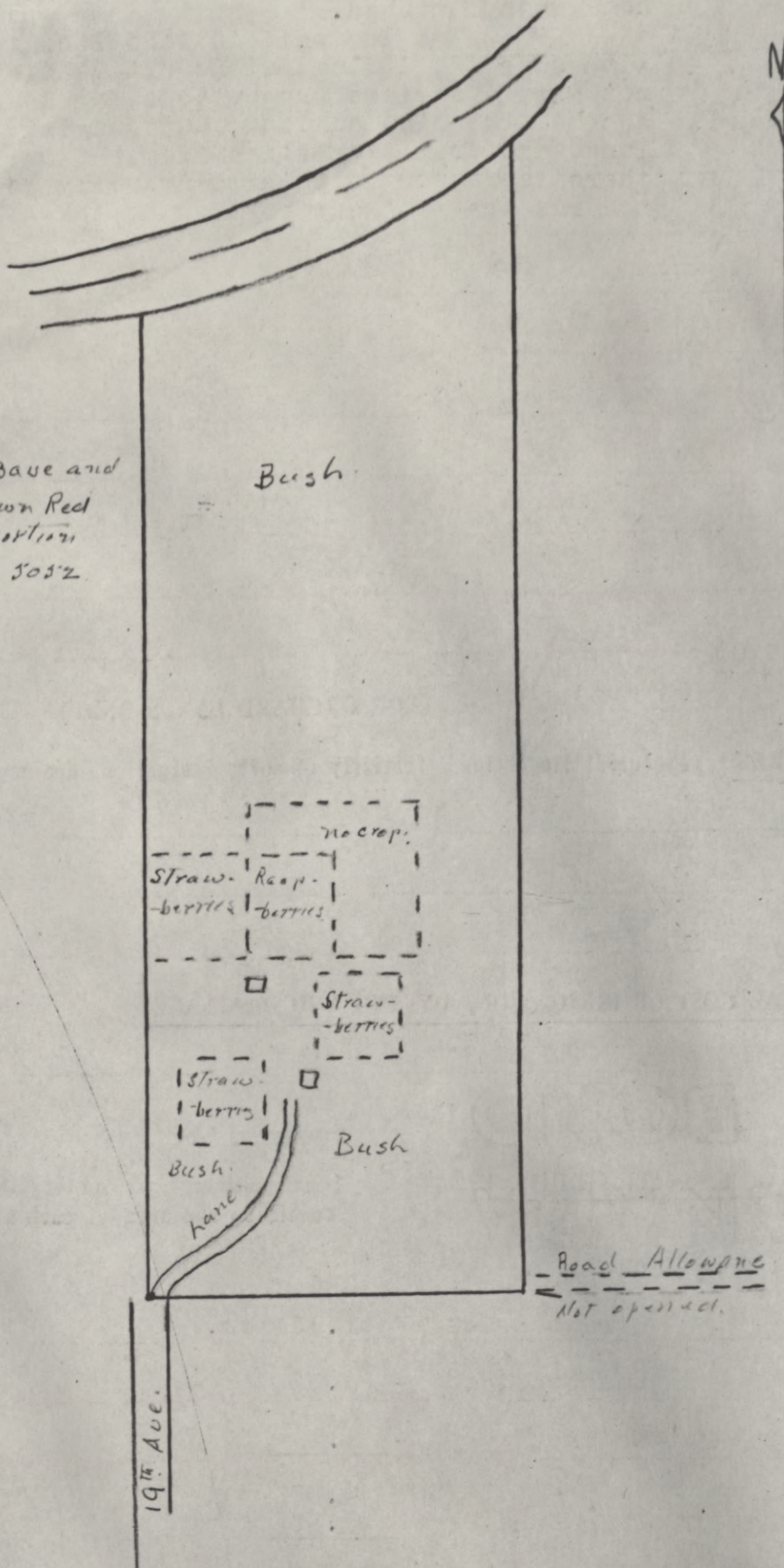


Diagram of Property

Tadaichi Okada  
&  
Nooichi Karatseu.

W 1/2 of NE 1/4 Sec. 22, T12. Save and  
except part 15.30 ac. as shown Red  
on Map 3041 and that portion  
sub-divided under Map. 5052.

Scale 300' - 1"



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

value is \$ 1000.00

Date 17th June 19 42.

"I.T. BARNET"  
District Superintendent.

## REAL PROPERTY SUMMARY

1175 - 8

EXHIBIT No. \_\_\_\_\_

DATE \_\_\_\_\_ Oct 26 1948

FILED BY \_\_\_\_\_ K.A.Christie

JAPANESE NAME: Naoichi KARATSU -- Reg No. 12051  
Tadaichi OKADA -- Reg No. 11960

V.L.A. B.C.125-P

CATALOGUE NO: Sold by special arrangement to The Director The Veterans' Land Act.

PROPERTY ADDRESS: End of 19th Ave., Whonnock, B. C.

LEGAL DESCRIPTION: West half of the North East quarter Section 22 Township 12 SAVE AND EXCEPT part 15.30 acres shewn colored Red on Map 304d and portion subdivided under Map 5052 Municipality of Maple Ridge in the District of New Westminster.

TITLE In the names of Tadaichi OKADA and Naoichi KARATSU.

ENCUMBRANCE: Vesting 24511 - August 20th 1942.

ASSESSED VALUE 1943 -  
Land \$1650.00  
Improvements 800.00 Total \$2450.00 Taxes \$61.69CLASSIFICATION: Berry and fruit farm. Inspector reported October 20th, 1942 a farm of 29.9 acres approximately 4 acres cleared with 1 acre in strawberries,  $\frac{1}{2}$  acre raspberries and 22 fruit trees, with a  $1\frac{1}{2}$  storey frame house 18 x 24, 3 rooms in fair condition. A lean-to 12 x 20, woodshed 10 x 12, barn 16 x 22, chicken house 6 x 10, bunk house 10 x 18,HISTORY OF  
ADMINISTRATION:

At the date of evacuation the property was occupied by Mrs SHIMOJI under a verbal arrangement with the owners and had been for about 9 years, the owners being absent and employed as fishermen. Mrs SHIMOJI, with the knowledge of the owners, rented the property as from the 18th May 1942 for a period of 9 months from the 1st May with option to renew lease for 1943, through the Maple Ridge Co-operative Produce Exchange. The rental for 1942 was \$400.00 which was paid to Mrs SHIMOJI. The property was vacant from September 1942 to March 1943 and was leased by the Custodian from the 1st March 1943 to the 31st December 1943 to Bertha RANN at a rental of \$75.00. This rental was paid and allowed to The Director The Veterans' Land Act as accrued rental.

SOLD: To The Director The Veterans' Land Act for \$1032.00 as at 1st January 1943.  
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of the joint account of OKADA and KARATSU, sale price \$1032.00, less Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$19.00. Net amount released 1013.00.

TITLE Included in C of T 171295E and payment of consideration included in cheque to the Custodian dated March 22nd, 1944.

OLD C. OF T.  
NO. 108455-E: In possession of Naoichi KARATSU

The above summary is certified to be in accordance with the information on file and on record by accounting department.

"Ian MacPherson"

DATED August 16th 1946

IM:ML

I hereby certify that the foregoing words (2 pages) are a true copy of the original whereof they purport to be a copy.

February 28th 1949

M. Sealy  
M. Sealy

File No. 8692

July 31, 1948

PERSONAL PROPERTY MEMORANDUM

Re: (Mr.) Tadaichi OKADA  
Registration No. 11960

J.P. Declaration Form dated May 8, 1942. Mr OKADA declared the following:  
"Chairs, 2 beds, kitchen utensils, chinaware, carpenter tools, 1 coil cotton rope, 2 coils Manila rope, galvanized chain, in the house at 19th Ave., Whonnock, B. C."

Date of Evacuation: September 12, 1942.

Details of Claim: Kitchen Utensils ..... \$55.00.

Mr OKADA was one of two registered owners of Real Property described as the West half of the North East quarter of Section 22, Township 12, SAVE and ACCEPT part of 15.30 acres shewn colored Red on Map 3041 and portion subdivided under Map 5052, Municipality of Maple Ridge in the District of New Westminster, which was occupied by Mrs Shinobu SHIMOJI, who was, apparently, not related to him. The other registered owner was Mr Naochi KARATSU. Neither Mr OKADA nor Mr KARATSU spent much time on the property as they were employed as fishermen.

In his JP form Mr OKADA declared some household effects, including kitchen utensils, but these do not appear to have been found when goods were inventoried by the Custodian Representative. Kitchen ~~kett-~~ goods listed were as follows: cookie cutters, cups, saucers, quart sealers, ~~kettle~~, tea pot, 2 crocks, 1 wash pan containing quantity dishes and bowls. He may be claiming for these.

However, it is noted that the co-owner of the Real Property, Mr Naoichi KARATSU, has filed a claim relating to 1 basket full of kitchen utensils (pots and pans, china etc.) for which he is claiming the sum of \$10.00. His claim is also to be heard at Toronto at the same sitting at which Mr OKADA's claim will be heard.

In any case, the goods mentioned in paragraph two (2) above, are not accounted for and, as the property was in a more or less isolated district, they were probably stolen.

"J.W. JOHNSTON"  
.....

WJJ/HMS

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

Dated February 28th 1949

M. Scully  
J.H.

PERSONAL PROPERTY SUMMARY

File No. 8692

24th October, 1946

Re: Tadaichi OKADA - Reg No. 11960

CHATELS: The above Japanese registered with this office on the 8th May, 1942, and was evacuated on the 12th September, 1942. He declared a quantity of chattels being left on the property. Our fieldmen inspected the property and inventoried the chattels on the 20th October 1942. The inventory taken was confirmed as being correct by OKADA on the 4th Nov. 1942.

Our fieldmen when contacting this property to liquidate the chattels early in 1945, found that nothing of sale value remained. The property is in rather an isolated spot and it can only be assumed that they were stolen. In any case they were very low value merchandise.

OKADA also declared he owned a dwelling on Stubb Island built on land owned by Mrs Betty Farmer which he was leasing for \$20.00 per year. We wrote to Mrs Farmer regarding the possibility of selling same to which she replied that it was a very dilapidated structure and not worth selling. We asked that she try to sell it in our letter of the 7th Nov. 1945. She sold a house belonging to another Japanese but has not been able to dispose of the one owner by OKADA.

A rural route Mail box in the name of KARATSI & OKADA was sold back to the Postal authorities for \$2.00. This sum was credited to their joint account and was divided equally between them.

SPECIFIED ARTICLES: The above Japanese surrendered a boat to the authorities. Full details are shown on the attached brown edged summary. The Japanese received \$851.87 by this amount being credited to his bank account on the 12th August 1942.

ACCOUNTS RECEIVABLE: A credit balance of \$77.61 in his name on the books of the Union Fish Company was forwarded to this office to his credit on the 14th September 1942. This sum was remitted to him at his request on the 7th November 1942.

A claim of \$21.75 for transportation fees at the time of his delivery of his boat was credited to his account here on the 11th April 1945.

OKADA ALSO CLAIMED THE SUM OF \$48.55 being owing to his wife and son for wages from B. Ryan. We attempted to collect this account but were unsuccessful because of counter claims.

SECURITIES: OKADA declared having a \$100.00 Victory bond. This was not brought under control by the Custodian.

BANK ACCOUNT: OKADA declared a bank account but this also was not brought under control by the Custodian.

This file reveals no other personal property assets.

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

February 28th 1949

*M. Seals*