

5302

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: OIKAWA, Tadaaki

HOME ADDRESS: Dyke Rd., near 19th St., Richmond, B. C.

REGISTRATION NUMBER 08355 SEX: Male AGE: 22

OCCUPATION: Millhand (formerly)

(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: Pacific Pine Co., ~~Marx Street~~ Queensborough, B. C.

MARRIED? no

NAME OF WIFE OR HUSBAND: none

ADDRESS OF WIFE OR HUSBAND: none

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: none

2. BUILDINGS AND OTHER IMPROVEMENTS: none

3. INSURANCE (Give particulars; state where policies are) none

4. TAXES (Amount and where payable) none

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

none

6. OCCUPANCY AND LEASES (If vacant so state) none

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: none
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 room frame house at Dyke Rd., near 19th Rd.,
Richmond, B. C.
2. LANDLORD'S NAME AND ADDRESS: Lives with parents at Dyke Rd., near 19th
Rd., Richmond, B. C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
No rent.
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:
1937 Ford Tudor car in the custody of the R. C. M. P. at Hastings Park,
Vancouver, B. C.
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
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) 13--\$5.00 War Savings Certificates in owner's possession.
8. BANK ACCOUNTS: Bank of Montreal, New Westminster, B. C. \$150.00. Acct. No. 5723.
9. LIFE INSURANCE: Monarch Life. \$500.00. Policy No. P-113870. Beneficiary, father, Hyonosuke Oikawa. 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 22nd day of April 1942.

W. McArthur

Witness

(Signature) Tadoshi J. Oikawa

FOR DEPARTMENTAL USE

PH. 24/12
 INFORMATION FROM R.C.M.P.

Date Aug. 24/53

Our File No. 5302

Full Name OLAKAWA, Tadashi
 (Surname in Block Letters)

Registration No. 08355

☒ Male - Female
 (check)

Age 32 1/2, 1920

Former Address Box 970, New West. B.C.

Date Evacuated June 10/42 Naturalized - Canadian-Born - National
 (check)

Present Address PO Box 182 Kamloops 2/1/48
PO Box 406, New Denver
Bl. (L. 1111. 44)

☒ Married - Single
 (check)

Name of Wife —

Name of Husband —

Name of Mother Satsuki-08198 Name of Father Hiyomatsuko-08200

Names of Children under 16 —

Requested by J. B.

Registered with Custodian No
 (Yes or No)

Additional Information millhand - car.

File No. 5302.

CLAIMS DEPARTMENT

March 8th, 1943.

Tadashi GIKAWA - Reg. No. 08355

CREDITORS:

NO CLAIMS on file.

[Handwritten signature]

END:DE

*Claims closed
9-2-43*

*5302
08355
24-1-44
[initials]*

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Oikawa Joe Tadashi

File No. 5302

Reg. No.

Company Monarch

Agency Vancouver

Policy No. 113870

Premium - \$ 22.70

Payable: Annually, Semi-annually or monthly

Month October

Day 29

REMARKS:

APPLICATION

New England Fire Insurance Company

Pittsfield, Massachusetts

Item 1.—Full name of the Applicant TOM E. OILCWA Age 25
 Business Street and No. Dyke Road Town Richmond Prov. B.C.
 Address
 Racial Extraction Japanese Occupation or Business Fisherman
 (If married woman give husband's business or occupation).
 Employed by Self Business Address _____

The Automobile is and will be chiefly used and usually kept in the above Town and Province unless otherwise specified herein.

Item 2.—Particulars of the Automobile to be insured:—

Model Year	No. of Cylinders	Trade Name	Type of Body	Trunk Tonnage	Serial No.	Motor No.	Model Letter or Number	Wheelbase
1937	8	FORD	Coach		A2740	A2740	V8	inches
Purchased by Applicant		Cash Purchase Price to Applicant including equipment	List Price	Is Automobile fully paid for?	State amount of mortgage, lien or encumbrance	State name and address of Lender or Mortgagee to whom, jointly with the Applicant, loan, if any, under Section 2 of the Insurance Agreement is payable in their interests may appear.		
Month	Year	How or Used						
Sept.	1942	Used	\$ 696.50	\$	No	\$ 538.20	Consolidated Finance Co. Ltd.	

Item 3.—(a) State the purposes for which the Automobile is and will be chiefly used:
 (a) Will the Automobile be rented or leased, or used for demonstrating or testing, or as a taxicab, public conveyance, ferry, bus or sight-seeing conveyance, or for carrying passengers for compensation or hire?
 (b) Is or will the Automobile be licensed as a Public or Commercial Vehicle? If so, state date of license or certificate.
 (c) Will the Automobile be operated by any person suffering from the loss of an eye, hand, foot or limb, or who is otherwise bodily deformed or disabled?
 Item 4.—(a) Has any license, permit, registration certificate or other like authority, issued to the owner or a member of his family and household under any law or statute of any province, state or country relating to automobiles, to the knowledge of the applicant, been or continued to be, suspended or annulled within the three years preceding the application? If so, state particulars.
 (b) Has any insurer cancelled, declined or refused to renew or issue automobile insurance to the Applicant? If so, state name of insurer.

Item 5.—Particulars of (a) any accident in which any automobile owned or operated by the Applicant has been involved within the three years preceding this application and (b) any claim made within such period against or by the Applicant arising out of the use or operation of an automobile.

Answer Each Item Separately

Injury to Person None
 Damage to Property of Others None
 Collision Damage to Automobile None
 Loss by Fire None
 Loss by Theft None

Item 6.—This application is made for insurance against one or more of the perils mentioned in this Item, but for insurance under that subsection or those subsections for which a premium is specified in this Item and no other and upon the terms and conditions of the insurer's corresponding standard policy form and for the following specified limits and amounts.

Section	Sub-Section	PERILS	LIMITS AND AMOUNTS	PREMIUM
A Third Party Liability	1.	Legal Liability for Bodily Injury or Death . . .	\$ (exclusive of interest and costs) for loss or damage resulting from bodily injury to or death of any one person, and subject to such limit for any one person as injured or killed.	Insured
	2.	Legal Liability for Damage to Property of Others . . .	\$ (exclusive of interest and costs) for loss or damage resulting from bodily injury to or death of two or more persons in any one accident.	Insured
B Loss of or Damage to Insured Automobile	1.	Collision . . .	Sum payable by Insured in respect of each separate claim - \$ 50,000	\$ 14.80
	2.	Fire and Transportation . . .	Actual Cash Value at time of Loss or Damage not exceeding Rate %	\$ 2.70
	3.	Theft . . .	Sum payable by Insured in respect of each separate claim \$	\$ 4.65
ENDORSEMENTS—PASSENGER HAZARD NOT Included			SEP-32	\$ 1.00
TOTAL PREMIUM				\$ 23.15

Item 7.—The Policy Period shall be from September 30th, 41 to September 30th, 42 12.01 a.m. Standard Time as to each of said dates.

Item 8.—Where an applicant for a contract falsely describes the automobile to be insured, to the prejudice of the insurer, or knowingly misrepresents or fails to disclose in the application any fact required to be stated therein or where the insured violates any term or condition of the policy or commits any fraud, or makes any wilfully false statement with respect to a claim under the policy, any claim by the insured shall be rendered invalid and the right of the insured to recover indemnity shall be forfeited.

Item 9.—Every person insured agrees to pay or reimburse the insurer, upon demand, any amount which the insurer shall have paid by reason of the provisions of any statute relating to automobile insurance and which the insurer would not otherwise be liable to pay under the policy issued upon this application.

Item 10.—I declare that I am the registered owner of the Automobile described herein, and that the statements above made are in every respect true and correct, and I hereby apply for a contract of insurance to be based on the truth of the said statements.

OLYMPIC INSURANCE AGENCIES LTD.

VANCOUVER, B.C.

"T. E. OILCWA"

Agent

61

Signature of Applicant

Motor vehicles were advertised for sale by tender. Bids to be received up to Saturday, July 25, 1942.

Advertisements were placed in Vancouver, Victoria & Prince Rupert papers, as well as other B.C. Papers, July 15, 16 & 17, 1942.

One bid received in connection with Car #100-

Mount Pleasant Auto Sales - \$225.00 (Rejected)

File

September 30, 1942.

Mr. Tadashi Oikawa,
Reg. No. 08355,
Griffin Lake,
Three Valley,

Dear Sir:

Your letter addressed to Mr. R. P. Alexander and which was undated, has been referred to me for attention.

Your car, car number 100, was sold for \$255.00. This money is being held to your credit subject to claim for the present time, and therefore, cannot be forwarded to you.

Debts which you may incur after this date, such as store, dentist and doctor bills, will be paid upon presentation of the proper statement of account, as long as these debts do not exceed the amount held by the Custodian to your credit.

Yours faithfully,

(Motor Vehicle Branch)

MS/MFP

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

Mr. Tadashi Oikawa,

Reg. No. 08355.

File No. 5302

RECEIVED

Griffen Lake,

* 15

NOV 2 1942

Three Valley.

Mr. R. P. Alexander,

Oct. 29, 42.

Office of the Custodian,

Jap. Evacuation Sect.

Sullivan

Dear Sir:

Received letter from (Motor Vehicle Branch)
of the Custodian on, Sept. 30, 42, stating that they
have sold my car (Serial No. A2740)
License No (42, 57918). Make & Model 1937 Ford Tudor
Engine No. 100.

for the ridiculously low price of \$255.00.

Please investigate as I am sure there has
been a big mistake. I had a buyer for that
car for \$500.00, but was told by the authorities
before evacuating, that it was against the
C.C. Commission's rulings to sell under market prices
which was \$695.00 for that type & of car at that time.

I was also told that the Commission or Custodian
was buying back the cars of all Jap. Japanese, that
were forced to sell at low prices, to be & resold at
fair prices for them later. I am anxiously awaiting your
reply as I am sure the policy of the Custodian is for just and
fair management of Jap. properties.

Yours Truly,
T. Oikawa.

File No. 5302.

4th November, 1942. ✓

MEMO: To Mr. R. P. Alexander.

RE: Tadashi OIKAWA - Car 100.

Attached hereto is copy of my letter to the above-noted in answer to his letter to you of October 28th.

I have received verbal confirmation from Empire Motors and Vancouver Motors, Used Car Departments, that the valuation on this car today would be between \$250.00 and \$300.00.

MS/mf

Memo

Only,

[Signature]

5302

November 11, 1942.

Mr. Tadashi OIKAWA,
Registration No. 08355,
Griffin Lake,
Three Valley, B. C.

Dear Sir:

Your letter of the 28th ultimo has been referred to me for attention. I have examined the records and find that the car was appraised by a responsible firm in town and was sold accordingly for such appraisal.

In regard to the comments which you make about the Commission or Custodian buying back the cars of all Japanese and then reselling the cars for them later on, I have to say that there is no word of truth in this. It is true that in the course of the Commission's work it required certain cars for the better carrying out of its duties, yet what few cars were sold to the Commission were sold strictly on an independent appraised value.

Yours faithfully,

Edgar T. Read,
General Manager.

ETR:MA

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 5302

808 ROYAL BANK BLDG..
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

January 12, 1943.

Mr. Tadashi J. OIKAWA,
Reg. No. 08355,
Griffin Lake,
Three Valley, B. C.

Dear Sir:

Our No. C100

Re: Motor Vehicles

Your Ford car

which was surrendered to the Authorities, has been
sold for \$255.00

Charges against your car were as follows:

Liens \$

Administrative Expenses \$ 26.98

The Balance thereafter remaining of \$228.02

has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

BPA:MA
JH

File 5302
OIKAWA, Joe Tadashi
Reg. No. 08355

Excerpt from Appraisal for Insurance Purposes of Japanese
Cars at Hastings Park - Custodian Numbers 1 to 147

March 26th 1942

Submitted by Consolidated Motor Company Limited.

Car No. 100 - \$500.00

(initialed) "A.W.C."

(total list signed) Consolidated Motor Co., Limited
"A. W. Cruise"

pres.

5302

January 26th, 1944.

Mr. Tadaashi OIKAWA,
Registration No. 08355,
Nakusp, B.C.

Dear Sir:

re: Tattrie and Greer - \$187.97

We received your letter of the 15th inst. with enclosure of the above account, and with authorization to pay same.

We have issued our cheque No. 7756 in favour of Tattrie and Greer for \$183.02 and are enclosing it to you herewith, to be handed to them by you. This is the full amount of your credit balance with the Custodian.

Your balance was made up as follows:

As per our letter of January 12th, 1943	\$228.02
Less payment to Dr. J.T. Harre, as per your	<u>45.00</u>
authorization	
BALANCE -	<u>\$183.02</u>

The forwarding of the enclosed cheque will, therefore, close your account on our books. Kindly acknowledge receipt of cheque, and oblige,

Yours truly,

B. R. Dusenbury,
Claims Department.

BRD:DE

Encl.

EXHIBIT No. 113-2
DATE MAY 12 1948
FILED BY Mr. Mac Martin

April, 28, 1948.
New Denver, B. C.,

To whom it may concern,

I, Mrs. Satsuki Oikawa, the widow and sole beneficiary of the will of my late husband, "Mr. Hyonosuke Oikawa", do hereby give my full consent and authority to my son, "Joseph T. Oikawa to represent me legally and in the property claims session that is to be held in Kamloops, B. C..

S. Oikawa : New Denver, B. C.

Beneficiary concerned & Address.

L. S. S. : New Denver, B. C.

Witness & Address.

This is the last will of me —
Huyonauke Oikawa of Aldergrove
in British Columbia, Saw mill
worker, which I now make
hereby revoking all previous
wills. — I give devise and
bequeath to my dear wife see
my estate real personal or
mixed, but if she should die
before me I give devise and
bequeath all said estate to
my surviving children, but
if both my wife and children
should die before me I give
devise and bequeath all said
estate to my brother Yasunauke
Oikawa; and I appoint my
said wife Satsuki Oikawa
executrix of this my will
In testimony whereof I have
hereunto set my hand at
Vancouver, British Columbia,
this 28th day of June 1921.

Signed Published and
declared as and for the
last will and testament
of the Testator in the
presence of us present
at the same time who
is his presence and at
his request have here-
unto set our hands
as witnesses

Huyonauke Oikawa

H. Hayashi
Aldergrove B.C.

Andrew Lister

2252-6 1st Ave West, Vancouver B.C.

Arthur J. McEllich

2506, 7th Ave W. Vancouver B.C. Solicitor

4 Mar 48

REAL PROPERTY CLAIM

CLAIMANT

Joe Tadashi OIKAWA

Regn No: 08355

(FATHER - Hyonosuke OIKAWA file 3346 died
at New Denver, BC, 25 Sep 47)

CLAIM

House located at 1058 Dyke Rd., Richmond, BC, and a
woodshed, Net House, garage, fish smoking plant and float
(the latter having no address given).

REFERENCES

Not incl.

HISTORY

The father, Hyonosuke OIKAWA, declared as Real Property
the following:

quote" Dyke Road, East Richmond, B.C.
Dwelling House of two storeys,
four rooms.
House built on land rented from
Mr. Suda, Dyke Road, East Rich-
mond, B.C.
Rent paid for land, \$10.00 per
annum" unquote.

JP

No Real Property declared on Form JP. by claimant.

RP.1

Daughter, Naoko OIKAWA, letter 24 Nov 46 notes existence
of a GARAGE and WHARF "to go with the house".

RP.2

VLA appraisal 14 Jul 42 values HOUSE \$250.

RP.3

Memo 8 Jun 44 notes half of house on land owned by Mrs.
Ichiyo SATO (file 1512) and other half on land owned by
Kikuo SUDA (file 5457).

RP.4

Oikawa house included in sale of Sato land to VLA, and
as Sato offer 98% of appraisal, \$245.00 credited to Oikawa

NOTE:

The VLA appraisal notes a Garage and Net Shed as being located
on Lot 9. This lot was part of Sato's tract and was the parti-
ular lot on which one-half of Oikawa's house was erected.
As Oikawa declared ONLY the house, it was accepted that he
had no claim on the garage and net shed.

In regard to the Claimant's claim for a fish smoking plant and
float, the claim was the first intimation the Custodian has
received of its possible existence. The claim does not state
the geographical position of same, therefore no search is
possible in other files.

In regard to the WHARF mentioned by Naoko OIKAWA in her letter
of 24 Nov 46 (Ref. RP1), the VLA appraisal does not note the
existence of same. Neither does it note the existence of a
FLOAT as claimed by Claimant. They are more than likely the
same thing.

JC/...

FARM APPRAISAL REPORT

File No. J. L. 497

NOTE: Shown on Tax Roll as 7, 8, 9 & 10 only.

Land Description Lots 3, 4, 7, 8, 9, 10, 13 & 14 of S. D. of por. of Fracs. of Secs. 1 & 12 of Blk. 4N., Rge. 4W., Map 3537. Lot 9 - House No. 1058, Dyke Road. Containing 10.53 Acres.

Owner's Name Ichiyo Sato Post Office Address Queensborough, B. C.

Nearest Rail Point New Westminster, B. C. Distance 2½ miles

Market Town New Westminster, B. C. Distance 2½ miles

Church (give denomination) New Westminster-all denominations Distance 2½ miles

Nearest School Local public school Distance ½ mile

State how property was identified; Map location, posts.

Roads: State whether property has access to main road, the kind of road and its condition.

Has direct access to Dyke Road, fair gravel road.

Is this district a good one? Reasonably good.

Employment opportunity Fairly good - New Westminster industries

Predominating Nationality and religion: Mixed nationals

Describe Fencing and its condition: No fences Value \$

Water supply: Municipal water system Value \$

Electricity - Power lines not yet extended to this area.

EXHIBIT 113 - 6

DATE May 12 1948

FILED BY

Mr. McMaster

BUILDINGS ON FARM

Buildings	Dimensions	Material	Height	Roof	Age	Foundation	Repair	Valuation
<u>Lot 14</u>								
House	12 x 36	frame	1	shgl	20	wood posts	poor	175.00
Com. Hall	24 x 42	"	1	"	20	"	"	200.00
add.	15 x 34	"	1	"	20	"	"	"
Farm Shed	15 x 30	Post & shke	1	shke	20	"	"	25.00
<u>Lot 9</u> House	18 x 40	frame	1	shgl	20	"	"	250.00
Barn Garage	12 x 18	"	1	Tar paper	15	"	"	25.00
Net shed	24 x 57	pat & shke	1	shke	20	"	"	20.00
Granary								
<u>Lot 7</u>								
Pack Shed	12 x 20	frame	1	shgl	15	"	"	20.00

"See Diagram Sheet 3"

Total present day value \$715.00

Total Value Buildings add to farm

\$450.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? Buildings are little more than shacks.

Describe the basement and chimneys: No basements. House on Lot 9 - brick chimney on bracket, Lot 14, 3 rooms. others stove pipe.

No. rooms downstairs? Lot 9, 4 Upstairs? - How finished wood

Are buildings painted? None Condition of paint -

Distance from nearest bush Adjacent to scrub brush.

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

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

July 21, 1948

C. M. Huggan

Acres	Level, Undulating Rolling or Hilly	Soil (State Depth)	Sub- Soil	Kind and Quality of Crop	Value Per Acre	Total
Lots 7 & 8 9.12 acs.	Level	clay loam 12" to 18"	clay	Mixed small crops	250.00	2280.00
Lots 3 & 4 1.08 acs.	"	"	"	" " "	250.00	270.00

Area which can be cultivated without cost other than for breaking

Level undulating Rolling or Hilly	SOIL (State Depth)	Sub- Soil	Value per Acre
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Area which can be cultivated after a reasonable amount of clearing timber, stones drainage, etc.

Level, undulating Rolling or Hilly	Soil (State Depth)	Sub- Soil	Nature of Reclamation Necessary	Reclamation Cost per Acre	Value per Ac.
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AREA UNSUITABLE FOR CULTIVATION

Character of Land E. G. Hilly, Swampy, Rocky.	Nature of Timber if any and Whether Marketable	Value of Land per Acre
.33 Outside of Dyke, not arable, suitable for moderate buildings.	Serviceable as river front anchorage for small boats.	100.00 33.00

10. acs.

Total Value of Land	\$2583.00
Total added by buildings to value of farm	450.00
Total fruit trees add to value of farm (for use in orchard districts only)	
Total Value of Farm	\$3033.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied: Land in fair condition, soil fertility appears good. Crop being taken off by Pac. Coast Packers Ltd. House on Lot 9 occupied by Mrs. Labricue.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any: Suitable for bush and cane fruits and truck.

Noxious weeds: Numerous annual weeds and a few Canada thistle but not yet serious.

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

Corporation of Richmond

Ass.: Land \$1822.00
Imp. 350.00 Taxes: 1942 - \$49.42
Above taxes include drainage and dyking taxes.

Date: July 13, 1942.
Place: New Westminster.

I certify that the above report is based on a personal examination of the whole farm made on the 9th day of July 1942.

Inspector's Signature "D. Dodding"

Note: (Use Form 43 (Sheet 2) in connection with this form)

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

July 21, 1948

L. P. Hughes

MEMORANDUM

Re: OIKAWA, Tadashi, Reg. No. 08355

February 27, 1948

File: 5302

Motor-vehicle - RCMP Exhibit No. 100

Description: 1937 Ford Coach, Serial No. A2740, Model V7.

Extra Equipment: Seat Covers

Condition: Good - Right Rear Fender Dented

Valuation: A. W. Cruise - \$500.00 - See File G-96-C.
McDermott Motors 280.00 - See Used Car Appraisal Slip on file.
See also Memo of November 4, 1942.

Advertised for sale by tender, July 15, 16 & 17, 1942. Bids received up to July 25, 1942.

Bid #429 - \$225.00 rejected.

Sold, August 21, 1942, to Campbell Motors Ltd.

Sale Price: \$255.00

Expenses: 26.98

Net Credit: \$228.02

/TM

MEMORANDUM

To: File 5302

17th August 1943

From: Specified Articles Department

Re: OIKAWA, *adashi J. - Reg: 08355

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
CAR	1937 Ford Tudor No: C 100 License No: (42) ' 193	\$ 280.00

Sold to: Campbell Motors

21st August 1942

Selling Price : \$ 255.00

OB

U. S. 100-100000-1-41

USED CAR APPRAISAL RECORD

NAME *# 104*

ADDRESS

Paint	\$ <i>6.00</i>	Make <i>Ford</i>
Tires	\$	
Body & Fenders	\$ <i>3.00</i>	
Glass	\$ <i>1.00</i>	
Top	\$ <i>1.00</i>	Body Style <i>coupe</i>
Nickelling	\$ <i>1.00</i>	
Radiator	\$ <i>1.00</i>	
Running Boards	\$ <i>1.00</i>	
Mats & Kick Pads	\$ <i>1.00</i>	Year <i>37</i>
Upholstery	\$ <i>1.00</i>	
Hardware <i>brake</i>	\$ <i>5.60</i>	License
Motor Expense	\$ <i>30.00</i>	
Transmission	\$ <i>1.00</i>	
Rear Axle	\$ <i>1.00</i>	
Universal Joints	\$ <i>1.00</i>	Serial <i>82740</i>
Clutch	\$ <i>18.00</i>	
Steering	\$ <i>1.00</i>	
Brakes	\$ <i>16.00</i>	
Tighten Up	\$ <i>1.00</i>	Mileage <i>30370</i>
Muffler <i>bat</i>	\$ <i>12.50</i>	
Sundries	\$ <i>10.00</i>	
Wash & Clean Motor	\$ <i>2.50</i>	
Clean Interior	\$ <i>2.00</i>	Remarks
Oil & Grease, Change	\$ <i>4.50</i>	
Oil & Check Over		
Total	\$ <i>101.10</i>	

Mod. interested in

Selling price \$
 Salesman
 Less Repairs \$
 Date
 Appraised by Allowance \$ *280.00*
 For immediate acceptance only.

REPRODUCED - PATENTED - MUST BE ORDERED FROM LIMITED 50445

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment

Seizure No.

200

FOR USE WHEN APPLICABLE

EXHIBIT No.

113-5
MAY 12 1948

DATE

FILED BY

(H)

March 11

19 42

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

E269-6-13-3

Detachment
Sub-Division
Division
Date

RE: **Tadashi A OIKAWA P O Drayer 920 New Westminster B C**

On **March 11 19 42, I Goodfellow K.E.**

Came into possession of the following goods by:-

SURRENDERED UNDER O.I.C. P.C. 1496

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
LICENSE NO. MAKE & MODEL SERIAL NO. ENGINE NO. SPEEDOMETER READING CONDITION	(42) 57918 Ford Tudor A2740 30370 Good	TIRE NUMBERS 4
EXTRA EQUIPMENT	Seat Covers	
DESCRIPTION & CONDITION VERIFIED	Right Rear Fender Dented	
<p>Signature of Owner Japanese Registration No. 08514</p>		
<p>Handed over to representative of Custodian whose signature in receipt thereof appears hereunder</p>		
<p>DATE: March 11 / 42</p>		

RP 4
August 5, 1944.

MEMORANDUM

File Nos. 1512
3346
5457

TO: Mr. Peters

FROM: R. D. Richardson

Re: Ishiyo SATO, Reg. No. 05166
Hyonosuke OIKAWA, Reg. No. 06200
Kikuo SUDA, Reg. No. 05489

This will confirm your Memorandum to the files of
June 8, 1944.

Our Mr. W. Anderson personally checked the appraisal
sheet made by the S. S. B. and found that the house owned
by OIKAWA was included in the appraisal and offer for property
owned by SATO, OIKAWA's house being situated on Lot 9 belonging
to SATO. The appraised value of OIKAWA's house is \$250.00, the
offer price being 2% less than the appraisal it follows that
OIKAWA should be credited with \$250.00 less 2% or \$245.00, the
same being charged to SATO.

Kindly make the necessary adjusting transfer of funds.

RDR/BC

100
1/10
AP

20R.

926
Files Nos. 5457, 1512 & 3346

RP 3

MEMORANDUM -- FILED

June 8, 1944.

Re: Kikuo SUDA, File No. 5457

The house owned by Ryunosuke OIKAWA, File No. 3346, is built on that portion of land known as Lot 1, Section 1, Block 4 North, Range 4 West, Map 4193, Richmond, which has been sold to the Director, The Veterans' Land Act. Half of the house is on Lot 9, Sections 1 & 12, Block 4 North, Range 7 West, owned by Mrs. Ichiyo SATO, File No. 1512.

We are informed by Mr. Anderson that the appraisal on this house is \$250.00 and is included only with the property of Mrs. Sato and this should be taken into consideration when funds are released from this account. The full amount, that is \$1,245.00, is to be credited entirely to Suda.

[Signature]

GP:EB

P.O. Box 406,
New Denver, B.C.,

November 24, 1946

File No. 3346.

RP I

EVACUATION SECTION	
Rec'd	NOV 29 1946
File No.	3346
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sir:

In reference to the property belonging to Mr. Hyonosuke Oikawa (Registration No. 08200), I would like to know whether the house, No. 1038, Dyke Road, Richmond (the house was built by us on rented land with the understanding that it may be taken with us whenever we moved), and the various chattels (the list of which is enclosed) have been sold. Will you please send me information regarding the sale of house and chattels, and the amount for which they were sold? There are also a garage and a wharf to go with the house.

Yours truly,
(Miss) Kaoko Oikawa

Min II d/12/12/48

Inventory as attached
left in file 3346 under
date of 20/10/42 & noted.

[Signature]

5302.

Griffin Lake, Alexander
Three Valley.

August, 12, 1942.

Custodian of Alien Property,
Marine Building,
Vancouver, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 18 1942

Dear Sir,

I would greatly appreciate if you
can settle this financial problem for me. I have
borrowed money on several occasions from a Mr.
A. Fuller and have given him the rights to my
car ^{for} security. He is willing ~~and~~ to take the
car for payment of the loan. Will you please estimate
the value of car (Licence No. 57918) surrendered
to the H. C. M. F. on March, 11, 1942, and
will the Gov. see for the depreciation on the
value of the car through poor storage, rough
handling, etc? You will be able to make
necessary arrangements for such a settlement?
Will you please give me an answer as soon as
possible concerning my car?

Yours sincerely,

Isaaki Oikawa.

File No. 5302

22nd August, 1942.

MEMO - MISS SULLIVAN

Re: Tadashi OIKAWA

Mr. Oikawa, Registration No. 08355, requests information regarding the present status of his car which is a 1937 Ford Tudor, 1942 licence no. 57-918, surrendered to the Royal Canadian Mounted Police on March 11th, 1942.

RPA:LF

5302

28th August, 1942.

Mr. Tadashi OIKAWA,
Registration No. 08355,
Griffin Lake,
Three Valley, B.C.

Dear Sir:-

Thank you very much for your letter dated
August 12th.

We would appreciate your providing us with
full particulars of the sums of money you have borrowed
from Mr. A. Fuller, together with his present address,
in order that we may communicate with him.

It will not be possible for us to transfer
your car to Mr. Fuller as it has now been sold by us.

When replying, we would also appreciate your
being good enough to provide us with particulars of any
other financial obligations which you may have outstanding
and unpaid at this time.

Yours truly,

R.P. Alexander,
Manager

RPA:FM

MEMORANDUM

November 3, 1942

File No. 5302

To: Miss Sullivan
From: R. P. Alexander

Attached you will find Mr. Tadashi
OIKAWA's letter dated October 28th, together
with File No. 5302. Letter to him dated Sep-
tember 30th is not on file. This refers to
car No. 100, and you will no doubt wish to deal
with Mr. Oikawa's letter.

RPA:NDE

MEMORANDUM

November 3, 1942

File No. 5302

To: Miss Sullivan

From: R. P. Alexander

Attached you will find Mr. Tadashi
OIKAWA's letter dated October 28th, together
with File No. 5302. Letter to him dated Sep-
tember 30th is not on file. This refers to
car No. 100, and you will no doubt wish to deal
with Mr. Oikawa's letter.

AMC

RPA:NDE

*Phone me
RPA*

Ver 250-320

OFFICE OF THE CUSTODIAN
JAPANESE
RECEIVED
SEP 24 1942

912
Mr. Tadashi Okawa,
Reg. No. 08355,
Griffin Lake,
Three Valley.

R. P. Alexander,
The Custodian,
506 Royal Bank Bldg.
Tacoma,

I, Tadashi Okawa, "File No. 5502" have
had a car sold by you, the money which is still in
your hands. The debt I owed Mr. Fuller has
been settled, ~~however~~ but I have left my family
and in need of money. Please send me three
hundred dollars of the money that you have in my
account.

At the time of its purchase, my
car had a cash value of seven hundred dollars.
Will you please let me know how much it was sold
for?

And will any other debts, such as
store, dentist and doctor's bills which I might have
after this date be settled for?

Please answer at your earliest convenience.

Yours Truly,
Tadashi Okawa.

✓

File No. 5302.

4th November, 1942.

MEMO: To Mr. R. P. Alexander.

RE: Tadashi OIKAWA - Car 100.

Attached hereto is copy of my letter to the above-noted in answer to his letter to you of October 28th.

I have received verbal confirmation from Empire Motors and Vancouver Motors, Used Car Departments, that the valuation on this car today would be between \$250.00 and \$300.00.

MS/mf

File # 5302

5/16

4th November, 1942.

Mr. Tadashi Oikawa,
Reg. No. 08355,
Griffin Lake,
Three Valley, B. C.

Dear Sir:

Your letter of October 28th
addressed to Mr. R. P. Alexander has
been referred to me for attention.

In view of the existing con-
dition of the used car market today,
we feel that the price of \$255.00 re-
ceived for your car was a very fair one.

Yours faithfully,

(MOTOR VEHICLE DEPARTMENT).

MS/mf

5302

January 28, 1943.

Mr. Tadashi OIKAWA,
Registration No. 08355,
Griffin Lake,
Three Valley, B. C.

Dear Sir:

Under date of August 12th last, you stated that you had borrowed money on several occasions from a Mr. A. Fuller, but did not state the amounts, nor the particulars of same.

On August 28th last, we asked you for these particulars, but we do not seem to have received any reply.

Unless you give us these details, we shall be unable to investigate this matter further.

Please let us have a reply as soon as possible.

Yours truly,

A. McAlister,
Claims Department.

RECEIVED
[Signature]

Mrs. Tadaaki Oikawa,

Reg. No. 08355.

Griffin Lake,

Yellow Valley

File No. 5302

Mrs. & Mr. Oikawa,

at Griffin Lake,

Japanese Lake

EVACUATION SECTION
FEB 8 1943
File No. 5302
Maliste

Feb. 1/43.

Dear Sirs:

I have received your kind letter dated Jan. 28/43, and referring to money borrowed from a Mr. O. H. H. and I am happy to report that I have been able to repay him and at present, have no debts whatsoever.

I am at present, undergoing dental treatment by "Dr. Mara" in Ketchikan. The bill with full particulars, including his signature will be sent very soon.

Hoping the bill will receive your earliest consideration and thanking you for your prompt service, I remain,

C. B. #22802

12.2.43

Yours Truly,
Tadaaki Oikawa.

8-3-43

File No 5302

Mr. Tadashi Okawa,

Reg No. 00355.

To King David Timber Co.,

Vancouver, B.C.

Mr. A. McAlister,

Custodian's Office,

Vancouver, B.C.

Aug 1st 1943.

EVACUATION SECTION

Rec'd AUG 5 1943

File No.

Ans.

Referred

Sussexburg

BLA

rec'd 15/7/43

Dear Sir,

Please ignore any claims lodged against me by the Company you mentioned as I have never held had any charge account at that store.

I am sorry that I cannot supply you with any particulars as I haven't the faintest idea about what the claim is about.

It is quite probable that they may have the wrong party as there were several persons by the name of T. Okawa in our former district.

Hoping to hear from you soon I remain,

kind regards
until we
hear from
Nishiyuchi

Yours Truly,
for T. Okawa

5302
11519 A

August 9th, 1943.

Messrs. M. Nishiguchi Co. Ltd.,
Shalsith P. O.,
Bridge River, B.C.

Dear Sirs:

re: 838.20 - Tadashi OIKAWA, Reg. No. 08355

We submitted the above claim to OIKAWA for payment and he has replied as per copy of letter dated August 1/43, herewith enclosed.

From OIKAWA's letter it would appear that you do not have the correct person, though you give 08355 as the registration number, and that is his number.

Please observe what he says and let us have your comments to assist us in any further action that you desire us to take.

Yours truly,

A. McAlister,
Claims Department.

HRD:DE

Encl.

5302

August 23rd, 1943.

Mr. Tadashi OIKAWA,
Registration No. 08355,
Griffin Lake,
Three Valley, B.C.

Dear Sir:

We wish to acknowledge receipt of your reply to our letter of the 15th July wherein we submitted a claim of M. Nishiguchi Co. Ltd. for \$38.20.

On receipt of your letter we wrote to that company and have now received an answer which states in part as follows:

"We had the claim placed on the wrong person and we are very sorry that this has happened."

We, therefore, cancel the claim as against you.

Yours truly,

A. McAllister,
Claims Department.

ED:DE

File No. 5302.

Mr. Tadashi Oikawa,
Reg. No. 08355,
P. O. Box, 406,
Near Denver, B. C.

Mr. A. McChister,
Claims Department,
506 Royal Bank Bldg.,
Vancouver, B. C.

Jan. 15, 1944.

EVACUATION SECTION	
Rec'd	JAN 21 1944
File No.	5302
Ans.	B.P.D.
Referred	McChister

Dear Sir,

4187⁹⁷ This is to certify the fact that I,
the undersigned, hereby confirm the bill and
statement, sent in by the "Fattree & Green"
company, of New Denver, as being absolutely true
and correct.

The bill is for groceries, which I
have procured for my family from the afore-
mentioned company on credit.

Please settle this bill at your
earliest convenience, and awaiting your
reply, I remain,

Yours Truly,
Tadashi Oikawa

302
83020
4-1-44
TS

5302

April 6th, 1944.

Mr. Tadashi OIKAWA, *Ans. rec'd*
Registration No. 08355,
P. O. Box 406,
New Denver, B.C.

Dear Sir:

re: Tattrie and Greer - \$167.97

We are enclosing herewith copy of our letter of the 26th January last to you, relative to the above account. We forwarded with that letter our cheque No. 7756 in favour of Tattrie and Greer for \$183.02, with the instructions to you to pass the cheque on to that firm.

In checking our bank account we find that this cheque has not been cashed and we, therefore, ask that you attend to this matter at once. You should forward the cheque to Tattrie and Greer so that they could apply the amount on your account with them.

Let us hear from you by return mail, so that we shall know what has happened to the cheque.

Yours truly,

B. R. Dusenbury,
Claims Department.

BRD:DE

Encl.

5302

April 6th, 1944.

The Postmaster,
Nakusp, B.C.

Ans: read

Dear Sir:

re: Tadashi OIKAWA,
Registration No. 08355,
Nakusp, B.C.

We mailed a letter on the 19th January last to the above party at the address shown, but from information at hand regarding same it does not appear that he has received the letter.

We shall be obliged if you will look into the matter, and if you have such a letter undelivered please return to this office as soon as possible.

Your prompt attention will be appreciated.

Yours truly,

B. R. Dusenbury,
Claims Department.

BRD:DE
[Signature]

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 5302

805 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

April 6th, 1944.

The Postmaster,
Nakusp, B.C.

EVACUATION SECTION	
Rec'd	APR 17 1944
File No.	5302
Ans.	✓
Referred	Dusenbury

Dear Sir:

re: Tadashi OIKAWA,
Registration No. 08355,
Nakusp, B.C.

We mailed a letter on the 19th January last to the above party at the address shown, but from information at hand regarding same it does not appear that he has received the letter.

We shall be obliged if you will look into the matter, and if you have such a letter undelivered please return to this office as soon as possible.

Your prompt attention will be appreciated.

Yours truly,

B. R. Dusenbury
B. R. Dusenbury,
Claims Department.

BRD:DE

This person was employed at this time by the Big Bend Lbr Co about 30 mi. up the lake from here. The letter could be sent up with the camp supplies and the bookkeeper for the Company said there was a possibility of the letter in question being lost up there.

BRD 17/4/44

Mr. Tadashi Oikawa,
Reg. No 08355,
P.O. Box, 406,
New Denver, B. C.

Mr. B. R. Juscumbg,
Customs Office,
506 Royal Bank Bldg.,
Vancouver, B. C.

April, 14/44

EVACUATION SECTION	
Rec'd	APR 19 1944
File No.	5302
Ans.	✓
Referred	Juscumbg

Dear Sir, *BRD*

This is to inform you that
I have received the letter, with the enclosed
cheque made out in favour of Father &
Green to the sum of \$193.02.

The cheque has been forwarded to
to Father & Green and to all prohibition has
been waived by name.

My apologies for not answering sooner,
I remain,

*20x44
D*

Yours Truly,
T. Oikawa.

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(HIS HONOUR, JUDGE J.R. ARCHIBLAD, SUB-COMMISSIONER)

10

Kamloops, B.C.

May 12, 1948

IN THE MATTER OF THE CLAIM OF
JOSEPH TADASHI OKAWA

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.S. McTAVISH, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

J.R. COLLEY, Esq.,

Secretary to Kamloops
Sub-Commission.

G.N.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter.

30

MR. McMASTER: I call the case of J.T. Oikawa,
No. 110 on the list.

JOSEPH TADASHI OIKAWA, the Claimant herein,
being first duly sworn, testified
as follows:

10 MR. McMASTER: In this case, your honour, the claimant
has shown garage, woodshed, net house, fish
smoking house and float and also a car. He is
actually limiting the claim with regard to the
buildings to the house, and reducing it to
\$1,000.00. In the case of the car, the claim
should show on the back, and he is claiming
\$600.00. The car was sold for \$255.00.

20 The buildings in this case were erected
on lands other than those belonging to the claim-
ant's father. Actually, I think that they straddled
the lands of this witness' uncle, a Mr. Sato,
who has now returned to Japan. In selling the
property to the Veterans Land Act, the Custo-
dian dealt with the house as being on the property
of Sato, and Sato agreed to permit the amount
which had been appraised as the appraised value
by the Soldier Settlement Board to be paid to
this claimant's father. He recognized, in other
words, that it was the property of the claimant's
father.

30 We are up against the further difficulty
in this case that the father has since died,
leaving a will, and under the terms of the will
he left all of his estate to his widow. Now,

the widow resides at New Denver, and she has taken no steps to probate the will, and, frankly, having regard to the unfortunate position of the building, being on someone else's land, I hesitate to advise her to spend any money on probating the will. The probating of the will would only be for the purpose of the making of this claim.

10 I would therefore ask that consideration be given to her circumstances and to the fact that she is the sole beneficiary under the will and that her claim with respect to the value of the building be taken into consideration notwithstanding the absence of Letters Probate.

I would like to file in this case what purports to be the Last Will and Testament of Bujonesuke Oikawa.

DIRECT EXAMINATION BY MR. McMASTER:

20 Q: Witness, was that your father?

A: That was my father, yes.

Q: And as far as you are aware is this the last will and testament that he made? A: Yes.

MR. McMASTER: The will is dated June 28, 1921.

(WILL MARKED EXHIBIT NO. 1)

MR. McTAVISH: Your honour, I don't see how the claimant can make a claim for something which is not his and which he has no claim on whatsoever. However, if he is making the claim on behalf of his mother and my learned friend undertakes to

30

produce authority for this --

MR. McMASTER: I am proceeding to that now. I have a letter of authority.

Q: Witness, did your mother give you this letter of authority to make this claim on her behalf?

A: Yes, she did.

MR. McMASTER: This is a letter of authority purporting to be signed by his mother dated April 28, 1948 at New Denver: "I, Mrs. Satsuki Oikawa, the widow and sole beneficiary of the will of my late husband, Mr. Hyunosuke Oikawa, do hereby give my full consent and authority to my son, Joseph Te Oikawa to represent me legally and in the property claims session that is to be held in Kamloops, B.C."

(LETTER MARKED EXHIBIT NO. 2)

Q: Witness, did you instruct Mr. Leckie to prepare this statement with respect to the house that your mother is claiming? A: Yes.

20 Q: Is that your signature on it? A: Yes.

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: Yes.

Q: Witness, did you father have any interest in your uncle's lands at all? A: Yes, he did.

Q: Were those interests expressed in any legal document? A: No, they weren't, but incidentally, it has been witnessed by -- that letter of authority I have from my mother has been witnessed by the owner of the land that the

house was on, or his mother, I believe.

Q: Yes. But there was some verbal arrangement between
Suda and your father? A: Yes.

Q: And had your father, when he built this house
straddling this property line, any intention of
acquiring an interest in any part of Sato's land?

A: At the beginning, no. My uncle and him started
out as partners and later they figured the property
wasn't large enough for two families so we made
10 plans to purchase adjoining land, that is when we
started to build the rest of the buildings on
to the land.

Q: Was any formal legal document drawn with regard
to the purchase of the adjacent lands or had
any monies been paid out to your knowledge?

A: Not to my knowledge.

MR. McMASTER: I would just refer to Exhibit No. 1
and point out that it gives the description of
the premises and the approximate cost of build-
20 ing them, and sets out the circumstances which I
have already explained.

I file that statement as Exhibit No. 3.

(STATEMENT MARKED EXHIBIT NO. 3)

Q: Now, witness, you are also claiming for an auto-
mobile. That automobile was registered in your
own name, was it? A: Yes.

Q: Did you instruct Mr. Leckie to prepare this
statement, and is this your signature on the
statement with regard to your automobile?

30 A: Yes.

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: Yes, it is.

MR. McMASTER: I file that as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 4)

MR. McMASTER: I would ask my friend if he can produce the R.C.M.P. report. (Handed to Mr. McMaster)

I produce from the Custodian's file what purports to be a Royal Canadian Mounted Police Report dated March 11, 1942.

10

Q: Witness, does this appear to be a copy of the receipt that you received from the R.C.M.P. at the time you delivered your automobile to them?

A: Yes, it is. It was my brother that delivered it for me.

Q: But it was your automobile?

A: It is

his signature on there. Yes.

MR. McMASTER: It is a 1937 Ford Tudor Sedan, and it appears from the R.C.M.P. report that the speedometer reading at the date of delivery was 50,370 miles, and the condition was good. The extra equipment is shown as seat covers. It shows that the right rear fender was dented. I file the R.C.M.P. report as the next exhibit.

20

(R.C.M.P. REPORT MARKED EXHIBIT NO. 5)

MR. McMASTER: I would ask my learned friend to be good enough to produce from his file an appraisal of this car made by a Mr. Crews.

MR. McTAVISH: There doesn't appear to be any such appraisal on the file, your honour.

30

MR. McMASTER: If my friend would look in his brown envelope, I think he will find it.

MR. McTAVISH: There was a brown envelope in this case, your honour. My learned friend still has it. I haven't had it returned to me.

MR. McMASTER: Would my friend advise me when the car was sold, then.

MR. McTAVISH: August, 1942, it appears, your honour.

10 MR. McMASTER: I am asking my friend to produce an appraisal by A.W. Crews of this motor vehicle in the sum of \$500.00, and also to produce any other appraisals to counsel for the claimant with respect to this automobile.

MR. McTAVISH: I have an appraisal of MacDermott Motors on the file covering this automobile, your honour, showing an appraised value of \$280.00.

MR. McMASTER: Perhaps my friend will produce the appraisals all at the same time so that counsel may examine them and decide whether they wish to use them.

20

Would my friend advise to whom the automobile was sold?

MR. McTAVISH: The auto was sold to Campbell Motors, Limited, your honour.

MR. McMASTER: I would ask my friend if he would be good enough to produce the appraisal which was made on Sato's property and on which the building in question is valued.

30

I presume I may file this on behalf of my learned friend?

MR. McTAVISH: Yes.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 9)

MR. McMASTER: Your witness.

MR. McTAVISH: It is submitted, your honour, that the house claimed for is part of a parcel of real property belonging to someone other than the claimant and was sold as part of the said real property and the claimant has no valid claim in connection therewith. It is further submitted that the house claimed for was sold for its fair market value. It is submitted the car claimed for was sold for its fair market value.

10

CROSS EXAMINATION BY MR. McTAVISH:

Q: Witness, I show you a diagram attached to the Soldier Settlement Board Appraisal on the Sato property. Would you point out your house on that diagram? A: That would be it, there.

Q: That is the building shown by an arrow marked "Oikawa house"? A: Yes.

20

Q: Does that show correctly the position of your house on that property? A: Yes, I believe so. Well, I believe the bigger portion of the house would be on this next property.

Q: The Suda property? A: Yes.

Q: That is approximately correct? A: Yes.

Q: How old are you, witness? A: Twenty-eight.

Q: When was the arrangement made between your father and Suda with regard to the erection of this

30

house?

A: Approximately fifteen years ago.

Q: Were you present when that arrangement was made?

A: We were living at Murrayville at the time.

Q: Were you present when the arrangement was made?

A: No, I wasn't.

Q: When was your father in partnership with Sato?

A: He never was in partnership with Sato.

Q: Who was he in partnership with, then?

10 A: Mr. Suda. That is my uncle.

Q: What arrangement did your father have with regard to part of the house being on the Sato property?

A: There was a wharf being constructed in between, and at that time it was understood that we would take over Sato's land, too, at a later date. That was when we extended it over to Mr. Sato's land.

Q: Did your father have any agreement with Sato with regard to this?

A: Yes.

20 Q: Were you present when that agreement was made?

A: Yes, I was.

Q: When was that made?

A: That was approximately about ten years ago, too.

MR. McTAVISH: That is all, your honour.

THE WITNESS: Oh, there is a correction to be made.

I think it is longer than that. I think it would be about fifteen years ago.

MR. McTAVISH: Q: That is, the arrangement with Sato?

A: Yes.

30 MR. McMASTER: I would ask my friend to admit that the

J.T. Oikawa
Discussion

Custodian paid the sum of \$245.00 to the deceased for the house.

MR. McTAVISH: That is correct, your honour.

MR. McMASTER: That is all, witness.

THE COMMISSIONER: Thank you.

(Witness aside)

MR. McTAVISH: Your honour, before this claim is concluded, I find the brown envelope is here with no appraisal by Mr. Crews in the envelope.

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(PROCEEDINGS ADJOURNED SINE DIE)

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

Ernest Hambleton
G. Hambleton
Official Reporter

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

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J.R. Archibald,
Sub-Commissioner.

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DEFENCE BRIEF

Kamloops
12 May 1948

Joseph Tadashi OIKAWA

File No. 5302

Case No. 113

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

<u>1. Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$1000.	\$250.	\$245.

Witness - Appraiser, D. Dodding.

Appriaser (Dodding) reports - House 20 yrs. old, building little more than a shack, foundation wood posts.

This house was built on lands belonging to two other persons and was owned by Mr. HYONOSUKE OIKAWA, now deceased. In his Will dated 28 April 1921 he made his wife Mrs. SATSUKI OIKAWA sole beneficiary. No steps have been taken by beneficiary to prove this Will.

Deceased's son is claiming on behalf of his mother under an Authority signed by her dated 28 April 1948, which authority was produced.

Deceased was in partnership with a Mr. K. SUDA and they made an agreement with a Mrs. I. SATO for part of the house to be built on her land and part on land belonging to K. SUDA.

Custodian has paid to deceased the proceeds of sale \$245. It is submitted that the house claimed for is part of a parcel of real property belonging to someone other than claimant and was sold as part of the real property and claimant has no valid claim in connection therewith.

<u>2. Car Claim</u>	<u>Sold for</u>
\$600.	\$255.

Appraised by A. W. Cruise at \$500. - see File G-96-C

Appraised by McDermott Motors at \$280 - Filed.

One tender was received for \$225. which was rejected.

Sold to Campbell Motors Ltd. for \$255.

Summary of Defence
Witnesses

Where
Required

D. Dodding	1	Appraiser
McDermott Motors	2	Appraisers

NOTE:- Appraisal of Mr. A.W. Cruise to be produced. (Trans. P. 7)

BMP/mw

Name of Claimant OIKAWA, Joe, Tadashi

Case 113

Custodian File

5302)

-2244-

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		
					245		196.70			196.70
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			
255										63.75
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 CHATELS										
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										260.45

October 4th, 1950.

Mr. Joe Tadashi OIKAWA,
c/o 646 Buan Avenue,
New Westminster, B. C.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 113

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$260.45.

Cheque for \$220.43 is enclosed herein, and the sum of \$40.02 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FGS/js
1 encl.