

5435

BRANCH OF THE NATIONAL

Mission
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: OKANE Denjiro

HOME ADDRESS: Dewdney Trunk Rd., Mission, B.C.

REGISTRATION NUMBER 13097 SEX: Male AGE: 55

OCCUPATION: Strawberry grower.

(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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Taki 5857

ADDRESS OF WIFE OR HUSBAND: Dewdney Trunk Rd., Mission, B.C.

NAMES OF ANY LIVING CHILDREN: Hideshi (M), Tamotsu (M) Chizuno (F),
 Yoshino (F), Isao (M), Hitoshi (M).

ADDRESS OF CHILDREN: Dewdney Trunk Rd., Mission, B.C.

AGE OF CHILDREN: 24, 22, 19, 16, 15, 12.

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

1. LOCATION AND DESCRIPTION: 15 acres - South of Lot 5 - N.W. $\frac{1}{4}$ of Sec. 27 - Township 17 - Map 679 / Title No. 135194E.
 27 - Township 17 - Map 679 / Lot 2 - 4A. of the N.W. $\frac{1}{4}$ of Sec. 28 - Twbp. 17 Map 2184. Title No. 32516E.

2. BUILDINGS AND OTHER IMPROVEMENTS: 19 room house - 2 picker houses, 2 hothouses, 1 barn, 1 woodshed, 1 garage, 1 toolhouse, 1 chicken house.

3. INSURANCE (Give particulars; state where policies are) New England Fire Insurance Co., Amt. \$300000 Premium \$27.00. on house alone.

4. TAXES (Amount and where payable) \$25.95 paid to the Mun. of Mission, B.C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) ~~6 acre portion of Lot 11 to 12 - inclusive of subdivision of S.W. $\frac{1}{4}$ of Sec. 31 - Map 5277 - Block 36. 1 year lease for \$120.00 per year. Lot 5 10 acres owned by~~

Harms, Mission, B.C. as Power of Attorney for 10 months.

TITLE # 32516 E. LOTS 2-4A. Land leased to Mr F. Harms, Mission.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN 6 acres of rhubarb.

Crop of rhubarb sold to F. Harms, for \$800
money received

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: District of Columbia, D.C.
six acre portion of Lot 11 to 17 inclusive of a subdivision of
S.W. quarter of Sec. 31 - Map 3277 - Bd. 36.
2. LANDLORD'S NAME AND ADDRESS: Annie Goodchild of Matsqui, B.C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
\$120.00 per year for the term of 8 years from April 1941.- 1949.
4. STATE WHEREABOUTS OF LEASE: In lessors possession.
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
Sub-let to Frank Harms, Mission, B.C. for \$120.00 for the duration
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: rhubarb.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
Will be left in the custody of F. Harms, Mission, B.C. the
following articles - singer sewing machine, bedroom suite,
gramophone and records, dining room suite, electric pump,
living room suite, kitchen utensils etc.
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)
Pacific Co-operative Union shares 79 @ \$10.00 each. War Saving
Certificates - \$80.00.
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

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 21st day of April 1942.

J. T. Williams
Witness

(Signature)

H. Skabz

FOR DEPARTMENTAL USE

✓
INFORMATION FROM R.C.M.P.

Date ⁹ April 28th, 1943

Full Name Denjiro OKABE
(Surname in Block Letters)

Registration No. 13097

Male - Female
(check)

Age Feb. 16, 1887

Former Address R.R. #2, Mission, B.C.

Date Evacuated May 2/42 Naturalized - Canadian-Born - National
(check)

Present Address c/o R.B. Sall,
Picture Butte, Alta.

✓
Married - Single
(check)

Name of Wife ^{nee} #13096
(FUKAWA) Taki

Name of Husband -

Name of Mother ^{nee} (NOHARA) Saku

Name of Father Minehichi

Names of Children under 16

(Heed)

Isao M114/3/27

Hitoshi M115/5/29

File No. 5435

Registered with Custodian Yes
(yes or no)

Requested By K. Turner

Additional Information

Strawberry Grower.
Owner of 15 acres & 1 house - 1 car.

12/17

File No. 5435

October 3rd, 1944

CLAIMS DEPARTMENT

Dentiro OKABE - Reg. No. 13097

CREDITORS:-

1. F. H. Harms..... \$ 203.00

Adjustment crop acreage

To be paid to Mrs. F. A. Harms, Letter 13/10/42.

Paid 5/10/44

2. W. J. Windebank..... 8.76

*denied returned Oct 12/44
Credit remains to be determined*

CR. BAL.\$2311.69
3/10/44

AMa:ND

File No. 5435

August 23, 1947.

SPECIFIED ARTICLES SUMMARY

Re: Denjiro OKABE
Regn. No. 13097

Mr. Okabe did not declare any specified articles on His "JP" Form, and there does not appear to be any evidence in his file that would indicate to the contrary.

The above Summary is certified to be in accordance with the information on file:


M. L. Brown.

MLB/JJW

August 23, 1947.

LIABILITY SUMMARY

Re: Danjire OKABE
Regn. No. 13097

On his "JP" Form of April 21/42, Okabe stated that he had no personal debts and no trade debts. A claim for \$8.76 was later made by W. J. WINDEBANK, of Mission, but this was denied by Okabe. The claimant was advised to this effect and instructed to make his claim direct.

The file does not reveal any other claims against this party.

The above Summary is certified to be in accordance with the information on file:



M. L. Brown.

MLB/JJV

August 23, 1947.

FIRE INSURANCE SUMMARY

Re: Denjiro OKABE
Regn. No. 13097

On his "JP" Form of April 21/42 Mr. Okabe indicated that he held a fire insurance policy for \$3,000.00 expiring April 4/43 with New England Fire Insurance Company, covering his house and contents at Dewdney Trunk Road, Mission, B. C... This was renewed by policy #6255387 for 1 year for \$3,000.00 on house and contents, the cost of same was assumed by Director of Veterans' Land Act.

The above Summary is certified
to be in accordance with the
information on file:


M. L. Brown

MIB/JJW

File No. 5435

August 26, 1947.

CHATELS SCHEDULE

Re: Denjiro OKABE
Esgn. No. 13097

INCLUDED IN LEASE TO
FRANK A. HARMS

1 Sewing Machine
Electric Pump, Pipe & Fittings
1 Brooder Coal Stove
1 Gramophone & Records
1 Dining Room Suite
1 Bed Room Suite ✓
3 Stoves
China ware
1 Couch
1 Kitchen Cabinet
2 Dressers
1 Plow
2 Cultivators
5 Shovels
4 Saws
2 Wheelbarrows
Tide
Carpenters Tools
3 Sledge Hammers
Wedges
3 Potatoes Hooks
12 Hoes
5 Sickles
2 Hay Forks
Sheet Copper
2½ gallons paint
2 gallons shingle stain
4 Axes
1 Hatchet
1 Rake
3 Mattocks
2 Picks
150' hose
Electric Accessories
2 Gallons Varnish
10 Cords Wood

AUCTIONED

Sold 15/12/42
Sold
Sold
2 A., 1 Sold
Sold
Sold
Sold
Sold
1 Sold
3 Sold
Sold
1 Sold
Sold
1 Sold
Sold
Sold
6 Sold
Sold
Sold
Sold
Sold
Sold
Sold
Sold
2 Sold
1 Sold
Sold

OTHER DISPOSITION

Missing
Left in house as fixture

Missing

Missing
1 Sold to Tenant

Abandoned
2 Missing

6 Missing
Missing

Probably used by tenant
Probably used by tenant

Left with tenant

Left with tenant
Left with tenant
Used by tenant

File No. 5435

August 26, 1947.

CHATELS SCHEDULE

Re: Denjiro OKABE
Regn. No. 13097

INVENTORY OF JAN. 6/43.
BY J. MONTAGN

2 Cultivators
 1 Wheelbarrow
 1 Kiddies' Pedal Cart
 1 Box of nails
 1 Qty. Boxes
 1 Jug (1 Gal)
 1 Tin
 1 Pr. Boxing Gloves
 3 Shovels
 1 Fork
 3 Potatoe Forks
 1 Rake
 4 D/B axes
 2 Mattocks
 1 Pick
 1 Sledge Hammer
 7 Wedges
 6 Hoes
 1 Broom
 50' Hose
 1 Nail box 45 # nails
 1 Hand Saw
 1 Carpenters Rule
 3 lengths Drain Pipe
 1 Roll Tar Paper
 150' Eaves Trough
 1 Platform Scale
 1 Heater
 12 Fruit Carrying boxes
 1 Stone Boat
 1 bench
 Misc. Lumber
 2 Tables (HM)
 1 Wooden Bunk (HM)
 1 Cook Stove (poor)
 1 Brooder Stove
 1 Tables (HM)
 3 Wooden Benches (HM)
 5 Cross Cut Saws
 3 Benches
 6 Boxes (Empty Bottles)
 10 # Berry Wire
 1 Cook Stove (NG)
 1 Iron Block
 1 Small Hand Pump
 2 ~~Tables~~
 1 Cook Stove

AUCTIONED

(1) 15/12/43

15/12/43

15/12/43

15/12/43

15/12/43

15/12/43

15/12/43

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15/12/43

15/12/43

OTHER DISPOSITION

1 Sold to tenant
 Sold to tenant

Abandoned

Missing

Abandoned

Missing

Abandoned

Abandoned

Abandoned

Sold to tenant

Abandoned

Abandoned

Abandoned

Probably used on property

Abandoned

Abandoned

Abandoned

Abandoned

Abandoned

No value

Abandoned

Abandoned

Abandoned

Abandoned

2 Bicycle Frames		Abandoned
2 Bicycle Wheels		Abandoned
1 Sledge Hammer	15/12/43	
1 Cord Firewood		Abandoned
Qty. Shakes		Abandoned
1 Gramophone & Table with 117 records.	15/12/43	
11 Kitchen Chairs	(10) 15/12/43	3 Sold to tenant
1 High Chair	15/12/43	
5 Dining Rm Chairs	15/12/43	
1 " " Arm Chair	15/12/43	
1 " " Table	15/12/43	
1 Folding Couch & Mattress	15/12/43	
1 Ironing Board	15/12/43	
1 Dry Mop	15/12/43	
1 Wet Mop	15/12/43	
1 Tin Wax		Used by tenant
1 Hammer		
1 Keg 20 # nails		Used on property
5 Heating Registers	15/12/43	
1 set Jap Bowls	15/12/43 (China)	
3 Pse. Curtains		Missing
5 Curtain Rods		Missing
1 Ctn. Books etc.	14/12/44	
2 Ctns. Sdy. Elec. Fittings		Missing
1 Box Jap. Books		Missing
1 Ctns. contents unknown		Missing
2 Double Mattresses		Missing
4 Small Mattresses		Missing
2 Small Cushions		Missing
Qty. Old Clothing		Missing
1 Cash Box (large)	15/12/43	
1 Toolbox (Tools)	15/12/43	
1 Bag (Ladies Hats)		Missing
2 Ctns. Glassware		Stored at Jap. Temple, Haney
1 School Case		Missing
1 Bill Holder (Wicker)		Missing
1 Set Deer Horns		Missing
1 Box contents unknown		Missing
Qty. of Magazines	14/12/44	
2 Tin Pails (large)		Missing
1 Ctn. Sealers & Nails		Missing
1 Bed Lamp & Shade		Missing
1 Bed Springs		Missing
1 Table Lamp & Shade	15/12/43	
7 Quart Sealers		Missing
1 Ctn. (old Clothes)		
1 Trunk (locked)		Stored at Jap. Temple, Haney
1 Kitchen Light		Missing
1 Dining Rm. Light Unit		Missing
1 Door Light Unit		Missing
3 Mens' Suits (Old)		Missing
Small qty. Lumber		Used on property

2 Doors		Left on property
Quantity of Old Clothes		
1 4' x 5' Copper Sheet	15/12/43	
1 Bench	15/12/43	
1 Foot Warmer (Metal)		Missing
1 Cupboard (HM)		Fixture
1 Enamel Sink		Fixture
1 Table (Small, HM)		Abandoned
1 Heater	15/12/43	
2 Framed Pictures		Stored at Jap. Temple, Haney
1 Shrine (small)		Stored at Jap. Temple, Haney
1 Iron Cot & Mattress	15/12/43	
1 Chest Drawers	15/12/43	
1 Ctn. (tied)		Stored at Jap. Temple, Haney
1 Iron Poker	15/12/43	
1 Flower Bowl	14/12/44	
1 Small Foot Stool	15/12/43	
1 Chest Drawers	15/12/43	
4 Beds & Springs	(3) 15/12/43	1 Sold to tenant
1 Chest Drawers (Miniature, HM)	15/12/43	
1 Kitchen Cabinet (Small)	15/12/43	
1 Drum Heater	15/12/43	
5 Jap. Tubs	1 Sold 15/12/43	4 Missing
12' Logging Chain	15/12/43	
1 Shovel	15/12/43	
1 8-Gal. Stone Urn	15/12/43	
1 Drum Heater		Abandoned
1 Ctn. Books		Stored at Jap. Temple, Haney
1 Brooder Stove Cover	15/12/43	Sold with Brooder
1 1-Gal. Oil Tin		No value
2 Lamps (oil)		No value
1 Cultivator wheel		No value
2 Cords Wood		Used by tenant
1 Truck Wheel		No value
1 12' ladder		Left on property
1 6' ladder		Left on property
1 Kitchen Stove	15/12/43	
3 Benches	(1) 15/12/43	
1 Kitchen Chair	15/12/43	
1 Table (HM)		No value-Abandoned
Misc. Dishes	14/12/44	

N.B. 10 Cartons and 1 Bundle of Pictures shipped to Storage at Japanese Temple, Haney, B. C. As contents are unknown it is probable that some of the above articles listed as "missing" may be still in storage.

August 25, 1947.

CHATELS SUMMARY

Re: Denjiro OKABE
Regn. No. 13097

The above named Japanese when registering with the Custodian (April 21/42) set out on his "JP" Form, in general terms, a considerable quantity of chattels. These have been fairly well accounted for by auction, except one Sewing Machine and a Bedroom Suite which were left in care of the first tenant, Mr. Harms.

On Jan. 6/43 when the Custodian's field representative inventoried the chattels, he found many articles which had not been previously listed.

Although quite a number of items are reported as "missing" it will be noted that these are of little commercial value. Also as some 10 Cartons of effects were transferred to Japanese Temple, Haney, B. C., it is highly probable that some of the missing items may still be in storage at Haney.

Net proceeds from sale of chattels amounting to \$234.95 was credited to Mr. Okabe's account, with advice to him.

No comments have been received from Mr. Okabe regarding disposal of his chattels.

The above Summary is certified to be in accordance with the information on file:


M. L. Brown.

NAME OKABE, Denjire

REGISTRATION NO. 13097

FILE NO. 5435

The following chattels were sold by public
 auction at Haney, B. C. on December 14, 1944.

✓ Books	\$ 0.25 <i>Miss</i>
K Aluminum pan	0.75 K
Counting board	0.75 <i>Miss</i>
<i>Chinaware</i> ✓ Dishes	0.75 K
Box of sundries, dolls etc.	0.90 <i>Miss</i>
✓ 3 Boxes sundry dishes	1.00 K
✓ Bowls	0.25 K
Medicine chest	1.75 F
✓ Tray and dishes, books	1.00 K

Total
 Less Expenses: (Auctioneer's Fees \$ 0.74
 (Advertising 0.08
 (Movings 2.44

Net Proceeds Credited:

\$	7.40
\$	3.26
\$	4.14

Members of Custodian Staff Present.

Mr. Moryson

Extracted from Auctioneering List No.

Haney 11.

Remarks. *See Inventory*

NAME OKARE, Denjiro

REGISTRATION NO. 13097

FILE NO. 5435

The following chattels were sold by public
 auction at Mission City, B.C. on December 15th, 1943

X ✓ High chair	\$ 1.00 ✓
X ✓ Kite on range	3.00 ✓
X ✓ Gramophone	9.50 ✓
✓ Chest of drawers	1.00 F
✓ Chest of drawers	1.00 F
✓ Set of Boxing gloves	1.25 <i>min</i>
✓ Kiddies wagon	2.75 <i>min</i>
✓ Hothouse rhubarb boxes - 35	1.00 ✓
✓ Hops - 2	.90 <i>min</i>
X ✓ Kitchen chairs - 10	8.50 ✓
✓ Sprinkling can	.60 <i>min</i>
X ✓ Length of chain	2.00 ✓
X ✓ Peavees - 2	2.90 ✓
✓ Forks - 3	.80 T
X ✓ Hoes - 6	1.70 T
X ✓ Sledge hammer - 1 ✓	.60 T
X ✓ Axes - 4	1.55 T
✓ Hand saw	1.50 T
✓ 3 shovels	1.70 T
✓ 1 buck saw	1.75 T
X ✓ 2 mattocks	.25 T
X ✓ Pick	.25 T
X ✓ Garden rake	.90 ✓
X ✓ 2 Potato forks ✓	1.80 T
✓ 2 forks	.25 T
X ✓ Brooder stove	6.00 ✓
✓ Crow bar	.75 T
X ✓ Garden hose ✓	13.75 ✓
Total:	\$ 64.95

carried forward

~~Less expenses~~

~~Net proceeds~~

~~Members of Auctioneer's Staff Present.~~

~~Extracted from Auctioneering List No.~~

~~Remarks:~~

NAME OKABE, Denjiro

REGISTRATION NO. 13097

FILE NO. 5435

The following chattels were sold by public
 auction at Mission City B.C. on December 15th, 1943

	brought forward	64.95
X 1 Gas pump		\$ 1.75 ✓
2 small benches ✓		1.00 <i>Misc</i>
X Potato hooks - 5		3.60 ✓
X 7 Wedges		3.00 ✓
12 Chick feeding pans	<i>XXV 1/2 in. round</i>	4.70 ✓
X 5 saws		7.65 ✓
1 ironing board ✓		1.00 <i>Misc</i>
1 folding couch ✓		4.00 ✓
single couch		5.00 ✓
X sheet of copper ✓		4.50 ✓
X box carpenter tools ✓		8.90 ✓
X iron pot		.25 K
K enamel pot, vinegar jug ✓		.35 K
Quantity of nails ✓		.75 <i>Misc</i>
Stone boat ✓		.60 <i>Misc</i>
Dining room table ✓ ✓ ✓		12.50 ✓
6 dining room chairs ✓ ✓ ✓		12.60 ✓
X 3 steel beds and springs ✓		27.25 ✓
8 inside door sets		8.80 ✓
Boxes of window locks - 2		2.10 ✓
Box(1) window lifts		.60 <i>Misc</i>
cash box		1.00 <i>Misc</i>
Sm. electric table lamp ✓		1.20 =
X Child's dresser ✓		3.20 ✓
Quantity china ✓		7.30 ✓
Kiddie car - old		4.00 ✓
K 8-gallon crock ✓		3.00 K
Foot stool ✓		.80 F
Total:		\$ 196.35
	carried forward	
Less expenses:		\$
Net proceeds credited		\$

~~Members of Custodian Staff Present.~~

~~Extracted from Auctioneering List No.~~

~~Remarks.~~

NAME OKABE, Denjro

REGISTRATION NO. 13097

FILE NO. 5435

The following chattels were sold by public
 suotion at Mission City, B.C. on December 15th, 1943

brought forward

196.35

K Large wooden tub	.75 K
Cooler	2.00 F
Scale - 240 lb.	5.50 ✓
X Box heater	10.50 ✓
3 hot air registers - 2 cold air registers ✓	3.50 ✓
Spring tooth cultivator ✓	5.00 ✓
Quantity old harness	2.60 ✓
X Mattress <i>see 3 shell beds p 3</i>	10.15 ✓

Total:		\$ 236.35
Less Expenses:	(Auctioneer's fee	23.63
	(Advertising & bank charges	1.81
	(Moving	32.25
	(Rent	4.77
Net Proceeds Credited:		<u>\$ 73.89</u>

Members of Custodian Staff Present. Mr. Ure

Extracted from Auctioneering list No. Mission No. 4.

Remarks.

August 25, 1947.

PERSONAL PROPERTY SUMMARY

Re: Denjiro OKABE
Regn. No. 13097

Chattels:

The above Japanese declared in his "JP" Form of April 21/42, in general terms, a considerable quantity of chattels, stating that they would be left in the custody of F. HARMS, the lessee of his property. Under date of April 28/42 we have on file a detailed list of the specified articles left with Mr. Harms. Most of the chattels on this list were later identified as having been sold at auction, with the exception of 1 electric sewing machine, and a bedroom suite.

On Jan. 6/43 our field representative listed the chattels on the property and had these lists signed by the tenant Mr. F. Morrison; the previous tenant having ^{left} the property on Oct. 15/42.

Our inventory of Jan. 6/43 shows many articles not listed by Okabe, but a large number of these were of little or no value. However no mention is then made of 1 electric sewing machine and the bedroom suite. On Dec. 15/43 the usable chattels were removed and sold at auction. Some pictures and 10 cartons of sundry clothing, books, etc. were stored at the Japanese Temple, Haney, B.C.

Funds accruing from sales of chattels were credited to owners account, with advice to him. No comments have yet been received from Okabe regarding the disposal of his chattels.

Bonds:

The following were listed on "JP" form of April 21/42: 79 shares @ \$10.00 each of Pacific Co-operative Union, \$80.00 Canada War Savings Certificates. These were not brought under control of the Custodian. On July 5/46 the above noted P.C.U. shares, together with 1 share of United Farmers Co-operative for \$10.00 were forwarded to this office for sale.

These shares were sold at the prevailing rate and proceeds sent to Mr. Okabe.

Bank Account: None.

Life Insurance: None

Accounts Receivable: None

The file reveals no other Personal Property Assets.

- 2 -

The above Summary is certified to be
in accordance with the information
on file:

M. L. Brown

M. L. Brown.

MLB/JJW

File No. 5435

Property "A"
August 22, 1947.

REAL PROPERTY SUMMARY

CATALOGUE NO.: Part of Director of Veterans' Land Act Offer.

JAPANESE NAME: (Mr.) Denjiro OKABE REGN. NO. 13097

PROPERTY ADDRESS: Dewdney Trunk Rd., Mission, B. C.

LEGAL DESCRIPTION: Lots 2 and 4 "A" of N.E. $\frac{1}{4}$ of Sec. 28, Twp. 17, Map 2184, Mun. of Mission, Dist. of New Westminster.

SOLD

TITLE: In the name of Denjiro Okabe C of T No. 32516E.

ENCUMBRANCES: Certificate of Vesting in the Custodian. Filed No. 25058.

ASSESSED VALUE: Land \$448.00 Improvements \$2,550.00

CLASSIFICATION: Berry farm of some nine acres of which seven acres are planted in strawberries, raspberries, brambles and loganberries; with 10 room house, 2 Picker houses, 2 hothouses, 1 barn, 1 woodshed, 1 garage, 1 toolhouse, and 1 chicken house.

CHATELS: Not involved in sale of this property.

HISTORY OF
ADMINISTRATION:

Mr. Okabe was evacuated to Alberta on May 2/42. On April 23/42 he completed a "JP" Form claiming ownership to the above described property. He further stated that this property had been leased to Frank A. HARMS for 10 months from April 1/42 for the consideration of \$800.00 and payment received by him. A copy of the lease is held on file. In September of '42 the lessee claimed \$200.00 as compensation for misrepresentation of crop. After establishing the acreage by actual measurements, consent of both parties was obtained to a settlement of 70% of the full amount, and the tenant was later paid \$203.00. A new lease was given to Mr. Frank Morrison for 3 years from Jan. 1/43 at a yearly rental of \$150.00, to be paid \$75.00 on June 15 and \$75.00 August 15 of each year. Lease numbered \$185.00. This lease was handed to Soldier Settlement Bd. 21/7/43.

SOLD:

The property was sold to Director Veterans' Land Act, as at Jan. 1/43 although the transaction was not completed until April 28/44 for a total of \$2,062.00.


FUNDS:

After deducting \$3.00 for Registration, \$15.00 for Legal Fees, and \$61.82 for accumulated interest and Taxes, the balance of \$1,982.18 was credited to the account of Denjiro Okabe, with advice to him. No comment has been received from Mr. Okabe regarding this sale.

TITLE:

The title covering this property was delivered to the Director of Veterans' Land Act and receipt acknowledged April 28/44.

The above Summary is certified
to be in accordance with the
information on file:



M. L. Brown.

MLB/JJW

File No. 5435

Property "B"
August 22, 1947.

REAL PROPERTY SUMMARY

CATALOGUE NO.: Part of Director of Veterans' Land Act Offer.
JAPANESE NAME: (Mr.) Denjiro OKABE REGN. NO.: 13097
PROPERTY ADDRESS: Denjiro Trunk Road, Mission, B. C.
LEGAL DESCRIPTION: S $\frac{1}{2}$ of Lot 5, of N.W. $\frac{1}{4}$ of Sec. 27, Twp. 17, Map 679,
Mun. of Mission, Dist. of New Westminster.

SOLD

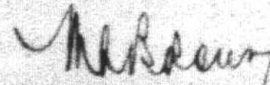
TITLE: In the name of Denjiro Okabe.
Reg. Ind. Fees. No. 135194E.
ENCUMBRANCES: Certificate of Vesting in the Custodian. Filed #24567.
ASSESSED VALUE: Land \$190.00 Improvements \$50.00
CLASSIFICATION: Improved land, 4.75 acres.
CHATELS: Not involved in sale of this property.
HISTORY OF
ADMINISTRATION: The above named Japanese was evacuated on May 2/42. On
his "JP" Form of April 21, 1942, Okabe declared to be
owner of the above described property. This property
was not leased, nor is there evidence that it had been
put in crop of any kind. The 1942 taxes, amounting to
\$5.72 were unpaid.
SOLD TO: Director of Veterans' Land Act, as at Jan. 1/43. Transac-
tion completed April 28/44. Sale Price \$94.00.
FUNDS: After deducting \$6.34 for arrears of Taxes, \$3.00 Reg.
Fee and \$15.00 Legal Fees, the net amount of \$69.66 was
credited to Denjiro Okabe, with advice to him.

TITLE:

Duplicate Certificate of Title No. 169481E delivered to the Director Veterans' Land Act, April 28/44.

No comments regarding the disposal of his property have been received from Mr. Okabe.

The above Summary is certified to be in accordance with the information on file:



M. L. Brown.

MLB/JJW

BC-269-P

BC/269-P

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

File No. JL-90

Land Description S $\frac{1}{2}$ of Lot 5 of N.W. $\frac{1}{4}$, Sec. 27, Tp. 17, Map 679, N.W.D.Containing 4.82 AcresOwner's Name Donjiro OKABEPost Office Address Mission, B.C.Nearest Rail Point MissionDistance 1 $\frac{1}{2}$ milesMarket Town "Distance 1 $\frac{1}{2}$ "Church (give denomination) All denominationsDistance 1 $\frac{1}{2}$ "Nearest School MissionDistance 1 $\frac{1}{2}$ "FerndaleDistance 1 $\frac{1}{2}$ "State how property was identified: Map and sketch. Also settlers property alongside.

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

Gazetted land unopened gives access to Cherry St. & Dewdney Trunk.Is this district a good one? Only when berry prices are good.Employment opportunity Seasonal berry and cannery work. Limited steady employment at Steelhead about 7 miles away.Predominating Nationality and religion: British, Protestant. Quite a few Jap holdings.Describe Fencing and its condition: Fencing on W. line only. That is next value \$ settler's fence.Water supply: Ever flowing creek. No well.

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	(NO BUILDINGS)						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm No buildings

\$

Is dwelling habitable without repairs?
habitable?

If not what is your approximate estimate of cost to make it

\$

Describe the basement and chimneys:

No. rooms downstairs?

Upstairs?

How finished

Are buildings painted?

Condition of paint

Distance from nearest bush

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

Cultivated Land

BC/269-P

(2)

ACRES	LEVEL, UNBULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNBULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNBULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
4.82	Undulating bush	6-8"	1.1.on 1t.clay	Bush and drain. Some old stumps, otherwise fairly light.	135.00	20.00
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	

Total value of Land \$ 96.40

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 96.40

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

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Poultry and small fruit when cleared.

Noxious weeds:

Natural weeds only.

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

Mission - \$5.72.

Date: May 20, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 14th day of May 1942.

Inspector's Signature

"R.L. RAMSAY"

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

Farm Appraisal Report

Remarks:

This is solid bush and might be added to other holdings as Kunemoto to (9/4) but alone it is isolated at present, with a slight northern tilt, good soil. I have put \$20. per acre on it as I presume a settler could get access if he desired it.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

\$

\$

\$

\$

\$

\$

\$

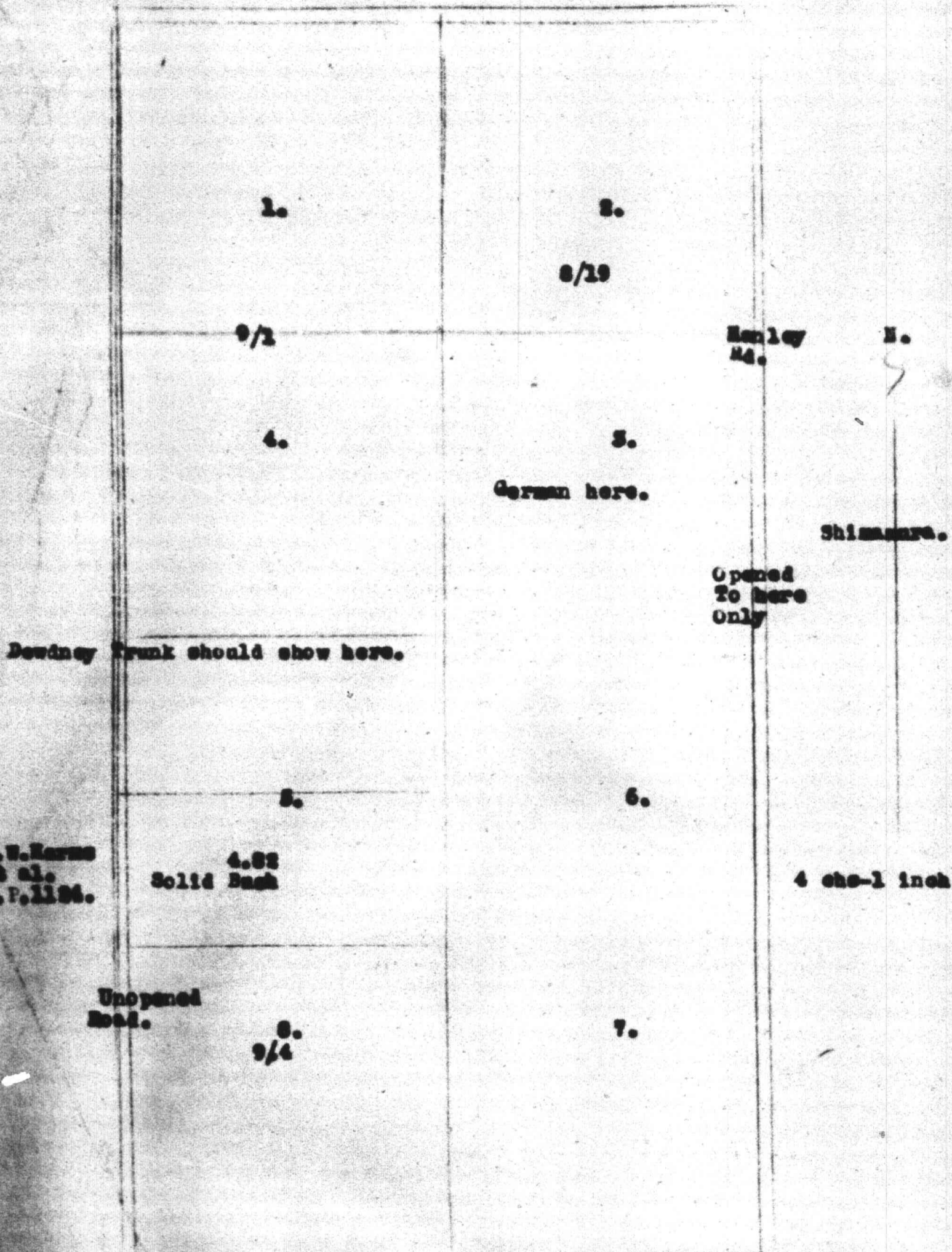
\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



Cherry St. should show here. Following careful review of this appraisal report, it is my opinion that the present value is \$ 100

Dated 22nd May 1942
SSB
 District Superintendent.

BC 268 P
BC 2134 B

BC/268-P
BC/2134-B

①

8290

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

File No. 11-2

Land Description N.E. 28-17- Blocks 2 & 4 A.

Containing 8.67 acres.

Owner's Name D. Okabe. Post Office Address Mission

Nearest Rail Point Mission Distance 3 miles.

Market Town Mission Distance 3 miles.

Church (give denomination) Various at Mission Distance 3 miles.

Nearest School Ferndale 1/2 mile. Distance 1.2

State how property was identified: Map location and from renter.

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

Good gravel road runs past the south side.

Is this district a good one? not especially, there is some very poor land near.

Employment opportunity seasonal only.

predominating Nationality and religion: Various nationalities and religions in Mission.

Describe Fencing and its condition: no fences. Value \$

Water supply: Well 11 feet deep by four feet square in which there is an electric pump. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	28 x 42	Frame (Stucco)	2st	Shgs	new	cement	new	\$3500.00
Shed	12 x 14	Frame	8	Shgs	old	fair	fair	50.00
lean-to	9 x 14	Frame	7	shgs.	old	poor	poor	
BARN	16 x 24	Frame	8	Shgs.	10	none	fair	100.00
garage	14 x 18	Frame	8	shgs	old	none	poor	30.00
shop	21 x 24	Frame	8	shgs.	old	none	fair	120.00
12 x 14 shed	20 x 40	Frame	9	shgs	15 yrs.	cement	good	220.00
old house	24 x 24	Frame	8	shgs	very old	and	poor	
				has no	value.			

Total present day value \$ 4020.00

Total Value Buildings add to farm \$ 1500.00

Is dwelling habitable without repairs? yes If not what is your approximate estimate of cost to make it

The house is in an unfinished state at the moment, and the owner who was there at the time of my visit stated that he planned on spending another fifteen hundred dollars to complete the building, which he says has up to the present cost him four thousand dollars, and I don't think he is far out. It will be a really fine home when completed, excepting that it has not a bath and toilet.

Describe the basement and chimneys: concrete chimney and full basement with a 9 ft stud.

No. rooms downstairs? 9 Upstairs? 3 How finished open studding up and giproek below.

Are buildings painted? no Condition of paint ready for stucco.

Distance from nearest bush 100 yards.

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

Cultivated Land

BC/P68-P
BC/1134-B

(2)

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8	rolling	6 to 8 in. silt loam	8 to 10 in. granular loam	4. no strawberries. 1. no raspberries. 1. no logans. 1. no brambles. 1. no asparagus. 1. no rhubarb.	75.00	\$600.00
1 no garden & bldgs. Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
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 ACRE
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	
967	building site.					

Total value of Land \$ 600.00

Total added by buildings to value of farm \$ 1500.00

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

Total value of farm \$ 2100.00

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

On the day of my inspection the owner and his family were in residence, the man has been there for thirty odd years, and has the place in an Al state of cultivation.

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

small fruits, and possibly a few poultry.

Noxious weeds: none.

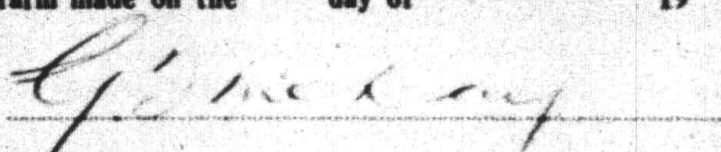
Give approximate detail and amount of all annual taxes and names of Taxing Authorities:

Mission Municipality Mission,
Taxes \$51.42.

Date: May 13th 1942.
Place: Abbotsford

I certify that the above report is based on a personal examination of the whole farm made on the 7th day of May 1942. 19

Inspector's Signature



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

Farm Appraisal Report

Pilell/S.

Remarks: Here we are looking at a highly developed property, one on which there has been a good Japanese farmer for the past thirty years or better. He with his family of eight children have brought the land from it a timber state to where last year they are said to have taken forty two hundred dollars worth of fruit from it.

Every acre excepting the building site has been brought under the plow and the crop this season is in splendid shape, commercial fertilizer has of course been used, and according to neighbours and the Japanese themselves, they seed and turn in cover crops regularly.

The house in the course of completion will be a fine home when it is finished, but up a little too much down stairs (9) small rooms and unfortunately is not fitted with plumbing fixtures. The owner states that he has put four thousand dollars into it to date, and don't think he is very far out. He has the tar paper and wire on the outside and scaffolding up ready to start stucco, which will not now be completed.

A neighbour across the road has the property rented for eight hundred dollars plus labour and fertilizer as from first of April this year.

For some one wanting a place in the country and able to pay cash this layout has its attractions, but to take it on on a time payment plan one would have to be able to follow the methods previously used to keep crops coming as they are today, that is if the owner was to get any thing like what he feels the place is worth \$6000.00, his figure.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

\$

\$

\$

\$

\$

\$

\$

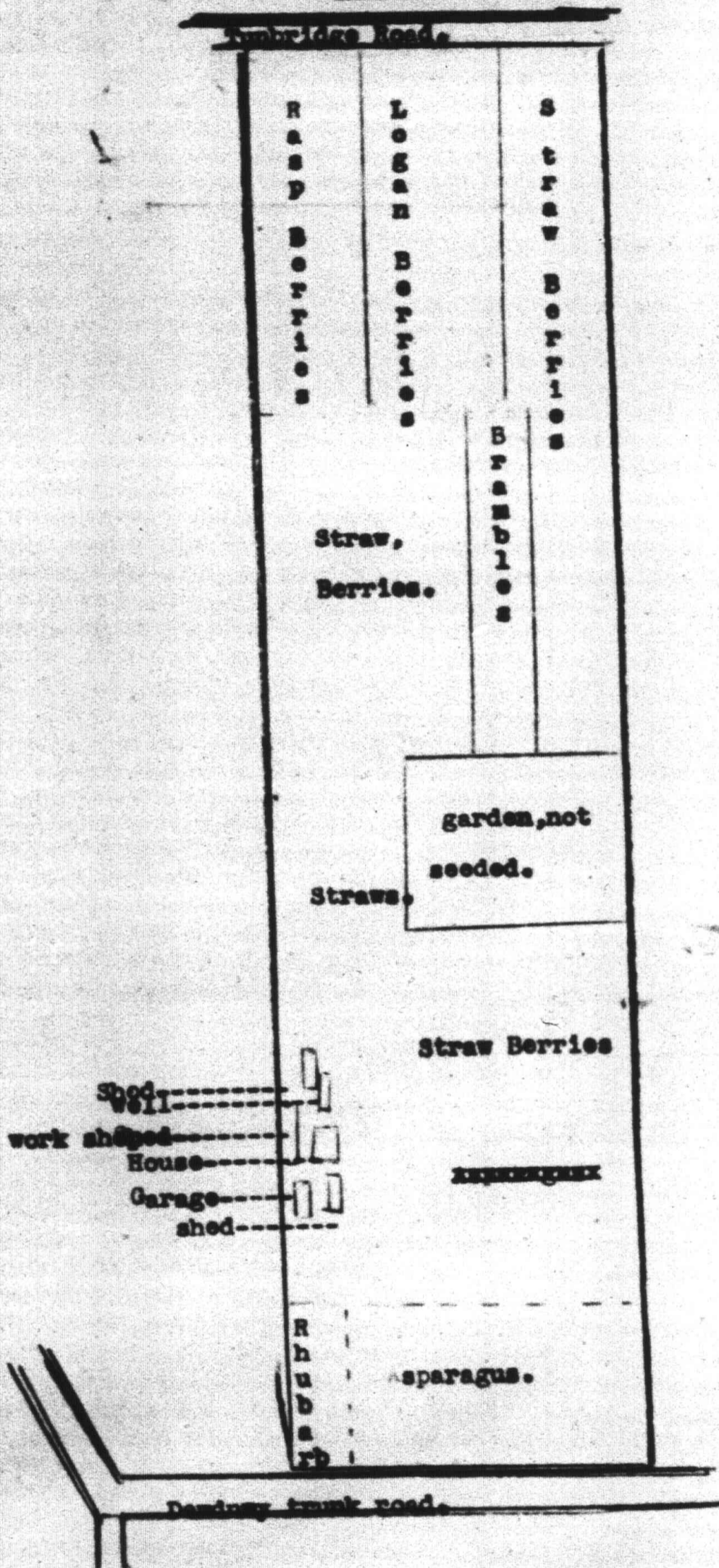
\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



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

value is \$2500.00

Date 20th May 1942.

"I.T. BARNET"

District Superintendent.

Extract from Lease.

File #5435.

Lessor: Denjiro OKABE.

Lessee: Frank A. HARMS.

Date: 12th April, 1942.

Term: 10 months from 1st April, 1942, with option to extend lease for 1943.

Consideration: \$800.00 paid. In the event of crop failure by Vis Major or act of war, Lessee to have use of and occupy lands and premises and crops during 1943 without further payment.

Property:

Land: Lots 2 & 4 "A" (4A) of N.E. $\frac{1}{4}$ of Section 28
Township 17 Map 2184. Municipality of Mission, N.W.D.

Houses: Included, also buildings.

Chattels: Live stock, farm implements and miscellaneous tools.

Replaced by Lease No. 184 to
Frank Morrison
3 years from Jan 1st/43.
150⁰⁰ yearly 75⁰⁰ June 15. 75⁰⁰
August 15
Lease given to SSL 21/7/43

1/2/50
Enrolled 12

This Indenture

Made in duplicate the **First** day of **April** in the year of Our

Lord one thousand nine hundred and forty - **one**

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

EXHIBIT No. 491-12

Between:

DATE Jan 2/50

ANNIE GOODCHILD of Matsqui in the Province of

British Columbia, Spinster

hereinafter called the "Lessor" of the First Part:

Insert full
Names,
Addresses
and
Occupations
of parties.

And

D

OKABE of Mission City in the above

named Province, Farmer.

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, **All and Singular** that certain parcel or tract of land and premises situate, lying and being in the **District of New Westminster** and Province of **British Columbia** and more particularly known and described as a **Six (6) acre** portion of **Lots Eleven (11) to Seventeen (17) Inclusive**, of a sub-division of **Fractional South West Quarter of Section Thirty-one (31) Map 3277, Bd. 36**

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

From the **First** day of **April** one
thousand nine hundred and forty-one
term of **EIGHT (8) years**
thence ensuing.

Yielding during the said term therefor the rent of **ONE HUNDRED AND TWENTY**
Dollars, (\$120.00)

of lawful money of Canada, payable on the following days and times that is to say: on the

First day of September in each and every year during the life of this lease.

IT IS HEREBY AGREED by the parties hereto that in case the land is sold the

lessee is to retain possession until the expiration of the term of this lease.

IT IS ALSO AGREED that non-payment of the rental for six (6) months after the

due date makes this lease null and void

the first payment to be made on the **First** day of **September**, 1942

That the said Lessee covenants with the said Lessor to pay rent; and to pay taxes; and to pay rates
for water, electric light, gas and telephone.

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor may enter and view state of repair, and that the said Lessee will repair
according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Proviso for re-entry by the said Lessor on non-payment of rent, or non-performance of covenants.

Proviso for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Signature of Witness "Alice Paterson"

Street Address

City or Town Matsqui

Occupation At Home

As to Annie Goodchild

Signature "M.B. Catherwood"

Mission City, B. C.
Notary Public

"ANNIE GOODCHILD"

L.S.

"D. OKABE"

L.S.

As to D. Okabe's signature.

No. 11

MEMORANDUM

File No. 5435

July 13th, 1944

TO: Jack Morrison *Morrison*

FROM: W. J. Iversen

Re: OKABE, Denjiro
Dandney Trunk Road

There seems to be some discrepancies shown in the liquidation of subject Japanese chattels.

His declaration shows generally that he left a Singer Sewing Machine, a bedroom suite, dining room suite, living room suite and an electric pump, etc. However, your list of chattels found on the property as at January 5th, 1943, does not include any of these effects, although the electric pump would undoubtedly be there.

I cannot see any further record of the Sewing Machine nor the bedroom suite, although auction sale sheets show a dining room table and chairs which may account for the dining room suite. There is no further record of the living room suite.

Included in the original lease to F. A. Harms, were all the goods mentioned above and they may have been taken over by a new tenant, Frank Morrison, when Harms went into the R.C.A.F.

There is a very lengthy list of chattels besides the specific items mentioned above and we should like your comments on the following:

- (a) Is Morrison (if still the tenant) still using any of the effects signed for by Harms?
- (b) Can we identify the specified articles?
- (c) Were the gramophone records (117) sold with the gramophone?
- (d) Are all other effects removed now?

We assume that the 10 or 12 cords of fire wood left on the property were consumed by the tenants.

WJI/MS

[Signature]

5435
Jan. 6, 1948.INVENTORY OF CHATTELS FOUND ON PROPERTY
OFOKABE, D
Dewdney Trunk Rd., Mission, B.C.

In house. (downstairs)

1 Cupboard HM, cont. old clothes.

1 Enam. sink.

1 Sml. table. (HM)

1 Heater.

2 Framed pictures.

1 Shrine. (sml)

~~1 Iron cot & mattress. S~~~~1 Chest of drawers containing:~~

1 Bottle of liniment.

1 Sml. wicker basket.

3 Sml. ctns. cont. baby's clothes.

1 Desk pen holder. (glass)

1 Sml. china tea pot.

1 Sml. china Sake bottle.

3 Pkg. MD napkins.

1 Ctn. tied up.

~~1 Iron poker. S~~

1 Flower bowl.

~~1 Sml. foot stool. S~~~~1 Chest of drawers containing:~~

1 Ctn. cont. dress.

1 " " table runner.

1 " " slip.

1 " " 3 yds. dress material.

1 " " 1 table cloth.

2 Shrine drapes.

2 Jap. fans.

2 Bed sheets.

1 Bdle. of curtains.

2 Lge. Jap. dolls.

1 Jap. knife.

2 Framed pictures.

1 Jap. photograph.

Sml. quant. misc. articles.

Sml. " old clothes.

1 Tin cont. Jap. coin. — *credit to #126*~~1 Miniature chest of drawers (HM) with mirror.~~~~1 Sml. kitchen cabinet cont:~~

1 Btle. of Peroxide.

1 " " White Liniment.

2 Ctns. cont. toy aeroplane sets.

1 Pr. scissors.

1 Ctn. cont. Xmas decorations. (tied up)

1 Ctn. cont. photographs.

~~1 Enam. boiler.~~

1 Sml. purse.

1 Lge. " (new)

1 Cooky baking tin.

Lge. quant. misc. dishes. ✓

The above listed articles have been left in my care, and I will be responsible for their safe keeping.

WITNESS: *Maryson*
OFFICE OF THE CUSTODIAN.SIGNED *Wm. F. Morrison**per Frank Morrison*

— Sold to Tenant.

— Discarded

S. sold by Auction 15/12/43 - Mission H.

Jan. 6, 1943.

INVENTORY OF CHATTELS FOUND ON PROPERTY
OFOKABE, D
Dewdney Trunk Rd., Mission, B.C.

In house. (downstairs) cont.

- ~~1~~ Mantle gramophone & table cont. 117 records.
- ~~11~~ Kitchen chairs.
- ~~1~~ High chair. \$
- ~~5~~ Dining chairs. \$
- ~~1~~ " arm chair. \$
- ~~1~~ Dining table & 2 extra leaves. \$
- ~~1~~ Folding iron couch with mattress & rug. \$
- ~~1~~ Ironing board. \$
- ~~1~~ Dry mop. \$
- ~~1~~ Wet " \$
- 1 Tin Hawes wax.
- 1 Hammer.
- ~~1~~ Keg cont. 20# nails. (new) \$
- ~~5~~ Heating registers. (new) \$
- 1-4 Section Jap. dish.
- 3 Prs. curtains.
- 5 Curtain rods.
- 1 Ctn. cont. misc. school articles.
- ~~2~~ Ctns. cont. misc. light switches & sml. quant. of wire. (new) \$
- 1 Box cont. Jap. books.
- ~~3~~ Ctns. (tied up, cont. unknown) \$
- ~~2~~ Dble. mattresses, 1 poor. \$
- 4 Sml. mattresses.
- 2 Sml. cushions.
- Sml. quant. old clothing.
- ~~1~~ Lge. cash box. \$
- ~~1~~ Tool box. (padlocked) \$
- 1 Bag cont. ladies hats.
- 2 Ctns. cont. glassware.
- 1 Childrens school case.
- 1 Bill holder. (wicker)
- 1 Set of deer horns.
- 1 Box nailed up.
- Sml. quant. magazines.
- 2 Lge. tin pails cont. 2 rolls string.
- 1 Ctn. cont:
 - 10# shingle nails. (new)
 - 1 Sml. hammer.
 - 2-lqt. sealers.
- 1 Bed lamp & shade.
- ~~1~~ Table lamp & shade. \$
- ~~4~~ Beds & springs. *add to inventory*
- 7-lqt. sealers. *missing*
- 1 Ctn. cont. old clothing.
- 1 Trunk. (locked up)
- 1 Kitchen light unit. (white)
- 1 Dining room light unit. (glass)
- 1 Front room drop light unit.
- 3 Mens suits. (old)

In house. (upstairs)

- Sml. quant. lumber. (new)
- ~~2~~ Doors. (loose) *up*
- Sml. quant. old clothes.
- ~~1-4' x 5' copper sheet.~~ \$
- 1 Bench.
- ~~1~~ Foot warmer. (metal) \$

The above listed articles have been left in my care, and I will be responsible for their safe keeping.

WITNESS: *J. Morrison*
OFFICE OF THE CUSTODIAN.

SIGNED *Mrs. F. Morrison*
per Franka Morrison

Jan. 6, 1943.

INVENTORY OF CHATTELS FOUND ON PROPERTY
OFOKABE, D
Dewdney Trunk Rd., Mission, B.C.

In basement.

~~2 Cultivators. (horse drawn)~~ *void*
~~1 Wheelbarrow.~~
~~1 Kiddies pedal cart.~~
~~1 Box cont. 8# misc. nails.~~
~~Sml. quant. knock down boxes.~~ S
~~1 gal. Vinegar jug.~~ S
~~1 Biscuit tin cont. 1 pr. boxing gloves.~~ S
~~3 Shovels.~~ S
~~1 Fork.~~ S
~~5 Potato forks.~~ S
~~1 Rake.~~ S
~~4 DB axes, 1 no handle.~~ S
~~3 Mattocks.~~ S
~~1 Pick.~~ S
~~1 Sledge hammer.~~ S
~~7 Wedges.~~ S
~~6 Hoes.~~ S
~~1 Broom.~~
~~2 50' lengths garden hose. (good)~~ S
~~1 Nail box cont. 15# nails. (new)~~ S
~~1 Hand saw.~~ S
~~1 Carpenters rule.~~
~~5 12' lengths galv. drainpipe. (new)~~ *left in house*
~~1 Roll tar paper.~~ *left*
~~150' Eaves trough. (wood) new.~~
~~1 Platform scale.~~
~~1 Heater.~~
~~12 Fruit carrying boxes. (HM)~~ S
~~1 Stone boat.~~ S
~~1 Bench.~~
 Sml. quant. misc. lumber.

In pickers hse. #1.

~~2 Tables. (HM)~~
~~1 Wooden bunk. (HM)~~
~~1 Cook stove. (poor)~~

In pickers hse. #2.

~~1 Cook stove.~~
~~1 Breeder stove.~~ S
~~3 Tables. (HM)~~
~~3 Wooden bunks. (HM)~~
~~5 Cross cut saws.~~
~~3 Benches.~~ S

In pickers hse. #2 upstairs.

~~6 Boxes cont. pop bottles.~~
~~10# Berry wire. (used)~~
~~1 Cook stove. (NG)~~
~~1 Iron block.~~
~~1 Sml. hand pump.~~ S
~~2 Peaveys.~~ S
~~2 Bicycle frames.~~
~~2 " wheels.~~
 1 Sledge hammer. (handle poor)

In woodshed.

~~1 Cord fire wood.~~ *left*
~~lge. quant. shakes. (at side)~~ *left*

The above listed articles have been left in my care, and I will be responsible for their safe keeping.

WITNESS: *J. Morrison*
 OFFICE OF THE CUSTODIAN.

SIGNED *Mrs F. Morrison*
per Frank Morrison

Jan. 6, 1943.

INVENTORY OF CHATTELS FOUND ON PROPERTY
OF

OKABE, D
Dewdney Trunk Rd., Mission, B.C.

In rhubarb hse. #1.

- 1 Drum heater.
- ~~5 Jap. tubs. 1nd/1nd~~
- ~~12' Logging chain.~~

In rhubarb hse. #2.

- 1 Shovel.
- 1-8gal. Stone crock.
- ~~1 Drum heater.~~

In pickers hse. #2 upstairs.

- 1 Ctn. cont. books.
- 1 Brooder stove cover.
- 1-1gal. coal oil tin.
- 2 Lamps no chimneys.
- 1 Cultivator wheel.

In yard.

- 2 Cord wood.
- 1 Truck wheel.
- 1-12' Ladder.
- 1-6' "

In 4 room shack.

- ~~1 Kitchen stove. (poor)~~ s
- 3 Benches.
- ~~1 Kitchen chair.~~ s
- 1 Table. (HM)

THE above listed articles have been left in my care, and I will be responsible for their safe keeping.

WITNESS: *J. Morgan*
OFFICE OF THE CUSTODIAN.

SIGNED *Mrs F. Morrison*
per Frank Morrison

Denjiro OKABE
Mission, B.C.

Dec. 15, 1943

The following articles are missing

- 7 Quart sealers
- 1 Nail box

The following articles are useless

- 1 Broom
- 1 Yardstick
- 1 Heater
- 1 Bench homemade
- 2 Tables "
- 1 Wooden bunk "
- 1 C ookstove
- 3 Tables "
- 3 Wooden bunks "
- 10 lbs. berry wire
- 1 C ookstove
- 1 Iron block
- 2 Bicycle frames - twisted
- 2 " wheels "

Following articles were left in the house

Doors

- 1 Box miscellaneous nails - used
- 5 L engths galv. iron drain pipe - used
- 1 R oll tar paper - used
- 150 Ft. Eaves trough - used
- 12 Fruit stands
- 1 C ord fire wood
- Shakes - old

SHIPPED TO STORAGE AT JAPANESE TEMPLE

- 10 Cartons
- 1 Bundle pictures

Mission City, B. C.,

December 8, 1943.

Under instructions from the Department of the Custodian, I have appraised goods at the D. Okabe farm, Dewdney Trunk Rd., as listed below:

✓ 1 Wheel Barrow	\$ 2.00	✓
✓ 1 Range	7.50	✓
✓ 3 Kitchen Chairs	1.50	✓
✓ 1 Bed Stead, 1 Coil Spring	13.50	✓
✓ 1 Set Scales	12.50	✓
✓ 1 Cultivator	15.00	✓

\$ 52.00

*Items sold -
money received.*

The above sold to Frank Morrison, same address.

Signed:

A. J. Lawrence
Appraiser

A For Identification

7-5435
Green

Case
491

LIST OF CHATTELS INCLUDED IN LEASE BETWEEN

OKABE, D. of Mission City

and

Frank A. Harms

1 Dwelling house
2 Root houses
1 Barn
2 Picker houses
1 Woodshed
1 Garage
1 Packing house

Sewing machine X

Electric water pump & pipes 120 ft. 2". X

Brooder coal stove

Gramophone & records

Dining-room suite

Bedroom suite X

3 Stoves

Chinaware

Couch, Kitchen cabinet

2 Dressers

Implements:

1 Plow
2 Cultivators S
5 Shovels S
4 Saws S
2 Wheelbarrows 1.5
Tide S
Carpenter's tools S
3 Sledge hammers S
5 Wedges
3 Potatoe hooks S
12 Hoes
5 Sickles
2 Hay fork
Sheet copper S

2 1/2 gals. Paint
2 gals. Shingle stain
S 4 Axes
1 Hatchets
1 Rake
S 3 Mattocks
15 2 Picks
S 3 Hose - 150 ft.
Electric accessories *medium*
2 gal. Varnish
10 cord of wood

The above signed by both parties

Mr. Campbell's File No. 482

FAIR LEASE

5425
EXHIBIT NO. 491-10
DATE 31 Mar 1948
FILED BY J. W. G. Mueller

THIS INDENTURE made in duplicate this twelfth day of April A.D. 1942

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN :-

DEWURO OKABE of Mission City in
the Province of British Columbia
Farmer
(hereinafter called the Lessor)

Of the First Part

- and -

FRANK A. HARMS of the same place
Farmer
(hereinafter called the Lessee)

Of the Second Part

WITNESSETH THAT, for and in consideration of the rents, covenants and conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and leased AND BY THESE PRESENTS DOTH DEMISE AND LEASE unto the Lessee all those certain parcels or tracts of land and premises situate, lying and being in the Municipality of Mission, District of New Westminster and Province of British Columbia, more particularly known and described as :-

Lots Two (2) and Four "A" (4A) of the North East quarter of Section Twenty-eight (28) Township Seventeen (17) Map 2164

TOGETHER with all erections and buildings, dwellings, barns, stables and outhouses thereupon erected, standing and being;

AND TOGETHER ALSO with all ways, paths, passages, water course, privileges and advantages whatsoever to the said premises belonging or in anywise appertaining;

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of ten (10) months to be computed from the first day of April A.D. 1942 and from thenceforth next ensuing and fully to be completed and ended;

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of Eight hundred (\$800.00) Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged)

THE LESSEE covenants with the Lessor to pay rent; and to repair (reasonable wear and tear and damage by fire and tempest only excepted) and to keep up fences; and not to cut down timber for any purpose whatsoever; and that the Lessor may enter and view the state of repair; and that the Lessee will repair according to notice; and will not carry on any business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair;

AND it is understood and agreed that in the event of crop failure by Vis Major or an act of war, the Lessee shall have the right to the use and occupation of the said lands and premises and the crops thereon during the year A.D. 1943, without any further payment.

THE LESSEE further covenants with the Lessor that he will, during the said term, properly cultivate, fertilize, harvest and market all of the growing crops upon the said land, which growing crops consist of :-

Four and three quarter (4 $\frac{3}{4}$) acres of strawberries
One (1) acre of raspberries
One (1) acre of brambleberries
One (1) acre of loganberries
Three quarter (3/4) acres of asparagus
Thirty (30) fruit trees

and that he will not impoverish, depreciate or injure the soil and that he will cultivate the aforesaid lands after the said crops have been marketed, in a good and husbandlike manner and will, in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Pacific Co-operative Union and will in all respects carry out the obligations of the Lessor to Pacific Co-operative Union under the Lessor's contract with that co-operative association and will execute an Agreement of his own with Pacific Co-operative Union;

AND it is further understood and agreed that statements of the proceeds of the aforesaid growing crops shall be furnished to the Custodian of Enemy Property, or his representative, in the same manner as statements have previously been furnished to the Lessor.

THE LESSEE FURTHER covenants with the Lessor that he will properly care for and account to the Lessor for any live stock, farm implements or miscellaneous tools which are left by the Lessor in the care of the Lessee and such accounting will be given to the Lessor or his Agent on the termination of this lease; which live stock, farm implements and miscellaneous tools are evidenced by a list signed by the Lessee; *List "A"*

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated. *and if he comes back before the expiration of this lease he shall be allowed to occupy same.*
PROVIDED THAT, if the Lessee shall properly operate the aforesaid lands and premises during the year 1942, he shall be able to again rent the said lands for the year 1943, but any arrangement in respect thereto must be made with the Pacific Co-operative Union (an association incorporated under the Co-operative Association Act of the Province of British Columbia, having its registered office at Mission City aforesaid) and for this purpose Pacific Co-operative Union is hereby appointed the Agent of the Lessor in that respect with regard to the year 1943 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants. The Lessor covenants with the Lessee for quiet enjoyment.

PROVIDED ALSO in case of any breach of any of the covenants and conditions herein contained, it shall be lawful for the Lessor or his Agent to re-enter upon the said lands and premises and the same to have again, repossess and enjoy;

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt

or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors, or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined;

AND it is further agreed that the words Lessor and Lessee wherever used in this indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns and the masculine shall include the feminine and the singular the plural.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals on the day and year first above written.

Signed, Sealed and Delivered by
DENJIRO OKABE and FRANK A. HARMS
in the presence of

M M Fletcher

Kenjiro Okabe

Frank A. Harms

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of Mission City in the Province of British Columbia, Make Oath and Say:-

1. That I was personally present and did see DENJIRO OKABE and FRANK A. HARMS, the parties thereto, duly sign and execute the within instrument, for the purposes therein stated.

2. That the said instrument was executed at Mission City aforesaid.

3. That I know the said parties and that they are each, in my belief, of the full age of twenty-one years.

4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City in)
the Province of British Columbia)
this twelfth day of April A.D. 1942)

M M Fletcher
A Commissioner for taking affidavits
within British Columbia.

Oct 13 11/42

Mr. P. Okabe has been paid in full for
the rent for his farm, the amount \$800.00.

I do not think Mr. Okabe intentionally
misrepresented the acreage (8 acres), which I have
found to be about six (6) acres. Mr. Campbell of Wisconsin
has the map & measurements of the farm.

I am leaving the farm to join
the Air-force - reporting for duty Oct 21st.
I am of military age (32) so joined Air-force
rather than enter the army.

Since I am leaving the farm now I have no
chance to make the loss on this year's operations, I
feel that I should receive — \$200.00, to be
taken out of the rent for 1943 and credit to
Mrs. F. A. Harris

Signed F. A. Harris

Witness: *[Signature]*

IN THE MATTER OF NAME LEASE APRIL 12TH. 1942

EMILIO OKANE

to

FRANK A. HARMS

STATUTORY DECLARATION

I, Frank A. Harms of Mission City in the Province of British Columbia, Fruit Farmer, do solemnly declare:-

1. That on the 12th. day of April A.D. 1942 I leased from Denjire Okane of Mission City aforesaid, Lots 2 and 4A of the North East quarter of Section 28 Township 17 Map 2184 in the Municipality of Mission for a term of 10 months from the first day of April A. D. 1942 at a rental of \$800.00.

2. That at the time of entering into the said lease the said Denjire Okane represented to me that the growing crops on the said lands consisted of the following:-

4.75	acres of strawberries
1.00	" raspberries
1.00	" brambleberries
1.00	" loganberries
0.75	" asparagus
8.50	"

and it was on that basis that I paid the aforesaid rental of \$800.00.

3. That I now find the aforesaid acreages have been exaggerated.

4. That on or about the 22nd. day of August A.D. 1942 I carefully measured all of the growing crops of the various kinds on the said lands and found that there were:-

6 plots of strawberries totalling	527 sq. rods or	3.31 acres
1 " raspberries "	136.5 "	or 0.87 "
2 " brambleberries "	98.25 "	or 0.62 "
1 " loganberries "	49 "	or 0.31 "
1 " asparagus "	93.75 "	or 0.62 "
Total		5.75 "

being all of the acreage in growing crops on the said land.

5. That the shortage in acreage on the said land in the various kinds of crops is as follows:-

Strawberries	1.44 acres
Raspberries	0.15 "
Brambleberries	0.38 "
Loganberries	0.69 "
Asparagus	0.15 "
Total	2.77 "

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 Mission City in the Province of British Columbia this day of September A. D. 1942.

Frank A. Harms

[Signature]
A Commissioner for taking affidavits
within British Columbia

The Custodian Of Enemy Property,
Office of the Custodian,
500 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

I hereby agree to accept settlement of my claim against
Denjiro Okabe on a basis of 70% of the total.

Signed:

Frank A. Harma

File 5435.

17

C
O
P
Y

October 19, 1942.
Mission City, B.C.

Custodian.

I hereby make application for to lease
Okabe property recently occupied by F. A. Harms. I
am valuing the lease at one hundred and twenty-five
dollars (\$125.00) for the year.

"Mrs. Evelyn Reid"
R. R. #1,
Mission City.

L36822 Tpr. R. E. Reid
H.Q. 2nd Cdn. Army Tank Bde.,
Camp Borden, Ontario.

FILE # 5438

3rd March, 1943.

PACIFIC CO-OPERATIVE UNION

CLAIM FOR MISREPRESENTATION

Denjiro OKABE

to

Frank A. Harms

Acreage adjustment 2.92 - \$290.00

Suggested Settlement on 70% basis \$203.00

To be paid when funds
become available
DME

B. Security Commission
January 13/40

R.B. #2
Mission City Mo.
Jan 23/40



Dear Sir:-

May I take a few minutes of your time
to explain a case we have in hand. Our Ref. Mr.
Hickman being the owner of a Chev. 1/2 ton has left
for the interior some time ago and left the truck
at home. All the auto owners here already taken their
cars & trucks into Hastings Park but I cannot do
any thing with this one without the proper authority to
do so. I would more than appreciate your
suggestion as to what we should do concerning this matter.
Yours Truly,
D. O. Keane

WALTER S. CRUTTENDEN
PRESIDENT



CANADIAN DEPARTMENT
GORDON E. FINDLAY
MANAGER
480 ST. JOHN ST., MONTREAL

NEW ENGLAND FIRE INSURANCE COMPANY

PITTSFIELD, MASSACHUSETTS



April 26th,

EVACUATION SECTION	
Rec'd	APR 27 1943
File No.	5435
1943.	Ans. <i>July 17</i>
Referred	<i>Gibson</i>

Dept. of the Secretary of State
Office of the Custodian,
675 W. Hastings St.,
Vancouver, B. C.

Dear Sirs:-

RE: NEW ENGLAND POLICY #6255387
DENJIRO OKABE

Enclosed is the above numbered policy written in the New England Fire Insurance Company, renewing policy #6255299 for a further period of one year from April 4th, 1943, covering \$3,000.00 on Dwelling.

Also enclosed is our account for the premium in the amount of \$27.00.

Thanking you, we are,

Yours very truly,

REED, PHIPPS & DAVIES LIMITED

E. V. Mills

Insurance Department.

EM
Encls



PRINTED IN CANADA

5435

April 26th, 1943

Reed, Phipps & Davies Ltd.,
839 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Denjiro OKANE

We wish to acknowledge with thanks
your letter of the 26th instant enclosing New
England Fire Policy #6255387 covering on property
belonging to the above party.

Please find enclosed our cheque for
the sum of \$27.00 being payment in full for the
premium. Kindly receipt and return your statement
attached.

Yours very truly,

S.M. Gibson
Insurance Department

SMG:KT
Encl.

File
5435

April 28th, 1943

Mr. Denjiro OKABE,
Registration No. 13097,
c/o R. B. Sall,
Picture Butte, Alta.

Dear Sir:

Re: New England Fire
Policy #6255387

Kindly be advised that the above numbered policy has been issued to cover for \$3,000.00 on Dwelling on your property located on Lots 2 and 4A, NE 1/4 Section 28, Township 17, Dewdney Trunk Road, Municipality of Mission, B.C. This policy is a renewal of New England Policy #6255299 formerly carried by yourself.

The premium for one year, amounting to \$27.00, is being paid to the Insurance Company. As you have no funds on credit in this office will you kindly let us have your cheque for this amount.

Yours very truly, *Br May 26/43*

S.M. Gibson
Insurance Department

SMG:KT

% R.B. SELL
Pineau Butte, Ark.
May 27⁹ 42

The Assistant Officer
Dept. of the Secretary of State,
Washington D.C.

EVACUATION SECTION	
Rec'd	JUN 3 1943
File No.	5735
Ans.	576
Referred	Anderson

Dear Sirs,

Since the evacuation we have not yet heard a thing of the Artistas and such, which was left by us at that time, and also that we have not only had letters from J. Storms our former tenant, we understand that he is in the Army now. but that is as far as we know.

If anyone is living in the house, would you kindly let us know.

I would greatly appreciate if you would forward the sheets, pillow cases, table cloth, and the Kimono which we are in badly need of. and also send a copy of the Artistas remaining.

Yours truly,
R. Okahy

5435

June 5th, 1943

Mr. Denjiro OKABE,
Registration No. 13097,
c/o Mr. R. B. Soll,
Box 360,
Picture Butte, Alta.

Dear Sir:-

Thank you for your letter of May 27th enquiring about your farm. As you say, your former tenant is now in the armed forces and we have rented your farm to a Mr. Woryson at a rent of \$150.00 per year.

We note that you require shipment of some items and request you to follow out the instructions contained in our enclosed form letter #107.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:IF

From F. Morrison

R. R. 2. Mission. B.C.

Department of the Secretary of State

Office of the Custodian

Vancouver. B.C.

(File No. JL-90)

EVACUATION SECTION	
Rec'd	JUN 16 1943
File No.	5435
Ans.	
Refer	

19 June 1943.

Dear Sir:

Re: D. Okale Property, North East 1/4 Sec 28

Township 17, Mission.

According to the terms of my lease on the above described property, the sum of Seventy five dollars falls due on the 15th June.

We have not started picking fruit therefore I have no credit with the Shipping Association. However I will be in a position to meet this payment on or before the 15th July, if this is satisfactory to you.

Yours truly
F. Morrison

5435

July 16, 1943.

Mr. Frank Morrison,
R. R. #2,
Mission, B. C.

Dear Sir: Re: Denjiro OKABE

In your letter of June 15th last we
note that you proposed to meet a payment of \$75.00
due 15th of June on or before the 15th of July.

We trust, therefore, that you will let
us have your cheque by return, for which we thank
you.

Yours truly,

R. D. Richardson
Farm Department

WJI/ms

5435

July 19, 1943.

Mr. Frank A. Barnes,
Mission, B. C.

Dear Sir:

Re: Denjiro OKABE

Reference is made to your claim on the score of misrepresentation of crop acreage against Mr. Denjiro Okabe of \$290.00 which under the agreed-upon basis for settlement of 70% is equivalent to a net claim of \$203.00.

Please be advised that as and when funds become available to the Custodian for the account of Mr. Denjiro Okabe, the matter of your claim will receive prompt attention.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

July 19, 1943.

Mr. Denjiro OKABE,
Registration No. 13097,
c/o Mr. R. B. Soll,
P. O. Box 360,
Picture Butte, Alberta.

Dear Sir:

Re: Settlement of crop claims

The Custodian's office has received quite a number of claims from tenants who leased farm properties from persons of the Japanese race and whose growing crops were sold to the tenant under written agreement which contained the specific acreage said to be under cultivation.

The claims filed with the Custodian have been based on the difference between the acreage specified in the agreement which you signed, and the actual acreage of crops under cultivation.

We have gone into this matter very carefully and the difference in acreage has been established by actual measurements. Legal opinion which we have obtained on your behalf advises us that the agreement you signed would leave you liable for the full amount of the claim. However, we have been able to obtain the consent of the tenants to the reduction of their claims to 70% of the full amount.

The amount claimed against you by Mr. Frank A. Harms for a difference of 2.92 acres amounted to \$290.00 and settlement on the basis of 70% which amounts to \$203.00, has been agreed upon. As and when funds become available, your account will be charged accordingly and Mr. Harms will receive payment. This letter is being sent to you at this time in order that you may be aware of the circumstances of this charge.

Yours truly,

R. P. Alexander,
Manager.

RFA:MA

F. Morrison

P. R. 2. Mission. B.C.

5455

20th July 1943.

M^r R. Richardson
Japanese Custodian Office
500 Royal Bank Bldg
Vancouver, B.C.

EVACUATION CLERK	
Recd	JUL 21 1943
File	<i>[Signature]</i>
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sir:

Re: ^{Dominion} Okala Property. File No. 5455.

Received your letter of the 16th inst regarding the sum of \$75⁰⁰ instalment on rent

I intended sending the money to you as I stated in my letter of the 15th June, however your representative Mr Anderson came here about two weeks ago with a document which I signed authorizing the Pacific Co-operative Union. Mission. to pay the rent. Mr Anderson said it would be more satisfactory to the Custodian Dept to have the whole amount paid at one time instead of an instalment now and the remainder at a later date.

It is immaterial to me as to what method is used. Would you let me know definitely which way you want it. I can send you the \$75⁰⁰ when I hear from you and the remainder in August as stated on lease. or if you prefer the Pacific Co-operative Union to pay the money. I have sufficient fruit in the plant now to cover the full amount of rent on both farms.
Yours truly, F. Morrison.

5435

August 9, 1943.

Mr. F. Morrison,
R. R. #2,
Mission, B. C.

Dear Sir:

Re: Dentiro OKABE.

I regret the delay in replying to your letter of July 20th in connection with the matter of rental monies due on the Okabe property.

Since you state that you have the sum of \$75.00 available, we shall be glad to receive it at this office either by cheque or money order.

The property itself has, I may say, been taken over by the Director of the Veterans' Land Act and within a day or two, you will be receiving notification of the assignment of your lease to that organization, and it is the Soldier Settlement officials that you will be dealing with in the future.

Yours truly,


C. T. May.
Farm Department.

GTA/APP

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

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 5435

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

August 9, 1943.

*Paia 185-00
76/8/43
R 6168*

Mr. F. Morrison,
R. R. #2,
Mission, B. C.

Dear Sir:

Re: Denjiro OKABE.

I regret the delay in replying to your letter of July 20th in connection with the matter of rental monies due on the Okabe property.

Since you state that you have the sum of \$75.00 available, we shall be glad to receive it at this office either by cheque or money order.

The property itself has, I may say, been taken over by the Director of the Veterans' Land Act and within a day or two, you will be receiving notification of the assignment of your lease to that organization, and it is the Soldier Settlement officials that you will be dealing with in the future.

Yours truly,

[Signature]
C. T. McKay.
Farm Department.

GTM/MFP

*\$ 150.00
xx*

*Handed Aug 16
7/11/50*

F. Morrison
R. R. 2. Mission
B.C.

Department of the Secretary of State.
Office of the Custodian.
Vancouver, B.C.

19th Aug 1943.

EVACUATION SECTION	
Rec'd	AUG 24 1943
File No.	5434
Ans.	W.
Referred	Anderson.

Dear Sir:

Re: Okaki Property.

File No. J.L-90

In reply to your letter regarding the rent now due on above mentioned property.

I beg to say payment has been made in full to Mr. Mc your Representative stationed at the Pacific Co-operative Union plant at Mission.

I hope this will be satisfactory to you.

Yours truly

F. Morrison

9. 2. 6. Hill
Rt. Can 361
Return Cables Regd
Sept 21, 1948

The Customs Office
Dept. of Supply of State of Canada
Vancouver B.C.

SEP 23 1948
5435
15/7/48
Green

Dear Sir

There has been quite a few voices of
Property left etc. and that prompted me to
write.

I have left all my valuable belongings
as well as my two friends trunk and
some of their important documents in
the front room and the bedroom facing
north. That worries me is: "What would
happen to the things left behind? Would it
be safe to leave them as it is? If possible
I would like my property to be left as
it is.

Although I have a vague outline of
the things I left, I would like you to
send me a complete list of all the
things that I left behind on my
farm. And another thing that has
to be said is the measurements of
all our buildings which you made up
quite a time ago. They are all two

to four feet smaller than its original
size.

I will pay the shipping charges as
please send the guitar that is left
upstairs.

Hoping I will hear from you concerning
this matter.

Yours very truly,
H. H. Kable.

5435

September 29th, 1943

Mr. Denjiro OKABE,
Registration No. 13097,
c/o R. B. Soll,
P. O. Box 360,
Picture Butte, Alta.

Dear Sir:-

Thank you for your letter of September 21st enquiring about your belongings. Our records show that we have a four-page inventory of the various items belonging to you and we feel that this is rather too much to have copied and sent. If you will give us an indication of the sort of things you have in mind we could give you particulars of the larger items.

Anything you wish can be sent to you at your expense and in this connection, we are enclosing our form letter #107 with the necessary instructions. This will also apply to your application for your guitar which should be entered on the Release Form.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:IF

C O P Y

Canada

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

506 Royal Bank Building
Hastings and Granville
Vancouver, B. C.

Phone Pacific 6131

Please refer to

File No. 5435

July 19, 1943

Mr. Frank A. Harms,
Mission, B. C.

Dear Sir -

Re - Denjire Okabe

Reference is made to your claim on the score of misrepresentation of crop acreage against Mr. Denjire Okabe of \$290.00 which under the agreed-upon basis for settlement of 70% is equivalent to a net claim of \$203.00.

Please be advised that as and when funds become available to the Custodian for the account of Mr. Denjire Okabe, the matter of your claim will receive prompt attention.

Yours truly,

"R. P. Alexander"

Manager.

RPA:MA

Mission City Sept. 20 /44

EV. CUSTOM SECTION
Rec'd SEP 22 1944
File No. 5435
Ans. WEA
Referred Anderson

To the Custodian

506 Royal Bank Bldg.

Dear Sir

Inclosed you will find
a copy of F.A. Harms claim
on the Okabq, overcharge for \$203⁰⁰
it must be over looked, as he has
not yet received any money as it
pleased, I look forward for an expedient
attention, as he needs the money
as he had a heavy Dent. Bill expense
on an appropriation of his child.
He is in the Royal Air Force
and cant look after these affairs
so far away, therefore he sent

it ~~is~~ me, I am his father at
Mission City,

all correspondence at an
it, please send it in care
of. Isaac W. Harris Mission City

yours truly

I W Harris

5435

September 27, 1944.

Pacific Co-operative Union,
Mission City, B. C.

Dear Sirs:

Re: Deniro OKADE.

In connection with the misrepresentation claim
of Frank A. Harms against subject Japanese, we would
appreciate you informing us as to whether or not
Mr. Harms is indebted to the Co-operative Union and,
if so, to what extent.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

Telegraphic Address
Cable Address
PACCO

PHONES
Mission Office 65, Plant 55
Matsqui 5411

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B.C.

29th September, 1944.

*Reg.
313.00
Frank Harms*

Mr. W. E. Anderson
Farm Department
Office of the Custodian
506 Royal Bank Building
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	SEP 30 1944
File No.	5435
Ans.	
Referred	Anderson

out to you

Dear Sir: Re: Denjiro Okabe & Frank A. Harms
File #5435

We wish to acknowledge with thanks, your letter of the 27th instant re the above. Mr. Harms is all clear with us so any money due him can go direct.

We remain

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per:

Geo. A. Reid

Geo. A. Reid
Office Manager.

*Cr 2311 69
203 69
108 69
GAR/as*

5435

October 5, 1944.

Mr. I. W. Harms,
MISSION, B. C.

Dear Sir:

Re: Crop Misrepresentation Claim
against Denjiro OKABE.

In full settlement of the above claim against subject Japanese, we enclose herewith a cheque in the amount of \$203.00 made payable to your son, Frank A. Harms, in accordance with your letter on his behalf dated September 20, 1944.

We trust that this now completes the matter to your satisfaction.

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
/EG

File No. 5435

EVACUATION SECTION	
Rec'd.	OCT 11 1948
File No.	5435
Ans.	
Referred	McAlister

J. R. B. Lee

36.

Boston, Mass.

Dear Sir,

I am in receipt of your letter dated the 3rd of October for settlement of the debt of \$8.76 for St. J. Thindebank for which I would like to make a few statements.

Over the long years

I treaded with him,
I have never opened
a charge account and
if he should have
any saying to the
above, I would like
him to write to me
about the claim.

Yours truly,
D. Okabe
Reg. No. 13097

5435

October 12th, 1944

Mr. W. J. Windebank,
Mission City, B. C.

Dear Sir:

re: Denjiro OKABE, #13097

Some time ago you lodged a claim with the Custodian for \$8.76 against the above named. We wrote to OKABE regarding your claim and he replied as follows:-

"I am in receipt of your letter dating the 3rd of October for settlement of the debt of \$8.76 for W. J. Windebank for which I would like to make a few statements.

"All the long years I traded with him, I have never opened a charge account but if he should have any saying to the above, I would like him to write to me about the claim.

(Signed) Denjiro OKABE,
Reg. No. 13097,
c/o R.B.Sole,
Box 360,
Picture Butte, Alta."

Under the circumstances we regret we cannot do anything further to assist you and suggest that you contact OKABE at the address given in his letter.

Yours truly,

A. McAlister,
Claims Department.

AMcA:ND

March 23rd, 1945.

Mr. Denjiro OKABE,
 Registration No. 13097,
 c/o R. B. Soll,
 P. O. Box 360,
 Picture Butte, ALBERTA.

Dear Sir:

Re: Pacific Co-operative Union
Redeemable Shares

We have to advise that the following redeemable share certificates, registered in your name, have been redeemed and the proceeds credited to your account:

1937	C 497	S 968-70	\$ 30.00
1938	C 755	S 1593-6	40.00
1939	C 1010	S 2224-9	<u>60.00</u>
			\$130.00
		Less amount written off against amount	
		owing to Pacific Co-operative Union -	<u>25.68</u>
			\$104.32

We ask that you send in the certificates covering these shares in order that the funds can be made available to you.

If you are holding any other certificates for redeemable shares, please send these also, so that they will be on hand for redemption when due.

Yours truly,

R. D. Richardson,
 Farm Department.

5435

21st January, 1946.

Mr. Denjiro OKABE,
Registration No. 13097,
c/o R.B. Soll,
P.O. Box 360,
Picture Butte, ALTA.

Dear Sir:

Re: Pacific Co-operative Union Redeemable Shares

We wish to advise that the following certificate, registered in your name, has been redeemed and the proceeds credited to your account here:-

1940

C 1271

S 2881/6

\$60.00

Please forward the certificate covering these shares to this office in order that the funds can be made available to you. At the same time, please also send the certificates covering your 1937, 1938 and 1939 shares, proceeds redemption of which we are still holding to your credit, pending proof of ownership.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

5435

1st February, 1946.

Mr. Denjiro OKABE,
Registration No. 13097,
c/o Mr. R.B. Soll,
P.O. Box 360,
Picture Butte, Alta.

Dear Sir:

We wish to advise that your \$10.00 United Farmers' Co-operative Union share has been sold for \$65.00 and the proceeds credited to your account here.

Please forward the certificate covering this share to this office in order to establish proof of ownership and so that the funds can be made available to you.

Yours truly,

R.E. Anderson,
Administration Department.

WEA:HA

P. O. Box 360,
PICTURE BUTTE, Alta.
February 5, 1946.

Dept. of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Hastings and Granville,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	FEB 9 1946
File No.	5435
Ans.	
Referred	

Dear Sir:

Re: Pacific Co-op. and the U. F. C. Shares

File No. 5435

Please find enclosed 4 shares for the Pacific Co-operative Union and 1 share for the United Farmer's Co-operative Union. (from letters written by you on Jan. 21 and Feb. 1/46).

The shares are as:

Year	Cert. No.	Nos.	amt.	Total
1937	497	968-970	(3)	\$30.00
1938	755	1593-1596	(4)	40.00
1939	1010	2224-2229	(6)	60.00
1940	1271	2881-2886	(6)	60.00

Cert. 155 & 271 U. F. C. share sold for-

65.00	
<u>215.00</u>	255.00
25.68	25.68
<u>189.32</u>	229.32

FEB 11 1946

Received

the above certificates

C. H. R.

Please remit total* to us at your earliest.

Yours truly,

D. Okabe

D. Okabe

P.S.

I am keeping a duplicate copy of this as record.

5435

18th February, 1946.

Mr. Denjiro OKABE,
Registration No. 13097,
P.O. Box 360,
Picture Butte, Alta.

Dear Sir:

We wish to acknowledge receipt of your letter of the 5th February, enclosing your 1937, 1938, 1939 and 1940 Pacific Co-operative Union redeemable shares and your \$10.00 United Farmers' Co-operative Union share.

As requested we enclose herewith Custodian cheques for \$229.32, which sum is made up as follows:-

Redemption of:-

Mar.20/45	1937	C 497	8968/70	\$ 30.00
	1938	C 755	81593/6	40.00
	1939	C 1010	8224/9	60.00
				<u>130.00</u>
				Less amount written off against debt owing to Pacific Co-operative Union
				<u>25.68</u>
				\$104.32
Aug.24/45	\$10.00 United Farmers share			65.00
Jan.10/46	1940 Pacific Co-operative C1271 82881/6			<u>60.00</u>
				<u>\$229.32</u>

Yours truly,

W.E. Anderson,
Administration Department.

WEASHA
Encl.

25th November, 1946.

To the Members of
The Mission Japanese Farmers' Association.

Dear Sir:

Re: Mission Japanese Farmers' Association

Distribution of funds in the hands of the Custodian
belonging to members of the above Association is now being made.

A cheque in the amount of \$55.89 is being sent to each
person shown on a list of members of the above association which
was certified by a Committee consisting of:

Shingo KUNIMOTO
Bunjiro SAKON
Ichijiro UYEMURA
Minoru KUDO

and which list was sent to each member on the 31st May, 1946.

Cheque in your favour for this amount is enclosed herein.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

File No. 5435

Reg. No. 13097

Date 11th January, 1947

Name

Denjiro OKABE

Your Account has been ~~DEBITED~~ CREDITED as follows:

Interest on Pacific Co-op. Union redeemable shs.	\$3.00
" " " " " unredeemable shs.	<u>.50</u>
	\$3.50

Custodian of Enemy Property

File No. 5435

Reg. No. 13097

Date

Name Denjiro OKABE

Your Account has been ~~DEBITED~~ CREDITED as follows

Redemption of P.C.U. shares

1941 C1618 S4961-9

\$90.00

Custodian of Enemy Property

REGISTERED

September 4, 1947.

Mr. Denjiro Okabe,
Registration No. 13097,
P. O. Box 360,
Picture Butte, Alberta.

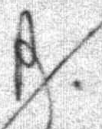
Dear Sir:

We enclose herewith our cheque for \$2,187.86
representing your credit balance derived from sale of
your real and personal property.

Also is enclosed a statement showing
particulars of your affairs since the date of your
previous statement.

Please acknowledge receipt.

Yours truly,



M. L. Brown,
OFFICE OF THE CUSTODIAN

MLB/TY
Encl. 2

File No. 5435

Reg. No. 13097

Date April 24th 1948

Name OKABE, D.

Your Account has been ~~DEBITED~~ ^{CREDITED} as follows:

Interest on P.C.U. shares

Unredeemable	Redeemable
--------------	------------

\$.50	\$2.70
--------	--------

Custodian of Enemy Property

4529
4963
5427
5434
5435
6607

19th November, 1947.

The Manager,
The Canadian Bank of Commerce,
Mission, B.C.

Dear Sir:

Replying to yours of the 18th instant, we set out below
the last known addresses of the several Japanese mentioned in your
letter:-

Kimiaki NAKASHIMA, Regn. No. 13397,
7375 De Normandie St., Montreal 10, P.Q.
Kuniyoshi AYUKAWA, Regn. No. 13092,
Iron Springs, Alta.
Isao KIMURA, Regn. No. 13246
Picture Butte, Alta.
Tokuo KODAMA, Regn. No. 13133
Returned to Japan 24th December, 1946.
Denjiro OKABE, Regn. No. 13097
P.O. Box 360,
Picture Butte, Alta.

Regarding Ichijiro UYEMURA (Note difference in spelling),
this individual died on the 17th July, 1946, and his daughter, Chizu
NAKAMURA (Mrs.) Regn. No. 13203, who is Executrix and sole beneficiary
resides care of George Koenen, Picture Butte, Alta.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB:HA

13509

June 3, 1949.

Mr. D. Okabe,
P. O. Drawer 41,
Hatsie, B. C.

Dear Sir:

Re: Maple Ridge Buddhist Church

We have your letter of May 30 asking that the keys to the above building be sent to you at Hatsie.

Mr. Kawamura had advised us that Mr. Okabe and Mr. Oike would be leaving Winnipeg for Haney on June 5 to take charge of the shrine and we expected to see them in Vancouver sometime after June 7th or 8th.

As far as this office is concerned, it will not be convenient to deal with this matter until after Wednesday of next week (June 8). Will you kindly let us know what time will be convenient for you and Mr. Oike. We feel that it is desirable that some direct contact be made with the persons to whom the property is surrendered.

Both Mr. Kawamura and Mr. Tanaka have supplied us with lists of the officers of the Maple Ridge Buddhist Church society but neither the name of yourself nor Mr. Oike appears on this list. If you have any authority from Mr. Tanaka to take over the shrine for removal to Winnipeg, please bring it with you. When replying to this letter, kindly let us know when Mr. Oike expects to be in Vancouver.

Yours truly,

AGM/AC

A. G. McArthur,
Office of the Custodian.

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 5435

Reg. No. 13097

506 Royal Bank Building,
Vancouver, B. C.

Mr. Danjō OKANE,
c/o R. B. Soll,
P. O. Box 360,
Picture Butte, Alberta.

MAY 30 1944

Dear Sir:

Re: Mun. of Mission, the S. $\frac{1}{2}$ of Lot 5 of the N.W. $\frac{1}{4}$ of Sec. 27,
Tp. 17, Map 679, Dis. of New Westminster, C. of B. 49963.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 94.00
Add:	
Unexpired insurance premium as at January 1st, 1943	94.00
Less:	
Tax arrears to December 31st, 1942	\$ 6.54
Registration fee	3.00
Encumbrance—Principal	
—Interest	
Net proceeds of sale	\$ 84.46

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

1963	Debit	Credit	Balance
Jan. 1	Credit re Sale of Property	\$ 87.46	
	Ditto	2000.18	
	Land Registry Office c/E (2)	\$2.00	
11	Copper coins found in house	1.46	
1966			
Jan. 20	Proceeds Auction Sale	173.89	
	Chattels sold to Tenants	46.80	
Feb. 8	P. C. U. Interest on shares	5.60	
	" " " " " "	.50	
	United Farmers " " " "	.80	
		<hr/>	<hr/>
		\$2.00	
		\$2313.69	CR \$2311.69

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 5435
Reg. No. 13097

506 Royal Bank Building,
Vancouver, B. C.

MAY 30 1944

Mr. Denjiro OKABE,
c/o R. B. Sell,
P. O. Box 360,
Picture Butte, Alberta.

Dear Sir:

Re: Mun. of Mission, Lots 2 and 4 "A" of the N.E. $\frac{1}{4}$ of Sec. 28,
Tp. 17, Map 2184, Dis. of New Westminster, C. of E. 50671.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	2062.00
Add:	
Unexpired insurance premium as at January 1st, 1943	2062.00
Less:	
Tax arrears to December 31st, 1942	58.82
Registration fee	3.00
Encumbrance—Principal	
—Interest	61.82
Net proceeds of sale	\$ 2000.18

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

5435

May 11th, 1943.

Mr. Denjiro OKABE,
Registration No. 13097,
c/o Mr. R.B. Soll,
Box 360,
Picture Butte, Alta.

Dear Sir:-

Re: New England Policy No. 6255387

I wish to acknowledge your letter of May 4th in which you request, if I understand you correctly, that the above numbered policy covering on your dwelling for \$3,000.00 and located on the Dewdney Trunk Road in the Municipality of Mission be increased to \$5,000.00.

The present policy referred to above was a renewal of the New England Policy No. 6255299 originally placed by yourself and covering for the same amount, namely \$3,000.00. We placed the renewal policy to protect your interests to the same extent that you had formerly carried and because there were no funds in your account here, we advanced money to pay fire insurance and charged it against you. We expect you to remit \$27.00 to pay for the premium if at all possible and if not, it will have to stand as a charge against your property for the time being.

As well as the dwelling covered under the above mentioned policy there are other buildings on your property including:-

Pickers Houses and Shed (12 x 18)
Rhubarb House (14 x 24)
Rhubarb House (18 x 40)
Pickers' House (20 x 20)
Garage (12 x 18)

Wood Shed (10 x 20)
Wood Shed (12 x 18)
4-roomed Shack (20 x 20)
Play House (6 x 8)

The assessed value of all buildings on your property is given as \$3,000.00 and it would seem that to increase the coverage on your dwelling to \$5,000.00 would be carrying possibly \$2,000.00 more than its present insurable value. This would be useless because in case of fire, the insurance would indemnify you to the extent of the replacement value less depreciation of the dwelling the day the fire occurred.

If, on the other hand, your request to increase the insurance to \$5,000.00 means that you would like to extend the policy to cover other buildings on your property, then of course that is a different matter. If that is the case, you will have to indicate which buildings you wish protected, giving a description

*July 8 - no reply
taken for granted not interested further
re increase of insurance
RWS.*

of each and stating the amount to be carried on each. You might also tell me how you intend to pay the premium for this extra insurance.

Yours truly,

S.M. Gibson,
Insurance Department

S.M.G.P.M.

EVACUATION SECTION	
Rec'd	MAY 8 1943
File No.	5435
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Y. R. S. Hall
Box 360
Pittsburg, Kan.
May 4, 1943.

Dear Sir,

In reply to your request received yesterday, I regret to say that the premium of \$27.00 has not been to my credit.

However we are planning to open a larger premium policy of \$500.00 at the least.

I would very much like to fill the amount myself but owing to some unfortunate illness, all the money in my hands had been to doctor and hospital bills, so I am asking you to kindly fill the amount of money that is necessary to cover the premium of \$500.00 as stated.

I trust that you will find everything satisfactory.

Yours very truly
D. Okabe

MEMORANDUM

Re: Acreage, Lots 11 to 17, inclusive,
Subdivision Pt. S.W. 1/4 Sec. 31, Twp. 20,
Plan 3277.

Mr. Howay, the Provincial Assessor at New Westminster, has informed me that the property described as Lots 11 to 17 inclusive, Subdivision Part of S.W. 1/4 of Section 31, Township 20, Plan 3277, is situated in Unorganised territory in the vicinity of Dewdney and consists of the following acreages:

Lot 11 - 13.28
Lot 12 - 8.47
Lot 13 - 9.26
Lot 14 - 5.
Lot 15 - 5.
Lot 16 - 5.
Lot 17 - 15.73

TOTAL - 61.74 acres

This property is registered in the name of Miss Annie Goodchild. The Japanese leases do not correspond with any one or group of lots but appear to cover areas agreed upon at the convenience of the Lessor and Lessee.

6 ac. With reference to Okabe's claim of \$1900.00 for planting and lease-hold (a 6 acre portion of the above property) no evidence has been obtained concerning what planting he actually did nor what disposition he made of his lease when he was evacuated.

With reference to Matsushita's lease (a two acre portion of the above property) Miss Goodchild states in her letter dated December 8, 1949, "I was in conversation with the present owner of the property and he stated (confirming my own recollection), that the 2 acres planted in rhubarb were very poorly done; very little of it grew and he plowed it out, leaving the roots to one side where they can still be seen".

With reference to Hashizume's lease, (a 6 acre portion of the above property), there is evidence that Hashizume sold his lease to George Miller in May 1942. He does not declare his leasehold nor claim for it.

AGM/AC

Adm

Okabe #5435
Case 491

3760
1250

CLAIM ON REAL AND PERSONAL PROPERTY

Claimant: Denjiro OKABE.

File 5435.

<u>Amount</u>	<u>On</u>	<u>Jap. Valuation</u>	<u>Ass. Value</u>	<u>VIA Appr.</u>	<u>Realized</u>	<u>Remarks</u>
(1) \$ 7,000.00	A parcel of 8.97 acres of Farmland at Mission, B. C.	\$7,000.00	\$ 448.00	\$ 600.00		(1) VIA appraiser's description of this Land (8.97 acres) reads: "Here we are looking at a highly developed property, one on which there has been a good Japanese farmer for the past 30 years or better...last year they are said to have taken forty-two hundred dollars worth of fruit from it."
(2) \$ 8,350.00	Dwelling and Outhouses on above land	\$8,350.00	\$2,550.00	\$4,020.00	\$2,062.00	(2) Appraiser's description of Dwelling reads: "The house in course of completion will be a fine home when it is finished...The owner states that he has put four thousand dollars into it to date, and I don't think he is very far out. He has tar paper and wire on the outside and scaffolding up ready to start stucco...."
(3) \$ 500.00	A parcel of 4.8 acres of Farmland at Mission, B.C.	\$ 500.00	\$ 240.00	\$ 96.40	\$ 94.00	(3) This vacant parcel of Land (4.8 acres) is described as sold bush but suitable for poultry and small fruit when cleared.
(4) ✓ \$ 1,900.00	Plants and Leasehold	\$1,900.00	—	—	—	(4) No particulars are supplied to show how this item (\$1,900.00) is arrived at.
\$17,750.00	Correct Real Property total (gross)					
\$ 20.00	Claimant's mistake in addition					
\$17,770.00	Claimant's Real Property total					
\$ 2,187.86	Acknowledged Custodian Credits					
\$15,582.14	Real Property Claim					
(5) \$ 2,695.55	Personal Property Claim	\$2,695.55	—	—	\$ 295.75	(5) Claimant's "Jp" declaration was in general terms. Attached Analysis shows many items listed in his claim to be unaccounted for. Prices realized for articles sold are, in most cases, a fraction of the value now claimed. Auction proceeds amounted to \$243.75, and sales by tender \$52.00, or a total of \$295.75.
\$18,277.69	Total Amount of Claim					

Vancouver, B. C., Mar. 8/48.

RGB/P.

[Handwritten signature]

December 15, 1949.

R.R. No. 3,

Mr. Mike Zemenchik,
Mission, B. C.

Dear Sir:

We have been informed that you took over the six-acre portion of the S.W. $\frac{1}{4}$ of Section 31, Township 20, owned by Miss Annie Goodchild, when Denkihi Okabe left the Protected Area in 1942. We understand also that you marketed rhubarb from this farm during the Summer of 1942. Would you please let us know at once what arrangements you made with Mr. Okabe concerning the lease from Miss Goodchild and also concerning the crop of rhubarb which was growing on this acreage. Would you also tell us how many acres had been planted to rhubarb and the amount which you marketed. If Okabe sold any part of the crop himself in 1942 before you came on to the premises, please give us this information also.

We wish to have this information as soon as possible and would therefore appreciate your telephoning this office, collect, at Pacific 6131, any time between 9 A.M. and 4:15 P.M. on Friday, December 16 or before 12:30 on Saturday, December 17. If you happen to be coming to Vancouver, you might call at this office at 506 Royal Bank Building, Corner of Granville & Hastings Streets.

Yours very truly,

AGM/AC

A. G. McArthur,
Office of the Custodian.

EXHIBITION SECTION	
DEC 23 1949	
5735	
Adm.	
Revised	V

December 22, 1949
RR3
Mission B.C.

Dear Sir,

I received your letter of December 15, 1949, about the Japs rhubarb which you are inquiring about. When I came on this farm it was Japanese rhubarb what acreage I don't know. That summer of 42, they picked the crop before they left. They never sold the rhubarb to anybody. Through the summer when Japs left, nobody worked on that acreage, all weeds and rhubarb grew up to seed. At the end of August, seeds were spreading all over the farm. So I ploughed the whole work over for summer fallow. I seeded the place over next summer.

Yours Truly,
W. M. Ziemerchil

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Lethbridge, Alberta,
March 31st, 1948.

IN THE MATTER OF THE CLAIM OF
DAVID O'KEEFE

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
Dominion Government.

W.H. HUCKVALE, Esq., appearing for the
Claimant.

A. WATSON, Esq., Secretary.
D.J. HANDFORD, Esq., Official Interpreter.
S.R. HOWARD, Esq., Official Reporter.

30

D. Okabe,
In Chief.
Discussion.

MR. HUCKVALE: The next case is Denjiro Okabe, which is
No. 37 on the list, my lord.

THE SECRETARY: Case No. 491, Denjiro Okabe.

DENJIRO OKABE, the claimant herein, being first
duly sworn, testified through the
Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q You are Denjiro Okabe? A: Yes, sir.

10 THE COMMISSIONER: I observe that you are making a claim
under parcel 37

MR. HUCKVALE: Yes, sir.

THE COMMISSIONER: In respect of a leasehold.

MR. HUCKVALE: That is correct, sir.

THE COMMISSIONER: Are you suggesting that the leasehold
was sold by the Custodian?

MR. HUCKVALE: No, there is no disposition shown on
his file whatsoever.

20 THE COMMISSIONER: Well I have held previously, Mr.
Huckvale, that the terms of reference do not permit
me to deal with claims of this description.

MR. HUCKVALE: The only point there, sir, is that it was
a long term lease which had some eight years to run.

THE COMMISSIONER: Yes.

MR. HUCKVALE: And it had been planted and cultivated
and some very valuable plants put in the place.

THE COMMISSIONER: Well that might well be a matter for
consideration as to whether you would go back to
the Executive Council for a broadening of the
terms of reference.

30 MR. HUCKVALE: Perhaps I could put it in now, sir, and if

D. Okabe,
In Chief.
Discussion.

there was any argument necessary, it could be brought up later.

THE COMMISSIONER: No, I am not disposed to hear claims that on the face of them I do not consider fall within the terms of reference, unless you can convince me that they do come within the terms of reference.

MR. HUCKVALE: I am not ready to argue fully on that now, sir.

10 THE COMMISSIONER: I have dealt with these questions earlier, I can tell you, Mr. Huckvale, and I have heard arguments presented while we were in Vancouver, and when the matter was dealt with fully there by counsel.

MR. HUCKVALE: What annoys me, sir, and the claimant as well, is that it is fully set out in the J.P. form, and there might be some excuse that I am not aware of but there is nothing whatever done with it by the Custodian and it is a very valuable piece of property producing valuable crops and it all disappears into
20 thin air.

THE COMMISSIONER: However, it does not come within the terms of reference.

MR. HUCKVALE: If your Lordship will note it, I would like to file it now.

THE COMMISSIONER: I will certainly make a note of it and refer to it at the time I come to make my report.

MR. HUCKVALE: That is all I would ask you to do, sir, and only for that purpose would I file the form so that you would have the particulars of it.

30 THE COMMISSIONER: Very good. In the meantime we will

B. Okabe,
In Chief.
Discussion.

take it that I will disallow the claim in respect of the leasehold as being outside of the terms of reference, but, as I have stated to counsel, I will report the fact of the claim having been made to the Executive Council when my report goes in.

MR. HUCKVALE: Thank you, sir.

Q With respect to your first and main parcel of real property, Mr. Okabe, did you instruct me to prepare this form (indicating)? A: Yes.

20 Q And that is your signature?

A Yes.

Q And it is true to the best of your recollection, knowledge and belief? A: Yes.

MR. HUCKVALE: I tender that form, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Now, perhaps, at this time, my learned friend would file the appraisal with respect to this property, this one parcel.

THE COMMISSIONER: This statement that you are now putting in relates only to parcel 1, does it?

20 MR. HUCKVALE: That is correct, sir. That appraisal form will be marked Exhibit 2, I take it.

(APPRAISAL FORM MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: Mr. Okabe, you have had read to you this farm appraisal report, is that correct?

A Yes.

Q The appraiser says that you told him your house cost \$4000.00. What have you got to say about that?

A Somebody from the Custodian, or some other organization, came to the house and asked me how much the house

5
D. Okabe,
In Chief,

had cost, and I told him \$4000.00, but that after
that I had done a number of repairs and alterations.

Q And how much did that additional work cost you after
you made this statement?

A An additional \$1500.00.

Q I show you three photographs here. Is that this house
we are talking about? A: Yes.

Q Yes. A: This is a side view,
and this a view from the front.

10 Q And the other is a view of the general farm layout,
is it? A: Yes, that is a photograph
of the general farm layout.

Q Now when were those three photographs taken?

A 1942.

MR. HUCKVALE: May I tender these as one exhibit, sir.

(3 PHOTOGRAPHS MARKED EXHIBIT NO. 3).

MR. HUCKVALE: I would just like to comment at this time,
sir, that the appraiser valued the house at \$3500.00,
and then gave a total value of some other buildings
20 of \$720.00, making a total of \$4,020.00, and then
he says that the total value of the buildings adds
to the value of the farm of only \$1500.00.

THE COMMISSIONER: I have read that. I presume what he
means is this, Mr. Huckvale, that if one were to
look for a buyer for the farm, the fact that there
was \$4000.00 worth of buildings, it wouldn't make it
possible to get the value out of the buildings plus
what the farm was worth. In other words, the building
is too good for the farm.

30 MR. HUCKVALE: I can't understand that in view of his later

6
D. Okabe,
In Chief.
Discussion.

comment.

THE COMMISSIONER: Well, you will have an opportunity to cross-examine him at a later stage.

MR. HUCKVALE: And he goes on here to say later, "Here we are looking at a highly developed property. One on which there has been a good Japanese farmer for the past 30 years or better".

THE COMMISSIONER: Yes, I see that.

10 MR. HUCKVALE: Now, I comment, too, sir, that the appraiser has neglected entirely the brooder house and the two resthouses that were on this place. He apparently has completely over-looked them.

Q Did you get all your income, Mr. Okabe, from this farm?

A Yes.

Q And that has been true for how long before 1942?

A About twenty years.

Q And have you brought up your family out of the proceeds of this farm? A: Yes.

MR. HUNTER: That is stated in Exhibit 1, my lord.

20 MR. HUCKVALE: Yes.

Q Now, can you tell me what the condition of your strawberry plants was at the time you left?

A They were in good condition as shown in the photographs.

Q Well did they have a life ahead of them or were they in their last stages? A: They

had a considerable life in them after I was evacuated, yes.

Q And is that true of the raspberry, the bramble berries, and the logans? A: Yes, they should have

30 been good for some years.

Q Now what about the asparagus? What life did it have ahead of it at the time you left?

A About 5 or 6 years.

Q I take it all those plants and berry trees you mentioned were healthy at the time you left?

MR. HUNTER: My lord, while I realize the answer to that is inevitable, I think he is leading a little too far.

MR. HUCKVALE: I can show you the picture of them.

10 THE COMMISSIONER: I think, Mr. Huckvale, that you have got everything in your statement, Exhibit 1. It seems to me to be mere surplussage to repeat it but I won't stop you.

MR. HUCKVALE: I want to get that the plants had a life of some years and therefore added a value to the land itself.

Q I want to show you two pictures, Mr. Okabe, marked 1939. Is that a picture of your strawberry crop?

A Yes.

MR. HUCKVALE: I tender those, sir.

20 (2 PHOTOGRAPHS MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: Now, what disposition did you make of this farm, part 1, at the time of evacuation?

A I sold the 1942 crop.

Q Did you rent the farm to anybody?

A No, I did not.

Now with reference to your second parcel of real estate, have you instructed me to prepare that form?

A Yes.

Q And is that your signature?

30 A Yes.

*Signed by
Chatter
altered*

D. Okabe,
K. Chief.

Q And is that form true and correct?

A Yes.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. HUCKVALE: Q: Was that farm, No. 2, that piece of property, was it near your main farm?

A Yes, it was about one block away.

MR. HUCKVALE: Perhaps my friend would produce on behalf of the Crown the appraisal of the second parcel.

10

(APPRAISAL MARKED EXHIBIT NO. 6).

MR. HUCKVALE: Now with reference to the third parcel, sir, may I ask the witness if that is a correct statement and I will file it for the purposes which were mentioned?

THE COMMISSIONER: All right.

MR. HUCKVALE: Q: With reference to the property that you leased from Annis Goodchild, did you ask me to prepare that form? A: Yes.

Q And is that your signature?

20

A Yes.

Q And is that form true and correct?

A Yes.

MR. HUCKVALE: I will file that one, sir.

(STATEMENT MARKED EXHIBIT NO. 7).

MR. HUCKVALE: Q: Now, you also made a claim, Mr. Okabe, with respect to some personal property and you attached an inventory of that to your original claim?

A Yes.

Q I haven't got this signed yet. Will you tell me whether you instructed me to prepare that claim with

30

reference to Personal chattels?

A: Yes.

Q Would you sign that form now, please?

A (Witness complies).

Q And is that form true and correct?

A Yes.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 8).

MR. HUCKVALE: Now, perhaps my learned friend would be good enough to file the claims analysis, sir.

10

(ANALYSIS MARKED EXHIBIT NO. 9).

MR. HUCKVALE: I note in this analysis, sir, that no inventory appears to have been taken by the Custodian, or if one was, it isn't shown on the analysis.

Q Now, do you know a man named Frank Harms?

A Yes.

Q Did he have possession of your property after you left?

A: No, I merely sold the

crop to him.

Q Well, didn't you enter into a written agreement with him?

A: A crop agreement.

20

Q An agreement of some kind?

A Yes.

Q Did you have anything to do with a man named Frank Morrison?

A: No, I don't know him.

MR. HUCKVALE: I think my friend will bring it out, my lord, that after Harms left the place in April of 1942, the Custodian then leased to a man named Morrison, and on the Custodian's file is a statement of certain goods that Morrison acknowledged possession of at that time, but apart from that I know of no

30

X 1943

Jan 6. 43.

D. Okabe,
In Chf.

other inventory that the Custodian took.

Now, sir, on the analysis, the 7th item, there is a guitar, and I don't know whether I am correct or not, because sometimes these things slip in the typing, but it shows in mine as being abandoned under the abandoned column.

MR. HUNTER: No, it shows no record of it at any time.

THE COMMISSIONER: There has been a slip there. It looks to me as if the query refers to the heater and the guitar has no record of it.

MR. HUCKVALE: I have a picture of the guitar but I won't bother putting it in, sir.

Q You claim, Mr. Okabe, for a portable electric heater?

A Yes.

Q What condition was it in when you left the place?

A It was in good condition.

Q You also claim for 60 tiles. That is on the first page, sir, shown as abandoned.

THE COMMISSIONER: Claiming only \$4.00.

20 MR. HUCKVALE: Yes, but I can't see why they would be abandoned.

Q Do you remember them? A: Yes.

Q What condition were those in when you left?

A Those were still in good condition.

Q And you claim for them? A: Yes.

THE COMMISSIONER: I suppose so far as the tiles are concerned, the cost of transporting them would exceed the \$4.00 value.

MR. HUCKVALE: It depends where it would have to be transported to.

D. Okabe,
In Chief,
Discussion.

THE COMMISSIONER: This place is at Mission, isn't it,
Mr. Hunter?

MR. HUNTER: Yes, it is 3 miles from Mission.

THE COMMISSIONER: To send a truck out from Mission and
back again would probably cost more than \$4.00.
Unless there was a market for them locally, it is
understandable that they were abandoned.

MR. HUCKVALE: There is just one other item I want to ask
him about and that is a bicycle and parts.

10 THE COMMISSIONER: Very well.

MR. HUCKVALE: Q: You claim \$40.00 for that. Can you
tell us about that at the time that you left?

A That was in good condition.

THE COMMISSIONER: That is close to the bottom, is it?

MR. HUCKVALE: Yes, sir.

THE COMMISSIONER: What was his answer?

A In good condition.

MR. HUCKVALE: I have set forth in the personal chattel
forms certain other items that appear to be sold
20 as realty, and I take the same objection, sir, that
they were not part of the realty.

THE COMMISSIONER: Very well.

MR. HUCKVALE: Would you answer my friend, please,
Mr. Okabe.

MR. HUNTER: It is submitted, my lord, that both of these
pieces of real property were sold for their fair
market value. It is submitted that the personal
property sold was sold for its fair market value,
and that the claims made for personal property which
30 has been lost, destroyed or stolen are exorbitant.

D. Okabe,
Discussion.
Cross-Exam.

It is submitted that a number of the items claimed for were included in the lease made by the claimant and that, accordingly, they were subject to the normal depreciation by using, and that that must be taken into account, my lord.

THE COMMISSIONER: Those items were all recovered ultimately by the Custodian?

MR. HUNTER: With the exception of the three shown there. They were inventoried when the Custodian made the later lease.

THE COMMISSIONER: Yes.

CROSS-EXAMINATION BY MR. HUNTER:

Q Is that your signature, Mr. Okabe?

A Yes.

Q Is this the list of chattels which, under the terms of the lease, the tenant could use?

A I had forgotten about the list.

Q Do you mean that you had forgotten that you ever leased some chattels to the tenant or that you have forgotten the details of them?

A I don't remember leasing or allowing the use of any of the things listed to the tenant. I was under the impression I was selling the crop only.

THE COMMISSIONER: Is the inventory initialled or made part of the document?

MR. HUNTER: No, my lord, it was a copy which was obtained from Campbell's office, my lord. The lease is an original, but the inventory is just a copy.

The lease is the usual type of lease.

Copy says "signed by both parties"
(See also p. 16)

Note: make special reference to use of Chattels shown on list signed by Okabe

D. Okabe,
Cross-Exam.

THE COMMISSIONER: The claimant is producing a document now, Mr. Hunter. You might see what it is. Mr. Interpreter, would you ask him has he got a copy of the lease in his pocket and, if so, to produce it?

A It is just a strawberry contract. It is the same as this (indicating).

MR. HUNTER: That is no strawberry contract.

THE COMMISSIONER: Mr. Interpreter, you might convey to him that I am a little impatient with his playing around. I want him to produce the document and produce it promptly. Will you convey that to him, please, Mr. Interpreter?

(Document to the Commissioner).

THE COMMISSIONER: There is no inventory attached to this copy, Mr. Hunter.

MR. HUNTER: The typewritten copy we have, sir, says, it has typed below it, "The above signed by both parties -- Mr. Campbell's file No. 4826."

I would suggest that it be attached to the lease form but that it only be marked for identification.

THE COMMISSIONER: For the record it is understood that the lease is now received having been identified and is being received again exhibit. However, the list attached to it is received for identification only.

MR. HUNTER: Correct, sir.

Q Is that a photograph of your farm, part of your farm, and some out buildings?

A Yes.

MR. HUNTER: First of all, I will offer the lease and

D. Okato,
Cross-Exam.

list to be marked.

(LEASE MARKED EXHIBIT NO. 10).

(LIST MARKED "A" FOR IDENTIFICATION).

MR. HUNTER: Q: Now going back to this photograph there is a building here which is marked with an "X" just above it. That building right below that "X", what was that building? A: Root house.

Q That is a root house, is it?

A Yes.

10 Q What is this building, this little building between that building and your farmhouse?

A Barn.

Q This little tiny shack, that is the barn?

A Yes.

Q I see. Now, what is this building right to the left to the one under the "X"?

A That is the garage.

Q That is the garage? A: Yes.

Q And the one next to that?

20 A That is a roothouse.

Q Another roothouse?

A Yes, another roothouse.

Q All right. Now behind those two left hand buildings you can see the roofs of two other buildings. What are those?

A: That is an old dwelling house.

Q That is an old dwelling house?

A Yes. And there is another one there. That is a brooder house, and then there is one more there.

30 There is another small building hidden behind there.

D. Okabe,
Cross-Exam.

Q There is another building behind this first breeder house under the "X" hidden behind it?

A Yes, an 8 x 10 children's playhouse.

MR. HUNTER: I will put that in as Exhibit 11.

(PHOTOGRAPH MARKED EXHIBIT NO. 11)

MR. HUNTER: I don't think there is anything very difficult about the chattel situation, my lord. These chattels were largely inventoried at the end of the first lease when the Custodian released the property and they were left with the Custodian's tenant, and with the exception of those three items about which there is shown no record of any kind, they were found, and a large number had, at the end of the other lease, disappeared, and it is quite obvious they were under the custody, control and management of the Custodian and the only reason I wish to show that there is to show depreciation; that is, that they had been in the custody of the claimant's tenant.

THE COMMISSIONER: That is for that time?

20 MR. HUNTER: Yes, and they are all accounted for in one way or another. I have a summary at the bottom which is rather rough, and it shows that approximately goods valued at a thousand dollars sold for approximately \$300.00, and goods valued at approximately \$1089.00 were lost, destroyed or stolen. Goods valued at approximately \$500.00, there was no record of of any kind, and goods valued at \$47.75 were abandoned, and goods amounting to approximately \$200.00 were sold with the real property. The
30 property was sold for \$2,062.00, that is the property

D. Okabe,
Discussion.

"A".

THE COMMISSIONER: That includes the house?

MR. HUCKVALE: That includes one and two, I think, sir.

THE COMMISSIONER: That includes the house.

MR. HUNTER: The second property has no buildings on it.

THE COMMISSIONER: No. It looks as if he got a pretty good bargain if the picture is at all indicative of the value of the house.

10 MR. HUNTER: The assessed value, my lord, of the land, parcel "A", that is the 9 acre bit, is land \$488.00, improvements \$2550.00. The second bit of land, 4.82 acres, that was assessed for \$190.00, my lord, the land, and improvements \$50.00. The sale price was \$94.00.

I think it is largely a question of value, my lord.

THE COMMISSIONER: Have you any re-examination, Mr. Huckvale?

MR. HUCKVALE: No, my lord, none.

20 THE COMMISSIONER: Mr. Interpreter, I would like you to translate the second paragraph from the top on page 3 of Exhibit 10. Explain to him that this is contained in the lease.

Q Now, this lease was prepared by Mr. James M. Campbell, who was your lawyer at Nisam, is that not correct?

A Yes.

30 [Q And included in the lease is the clause which the Interpreter has read to you and that lease provides that certain livestock, farm implements and miscellaneous tools may be left by you in the care of

D. Okabe,
Discussion.

the lessee, and that a list of those articles of livestock, implements and tools is signed by the lessee. Did you sign any such list at the same time or after you had signed this lease?

A I don't remember whether I signed such a list or not.

THE COMMISSIONER: I wish to be sure, Mr. Huckvale, that the claimant understands clearly that he is being faced with a document that says that he signed a list.

10 MR. HUCKVALE: I would agree that the chances are that he did.

THE COMMISSIONER: Well, I feel that when the Government comes to go into this case that evidence will be adduced to show that he did sign such a list and possibly this document marked "A" for identification is the list.

MR. HUCKVALE: I would expect so.

THE COMMISSIONER: But I don't want there to be any doubt in this man's mind as to the questions that were being asked.

20 Q Do you think, Mr. Interpreter, that he understands the purport of this series of questions that I have asked him? A: Yes, I understand but I forget whether I signed it or not.

THE COMMISSIONER: Very good. Are there any further questions that counsel wish to ask in view of the questions I have put to the witness?

MR. HUCKVALE: I have none, sir.

MR. HUNTER: None, my lord.

THE COMMISSIONER: All right, that is all, thank you, Okabe.

(PROCEEDINGS ADJOURNED SINE DIE)
Certified a true and accurate transcript.
S. R. HOWARD
Official Reporter.

DEFENCE BRIEF

Denjiro OKABE

File No. 5435

Case No. 491

LETHBRIDGE
31 March 1948
V.L.A.

Sheet A4-6.

REAL PROPERTY CLAIM

(All claims shown are Gross)

Sheet A.4-8

Claim 1

Parcel 1 Land & Buildings

Claim

\$15,350.

Appraised at

\$2100.

Sale Price

\$2062.

Witness: Appraiser, G. McKay.

Question of valuation only.

Appraiser (McKay) reports - Property is in unfinished state at the present moment. The owner who was there and saw him stated that he had intended to spend another \$1500. to complete the building, some of the outbuildings were very old. Place in A.1 condition and it will be a really find house when completed.

Appraiser (Ramsay) reports - Highly developed property on which there has been a good Japanese farmer for 30 years or so. The house, when finished, will be a fine house.

Sheet B 1-12

Parcel 2 Land only

Claim

\$500.

Appraised at

\$96.40

Sale Price

\$94.00

Witness: Appraiser, R.L. Ramsay.

Appraiser (Ramsay) reports - Suitable for poultry and small fruit when cleared.

Appraiser (Barnet) reports - This is solid bush at present isolated.

Parcel 3 Leasehold

Claim \$1000. disallowed (Trans. Page 4) as being outside the terms of reference.

Commissioner stated that he would report the fact of the claim having been made to the Executive Council.

It is submitted that both pieces of property sold were sold for their fair market value.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2

Claim

\$2695.55

Appraised at

\$52.

Sold for

\$166.10

Witness: Appraiser, A.N. Lawrence.

(a)	Goods value	\$858.95	Sold by auction for \$114.10.
(b)	"	158.00	Sold by Tender for \$52.00
(c)	"	242.40	Sold with property.
(d)	"	47.75	Abandoned.
(e)	"	25.00	Left with tenant.
(f)	"	515.95	No record at any time.
(g)	"	837.50	No account, missing.
		<u>\$2695.55</u>	
		8477.50	

Some goods sold by Auction for \$129.65 were not claimed for.

Claimant stated on his J.P. Form dated 21/4/42 that some of his chattels were left in the custody of F. Harms, Mission, B.C. and that some were stored at the Japanese Temple, Hanu where they may still be. It was decided that the cost of transport of the Files value \$4. would cost more than their value and they were abandoned.

Some chattels were leased by claimant to his tenant and at the end of the first lease a large number were found to have disappeared, this lease provided that certain livestock farm implements and miscellaneous tools be left with the tenant. With regard to the articles found it is a question of depreciation whilst these goods were in use by claimant's tenant, which must be taken into consideration.

It is submitted that the personal property sold was sold for its fair market value and the claim made for personal property which may have been lost, destroyed or stolen is exorbitant.

Gas portion lots 11-17 incl. subd S10 1/4 Dec 31
Map 3277 R. 26.

Dennis Goodchild
Malaga

120-8422-1
Apr 1941
rebuttal

Trans. p. 10 file

to be accounted for by the tenant

Denjiro OKABE
Case No. 491

-3-

Defence Summary

Witness

Where required

G. McKay	1	Appraiser
R. L. Ramsay	1	Appraiser
J. H. Harkins	2 (a)	Auctioneer
C. Spencer Pallot	2 (a)	Auctioneer
Mr. Moryson	2 (a)	Staff
Mr. Ure	2 (a)	Staff
A. N. Lawrence	2 (b)	Appraiser

BMP/nw

Name of Claimant

OKAHAY Delajiro

Case

491

Custodian File

5435

REAL PROPERTY										Total		
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village					
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price			Total Award 125% of all Sale Prices	
						% of Total	Amount				% of Total	Amount
					94.00		47.34				97.34	
					2062.00		2355.00				2355.00	
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 & 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 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					
406.25	132.95		32.72%	1285.95		32.00						
		39.88			420.76		6.24			466.28		
TOTAL RECOMMENDATION										2934.66		

5435

January 19th, 1951

Mr. Denjiro OKABE,
P. O. Drawer 41,
Hatsie, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 491

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 ... \$2,934.66.

Cheque in your favour is enclosed for \$2,732.13
and we have paid the Co-Operative Committee .. \$ 202.53
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS:BN
Encl.

Name of Claimant **Donfire OKANE**
 Custodian File **5435/13097**

Case

491

Special

<u>REAL PROPERTY</u>										Total		
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village					
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price			Total Award 125% of all Sale Prices	
						% of Total	Amount				% of Total	Amount
<u>PERSONAL PROPERTY</u>												
Motor Vehicles		Boats and Boat Gear										
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column					
<u>NETS</u>												
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price		
<u>MISCELLANEOUS CHATTELS</u>												
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price					
Claiming for unexpired value of Lease. Commissioner's remarks are on Case 719, Page 56, Para. 5 "Recommendations for Special Consideration". Special Award										400.00		
TOTAL RECOMMENDATION										400.00		

5435

February 27th, 1951

Mr. Denjiro OKABE
P. O. Drawer 41,
Hatsie, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 491

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 ... \$ 400.00.

Cheque in your favour is enclosed for \$ 360.00
and we have paid the Co-Operative Committee .. \$ 40.00
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS:BK
Encl.

PROPERTIES HELD UNDER LEASE

Case 491	-	Denjiro OKABE
" 693	-	Jimmatsu MATSUSHITA
" 713	-	Mitsu NIKAI DO

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4960
5821

The above cases concern properties which at the time of evacuation, the Japanese were holding for a term of years under a lease arrangement.

During the period of occupancy, in expectation of the enjoyment of the crops, the claimants had cultivated the land and planted crops which would yield during the period of the years under the lease.

In my previous reports I have indicated what I consider would represent a fair award if I were asked to make any recommendation in connection with these particular claims.

I am prepared therefore, to recommend for payment, the amounts previously mentioned, namely,

Denjiro OKABE	-	\$ 400.00
Jimmatsu MATSUSHITA	-	150.00
Mitsu NIKAI DO	-	1,000.00

Evidence of Dean Clement in my opinion provides the basis for the foregoing recommendations.

H. F. Bird
ccm r.

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file 5435.

CLAIM NO. 491 - Denjiro OKANE

Special compensation is sought by this claimant in respect of a parcel of land held by him under lease dated April 1st 1941, for a term of 8 years (vide Exhibit 12).

It appears from the testimony of the claimant that he had cultivated this property and had planted thereon 5000 rhubarb roots at a cost of \$1625.00.

It does not appear that the leasehold was sold or otherwise dealt with by the Custodian, the lease having terminated in consequence of the claimant's evacuation.

Fred M. Clement, formerly Dean of Agriculture, University of British Columbia, has reported that the plantation had a value of \$400.00 for the unexpired portion of the term.

Since it has not been shown that the claimant's interest was sold by the Custodian, I have held that the claim does not fall within the terms of reference. However, on Counsel's request, I have stated that I would report the situation to the Governor-General in Council, since it is apparent that, due to the evacuation, the claimant has suffered a substantial loss.

In view of Dean Clement's evidence, it is not possible to say that the loss is greater than the sum of \$400.00, although the claimant's evidence would make it appear that he had a capital investment of not less than \$1600.00 in the property.

Since the claim is not one open for consideration, I refrain from any recommendation.

H.I. BIRD

Commissioner.