

3897

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: OKUMURA, Hanten Shigehiko

HOME ADDRESS: 657 Powell St., Vancouver, B. C.

REGISTRATION NUMBER 07018 SEX: M AGE: 52

OCCUPATION: Real Estate

(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: Himself

MARRIED? Yes

NAME OF WIFE OR HUSBAND:

Fuji (yellow card) 9897-20 blainy
due 3/46

ADDRESS OF WIFE OR HUSBAND: 657 Powell St., Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Arthur (M) Tatsuo (M)

ADDRESS OF CHILDREN: 657 Powell St., Vancouver, B. C.

AGE OF CHILDREN: 15, 13 years.

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

1. LOCATION AND DESCRIPTION: This man is a real estate agent,
and has turned over all his listings and clients to
Pemberton & Sons Ltd., 489 Howe St., Vancouver, B. C.,
who will collect all rents and pay all his bills etc.

2. BUILDINGS AND OTHER IMPROVEMENTS: None not given

3. INSURANCE (Give particulars; state where policies are) not given

4. TAXES (Amount and where payable) Not given

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
Not given

6. OCCUPANCY AND LEASES (If vacant so state) Not given

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None Not Given

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

9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 5 rooms and finished attic, at 657 Powell St., Vancouver, B. C.

2. LANDLORD'S NAME AND ADDRESS: Hansen Shigehiko Okumura (Himself), 657 Powell St., Vancouver, B. C.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: This man owns this house but is planning to sell it, and all details can be obtained from Pemberton & Sons, Vancouver, B. C.

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid): None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: This man's house is completely furnished and he plans to sell all household effects or may store some of them with an English person.

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

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: None This man's
property is insured and all policies at with Pemberton & Sons,
Vancouver, B. C.

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) None

8. BANK ACCOUNTS: None

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

REMARKS: I obtained all the information possible from this
man, and when he makes final disposition of his property he
will notify the Custodian.

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 10th day of April 1947

E. Woodward
 Witness

(Signature)

[Signature]

FOR DEPARTMENTAL USE

P.D. 1/12/42

INFORMATION FROM R.C.M.P.

Date Aug. 25/43

Our File No. 3897

Full Name OKUMURA, Hanten Shigehiko
(Surname in Block Letters)

Registration No. 07018

^V
Male - Female
(check)

Age Dec. 18, 1888

Former Address 657 Powell St., Vancouver, B. C.

Date Evacuated Oct. 26/42

Naturalized - Canadian-Born - National
(check)

Present Address

Man. 7/15/46 (M.M.A.)
~~New Denver, B. C.~~

829 McCalman Ave.

Edmonton. Man. 7/14/46

^V
Married - Single
(check)

nee
Name of Wife (FUSINO) Fuji #07034

Name of Husband - - -

nee
Name of Mother (KIMOTO) Tora (Dec'd) Name of Father Sakichi (Japan)

Names of Children under 16 Arthur (M) 14/8/25

Tatsuo (M) 14/5/28.

Requested by E.C.T.

Registered with Custodian Yes
(Yes or No)

Additional Information

{ office see L 314045
Real Estate at 334 Powell St., City

Owner of land & house at 657 Powell St., City.

Car.

File No. 3897

-- SUMMARY --

December 6th, 1946

-- REAL ESTATE --

Reg. No. 07018

Catalogue No: 215
Japanese Name: Hanten Shigehiko OKUMURA,
Civic Address: 657 Powell Street, Vancouver, B.C.
Legal Description: Lot 21, Block 43, District Lot 196, Plan 196, Vancouver, B.C.
Classification: Dwelling

Registered in name of: Hanten Shigehiko OKUMURA

Title: ,

Clear, except registered Mortgage #15924H in favour of Sarah Evans for \$1100.00 assigned to Thomas George Evans. Assignment No. 23587H as shown on Certificate of Encumbrance dated April 19, 1943. On payment of balance of Mortgage this Mortgage was released on the Land Registry Office records as February 3, 1944, No. 107854. Title then free of encumbrance for purchasers as below.

Sold to:

Lois Mary Prince and Albert Fred Prince for \$1515.00 Cash as Dec. 1st, 1943.

Title delivered to:

Lois M. Prince as February 17th, 1944. Certificate of Title No. 96834-L. Adjustments completed.

Funds released to account of: Hanten Shigehiko OKUMURA as February 15th, 1944.

Chattels:

Not involved, except that certain effects that were rented with the premises at 657 Powell Street, were left there temporarily and purchasers so advised. Mrs. Prince signed the usual letter in respect to removal of these chattels, see removal memo 18-9-44.

Fire Insurance:

Transferred to purchasers

Remarks:

These premises were handled under the Agency of Pemberton Realty Corpn.Ltd. They reported on April 17th, 1942 that the property was in reasonably good state of repair and for rental purposes was worth \$25.00 per month unfurnished. The premises, yielded \$30.00 per month, rent, partly furnished, which was the amount collected by Pembertons. Only a small plumbing bill is recorded, as having been paid for repairs. No unusual attention was required in the administration of the property.

(over)

B

December 6th, 1946

SUMMARY - REAL ESTATE - continued
Remarks:

Assessed Value 1943

Land --	\$750.00
Improvements	<u>700.00</u>

Appraisal -	\$1200.00 Harvey
Sale Price -	<u>\$1515.00</u>

The above Summary is certified to be
in accordance with the information on file,
December 6th, 1946.


B.R. Dusenbury
Office of the Custodian.

File No. 3897

----- SUMMARY -----

December 6th, 1946

--- PERSONAL PROPERTY ---

Hanten Shigehiko OKUMURA,
Reg. No. 07018

CHATELS:

- See Chatels Schedule.

REFUND:

A refund by the B.C. Electric Railway Co. of 23 cents as Security Deposit for Light was received and credited to OKUMURA as August 6th, 1945.

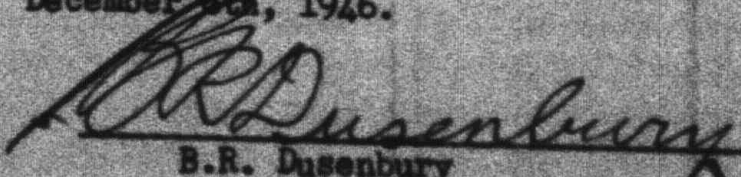
SPECIFIED
ARTICLES:

On R.C.M.P. information form dated August 25th, 1943 reference is made to a "Car" under "additional information". As no other reference is made to a Car on the file or in his registration dated April 10th, 1942 it is assumed that OKUMURA disposed of same prior to his evacuation.

No Cameras, radios, Vessels, Fire Arms or other Car is revealed in the registration or the file.

No other Personal Property of Hanten Shigehiko OKUMURA is revealed on the file.

The above Summary is certified to be
in accordance with the information on file,
December 6th, 1946.


B.R. Dusenbury
Office of the Custodian.

File No. 3877

CHATEL SCHEDULE

December 6th, 1945

Re: - Santos Shigehito OKUMURA,

Reg. No. 07013

Declared
J.P. Form
Apr. 10/42.
"This man's house is
completely furnished
and he plans to sell all house-
hold effects or my store some of them
with an English person".

Inventory signed
by Tenant.

Sold to tenant before
eviction

See Mr. Spain's memo Feb. 28/44.

Kitchen stove

Dining-room suite

Chiffonier

Chesterfield

(see also Mr. Spain memo Feb. 16/44.

Kitchen
Blind curtains
Electric fixtures
Kitchen table
5 chairs
1 bench

Linoleum
Hot water tank
Cloth dryer

Bed-rooms

Electric fixtures

Shower-units

drawers

6
3

back cases
Bamboo bookcase

Linoleum abandoned and hot water tank
declared in lease as part of fixtures

Bathed with house

Lavatory-room

1
table

table lamp

2
picture frames

1
lamp stand

Linoleum (heavy, plain)

Electric fixtures

5
globes

3
blinds

2
pr curtains

drapery

ash stand

Entrance

Coat hanging stand

Big armchair

Linoleum (oleate)

Dining Room

Master stove

Curtains (pr)

blind

Hardwood cabinet

inlaid 1

M.D. D. Anderson

File 3897

CHATEL SCHEDULE

December 6th, 1946

Declared J.P.
FARM INC. 10/12

see Page 1.

Inventory signed
by tenant.

Stored at Boston Storage

Living-room
Electric fixtures
5 Closets
Photograph desk style.

1 Piano & bench
1 Chiffonier
1 centre table
1 Stool
1 Box
1 doll in case

Shipped July 5/46

also 1 metal clock on Aug. 13/43.

Sold at Auction Inc. 5/1.
Sept. 21/44.

Miscellaneous dishes
Plant pots and old lamp
Old suitcase
Miscellaneous books
1 kitchen chair
Chest of drawers
Cupboard
Old serving table
Small table
Bureau whitewash
Bridge lamp

M. J. Davidson

ESTABLISHED 1887

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

Pemberton Realty Corporation Limited

RECEIVED

APR 18 1942

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

April 17, 1948.

REPORT:

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

Attention Mr. C. L. Drewry

Re: Registration #07018 - OKUMURA, Hanten Shigehiko

657 Powell Street

This is a neatly-kept, 2-storey, 5-room house. Surface foundation, without furnace. There are 5 rooms on the ground floor with a Japanese bath and toilet. The attic has been roughly finished and is all one room. There is a garage for two cars, one portion of which is rented at \$5.00 per month (the owner does not know the man's name), and the owner has a prospective tenant in sight to rent the house and the other portion of the garage at \$25.00 per month.

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker

Rental Department, Manager.

JGW:BC

EXHIBIT No. 926-5
DATE Sept. 21/48
FILLED BY Crews

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

EXHIBIT No. _____
DATE Sept. 21/48
FILED BY Claimant

LETTERS OF ADMINISTRATION

PROVINCE OF MANITOBA
CANADA

CANADA
PROVINCE OF MANITOBA }

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

BE IT KNOWN that on the fourteenth day of July A. D. 1947 Letters of Administration of all and singular the property of HANTEN SHIGEHICO OKUMURA late of the City of Winnipeg in the Province of Manitoba, who died on or about the sixth. day of June A.D. 1947, at the said City of Winnipeg

intestate, and had at the time of his death a fixed place of abode at the City of Winnipeg aforesaid in the said Judicial District, were granted by the Surrogate Court of the Eastern Judicial District, to Fuji OKUMURA of the City of Winnipeg in the Province of Manitoba the lawful widow of the said deceased

she having been first sworn faithfully to administer the same by paying the just debts and distributing the residue (if any) of the property according to law, and to exhibit under oath a true and perfect inventory of all and singular the said property and to render a just and full account of his administration when thereunto lawfully required.

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

Entered July 14th.....1947)	By the Court	
Folio 309	"Ruth E. Costello"	Seal Surrogate Court Eastern Judicial District. Manitoba.
Liber B 41		
File No. 37273.....)		
	Deputy REGISTRAR.	

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

Jan. 24, 1949

[Handwritten signature]
d.f.

EXHIBIT No. 926 - 3
DATE Sept. 21/48
FILED BY Claimant

LOWEN & HARVEY, LIMITED
751 Dunsmuir Street
Vancouver, B. C.

November 27th, 1944.

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

Dear Sir:

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

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

The dwelling on this is a $1\frac{1}{2}$ storey bungalow without basement. Exterior walls are drop-siding and paint is good. The shingle roof is in good condition. The house is 21 x 48 feet and foundations are wood post, some on cement footings - some in the ground. Rooms consist of entrance hall, living-room with fireplace, dining-room, kitchen and two (2) small bedrooms. The sink is in a pantry off the kitchen and the bathroom is off the pantry, containing a Japanese bath - toilet and laundry tubs. From the kitchen a stair leads to the attic which is wood lined and floored. Decorating throughout is in fair condition.

At the back is a $1\frac{1}{2}$ storey double garage 21 x 24 feet, with cement floor, shingle walls and roof. A stair leads to the upper portion. All walks are cement.

As at the date of inspection, November 22nd, 1943. I believe a fair valuation to be Twelve hundred (\$1200.00) Dollars.

Yours faithfully,

Lowen and Harvey, Limited.

"A. Rout Harvey"

Director.

ARR/F.
encl. 1

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

Jan. 24, 1949

C. McHugh

Discharge of Mortgage

Know all Men by these Presents

That Thomas George Evans

of 5795 Churchill Street, Vancouver, in the Province of British Columbia.

DO HEREBY CERTIFY

That Hanten Shigehiko OKUMURA of New Denver, B. C., formerly

of 657 Powell St., Vancouver
in the Province of British Columbia.

has satisfied all money due or to grow due under a certain Indenture of Mortgage made by
Hanten Shigehiko OKUMURA

as Mortgagor, to Sarah Evans

as Mortgagee

for the sum of Eleven hundred _____ Dollars,

which said Mortgage bears date the third day of February, 1922

and was registered in the Land Registry Office in the City of Vancouver in the Province

of British Columbia on the Second day of March

1922, under number 15924-H which was assigned to Thomas George Evans on the 20th

September, 1923, under Number 23587-H.

The following is the description of the lands and premises released and discharged hereunder:—

All and singular that certain parcel or tract of land and premises situate, lying and being
in the City of Vancouver, Province of British Columbia,

Lot 21, Block 43,
D.L. 196, Group 1,
S.W.D., Plan 196.

(WE) (I) DO FURTHER CERTIFY that the said Mortgage has not been assigned; that I am
entitled to receive the money; and that said Mortgage is therefore discharged

SIGNED, SEALED AND DELIVERED at Vancouver, British Columbia,

this Twenty-seventh day of January

A.D. 1944

SIGNED, SEALED AND DELIVERED

in the presence of

Signature

Address

Occupation

Walter J. Evans
415 1/2 14th Ave
Vancouver B.C.
Notary Public

(If given by a Company) The Corporate Seal
of

was herewith affixed in the presence of:

Thomas George Evans

Acknowledgment of Officer of a Corporation

I, **George Evans**, do hereby certify that, on the _____ day of _____, 194____, at _____ in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, and that he is the person of the said _____ and affixed the seal of the said _____ to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of _____ British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____.

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, write out the words in brackets.

Discharge of Mortgage

The Chartered Bank of India, Australia and China, Limited, Law Firm and Solicitors
Valuers, E.C.

Lot 21, Blk. 43,
D.L. 196, Op. 1,
H.M.D., Plan 196.

THOMAS GEORGE EVANS

HASTEN BRIDGEMAN OMBUDSMAN

— TO —

Dated January _____, 194____.

FOR MAKER (INCLUDING MARRIED WOMEN)

I, **George Evans**, do hereby certify that, on the _____ day of _____, 194____, at _____ in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, appeared the person mentioned in the annexed instrument as subscribed thereto as part _____, that _____ the maker thereof, and whose name _____ executed the same voluntarily, and _____ contents thereof, and that _____ IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of _____ British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____.

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, write out the words in brackets.

FOR WITNESS

Province of British Columbia
To Wit:
1. Walter Fred Edwards
of Vancouver
I, **George Evans**, do hereby certify that, on the _____ day of _____, 194____, at _____ in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, appeared the person mentioned in the annexed instrument as subscribed thereto as part _____, that _____ the maker thereof, and whose name _____ executed the same voluntarily, and _____ contents thereof, and that _____ IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of _____ British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____.

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, write out the words in brackets.

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.
I, **George Evans**, do hereby certify that, on the _____ day of _____, 194____, at _____ in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, appeared the person mentioned in the annexed instrument as subscribed thereto as part _____, that _____ the maker thereof, and whose name _____ executed the same voluntarily, and _____ contents thereof, and that _____ IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of _____ British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____.

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, write out the words in brackets.

DOMINION OF CANADA
PROVINCE OF BRITISH COLUMBIA

To wit: } In the Matter of the property known and described as Lot 21, Block 43, in Subd. of D.L. 196, Tp. 1, N.W.D., and Hanten Shigehiko OKUMURA

I, Walter Freth Edmonds

of the 2415 West 14th Avenue

of Vancouver

in the Province of British Columbia, Title Searcher,

Do Solemnly Declare That

1. That I did on Wednesday, 12th May, 1943, search the records of the Land Registry Office at Vancouver, British Columbia, which search disclosed the following information: There is registered against the property copy of assignment of mortgage #23587, dated 17th August, 1923, made between Sarah Evans, as Assignor, (wife of Thos. George Evans, retired) of 1200 - 10th Avenue West, Vancouver, B.C., and Thos. George Evans of 1200 - 10th Avenue West, aforesaid, Assignee. The assignment of mortgage contains a clause reading as follows: "Whereas by a mortgage dated the 3rd February, 1922, Hanten Shigehiko OKUMURA, of 657 Powell Street, Vancouver, B.C., Broker, doth grant and mortgage the land and premises therein and hereinafter described to Sarah Evans, aforesaid, for securing the payment of the sum of \$1100.00, with interest as in the said mortgage expressed and thereis now owing upon the said mortgage the sum of \$1100.00 with accrued interest to date -- consideration \$1.00.

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "CANADA EVIDENCE ACT."

DECLARED before me at the
City of Vancouver in the
Province of British Columbia this
14th day of May

A.D. 1943

[Signature]

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

[Signature]

WHEREAS HANTEN SHIGEMIKO OKUMURA is the registered owner of an Estate in fee simple in the lands and premises hereinafter described, namely:-

ALL and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, and known and described as Lot twenty-one (21) Block forty-three (43) District Lot one hundred and ninety-six (196) Group one (1) New Westminster District, Plan one hundred and ninety-six (196).

AND WHEREAS the said lands are situated in a protected area in the Province of British Columbia;

AND WHEREAS it appears that the said HANTEN SHIGEMIKO OKUMURA, Police Registration Number 07018, is a person of the Japanese race and was required to leave a protected area in the Province of British Columbia under and by virtue of an Order issued by the Minister of Justice pursuant to the provisions of the Defense of Canada Regulations (Consolidation) 1941;

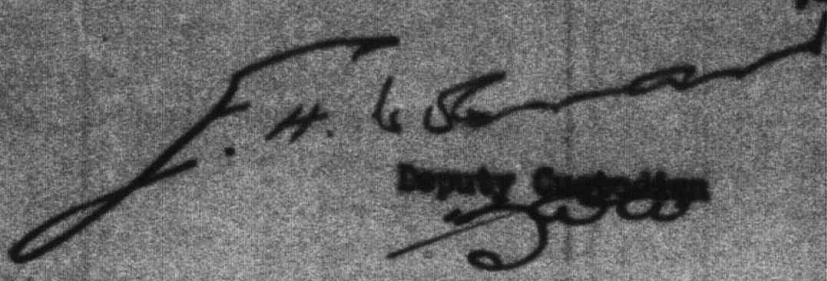
AND WHEREAS it appears that the interest of the said HANTEN SHIGEMIKO OKUMURA in the property hereinbefore described has become vested in and subject to the control and management of the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943);

AND WHEREAS the Custodian has issued a certificate stating that the interest of HANTEN SHIGEMIKO OKUMURA in the above described lands has vested in him and has caused such certificate to be registered in the Land Registry Office, City of Vancouver, Province of British Columbia, as Number 36070;

AND WHEREAS the Secretary of State of Canada acting in his capacity as Custodian desires that the said lands should be recorded in his name;

NOW THEREFORE the Secretary of State of Canada, acting in his capacity as Custodian by his duly authorized and lawful Deputy, EPHRAIM HERBERT COLMAN, hereby requests that the lands above described be recorded in the name of the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943), and that a title be issued to him covering the said above described lands.

DATED at OTTAWA, Ontario, this 13th day of December, 1943


Deputy Custodian

NAME OKUMURA, Masaru Hirochika

REGISTRATION NO. 07014

FILE NO. 3897

The following chattels were sold by public
 auction at 1047 Superior St., Vancouver on September 21, 1944

Miscellaneous dishes	\$ 0.35
Plant pots and old lamp	0.50
Old suitcase	1.75
Miscellaneous books	3.25
1 Kitchen chair	0.50
Chest of drawers	2.25
Cupboard	0.70
Old serving table	0.50
Small table	0.35
Bamboo whatnot	0.25
Bridge lamp	3.00

Total

Less Expenses: (Auctioneer's Fee: \$ 1.34
 (Advertising: 0.46
 (Moving: 1.50)

Net Proceeds Credited:

\$	
\$	13.40
\$	6.30
\$	<u>7.10</u>

Members of Custodian Staff Present.

Mr. Smith ✓

Extracted from Auctioneering List No.

Vancouver 511.

Remarks. *Incomplete inventory*

MEMORANDUM

File No. 3897

September 18th, 1944

TO: FILE

FROM: Mr. G. B. Spain

Re: Hanten Shigehiko OKUMURA
657 Powell Street

The chattels were removed to Willard's Auction Room to be included in Auction No. 511.

The linoleum was found to be cemented or nailed to the floor and could not be removed. ✓

The hot water tank declared in the lease was part of the house fixtures.

The kitchen table and bench were allowed to remain as they had no value.

One lamp stand and two picture frames were missing. The tenant, Mrs. Stohlstadt was very irresponsible and could not explain the absence of these items.

GBS/MHG

Geo. B. Spain
Geo. B. Spain.

3897

April 20, 1945

Mr. Hanten Shigehiko OKUMURA,
Registration No. 07018,
New Denver, B. C.

Dear Sir:

As requested by you through the B. C.
Security Commission, enclosed find cheque for
\$300.00 from your balance with the Custodian.
This will leave the sum of \$989.28 to the credit
of your account.

We have written you repeatedly in re-
gard to the following claims which have been filed
against you and would appreciate your advising us
whether they are correct:-

B. C. Telephone	\$10.74
Vancouver General Hospital	40.80

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

Enc.

3877

November 26th, 1943

Albert F. Prince, Esq.,
2150 Oxford Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 215,
657 Powell Street

Your letter of the 30th instant enclosing cheque for \$150.00 along with \$1.50 in cash and offer to purchase 657 Powell Street for the sum of \$1515.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$1363.50.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not you are a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and you will then be in a position to assume control of this property.

Yours truly,

F.G. Shears,
Director.

FOS/AN

MEMORANDUM

File No.: 3897

Oct. 12th, 1943

To: FILE

From: Mr. Green

Re: Shigehiko Hanten OKUMURA

The effects and fixtures are rented with the premises at 657 Powell Street as per enclosure to Pemberton's letter of October 26th, 1942. It would also appear from Bowman's letter of August 13th, 1943, that there is some furniture stored with them although no other reference to this appears on file.

/

(+ for clearing in the garage)

HFG:IF

CRUX & KENNEDY

Business and Solicitors

A. G. DUNCAN CRUX
RUSSELL W. KENNEDY

TELEPHONE MARINE 9377

308 RANDALL BUILDING
555 WEST GEORGIA ST.
VANCOUVER, B. C.

June 21, 1943

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

Attention R. P. Alexander, Manager

Dear Sir:

EVACUATION SECTION	
Rec'd	JUN 23 1943
File No.	282
Ans.	
Referred	Alexander

Re: Hanten Shigehiko Okumura

In reply to your letter of June 19th, I beg to advise you that the writer's recollection of this transaction is as follows, namely:-

Mr. Okumura was brought to this office by one of his occidental friends. He explained that he had a lot of business transactions pending and that he needed an extension of time so that he could clean up these affairs. He stated that there was a considerable amount of money involved and that he was willing to make any reasonable deal to have the services of this office placed at his disposal.

The writer advised Mr. Okumura that while this office was not familiar with the details of the Japanese situation at the time, it was our opinion that it would be impossible to obtain any extension and therefore we did not care to handle the case as we were extremely busy at the time and it would mean dropping other work as his case would require immediate attention. Mr. Okumura, however, was insistent that everything be done that was possible and we pointed out to him that inasmuch as this was not a matter of law that we would not act at all unless he paid us the sum of \$150.00. He wanted to make us a deal on sharing profits of his business ventures in the event that we obtained an extension and was willing to give us 50%. We finally made an agreement that we would do the best we could to obtain an extension for him on the basis that he paid us \$150.00 cash and that we would handle the legal part of any of his business transactions and be paid therefore at the rate of 25% of the net profits.

Mr. Okumura, after some delay, paid the money in question and we thereupon attended at the offices of the Japanese Commission and interviewed various parties concerned. The net

result of our efforts was that we were informed that no extension could be given to Mr. Okumura unless his physical condition was such that such an extension would be warranted on medical grounds.

In looking at Mr. Okumura he appeared to be in an advanced stage of nervous collapse or nervous excitement and certainly was not a robust specimen. We therefore suggested to him that as a last resort he should submit to medical examination in the hopes that his condition would be such that a medical man could advise that he stay in Vancouver for a short period to obtain treatment.

Mr. Okumura agreed to this arrangement and we consulted a physician who agreed to examine Mr. Okumura provided his fee for such examination was duly paid. Mr. Okumura then failed to keep his appointment for a medical examination and subsequently attended at our office and stated that he did not intend to be medically examined.

As a result of Mr. Okumura's refusal to follow our instructions, there was nothing further we could do in the matter although we understand that he subsequently was examined by some other doctor than the one we recommended.

Subsequently Mr. Okumura attended at this office, apparently on leave from his present residence and demanded a refund which we refused on the grounds above mentioned.

Yours very truly,

CRUX & KENNEDY

PER 

A. G. DUNCAN CRUX

AGDC/OH

3897

16th November, 1942.

Mr. Hanton Shigehiko OKUMURA,
Registration No. 07018,
New Denver, B. C.

Dear Sir:

The Pemberton Realty Corporation Limited have handed to us a receipt made out to you by a Mr. A. G. Duncan Crux for \$150.00, dated March 28th, 1942 and reading as follows:

" \$150.

Mar. 28 1942

RECEIVED from H. S. Okumura the sum of One Hundred & Fifty dollars fee to apply for extension of time for 30 days. If successful to handle business deals to clean up business on 25% of profit basis.

(Signed) A. G. Duncan Crux "

We are not entirely certain as to what action, if any, you desire the Custodian's office to take in this matter and we would therefore appreciate your writing to us in this connection.

Yours truly,

R. P. Alexander
Manager

RPA:LF

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 5241

418 HOWE STREET
VANCOUVER, CANADA

November 12, 1942

Department of the Secretary of State,
Office of the Custodian,
506 - Royal Bank Bldg.,
Vancouver, B. C.

Attention Mr. Shears

Re: H. S. OKAMURA -- File #3897

Dear Sirs:

We have your letter of November 7th in connection with the above party. On Sunday, November 1st, Mr. OKAMURA phoned the writer, stating that he was to be evacuated the next morning at nine o'clock, and would the writer call on him that day, as he had a few more properties to turn over to this office. After discussing the properties, he produced the receipt which is now in your possession, requesting that I give it to Mr. Alexander with the following explanation, as he would not have an opportunity to contact him before leaving.

During March of this year, he received an evacuation order and because of the fact that he was in the process of turning his rental business into our office, and helping other Japanese with their real estate problems, he called at our office to ask if we would discuss the possibility of his remaining in Vancouver with your office.

The writer then took Mr. OKAMURA to your office in this regard, leaving him to make his own request personally. He stated on leaving the office of the Custodian, that he was very perturbed over his situation, so he called on Mr. Thompson of Thompson & Binnington, 626 W. Pender Street, to see if he could help or advise him. This discussion resulted in his meeting with Mr. A. G. Duncan Crux, whom he said would make an endeavor to have his evacuation order cancelled for the fee mentioned on the receipt. Mr. OKAMURA went on to say he felt that no direct benefit resulted from this interview, and that the amount paid at the time when he was very upset was exorbitant.

Pemberton Realty Corporation Limited

- 2 -

Office of the Custodian

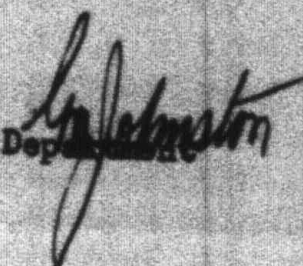
His wish was that your office discuss the matter of a refund with Mr. Cruz, or that if you felt the matter was not one for your office to discuss to return the receipt to him so he could take some action.

This is all the information we have in this matter, and as Mr. OKAMURA wished a report in this connection, we would suggest you communicate direct as it was lack of time only that prompted him to contact us.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

Rental Department



GHJ:WH

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOME STREET
VANCOUVER, CANADA

October 26, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 27 1942

Department of the Secretary of State,
Office of the Custodian,
506 - Royal Bank Bldg.,
Vancouver, B. C.

Re: H. S. Okumura - 657 Powell St.
File No. 3897

Dear Sirs:

Further to our report Mr. Okumura has now been evacuated. He has rented his house to Mr. John Stohlstedt, at \$30.00 per month from October 26th. He has paid Mr. Okumura to December 25th.

We also enclose a copy of the inventory signed by the tenant, of the goods left on the premises.

He has also requested that we call to your attention that there is \$230.00 owing to T. G. Evans which he agreed to pay at \$10.00 per month. He has \$1,000.00 insurance on the property with A. E. Austin & Co. and requests us to place another \$1,000.00 Fire Insurance.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

Rental Department

GHJ:WH
Encl.

*Ask better
exchange*

ESTABLISHED 1887

Shear

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

318 HOWE STREET
VANCOUVER, CANADA

May 29, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE

RECEIVED
MAY 30 1942.

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

Re - File No. 3897-Hanten Shigekiko Okumura

Dear Sirs:-

Re your letter of May 14, 1942. We have inspected the property owned by the above mentioned party and at the present time have it listed for sale.

Mr. Okumura is still in occupancy and has endeavoured to effect a sale. He has requested that if he has not sold the property by the time he is evacuated, we are to manage the property for him during his absence.

We will inform you as soon as possible as to what disposition he has made with the property.

In the meantime we are enclosing a report on the property.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

Rental Department

GHJ:BW
Encl.

3897

May 14th, 1942.

Messrs. Pemberton Realty
Corporation,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:-

re Okomura. Hanten Shigehiko

We have your letter of April 17th briefly reporting on the above matter. We understand from your letter that the owner is still in occupancy.

In connection with this particular case, our records show that on April 14th we sent you our Authorization Form for you to investigate, take control and protect this property.

This man has registered with us and his JP Form speaks of planning to sell the property and dispose of the household furnishings. We have on file an affidavit from T.O. Evans, who claims to be the registered owner of this property, and declaring a balance due from Okomura of \$240.35. This matter was not mentioned in the JP declaration.

It is not the policy of the Custodian to sell property, except with the owner's consent. In this particular case judging from the declaration made by Okomura in his JP form it may be his wish to dispose of this property. While on the other hand, according to your report, the owner has a prospective tenant in sight to rent the house. We presume that you will keep in close touch with Okomura so that either sale or rental arrangements can be made, if possible prior to his evacuation.

Yours truly,

R.P. Alexander
Assistant Manager

FGS:EB.

Catalogue No. 215
File No. 3897
657 Powell Street
21/43/196

Receipt of Certificate of Title No. 96834-L is by us hereby acknowledged
and we agree that all adjustments and incidents in connection with the sale
to us of property covered by the said certificate have been settled.
Receipt is also acknowledged of Legal & General Assurance Society Ltd.
policy No. 12276 and New Brunswick Fire Insurance Company policy No. 25122
together with assignments thereof in quadruplicate.

Dated at Vancouver, B. C., this 17th day of February, 1944.

Lois M. Preiner

Catalogue No. 215
File No. 3897

To The Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:-

Re: 657 Powell Street

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

.....*L. M. Prince*.....Signed

3871

December 4, 1943.

The Pemberton Realty Corporation Limited,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 215,
657 Powell Street.

This property, the rents for which you are collecting, is the subject of an expected sale direct through the purchaser, the effective date of which should be December 1, 1943.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

P. H. Russell,
Administration Department.

PHR:AS

December 7, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 3897
NAME: Hanten Shigeniko OKUMURA
CATALOGUE NO: 215
RE: 657 Powell Street, Vancouver, B.C. -
Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 21,
Block 43, District Lot 196,
Group 1, New Westminster
District, Plan 196.

Encumbrances:

15924 H. 2/3/22. 2.15. Sarah
Evans. Mortgage for \$1100.00
Due 3/2/25. Int. 8%.

23587 H. 20/9/23. 11.15 Thomas
George Evans. Assignment of 15924 H.

Balance owing - approximately \$217.99
plus interest of \$13.41 - to be dis-
charged from proceeds of sale.

Taxes:

\$58.97, 1943 - \$2.34 still outstanding
plus \$78.33 consolidated - No. other
arrears.

Vested:

36070

VALUATION BY APPRAISER:

\$1200.00

AMOUNT OF BID:

\$1515.00

APPROVED BY ADVISORY COMMITTEE:

November 24th, 1943.

AMOUNT RECEIVED BY CUSTODIAN:

\$1515.00

NAME OF PURCHASER:

Lois Mary Prince and Albert Fred Price -
Joint Tenants.

KW/DG
Attchs.

K.W. WRIGHT

2221

LOWEN & HARVEY LIMITED

751 Denman Street
VANCOUVER, B. C.
November 27th 1944.

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

Dear Sir:

Re: Catalogue No. 215, 697 Powell Street,
Lot 21, Block A3, District Lot 196

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

The dwelling on this is a $1\frac{1}{2}$ storey bungalow without basement.
Exterior walls are drop-siding and paint is good. The shingle roof is
in good condition. The house is 21 x 48 feet and foundations are wood post,
some on cement footings - some in the ground. Rooms consist of entrance hall,
living room with fireplace, dining-room, kitchen and two (2) small bedrooms.
The sink is in a pantry off the kitchen and the bathroom is off the pantry,
containing a Japanese bath - toilet and laundry tubs. From the kitchen a stair
leads to the attic which is wood lined and floored. Decorating throughout is
in fair condition.

At the back is a $1\frac{1}{2}$ storey double garage 21 x 24 feet, with
cement floor, shingle walls and roof. A stair leads to the upper portion. All
walls are cement.

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

Yours faithfully,

Lowen and Harvey Limited.

"A. Hunt Harvey"

Director.

AMH/Y
msd.1.

3897

REGISTERED

Mr. Nanton Shigehiko OKUMURA,
Reg. No. 07018,
829 McCalman Avenue,
Elmwood, Man.

December 7th, 1946

Dear Sir:-

We have brought your file forward for review and for further examination of your affairs that have come under the control of the Custodian.

On the 27th of May last we wrote to you at some length on the occasion of your asking that your credit balance here be forwarded to you. We sent you per air mail at that time the sum of \$850.00 and asked that you acknowledge receipt of our letter. This you do not appear to have done, although we drew your attention to two claims for your approval or otherwise as we wished to pay them from your remaining balance if they were correct. Please refer to our May letter.

In the present review we note that your principal asset was your property at 657 Powell Street, known as Lot 21, Block 43, District Lot 196, Plan 196, Vancouver, B.C. As you placed this with the Agency of Pemberton Realty Corp. Ltd. for their supervision, they looked after the property and reported to this office rents collected and disbursement made in your behalf. You were advised of the sale of this property, and in order that you would have information as to administration and liquidation of same, you were supplied with a general statement of your account as shown on our books, together with Statement of sale of the Powell Street property. These sent forward in our May letter above referred to. The cheque for \$850.00 forwarded at that time reduced the balance to \$87.97.

Other credits appearing in the general statement mentioned, explain themselves. Chattels that were left with Crane Storage Co. Ltd. are reported by them as having been shipped to you in July of this year.

We are now enclosing our cheque for \$51.21 payable to your order, being your entire balance, after withholding \$36.76 with which to pay the two claims, if correct. Unless we hear from you promptly to the contrary, we shall make payment of these two claims.

In the foregoing and in previous reports, statements and letters, particularly our May letter, it would appear that we have accounted for your interests that have come under our control. We shall be obliged if you will confirm same when acknowledging this and our May letter.

For your convenience in replying we are enclosing a self-addressed envelope.

Yours truly,

BRD/DD. Encl. 2.

B.R. Dusenbury,
Office of the Custodian.

3897

May 27th, 1946

REGISTERED.

AIR MAIL

Mr. Hanten Shigehiko OKUMURA,
Reg. No. 07018,
827 Pritchard Avenue,
Winnipeg, Man.

Dear Sir:-

We are in receipt of your urgent request by telegraph of the 25th instant, also your request to the Department of Labour, Japanese Division, received on the 21st instant, that we forward to you certain of your funds on hand with the Custodian. As prompt attention to same seems desirable, we are enclosing our cheque for \$850.00 payable to your order by Air Mail, leaving a balance of \$87.97 to your credit on our books.

As is customary where the full balance is requested, it is necessary that we review your file and the affairs of yours that have vested with the Custodian, before remittance of the entire balance is made.

In checking the file, it is noted that two claims were overlooked when you were previously advised regarding those that were lodged against you with the Custodian. These are as follows:-

Vancouver General Hospital
a/c Arthur OKUMURA - \$30.25

We enclose a carbon copy of this account taken from our files. Note, for your information, we are enclosing also carbon copy of another account for \$40.80 which was paid in your behalf as June 4/45 on statement.

B.C. Telephone Co. - \$6.51
re 657 Powell St.
Tel. Hast. 3063-R

We enclose copy of this account herewith. Note, for your information please note that you paid through this office as June 4/45 on statement, the sum of \$10.74 to the Telephone Co. in respect to Telephone Pacific 8714 at 334 Powell St.

We have checked with the Hospital and the Telephone Co., today, and are informed that these accounts are still unpaid. It will be necessary therefore for these to be attended to, and we shall be obliged for your early reply regarding them.

Mr. H. S. OKUMURA - continued.

May 27th, 1946

Our records indicate that you have not as yet received our usual financial statement and accordingly we are enclosing:-

1. General Statement, showing credit balance of \$937.97

2. Statement of sale of 657 Powell St, the net amount from which is indicated in the General statement.

Kindly acknowledge in due course and oblige.

Yours truly,

B.R. Dusenbury,
Administration Department.

BRD/DD.
Encs. 5.

MEMORANDUM

File No. 3897

April 15th, 1946.

TO: The File

FROM: Mr. G. B. Spain

RE: Naotom Shigehiko OKUMURA
Reg. No. 97018

During the course of an investigation to determine what goods belonging to Japanese are held in public warehouses in Vancouver, Bowen Storage Ltd. revealed that the following goods belonging to the above are stored in their warehouse:

1 Piano and bench
1 Chiffonier
1 Center table
1 Stand
1 Box
1 Doll in case

Overdue storage charges on these goods amount to \$33.71

GBS:LM

Copy for Agnes

W. G. Spain

Rec'd Feb

Shipped as of July 5/46

see memo on June 21/46

B

NOV 28 1947

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.

3897
9897

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

- Estate of**
(1) NAME OGIMURA Hanten Shigehiko (RCMP) Reg. No. 05018
(Print) Surname Given Name
- (2) Pre-Evacuation Address** 657 Powell Street, Vancouver, B.C.
- (3) Present Address** 222 McCalman Avenue, Winnipeg, Manitoba.
- (4) REAL ESTATE**
- (a) Street Address (if any)** 657 Powell Street, Vancouver, B.C.
City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.)**
In Vancouver, Lot 21, Block 45, of Lot 196, Group 1, New Westminster.
- (c) Type of Real Property (cross out words which do not apply):**
- (i) ~~Business~~
(ii) Residence ~~Tenancy of business~~
(iii) ~~Business~~
(iv) ~~Any other type of property (describe)~~
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)** sole owner
- (e) Fair market value at date of sale (estimate this to the best of your ability):**
- (i) Land - - - - - \$
- (ii) Buildings - - - - - \$
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 3,200.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 1,515.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1,685.00
- (5) PERSONAL PROPERTY** No claim
- (a) Place or places at which property was left by the claimant at date of evacuation**
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)**
- (c) How stored or packed at time of evacuation**

(over)

1/16/44

THIS DAY OF NOVEMBER 1965

20

is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act",

and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it

DO SOLEMNLY DECLARE THAT: [REDACTED]

IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF COLUMBIA

DATE OUT TO

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

01 JUL 54

(CONTINUED FROM PREVIOUS PAGE)

DOMINION OF CANADA

FOR OR BY PERSONS OR FIRMS WHOSE NAMES ARE NOT MENTIONED

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.

WINDY

Moose Jaw, Winnipeg, Toronto or Montreal.)

(Vancouver, Kamloops, Nelson, Leithridge,

(Vancouver, Kamloops, Nelson, Leithridge,

(b) Do you require the services of an interpreter?

(c) and 5(a) -

(3) Total claims (including real and personal) amounted to \$1,000,000,000.

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.

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item

TOTAL CLAIM FOR PROPERTY LOSS \$

10.	Estimated Value \$
-----	--------------------

Estimated Value	

4. OTHER COMMENTS:

[illegible]

Estimated Value \$

Estimated Value \$

Estimated Value \$ _____

1. NAME _____

[illegible][illegible][illegible]

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

_____ ("argued on the relevance of prior positions") was made the question should be answered "in no one's care."

of the property and such person accepted the responsibility of so doing. Unless such an arrangement

to the property. It involves some definite arrangement whereby you appointed someone to take

the checks, subject to management of any person other than the Controller appointed by the

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the date of evacuation of the claimant's property, not to the date of evacuation of the claimant himself.)

100

ANALYSIS OF REAL PROPERTY CLAIM

FILE NO.: 3097 **CATALOGUE NO.** 215

CLAIMANT: ESTATE OF HANTEN SHIGEHICO ONEMURA
(Fajl Onemura claiming as Administratrix)

PROPERTY: 657 Powell Street, Vancouver, B. C.
being Lot 21, Block 43, District Lot 196, Plan 196,
Group 1, New Westminster District.

CLAIM: Land & building- \$3,200.00
Less sale price- 1,515.00

Loss claimed - \$1,685.00

TITLE: Registered in the name of Hanten Shigehiko Onemura

ENCUMBRANCES: 19924E. 2/3/22. 2.15. Sarah Evans. Mortgage for \$1100.00
Due 3/2/25. Int 6%.
23587 E. 20/9/23. 11.15. Thomas George Evans.
Assignment of 19924 E.
Filing 36070, 19/4/43 10 A.M. The Custodian, Vesting
Certificate filed.

ADMINISTRATION: Onemura placed the property in the hands of Pemberton
Realty Corporation Ltd. upon evacuation and the house
was rented through these agents, partly furnished, for
the sum of \$30.00, monthly.

ADVERTISED VALUE: 1943

Land	\$750.00	
Improvements	<u>700.00</u>	
	\$1,450.00	Taxes - \$57.29

Appraisals: Lowen & Harvey, Limited - November 27, 1944 - \$1,200.00

ADVERTISED: June 19, 1943.

TENDERS : September 23, 1943 - Thomas B. Handley and Edith A. Handley
\$1,300.00.

September 30, 1943 - Albert F. Prince and Lois M. Prince
\$1,515.00

SOLD: To Lois Mary Prince and Albert Fred Prince for \$1,515.00
as at December 1, 1943.

REMARKS: Balance of mortgage in the amount of \$231.40 plus \$26.97
interest, was paid and Discharge of Mortgage dated
January 27, 1944, filed in the Land Registry Office.

The Custodian had not been advised of the death of Hanten Shigehiko ONEMURA
and there is no Certified Copy of Letters of Administration in our file.

IN THE MATTER OF "THE INQUIRY ACT"
PART I. REVISED STATUTES OF CANADA 1967. CHAPTER 22.

JAPANESE ROYALTY CLAIMS COMMISSION

SUB-COMMISSION

BEFORE

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

Winnipeg, Manitoba,
21st September, 1948.

IN THE MATTER OF THE CLAIMS OF

HEATS OF OKUMURA

20 PROCEEDINGS AT HEARING

APPEARANCES:

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

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

S.E.B. UPDEH, Esq., Official Interpreter

25 HARRI H. PHARCE, Esq., Sr., Official Reporter.

8.
F. Okumura,
In Chief.

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

DIRECT EXAMINATION BY MR. CHERNIACK:

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

(Letters of Administration, EXHIBIT 1.)

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

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

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

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

(Real Estate Statement, EXHIBIT 2.)

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

(Appraisal, EXHIBIT 3.)

MR. CHERNIACK: This appraisal is by Lowman & Harvey Limited,
and is dated November 27, 1944. Your honour will note
from Exhibit 3 that this property was purchased in 1922
for \$2,100.00. The property is located on Powell Street
in Vancouver. The claimant sets out in 1945 they added

20

3,
F. Okumura,
In Chief.

18 The bathroom and pantry and put the house on cement
footings. About 1930 they finished the attic. About
1935 they constructed cement walks and built new
fencing. In 1941 they dug a full basement six feet
deep and they were unable to pour concrete due to
evacuation. In 1935 they built a one-and-a-half storey
double garage 24 x 24 at an estimated cost of \$600.00.
They set out they kept the property in very good state
of repair and they last re-papered it in 1939. In 1942
they painted the outside. My learned friend has a
photograph of this house and possibly we can identify
it and file it as an exhibit.

Q Do you recognize this photograph, Mrs. Okumura?

A Yes.

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

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

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

Q To the immediate left of the house itself?

A Yes.

(Photograph, EXHIBIT 4.)

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

4.
F. Okamura,
In Chief.

the house, and for that reason I think it ought to be
filed for your information. It is a report dated April
17, 1942, from the Pemberton Realty Corporation Limited
and it sets out in full, "This is a neatly kept, 2 story,
3 room house. Surface foundation, without furnace.
There are 3 rooms on the ground floor with a Japanese bath
and toilet. The attic has been roughly finished and is
all one room. There is a garage for two cars, one portion
of which is rented at \$25.00 per month (the owner does
not know the man's name), and the owner has a prospective
tenant in sight to rent the house and the other portion of
the garage at \$25.00 per month." I tender that as
Exhibit 3.

(Letter dated April 17, 1942, from Pemberton
Realty Corporation Limited, EXHIBIT 3.)

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

5.
F. Chambers,
in Chief.

Dr. Axman.

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

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

CROSS EXAMINATION BY MR. FERG:

10 Q When were you evacuated, madam? A About October or November, 1942. This house was right wholly within the City of Vancouver, it was situated in the City of Vancouver.

Q And as time went on the demand for houses and residences increased, you know that? A Yes, there were plenty of people who wanted a house at that time.

Q And I suppose you know, as time went on, the demand would continue to increase? A Yes, there was plenty of people who wanted to purchase.

20 Q In 1943, or after you were evacuated, there would be an increased demand for houses and consequently an increase in the price or value of places of this kind?

A Yes, prices advanced over what I had paid for this building.

Q Do you know if you or your husband had ever had an offer to sell this property? A Yes, we did have an offer but due to the fact that the cash payment was insufficient we didn't sell.

30 Q In other words, you didn't receive, or you never received a cash offer for the property at any time? A No.

6.
P. Chandra,
Ex. Exam.
Re-Exam.

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

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

MR. PERC: That is all, your honor.

MR. EXAMINATION BY MR. CHENBLACK:

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

A I think about the spring.

Q Of what year? A 1942.

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

Q How much were you offered? A I had an offer
of \$5,000.00 and also an offer over \$5,000.00.

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

A No, there wasn't enough cash.

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

MR. CHENBLACK: Thank you.

20 (PROCEEDINGS ADJOURNED SINCE DUE)

Certified to be a true and accurate transcript.

Mark H. France

MARK H. FRANCE, Sr.,
OFFICIAL REPORTER.

CERTIFICATE

I, the undersigned Sub-Commissioner hereby certify
that the foregoing 6 pages of typewritten matter contain a
true and accurate record of the sub-commission held in the
Law Courts Building, Winnipeg, Manitoba, at the time and
date first above mentioned.

J. G. Burdette

SUB-COMMISSIONER

5

Defence Brief

WINNIPEG
21 Sept. 48

Estate of Hanten Shigehiko OKUMURA
Fuji OKUMURA claiming as Administratrix

File No. 3897

Case No. 926 ✓

REAL PROPERTY CLAIM

1. Real Property Claim

\$3200.00

Appraised at

\$1200.00

Sold for

\$1515.00

Witness: Loewen & Harvey, Appraisers. ^

Submission: That the property sold
at the fair market value.

- Ex. 1 - Letter of administration.
- Ex. 2 - Real Estate Statement
- Ex. 3 - Appraisal dated 27 Nov. 1944.
- Ex. 5 - Report of Pemberton Realty dated 17 Apr. 42

Trans. 4 line 16 et seq. Appraisal dated
27 Nov. 44 indicates that the property was
inspected a year prior to that, 22 Nov. 43.

A. Route Harvey's letter dated 14 Mar. 49
explains why appraisals were known to
Custodin in November 1943.

Trans. 5 line 4. House was actually
appraised 22 Nov. 43 and sold as of
1 Dec. 43.

Trans. 5 line 9 Claimant never received
a cash offer for the property at any
time.

Trans. 6 line 14 et seq. Claimant had
two offers for the property in 1942, one
of 3000.00, the other of over 3000.00, but
there wasn't enough cash and the price
was unsatisfactory.

RWN/mw

Name of Claimant

OKUMURA, Mrs Fujii, claiming as Administrator
of estate of

226

Custodian File

OKUMURA, Hester Shigehiko

3897

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
1535.00	75.75 12.50									80.25
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										80.25

3897

February 20th, 1951

Mrs. Fuji OKUMURA,
829 McCalman Ave.,
Winnipeg, Man.

Dear Sir: ~~xxx~~ Madam:

Re: Japanese Property Claims Commission

Case No. 926

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$ 88.25.

Cheque in your favour is enclosed for \$ 88.25
and we have paid the Co-Operative Committee .. \$.00
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS:DK
Encl.

November 22, 1950.

R.J. McMaster, Esq.,
Barrister & Solicitor,
1408 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Japanese Property Claims Commission
Case 926

Enclosed herein please find special form of Release in connection with the above claim for the signature of Fuji OKUMURA, duly appointed Administratrix.

It does not appear necessary to have Authorisation for Legal Fees in this particular case.

Yours truly,

F.G. Shears,
Director.

FGS/ON
Encl.