

5153

RENTAL RECEIPT

**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: OKAMURA Magoichi

HOME ADDRESS: Horrel Rd., R. R. #1 New Westminster, B. C.

REGISTRATION NUMBER 12565 SEX: Male AGE: 56

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: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Mitsu

ADDRESS OF WIFE OR HUSBAND: same

NAMES OF ANY LIVING CHILDREN: Yokio (M) 12 Tetsuo (M) 6

ADDRESS OF CHILDREN: same

AGE OF CHILDREN: as above.

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

1. LOCATION AND DESCRIPTION: None

2. BUILDINGS AND OTHER IMPROVEMENTS:

3. INSURANCE (Give particulars; state where policies are)

4. TAXES (Amount and where payable)

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: _____
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: _____
9. IF FARM LAND STATE CROPS SOWN _____
- _____
- _____

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Horrel Rd., R. R. #1 New Westminster, B. C.
5 roomed 2 storeyed wooden frame house.
2. LANDLORD'S NAME AND ADDRESS: (Harold Bradshaw, Vancouver, B. C.)
(House has been sold to this man.)
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
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 (all sold)

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: _____
- None
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS _____
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY _____

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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)
1 \$50.00 Victory Bond (1942) in owner's possession

8. BANK ACCOUNTS: Bank of Montreal, New Westminster, B. C. Not sure of amount

9. LIFE INSURANCE: New York Life Insurance Vancouver Branch \$2000.00
Beneficiary, ^{wife} mother or eldest son. Policy in owner's possession.

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 18th day of April 1942

A. P. Williams
Witness

(Signature)

M. Skamnik

FOR DEPARTMENTAL USE _____

DECEASED

INFORMATION FROM R.C.M.P.

Date Nov. 23/42

Full Name OKAMURA Magoichi
(Surname in Block Letters)

Registration No. 12565

Male - Female
(check)

Age Feb. 19, 1886

Former Address RR #1, New Westminster, B.C.

Date Evacuated Apr. 25/42 ? Naturalized - Canadian-Born - National
(check)

Present Address Died at Newton Siding, Manitoba,
August 28, 1942.

Married - Single
(check)

Name of Wife ^{nee} (KANADAWA) Mitau (12568)

Name of Husband

Name of Mother ^{nee} (YAMAMOTO) Tane (died)

Name of Father OKAMURA Tajiro (died)

Names of Children under 18 Yukio - Sept 21/29.

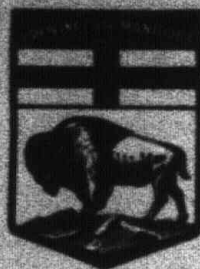
Tatsuo - Feb. 12/36

Our File No. 5153

Registered with Custodian Yes
(yes or no)

Requested By E. Brierson

Additional Information Farmer.



DEPARTMENT OF HEALTH
AND
PUBLIC WELFARE
LEGISLATIVE BUILDING, WINNIPEG

F SERIES

N? 6639

Certificate of Death

The following information is on file in the office of the Recorder of Vital Statistics.

On the 28th day of August, 1942 at S. W. Section 28-11-5, Portage la Prairie
Province of Manitoba, Canada, there occurred the Death of - MAGOICHI OKAMURA -
Age 56 years. Occupation Farmer. Residence Curtis Siding, Portage la Prairie, Manitoba.
Place of Birth Yamaguchi, Japan. Single or Married Married.
Names of Parents Tajiro Okamura. Ochie Okamura.
Vol. 36. # 475.

Cause of Death Coronary Occlusion. Arterial Degeneration.
(Patient suffered from cardiac disease and carcinoma
of oesophagus for months).

This Death is certified to be registered as No. 29 for the
year 1942 in the register of the Registration Division of
Portage la Prairie Rural now on record in the
archives of the Department of Health and Public Welfare.

GIVEN under my hand this 18th
day of June, 1945.

L. E. Stewart
Acting Recorder, Province of Manitoba

GB

REAL PROPERTY SUMMARY

File Nos. 4943, 6077,
✓ 9153, 6610,
5792, 6786

Catalogue No. Uncatalogued. Special Advertisement April 14, 1945, 'J'.

Japanese Name Strawberry Hill Japanese Language School. Real Property File # 9600

Civic Address Bailey Road, Strawberry Hill, R. R. #1, New Westminster, B. C.

Legal Description Lot 40 of the North East quarter of the North East quarter of Section 25, Township 4, Map 1116, Municipality of Delta, in the District of New Westminster.

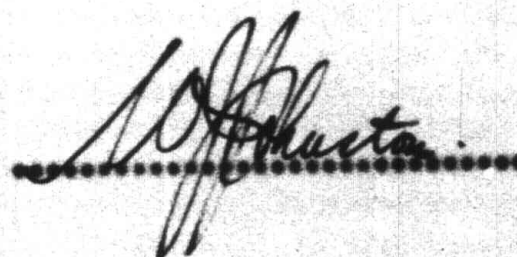
Classification 5.62 acres of land with Bull.

Registered in the name of Kazukiichi NAGASAKA, Haseichi OHANURA, Tomogawa INADA, Masato OHNII, Sumosuke FUJINO and Asanuma IINO "Joint Tenants."

The files indicate that the above-mentioned registered owners hold this property for an unregistered Association known as Strawberry Hill Japanese Language School. This was confirmed by a letter received from Masato OHNII, dated May 5, 1945. Copy on File.

----- S O L D -----

Please see Strawberry Hill Japanese Language School Real Property File No. 9600 for summary regarding the above-mentioned property.



WJ/MS

File No. 3779
3780
3781
3782
3783
3784
3785
3786
3787
3788
3789
3790

January 16, 1943.

MEMORANDUM

TO THE FILE.

Re: Kamekichi NAGASHI,
Masaichi OKAMURA
Tsunegawa INANE
Masato SHUKI,
Tsunegawa FUJINO,
Isamu UENO,
Strawberry Hill School.

Lot 40 of North East $\frac{1}{4}$ of North East $\frac{1}{4}$ of Section 25, Township 4, Map 1114 Delta, stands in the names of the persons named. This is the land on which Strawberry Hill school house stands and these men evidently were School Trustees. OKAMURA died last month.

The schoolhouse is or may be used for storage. No revenue is derived at present. The Kennedy First Aid Post (see File 5600) asked permission to use the premises, but at this date it is not clear whether or not they are using it.

It does not appear that any useful purpose would be served at this time by seeking to have OKAMURA'S Estate put into administration. The rest of the Trustees will have to do this sooner or later.


P. H. Russell.

PHR/CD

Files 5600, 5153

March 29, 1945.

MEMORANDUM

To: Mr. Johnston.

From: A. G. Weirthur.

Re: Strawberry Hill Japanese Language School.

The property dealt with in this file is registered in the names of six Japanese persons. The conveyance indicates that these persons are holding jointly although a copy of the Certificate of Encumbrance does not so state.

Would you please prepare a real property memorandum and satisfy yourself as to the "joint holding", and also find out whether there is a declaration of trust signed by all six, or any actual authority for the idea that these men are Trustees for an association either registered or unregistered.

You will see by the attached file, No. 5153, that Hagoichi Okamura died on August 28, 1942, and I wish to be assured that proof of death and the certificate from the Succession Duties are all that will be necessary to clear title so that we may convey in the event of sale.

The files of the other five owners may throw some light on the matter of the supposed trust and the original Certificate of Encumbrance may show the owners to be joint tenants.

I would appreciate your doing this special job at your early convenience.

AGM:AS

*Notes
10/1/45*

File Nos. 4943, 6897,
5153, 8618,
5599, 8786.

April 13th 1945.

MEMORANDUM

TO: Accounting Department

FROM: Mr. W. J. Johnston

Re: Strawberry Hill Japanese Language School, File No. 5600.

Joint Acct.	(Masato OHORI,	Reg. No. 12494.	"Joint Tenants"
	(Magoichi OKAMURA,	Reg. No. 12565, Deceased	
	(Kamakichi NAGASAKA,	Reg. No. 12415.	
	(Tsunegusu INABA,	Reg. No. 12399.	
	(Asamatsu UNO,	Reg. No. 12558.	
	(Dunnosuke FUJINO,	Reg. No. 12519.	

Please be advised that the Deed and Title relating to the property known as the Strawberry Hill Japanese Language School have been examined at the Land Registry Office in New Westminster by our Mr. Edmonds and it has been found that the above-mentioned registered owners are Joint Tenants. Accordingly we have had the original Certificate of Encumbrance amended and initialed by the Registrar and same is on our file.

It will be in order, therefore, to change the name of account number 5600 from Strawberry Hill Japanese Language School to read as above-captioned. The present name of the account may be used as a reference.

This property has always been registered as a Joint Tenancy and, therefore, the above-mentioned change will be effective from the commencement of our account.



WJJ/HMS

File 5153

File Nos. 4943, 5153, 5779,
6897, 8618, 8786 and 9600.
Catalogue No: Special Ad.

October 3rd, 1945.

MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D. A. Cramer

Naoto OKADA, Nagichi OKAMURA,
Kazukichi HAKAMURA, Tomogoro KADA,
Isamu UO and Bunzoku FUJINO
Municipality of Delta.
Lot 40 of the N.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$
of Sec. 25, Twp. 4, Rm. 1416, B.N.M.

With reference to the above property which was recorded in
the New Westminster Land Registry Office, July 27th, 1945, we attach
herewith the following documents in connection therewith.

1. Copy of application number 189985-E, dated July 27th, 1945,
registering the property in the name of the Custodian
(Transmission).
2. Copy of application number 189986-E, dated July 27th, 1945,
registering the property in the name of Mennonite Brethren
Church of British Columbia (Deed).
3. Duplicates of Transmission dated July 19th, 1945.
4. Duplicates of Deed dated July 19th, 1945 - Secretary of State
of Canada acting in his capacity as Custodian to Mennonite
Brethren Church of British Columbia.
5. Certificate of Indefeasible Title No. 189986-E, dated
September 24th, 1945, covering the above property in the
name of Mennonite Brethren Church of British Columbia.

ENCLOSURE
2/24/45

D. A. Cramer

April 26th, 1946.

MEMORANDUM

To: Mr. Good,

From: Ian Macpherson.

Re: Lot 40 of the N.E. 1/4 of N.E. 1/4
 Sec. 25, Tp. 4, Map 1416,
Municipality of Delta, B.C.

The Strawberry Hill Japanese Language School is not an incorporated party and having no legal existence, cannot be charged with any expenditures and the same situation obtained with respect to the association of Japanese residence in the district who purchased the land and erected the school building. The property is owned by the 6 Japanese registered owners, one of whom, Magoichi OKAWURA, is deceased, a charge of \$1.00 for Certificate of Death is chargeable to the Estate of the said deceased and not to the association nor to the joint account of the 6 registered owners, as these expenses would have to be incurred in connection with his individual estate.

IM:ML

*Sold to Mamiya Brothers
 August 9, 1946.
 Found as per 1947/22
 20 m. 6*

*C. A. connected and
 on hand 5.
 Anton Okamura is
 executor of Estate of
 deceased. See
 letter 25 Sep 1947
 HLL*

December 8, 1942.

Messrs. Miller & Miller,
Barristers, etc.,
Portage la Prairie,
Manitoba.

Dear Sirs:

You are no doubt in touch with Mitsu OKAMURA, widow of Magoichi OKAMURA, who died on 28 August last. Please inform us whether or not the Estate has been brought into formal administration. We infer that Magoichi left a will as we are told by the Succession Duty Division of the Department of National Revenue that he left his whole Estate to Mitsu OKAMURA. Is this the case? If so has Probate issued -- to whom -- through which Solicitor in this Province?

Our records indicate that Magoichi had an undivided one sixth interest in certain farm lands in Fraser Valley--also that he owed certain bills.

We wish to clear up the whole Estate as far as possible and shall be glad of your advice.

Thanking you for your co-operation we are

Yours truly,

P. H. Russell.
Administration Department.

PHR/CD

MILLER & MILLER

BARRISTERS, ETC.

JOSEPH E. MILLER, K.C.

CALVIN C. MILLER

PHONE 1100

Russell
Portage la Prairie, Canada

December 12, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
DEC 14 1942

Administration Department,
Japanese Evacuation Section,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, British Columbia.

Gentlemen:

RE: MAGOICHI OKAMURA
YOUR FILE NO. 5153.

We have been acting for Mrs. Okamura and we have been, of course, in communication with the Office of the Custodian before in connection with this Estate.

The Deceased left a Will, but the Will has not been probated, as we could see no point in these people going to the expense of probating at the present time.

The insurance money has been paid by the insurance company to Mrs. Okamura, the beneficiary, and that is all that the Okamuras are interested in at the present time.

The writer read the Will and under the document that was submitted to us as the Last Will and Testament of the Deceased, the whole estate went to the widow, Mitsu Okamura.

Yours truly,
MILLER & MILLER,
per

CCM/A



4943
5153
5600

April 10th 1945.

Mr. Masato OHORI,
Registration No. 12494,
Box 108,
Oakville, Manitoba.

Dear Sir:

Re: Lot 40 of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 25,
Twp. 4, Map 1416, Mun. of Delta.
Masato OHORI, Magoichi OKAMURA, Dec.,
Kamakichi NAGASAKA, Tsunegusu INABA,
Asamatsu UNO, Bunnosuke FUJINO,
"Joint Tenants"

*See reply dated
May 5/45
copy on this file*
SIMILAR LETTERS
SENT TO UNDERLINED

We are writing you at this time in connection with the Japanese Language School building on Bailey Road, Strawberry Hill, B. C. as you are one of the registered owners of this property as above-mentioned.

Please write us by return mail stating specifically your real interest in this property. A reply to the following questions would be helpful:

- (1) Did the six registered owners supply all funds for the purchase of this property or did other persons make financial contributions? *no*
- (2) Was this property held by the six registered owners as Trustees for an Association known as Strawberry Hill Japanese Language School or an Association or Society called by some other name? *yes not registered*
- (3) Was the Strawberry Hill Japanese Language School registered with the Registrar of Societies, Parliament Buildings, Victoria, B. C.? *no*
- (4) Were there any unregistered encumbrances or debts in connection with this property? *no*
- (5) By whom were the taxes and operating expenses of the property paid? *Treasurer*

P.T.O.

Copies for File Nos.

5153
5599
6897
8618
8786

C
O
P
Y

Box 108,
Oakville, Man.,
May 5, 1945.

Dept. of Sec'y. of State,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: File #4943
Lot 40 of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of
Sec. 25, Twp. 4, Map 1416,
Mun. of Delta.

Please excuse this long delay in answer to your letter of
April 10th 1945.

Following are the answers in the order in which they were
asked respectively:-

- (1) All the Japanese people of Strawberry Hill who agreed to
associate together contributed to the purchase of the property.
- (2) From these associated people, the six registered persons
were elected to take full responsibility of the property. And
from this association the Japanese Language School was started to
teach the younger generations a working knowledge of their parent's
tongue. The six registered persons were not the Trustees of the
Japanese Language School.
- (3) I am not certain in answer to this question but I do think that
this Japanese Language School was not registered with the Registrar
of Societies in Victoria, B. C.
- (4) No, there were no encumbrances or debts whatsoever in connection
with this property.
- (5) The taxes and operating expenses of the property were paid by the
treasurer who were elected yearly.
- (6) In the event of the sale of this property, I, as the lastly
elected treasurer will hold the funds, until,
- (7) We call a further meeting of the Association and decide what
would be the best to do of this proceed.

I hope that I have answered your questions fully and satis-
factorily, I remain.

Yours truly,
"Masato Ohori"
per. "M.C.O."

original
on 5000