

5575



COPY

FILE No. 5575

## 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: OSAMURA, MasaruHOME ADDRESS: R. R. #2, Mission, D. C. (Hida Rd.).REGISTRATION NUMBER 13108 SEX: Male AGE: 35OCCUPATION: Farmer

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

EMPLOYER: NoneMARRIED? YesNAME OF WIFE OR HUSBAND: FujikoADDRESS OF WIFE OR HUSBAND: R. R. #2, Mission, D. C.NAMES OF ANY LIVING CHILDREN: Takashi (M); Hiroshi (M); Masato (M).ADDRESS OF CHILDREN: Hida Rd., Mission City.AGE OF CHILDREN: 6, 3, 1 yrs.

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

1. LOCATION AND DESCRIPTION: 8 $\frac{1}{2}$  of S.W. $\frac{1}{4}$  Sec. 28, Twp. 11, Sub-div. 4-1-14, B-1-26, C-1-26, D-1-13, Map 2522. Reg. No. 75819, in the Municipality of Mission, D. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 4 roomed wooden frame bungalow, 1 garage, 1 root house, 1 woodshed, 1 bath house, 2 packing sheds.

3. INSURANCE (Give particulars; state where policies are) None.4. TAXES (Amount and where payable) \$32.45 paid to 1939 at Mun. Mission.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)  
Mortgage: \$500 to Mr. Wm. Card, Mission City, D. C. Interest 7% payable April 6th, Oct. 6th.

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



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 Strawberry  $1\frac{1}{2}$  ac., Hops 1 ac.,  
Rhubarb  $\frac{1}{2}$  ac., Blackberry  $\frac{1}{2}$  ac., Fruit tree  $\frac{1}{2}$  ac.

#### STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: R. R. #2, Rida Rd., Mission, B. C.

See page 1.

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

#### STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

Left in house: Furniture including: cook stove, heater, gas stove, 3 picture stoves, baby crib, 3 chairs, 2 tables, 12 lights, 2 pumps, kitchen utensils and chinaware, etc.

In House & Root House: 1 scale, 1 cultivator, garden tools, 1 stump winding machine, ropes, cans, etc.  
(On land) - Hot wire-1000 lbs., Raspberry wire 200 lbs.

In root house: fertilizer, copper lime dust, straw crates, crates, 1000 ft. lumber, 3 cords wood (spraying equipment, bluestone, sulphur, lime, bouisoi).

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)  
\$10.00 War Savings Stamps; 20 shares Pacific Co-operative Union at \$10.00 each  
(\$200); Western Canada Hop Co-op. Union 7 - \$10 shares--\$70.00. (In own possession).

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: Sardis Nurseries (\$12.00 balance for split trees. (Won't be  
able to pay off before leaving).

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 17th day of April, 1942.

(Signature) "H. Okamura"

"F. T. Williams"

Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

DATE June 9th, 1945.

File No. 5575

Full Name OKAMURA, Masaru  
(Surname in Block Letters)

Registration No. 13108

☒ Male - Female  
(Check)

Age May 19, 1906.

Former Address R. R. No. 2, Mission, B. C.

Date Evacuated Apr. 24/42. Naturalized - Canadian-Born - National  
(Check)

Present Address Nobleford, ALBERTA.

☒ Married - Single  
(Check)

nee File 4319  
Name of Wife (HISAOKA) Fujiko - Reg. #13126

Name of Husband \_\_\_\_\_

nee  
Name of Mother (MATSUNAGA) Suga - Name of Father Katsuzo - Dec'd  
Dec'd

Names of Children under 16 \_\_\_\_\_

Takeshi - 8/4/36 Hiroshi - 6/5/39 Masato - 16/3/41

Violet Sumire - 8/12/42.

Requested by E. C. T.

Registered with Custodian Yes  
(Yes or No)

Additional Information Farmer. Owner of 15 acres, house and truck at above  
address.



REAL PROPERTY SUMMARY

Catalogue No. 605.

File No. 5575.

Name: Masaru OKAMURA.

Reg. No. 13108.

Address: 480 Hyde Road, Mission, B. C.

Legal Description: (1) Title No. 117633E - Lots 1 to 14 Block 1, Lots 1 to 36, Block 2 of the South half of the South West quarter of Section 28, Township 17, Map 2522, Municipality of Mission, in the District of New Westminster.

(2) Title No. 117691E - Lots 1 to 26 inclusive, Block 3, Lots 1 to 13 inclusive, Block 4 of the South half of the South West quarter of Section 28, Township 17, Map 2522, Municipality of Mission, in the District of New Westminster.

(3) Title No. 85372E -- Lots 32, 33, 34, 35 and 36 Block 3 of South half of South West quarter of Section 28 Township 17 Map 2522 in the District of New Westminster.

Classification: Dwelling and outbuildings.

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Registered in the name of: (1) Title No. 117633E - MASARU OKAMURA.  
(2) Title No. 117691E - MASARU OKAMURA.  
(3) Title No. 85372E - FREDERICK WILLIAM SOLLOWAY "In Trust".

State of Titles: (1 & 2) Titles No. 117633E & 117691E - A Registered Mortgage (No. 75819C) dated 7th October, 1936, for \$500.00, with interest @ 7% per annum, in favour of William L. Card, was retired (July 17th, 1944) by this office.

(3) Title No. 85372E - A Deed from Frederick William SOLLOWAY to Masaru OKAMURA was registered by this office on July 28th, 1944, as No. 175812-E.

Sold to: JOHN DANISH for \$1500.00 (Cash).

As at: June 16th, 1944.

New Titles No. 175816-E covering (1) above, and No. 175817-E covering (2 & 3) above delivered to new Registered Owner on: October 12th, 1944.

Net proceeds (\$879.72) released to credit of Masaru OKAMURA on: September 29, 1944.

Completed sales statement to Evacuee sent on: November 30th, 1944.

Insurance: None.

Chattels: Not involved.

Administration: A tentative arrangement for this farm to be taken over on a crop-share basis did not materialize - due to excessive quantity of weeds choking the

(Over)



LIABILITIES SUMMARY

File 5575.

Masaru OKAMURA

Reg. No. 13108.

\$25.00 Dr. E. J. Esarett, Mission, B. C. Statement, dated October 24th, 1942. Acknowledged by Debtor (Apr. 21/45) and paid (Jan. 27/45) by this office.

\$12.00 Sardin Nurseries. Declared by Debtor in "JP" form (Apr. 17/42). Acknowledged by Debtor (Apr. 21/45) and paid in full by this office on Jan. 27/45.

\$35.82 Western Canada Hop Co-operative Union. See letter dated Mar. 4/43. 1942 Debit balance - \$34.76, plus 1943 Debit balance - \$1.06. (See Memo dated Dec. 21/43). Paid in full Jan. 17/45, by this office.

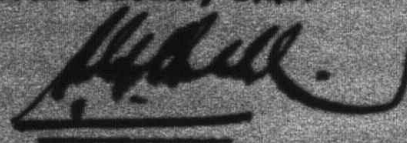
\$35.00 Drs. Bigelow & Fowler, Lethbridge, Alta. Statement enclosed with B. C. Security Commission's letter of Feb. 22/45. Paid in full by this office Mar. 23/45.

\$51.40 St. Michael's Hospital, Lethbridge, Alta. Letter dated Mar. 12/45. Paid Apr. 2/45, at request of Debtor.

There are no other claims recorded in this file.

The above summary is certified to be in accordance with the information on file.

28th October, 1948.



RGB/P.



GENERAL SUMMARY

File 5575.

Nasaru OKAMURA

Reg. No. 13108.

This 35-year old Farmer, a Japanese National from Mission, B. C., signed a Custodian "JP" declaration form on the 17th April, 1942. He was evacuated on the 24th April, 1942.

His wife, Fujiho, (File 4319) signed a Custodian "No Property" card on the 17th April, 1942. She was evacuated on the 24th April, 1942.

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: See Real Property Summary for particulars of Mission property (Cat. 605) which was sold (June 16/44) for \$1500.00 Cash, net proceeds (\$879.72) being credited to this account.

Personal Property: See Personal Property Claim Analysis for particulars of chattels declared and claimed for.

Specified Articles: None.

Bills Receivable: None.

Bonds, Shares, etc.: War Savings Stamps (\$10.00), 20 shares Pacific Co-operative Union @ \$10.00 each (\$200.00), and 7 shares Western Canada Hop Co-operative Union @ \$10.00 each (\$70.00), were all declared to be in owner's possession. Dividends on these securities were credited to this account as received.

Bank Accounts: None.

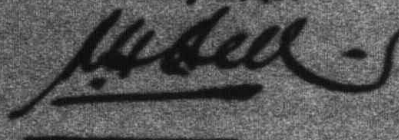
Life Insurance: None.

Liabilities: See Liability Summary for particulars of claims (5) filed against this evacuee.

Funds: There is a credit balance of \$718.23 in this account at the present time.

The above summary is certified to be in accordance with the information on file.

28th October, 1948.



RGB/P.



Extract from letter, dated December 6, 1943, from  
Crux & McMaster

File No. 5575

Name: Masaru OKAMURA.

Registration No. 13108.

Property Description: Lots 1-14 of Blk. 1, Lots 1-36  
of Blk. 2, Lots 1-26 of Blk. 3, Lots 1-13 of Blk. 4  
of SW $\frac{1}{4}$  of Sec. 28.

Municipality of Mission.

As instructed in Mr. Crux's letter of December 6, 1943, the  
above property has been deleted from the sale to the Director,  
Veterans' Land Act, because of prior encumbrances exceeding  
price offered.



**This Indenture,** made the **Sixth**day of **October**in the year of Our Lord one thousand nine hundred and **Thirty-six** in pursuance of the  
"Short Form of Deeds Act,"**Between****FREDERICK WILLIAM SOLLOWAY "In Trust" of Mission City**  
**In the Province of British Columbia,**  
**Labourer,**

(hereinafter called "the said Grantor") of the one part

**And****MASANO OKAMURA of the above named place, Farmer,**

(hereinafter called "the said Grantee") of the other part

**Witnesseth,** that in consideration of the sum of ..... **ONE THOUSAND** .....  
..... Dollars (**\$ 1000.00** )  
of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof  
is hereby by him acknowledged), the said Grantor ~~doth~~ **Grant** unto the said Grantee, his heirs and  
assigns **FOREVER:**

**All and Singular th at 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 Lots One (1) to Four-**  
**teen (14) inclusive in Block One (1), Lots One (1) to Thirty-six**  
**(36) inclusive in Block Two (2), Lots One (1) to Twenty-six (26)**  
**inclusive in Block Three (3) and Lots One (1) to Thirteen (13) in-**  
**clusive in Block Four (4) of the South half of the South West**  
**Quarter of Section Twenty-eight (28) Township Seventeen (17) Map**  
**2522, Municipality of Mission.**

**Together** with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and  
appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or  
enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of  
him the said Grantor in, to, or upon the said premises.



To have and to hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever:

Subject nevertheless to the reservations, limitations, provisions, and conditions expressed in the original grant thereof from the Crown.

And the said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor and the said Grantee shall have quiet possession of the said lands, free from all incumbrances.

And the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

And the said Grantor Releases to the said Grantee All His Claims upon the said lands.

And it is further agreed that the words in this indenture which import the singular number shall be read and construed as applied to each and every Grantor or Grantee, male or female, and to his or her heirs, executors, administrators and assigns, and in the case of a corporation, to such corporation and its successors and assigns, and that in case of more than one Grantor the said covenants, provisions, conditions and agreements shall be construed and held to be several as well as joint.

In Witness Whereof the said parties hereto have hereunto set their hands and seals

in the presence of

James William Dowling  
Mission City  
Notary



Attidavit for Witness

To Wit:

I \_\_\_\_\_, of the \_\_\_\_\_  
of \_\_\_\_\_, in the Province of British Columbia, make oath and say:—

1. I was personally present and did see the within instrument duly signed and executed by \_\_\_\_\_  
the part thereto, for the purpose named therein.

2. The said instrument was executed at \_\_\_\_\_

3. I know the said part \_\_\_\_\_, and that \_\_\_\_\_ of the full age of twenty-one years.

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

Sworn before me at \_\_\_\_\_

in the Province of British Columbia, this \_\_\_\_\_

day of \_\_\_\_\_ 19 \_\_\_\_\_

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

for Maker of a Deed

I HEREBY CERTIFY that, on the 6<sup>th</sup> day of October, 1936  
at Mission City, in the Province

of British Columbia

Frederick William Solloway ~~(whose identity has been~~

~~verified by the evidence on oath of~~

who is] personally known to me, appeared before me and acknowledged to me that he is

the person mentioned in the annexed instrument as the maker thereof, and whose name

is subscribed thereto as party, that he knows the contents thereof, and that

he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at

Mission City, this 6<sup>th</sup> day of

October, in the year of our Lord one thousand nine hundred

and Thirty-six.

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

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



File No. 5575

March 14th, 1929.  
New Westminster, B. C.  
Registry.

COPY OF WILL

THIS is the Last Will and Testament of me, Lucetta Jeanette Sollaway of the town of Mission City in the county of Westminster and Province of British Columbia, made this Fifth day of December in the year of our Lord 1923 -

I Revoke all former Wills and other Testamentary Disposition by me at any time here-  
fore made, and declare this only to be and confirm my last Will and Testament -

I Direct all my just debts. Final and Testamentary expenses to be paid and  
satisfied by my Executor hereinafter named as soon as conveniently may be after  
my demise.

I Give, Devise and Bequeath all my Real and Personal Estate at which I may die  
possessed in the manner following, that is to say: To my husband Frederick William  
Sollaway. All my Real and Personal Estate absolutely. All the residue of my Estate  
not hereinbefore disposed of. I give devise and bequeath under Frederick William  
Sollaway to be Executor of this my last Will and Testament.

In Witness Whereof I have herunto set my hand the day and year first written.

Signed -

Marguerite M. Niven,  
Witness:  
J. C. McIntosh.

Lucetta J. Sollaway,

Certified a true copy  
J.E. Trumbull,  
Dep. District Registrar.



File No. 5575

March 14th, 1929,  
New Westminster, B. C.  
Registry.

In Probate - P 3317

Be it known that on the 19th day of January in the year of our Lord 1929, the last Will and Testament (a copy whereof is hereinto annexed) of Lucetta Jeanette Sollaway late of Mission City British Columbia, an or about the 29th day of December 1928, was exhibited, read and proved before a Judge of the Supreme Court of British Columbia, and administration of all the estate which by law disolves to and vests in the personal representative of the said deceased was granted to.

Frederick William Sollaway the sole Excutor in the said Will named

Given under the Seal of the said Court this 14th day of March A.D. 1929.

J.E. Trumbull,  
Deputy District Registrar.



May 27<sup>th</sup> 1942.

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

Gentlemen:

I hereby make application to lease the farm of

M. OIKAMURA situated at Slide Rd RR 2

Issued on a crop sharing basis agreeable to you.

If my application is accepted I agree to enter into an agreement with you whereby the cash proceeds of present fruit crop is equally divided between the owner of the farm and myself less necessary expenses for cultivation, picking etc.

Yours very truly,

W. J. Lewis

40 P.M.

Issued May 27, 1942

Maps Not Included

Maps?



J. L. 489

October 13, 1943.

File 5575

MEMORANDUM - DIRECTOR, VETERANS' LAND ACT

Re: Masaru OKAMURA

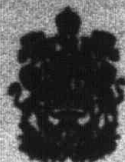
Lots 1 - 14 of Block 1, Lots 1 - 36 of Block 2, Lots 1 - 26 of Block 3, Lots 1 - 13 of Block 4, of the S. W.  $\frac{1}{4}$ , Sec. 28, Municipality of Mission

The price offered for this property is \$445.00.

William L. Card of Mission City, B. C. holds a mortgage on the property. There is a balance of principal \$500.00 and interest of \$52.50 to the 7th of October, 1943, still owing. There are also taxes (~~current~~, arrears, delinquent) of \$108.00.

RDR, MFP





**SOLDIER SETTLEMENT OF CANADA  
and Veterans' Land Act.**

YOUR FILE NUMBER **5575**

PLEASE QUOTE FILE **JL 489**

518 Rogers Bldg.,  
Vancouver, B.C.,  
November 3, 1943.

<b>EVACUATION SECTION</b>
Rec'd <b>NOV 6 1943</b>
File No. _____
Referred <i>Richardson</i>

The Custodian of Enemy Property,  
506 Royal Bank Building,  
VANCOUVER, B.C.

Re: Lots 1 to 14, Blk.1; Lots 1 to 36,  
Blk.2; Lots 1 to 26, Blk.3; Lots 1 to 13,  
Blk.4, of SW $\frac{1}{4}$  Sec.28, Mission Munic.  
Masaru OKAMURA Pty.

*13108*

*Sept Oct*

I am informed by our legal adviser that Mr. W.L. Card, who holds a mortgage on the above described property, has declined to accept the purchase price offered by us for the discharge of his mortgage. It is obvious, therefore, that your Department will not be in a position to deliver clear title in this case, and the property is being deleted from the list.

We have received from Mrs. S.A. LeCleir two payments of rent totalling \$10.00, and our cheque in refund to you of this sum is enclosed herewith. Will you kindly acknowledge receipt. The tenant has been advised also of the situation and instructed to make payment of future rentals to the order of your Department.

JK:HJ

*[Signature]*  
District Superintendent.



November 10, 1943.

5575  
Your J.L. 489

Director of the Veterans' Land Act,  
518 Rogers Building,  
Vancouver, B. C.

Dear Sir:

Re: Lots 1 to 14, Blk. 1; Lots 1  
to 36, Blk. 2; Lots 1 to 26, Blk. 3;  
Lots 1 to 13, Blk. 4, of SW $\frac{1}{4}$  Sec. 28,  
Mission Municipality.  
Masaru OKAMURA Property.

We acknowledge receipt of yours of the  
3rd instant with remittance enclosed as per our of-  
ficial receipt No. 6841 herewith.

We note your remarks and are accordingly  
deleting this property from the offer of purchase by  
the Director, Veterans' Land Act.

Yours truly,

R. D. Richardson  
Farm Department

RDR/ms  
Encl.



File No. 4-73-117

December 21, 1943.

**MEMORANDUM**

To: Accounting Department.

From: W. B. Anderson.

Re: Transfer Canada Inc. & Branch CHAMPA

The cashings received from the John I. Ross  
Map Company, in the amount of \$739.45, covers pro-  
ceeds for operating several small map surveys in  
the Fraser Valley plus \$100.00 rental for the map  
shop.

With the exception of \$100.00 which is due  
Map Co-operative as map rent and \$1.06 being a  
small balance to Canada CHAMPA, File No. 5773, Reg-  
istration No. 1128, the entire proceeds should be  
credited to the Director of the Veterans' Land Act  
as the balance of these properties have been sold  
to him.

Your memo, dated March 3, 1943, shows that in  
account 4-73 are two debit balances. The balance  
owing by E. F. FINE, File No. 5773, Registration No.  
1128, is being reclassified for. This will close  
up this account with the exception of the 1943 debit  
balance for E. F. FINE of \$3.76 and the new 1943  
debit balance of \$1.06, making a total  
owing of \$4.82 by Canada CHAMPA, File No. 5773,  
Registration No. 1128.

WBA

*WBA*  
12/21/43



File No. 5575.  
Catalogue No. 605.

June 27th, 1944.

**MEMORANDUM**

TO: Mr. K. W. Wright

FROM: Mr. D. A. Cramer

Manera GUANERA - Neg. No. 13108

Municipality of Mission

Lots 1 to 14, Blk. 1, Lots 1 to 36, Blk. 2 of the  
S.  $\frac{1}{2}$  of the S.W.  $\frac{1}{4}$  of Sec. 28, Tp. 17, Map 2522,  
D.R.N., and Lots 1 to 26 inclusive Blk. 3, Lots 1  
to 13 inclusive Blk. 4 of the S.  $\frac{1}{2}$  of S.W.  $\frac{1}{4}$  of  
Sec. 28, Tp. 17, Map 2522, D.R.N., and Lots 32, 33,  
34, 35, and 36, Blk. 3 of S.  $\frac{1}{2}$  of S.W.  $\frac{1}{4}$  of Sec. 28,  
Tp. 17, Map 2522, D.R.N. Certificate of Vesting  
Nos. 25472 and 25476.

We enclose herewith the following documents in connection  
with the sale of the above described property.

1. Original Certificate of Encumbrance (3).
2. Transmissions in Duplicate (2).
3. Deed in duplicate..... JOHN DAVIES.
4. Copy of letter showing to whom sold and price paid  
for the property.
5. Memorandum from the Administration Department con-  
firming valuation, and approval of Advisory Committee.

Certificates of Indefeasible Title Numbers 117633-2,  
117634-2, and 65372-2, are in the Land Registry Office.

DAAC:JH  
Enclos.

*D. A. Cramer*



5575

June 8th, 1944

Mr. John Danish,  
Rt. 1, Enderby, B.C.

Dear Sir:

Re: Catalogue No. 605,  
480 Hyde Road,  
Mission, B.C.

Your letter of April 27th, 1944 enclosing cheque for \$150.00 and offer to purchase the above property for the sum of \$1500.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price namely, \$1350.00.

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

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

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

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

For your information this property is under lease by Mrs. S.G. LeGleir from January 1, 1944 to December 31, 1944 for a consideration of \$84.00.

Yours truly,

F.G. Sheers,  
Director

FGS:11



File No. 5575 (Evac)

June 28th, 1944

MEMORANDUM

TO: MRS. A. G. MCARTHUR

FROM: MR. K. W. WRIGHT

RE: Masaru OKAMURA, and

- (1) Lots 1 to 14, Block 1, Lots 1 to 36, Block 2, of the South Half of the South West Quarter of Section 28, Township 17, Map 2522, Municipality of Mission, NWD,
- (2) Lots 1 to 26 inclusive, Block 3, Lots 1 to 13 inclusive, Block 4, of the South Half of the South West Quarter of Section 28, Township 17, Map 2522, Municipality of Mission, in the District of New Westminster
- (3) Lots 32, 33, 34, 35 and 36, Block 3 of South half of South West Quarter of Section 28, Township 17, Map 2522, in the District of New Westminster,

known as 480 Hyde Road, R. R. 1, Mission, B. C.  
Catalogue No. 605

We are attaching hereto File No. 5575 in connection with the above.

The documents in connection with the sale of the above noted property have been forwarded to Ottawa for execution by the Deputy Custodian.

KWW/JF  
Attach.

  
K. W. WRIGHT



5575

# Discharge of Mortgage

## Know all Men by these Presents

That **WILLIAM L. CARD**of **Mission City**in the Province of **British Columbia.**

DO HEREBY CERTIFY

That **MASAHU OKAMURA,** formerlyof **Mission City**  
in the Province of **British Columbia.**

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

**MASAHU OKAMURA**as Mortgagor, to **WILLIAM L. CARD**

as Mortgagee

for the sum of **Five Hundred**

Dollars,

which said Mortgage bears date the

**Seventh**day of **October, 1936**and was registered in the Land Registry Office in the City of **New Westminster**

in the Province

of **British Columbia** on the **Seventh**day of **October**1936, under number **75819 C.**

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

All and singular that certain parcel or tract of land and premises situate, lying and being **Lots One (1) to Fourteen (14) inclusive in Block One (1), Lots One (1) to Thirty-six (36) inclusive in Block Two (2), Lots One (1) to Twenty-six (26) inclusive in Block Three (3) and Lots One (1) to Thirteen (13) inclusive in Block Four (4) of the South half of the South West quarter of Section Twenty-eight (28) Township Seventeen (17), Map Two Thousand Five Hundred and Twenty-two (2522), Municipality of Mission, in the District of New Westminster.**

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

SIGNED, SEALED AND DELIVERED at **Mission, B. C.**this **26th**

day of

**July**

A.D. 1944.

SIGNED, SEALED AND DELIVERED

in the presence of

Signature

Address

Occupation

*William L. Card*

(If given by a Company) The Common Seal  
of

was herewith affixed in the presence of:



**Acknowledgment of Office of a Corporation**

I, **William L. Card**, of the Province of British Columbia, do hereby certify that, on the \_\_\_\_\_ day of \_\_\_\_\_, 194\_\_\_\_,

who subscribed his name to the annexed instrument as

appeared before me and acknowledged to me that he is the

oath of

to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,

at \_\_\_\_\_ in the Province of \_\_\_\_\_

British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_

in the year of our Lord one thousand nine hundred and forty \_\_\_\_\_

A Notary Public in and for the Province of British Columbia.

A Commissioner for taking affidavits within British Columbia.

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

**Discharge of Mortgage**

The **Chas. & Stuart Co. Limited**, Law Firms and Solicitors  
Vancouver, B.C.

Lots 1 to 14 inclusive in Bk. 1,  
Lots 1 to 36 inclusive in Bk. 2,  
Lots 1 to 26 inclusive in Bk. 3, and  
Lots 1 to 13 inclusive in Bk. 4 of  
the S.W. 1/4 of Sec. 26,  
Twp. 17, Rng. 2522, Municipality of  
Mission, B.C.

**WILLIAM L. CARD**

**MASANO OKAMURA**

— TO —

Dated **July 26th** 194\_\_\_\_

**FOR MAKER (INCLUDING MARRIED WOMEN)**

I, **William L. Card**, of the Province of British Columbia, do hereby certify that, on the \_\_\_\_\_ day of \_\_\_\_\_, 194\_\_\_\_,

in the Province of \_\_\_\_\_

at \_\_\_\_\_

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,

British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_

in the year of our Lord one thousand nine hundred and forty \_\_\_\_\_

A Notary Public in and for the Province of British Columbia.

A Commissioner for taking affidavits within British Columbia.

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

**FOR WITNESS**

I, **William L. Card**, of the Province of British Columbia, do hereby certify that, on the \_\_\_\_\_ day of \_\_\_\_\_, 194\_\_\_\_,

in the Province of \_\_\_\_\_

at \_\_\_\_\_

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,

British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_

in the year of our Lord one thousand nine hundred and forty \_\_\_\_\_

A Notary Public in and for the Province of British Columbia.

A Commissioner for taking affidavits within British Columbia.

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



File No. 5575.  
Catalogue No. 605.

September 20th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Masaru OKAMURA

Sum. of Mission, Lots 1 to 26 incl.  
and Lots 32 to 36 incl., Blk. 3, and  
Lots 1 to 13 incl., Blk. 1 of the S. 1/2  
of the S.W. 1/4 of Sec. 28, Tp. 17, Map  
2522, D.M.E. Sum. of Mission  
Lots 1 to 14 incl., Blk. 1 and Lots 1  
to 16 incl., Blk. 2 of the S. 1/2 of the  
S.W. 1/4 of Sec. 28, Tp. 17, Map 2522, D.M.E.

With reference to the above properties which were recorded in  
the New Westminster Land Registry Office, dated July 28th, 1944, we  
attach herewith the following documents in connection therewith.

1. Duplicate of Deed dated July 7th, 1944, between Frederick  
William Solloway "In Trust" and Masaru OKAMURA.
2. Duplicate of Discharge of Mortgage dated July 26th, 1944,  
from William L. Card to Masaru OKAMURA.
3. Duplicate of Transmission dated July 4th, 1944 - Lots 1 to  
14, Blk. 1 etc.
4. Duplicate of Transmission dated July 4th, 1944 - Lots 32 to  
36, Blk. 3 etc.
5. Duplicate of Deed dated July 4th, 1944 - Secretary of State  
to John Dunish, covering the above properties.
6. Duplicate of Deed from Frederick William Solloway to Masaru  
OKAMURA, dated October 6th, 1936.
7. Copy of application number 175812-B dated July 28th, 1944,  
registering Deed from Frederick William Solloway "In Trust"  
to Masaru OKAMURA.
8. Copy of application number 36776 dated July 28th, 1944 -  
Discharge of Mortgage.
9. Copy of application number 175813-B dated July 28th, 1944,  
registering the property in the name of the Custodian  
(Transmission).

con'd. on Page 2.







Catalogue No. 605,  
File No. 5975

Date: September 25, 1944.

Street Address. 480 Hyde Road, Mission.

Legal Description . Lots 1-14, Blk. 1, S. 34<sup>th</sup> St., T. 17, R. 2522,

1-36,	"	2,	"	"	"
1-26,	"	3	"	"	"
1-13,	"	4	"	"	"
32-36,	"	3	"	"	"

John Danish, Enderby, B.C.

In account with The Custodian of Enemy Property.

STATEMENT OF ADJUSTMENTS.

(as at June 16, 1944.)

	DEBIT	CREDIT
Purchase price	\$1500.00	
Cheque received		\$1500.00
167/365 x \$30.68 seller's proportion of 1944 taxes		14.04
Amount of rental		
June 16th to July 15th		7.00
July 16th to August 15th		7.00
Aug. 16th to September 15th		7.00
Registration fees on deed - \$1500.00	10.00	
Balance owing purchaser	25.04	
	<u>\$1535.04</u>	<u>\$1535.04</u>

BALANCE OWING TO PURCHASER \$25.04



Catalogue No. 605  
File No. 5575  
480 Hyde Road, Mission  
1-14/1/1036/2/1026/3  
1-13/4/32-36/3/9 $\frac{1}{2}$  SW $\frac{1}{4}$  28/17/2522

EVACUATION SECTION	
Rec'd	OCT 11 1944
File No.	5575
Ans.	W.A.H.
Referred	Anderson

Control of 480 Hyde Road, Mission, B. C. is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property at 480 Hyde Road have been settled.

Dated at Mission B. C. this 10th day of October 1944.  
City

John Danish

Return this copy to the Custodian



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

Dear Sirs:-

Re: 480 Hyde Road, Mission, BC

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

Yours faithfully,

*John Danish*  
.....Signed

Return this copy to the Custodian



STATEMENT RE SALE OF:

Catalogue No: 605

Street Address: 480 Hyde Rd.,  
Mission, B.C.

Legal Description: Lots 1-14/1/8 SW 28 - Lots 1-16/2/8 SW 28 -  
Lots 1-26/3/8 SW 28 - Lots 1-13/4/8 SW 28 -  
Lots 32-36/3/8 SW 28 - Tp. 17, Map 2522

Date of Sale and Adjustments ... June 16th, 1944 .....

Name: OKAMURA, Masaru

File No: 5575

Reg. No: 13108

Sale Price

~~Real Estate Agents Commission~~

10.00

Charge for Valuation

4.00

Charge for Advertising

12.00

Land Registry Office Transmission Fee

Encumbrances:

~~Unpaid taxes~~

580.24

Mortgages

~~Amount of taxes~~

~~Other charges~~

Adjustments:

~~Fire Insurance~~

14.04

Taxes to June 16/44

~~Water~~

620.28

\$ 1,500.00

879.72

Net Proceeds credited to your account

Date: ... November 30th, 1944 .....

Compiled by: ... George Peters .....



NAME OLIVER, HARRY

REGISTRATION NO. 1308

FILE NO. 5575

The following chattels were sold by public  
auction at Honey, B.C. on October 19, 1944

Cumshaw frames  
Ironing board, barrel  
Heavy wire  
Sundries  
Halter  
Barrel & drum  
Stove

\$ 0.50  
0.50  
0.45  
0.30  
12.00 ✓  
1.00 ✓  
12.00 ✓

Total

Less Expenses: Auctioneer's Fee: \$2.66  
Advertising: 0.25  
Moving: 8.23

Net Proceeds Credited:

\$ 26.65  
11.14  
15.51

Members of Custodian Staff Present. Mr. R.M. Anderson

Extracted from Auctioneering List No. Honey 10.

Remarks.



NAME OKANURA, Masaru

REGISTRATION NO. 13108

FILE NO. 5575

The following chattels were sold by public  
auction at Mission, B. C. on January 10, 1945.

-Sales

\$ 9.00 ✓

Total

Less Expenses: (Auctioneer's Fee: \$ 0.90  
(Advertising: 0.07  
(Moving: 1.47

\$ 9.00 ✓

\$ 2.44

Net Proceeds Credited:

\$ 6.56

Members of Custodian Staff Present. Mr. W.E. Anderson

Extracted from Auctioneering List No. Mission 13.

Remarks.



NAME OKAMURA, Masaru

REGISTRATION NO. 13108

FILE NO. 1375

The following chattels were sold by public  
auction at Mission, B. C. on January 31, 1945.

1 Cultivator

\$ 2.50 ✓

Total

Less Expenses: (Auctioneer's Fee \$ 0.25  
(Advertising 0.02  
(Movings 0.28

Net Proceeds Credited:

\$	2.50	✓
\$	0.55	
\$	1.95	

Members of Custodian Staff Present. Mr. W. E. Anderson

Extracted from Auctioneering List No. Mission 15.

Remarks.



5575

*Phen file*  
*5575*  
*OK: Medw*

January 12th, 1945.

Mr. Masaru OKAMURA,  
Registration No. 13108,  
Nehalem, Alta.

Dear Sir:

The following claims have been lodged against you with the  
Custodian:-

1. Sardis Nurseries.....\$ 12.00
2. Dr. E. J. Eacrett ..... 25.00
3. Western Canada Hop Co-Op. Union..... 35.82 - ?

You have already been advised of these claims and you were asked to say whether they were correct or otherwise but you have not replied to our letters in this connection. No. 1 you have admitted as correct because you showed it on your "JP" form as being owing by you. We have had several applications from the Sardis Nurseries for a settlement of their account. We ask you to say whether these claims are correct or otherwise by return mail.

We are registering this letter and unless we hear from you by the 13th of February, 1945 we will assume they are correct and we will pay them from your funds in this office, which at the present time shows a credit balance of approximately \$800.00.

Yours truly,

A. McAlister,  
Claims Department.

AMcA:ND

REGISTERED.



Office of the Custodian  
Vancouver B.C.

Noblesford, Alta.

EVACUATION SECTION	
Rec'd	MAY 11 1948
File No.	55 75
Ans.	
Referred	

1948

Dear Sir,

Due to bad road conditions  
I have just received your letter  
of April 12<sup>th</sup>. I have a list of  
personal items for which I  
am claiming on the inner  
side of this page.

Yours truly,  
Masaru Ohamura.



## Furniture

kitchen range	\$60.00
heater	25.00
pipe + pump	25.00
2 tables + chairs	10.00
crib	5.00
dishes	10.00
2 picker cook stoves	15.00
	<u>150.00</u>

## Farm implements

scale	18.00	\$18.00
cultivator	7.00	
pump + pipe	(outside) 5.00	7.00
50 lbs. copper lime dust		5.00
35 " derris dust		3.50
100 " go-west		5.00
1000 ft lumber		7.00
25 straw crates		25.00
20 rhubarb boxes		6.00
cold bed frame		3.00
		<u>10.00</u>
		\$89.50



bought forward	89.50
wood	10.00
wheel barrow	3.00
1 top baskets	16.00
spray pump	5.50
2 cross cut saw	6.00
buck saw	3.00
wedge & sledge hammer	5.00
pepper	4.50
2 axe	4.00
pick & mattock	3.50
	<u>\$ 150.00</u>

There were many other articles too numerous to mention.



VIRTUE, RUSSELL & MORGAN

BARRISTERS, SOLICITORS  
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A. GLAISTONE VIRTUE, M.C.A.C.  
WILLIAM STAFFORD RUSSELL, B.A., LL.B.  
FREDERICK JOHN MORGAN, B.A., LL.B.

30th June, 1949

PLEASE REFER TO FILE NO. 3212 - 118

D.T. BRAIDWOOD, ESQ.,  
c/o Messrs. Sutton, Braidwood & Morris,  
Barristers and Solicitors,  
506 Royal Bank Building,  
VANCOUVER, B.C.

Dear Mr. Braidwood: RE: SETTLEMENT AWARDS  
Masaru Okamura, Case No. 727,  
Custodian File No. 5575

REAL PROPERTY:

This property consisted of 94 lots on the immediate outskirts of Mission City, the location being 480 Hyde Street.

For some reason it was sold by the Custodian to a private party for the sum of \$1,500.00. The land was only valued at \$750.00 although it cost, raw, \$1,000.00; seven acres had been cleared; and about five acres was planted to strawberries, hops, blackberries, fruit trees and rhubarb. There were buildings, etc., valued at \$928.00. The total price was moderately valued at \$4,263.60. We think that settlement in this case should be on the basis of other property actually in Mission City or, at the worst, on an 80% basis. We hope you can agree to this, and shall be glad to have your views.

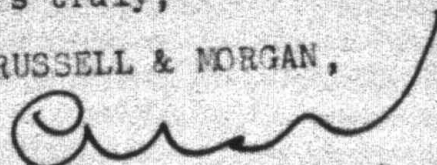
MISCELLANEOUS CHATTELS:

The claim was \$300.00. All of the chattels were declared and found, and were either sold by auction or abandoned or stolen. We think we should receive 32.27% on the entire claim.

Yours truly,

VIRTUE, RUSSELL & MORGAN,

Per



V/L



MEMORANDUM

July 29, 1949.

TO: Mr. B. Good

FROM: Mr. J. Canning

Re: Case No. 727 - Masaru OKAMURA, and Mr.  
Virtue's letter of June 30, 1949.

REAL PROPERTY:

This property was sold by Tender and therefore comes under the percentage award allowed for rural properties.

Mr. Virtue might be informed that properties having a street address are not necessarily on the "immediate outskirts of Mission City" as he contends, - - - this property was not even within the boundaries of the "Village" of Mission.

PERSONAL PROPERTY:

Two pumps were declared, one being found outside the house and the other is noted as being "attached to sink" within the house.

The original Analysis of Claim (Exhibit No. 4) noted both pumps as having been "Sold with Real Property" - (as fixtures), but some amendment at a later date caused them to be placed in "Transferred unsold", for which the Custodian is liable.

Review of the file indicates one pump noted by Claimant as being "outside", and valued by him at \$5.00, actually was "Transferred Unsold". The other pump at \$25.00, according to an abandonment notice dated September 20, 1944, was left on the premises due to being attached to the sink.

In the opinion of the writer the \$25.00 is definitely a fixture and is therefore being re-transferred this date to "Fixtures".

The abandoned items are covered by Abandonment Notices which are on the Claim file.

All other items are accounted for by Auction, Tender or R. N. M.

The Award Sheet as supplied Virtue must be amended to the extent of subtracting \$25.00 for the pump from the column dealing with "Missing" articles and reducing the award accordingly.

New Award Sheet herewith. "G" and "M" sheets corrected.

It might be pointed out that the Claimant's Exhibit No. 1 notes 1000 ft. of lumber as being "unused", whereas our agent abandoned it as being "old-not worth moving". This can possibly be accounted for due to Claimant storing same in a root house (JP form). This also applies to fertilizers.

JC/ER









Case No. 727

Masaru OKAMURA - Regn. No. 13108  
File No. 5575

10th Nov. 1949.

Req Change in "missing" from \$84.50 to \$130.00

After reviewing the file the following is our amended recapitulation:-

<u>Claim</u>	<u>Disposition</u>
\$110.00	Sold by auction for \$35.50
10.00	" " tender " 2.50
84.50	Not accounted for, theft, etc.
25.00	Sold with Real Property as fixture - Pump attached to kitchen sink
<u>70.50</u>	Abandoned as of no value
<u>\$130.00</u>	

To effect the above noted change the sum of \$45.50 has been arbitrarily taken from the Abandoned Column and added to the Missing, although 5 of the abandoned articles - valued by claimant at \$55.00 - are listed in Moryson's report of Sept. 20/44. The remaining abandoned articles are listed as B.G. in Custodian Inventory of May 7, 1942.

MLB:HA



# Proof of Claim

NOV 27 1947

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

5575

1. Name of Claimant in full: **Nosaru Okamura**

Registration No. **13108**

2. Claimant's address at the time of his evacuation from the protected area:

**R.R. #2 Mission City, B.C.**

3. Claimant's present address:

**R.R. #1 Nobleford, Alta.**

4. Claim relating to real property:

(a) Street address of real property:

**Hide Road, Mission City, B.C.**

(b) Legal description of property:

Catalogue No. **605**

Lots 1 - 14, Block 1 S. W. 28  
1 - 36, Block 2 S. W. 28, Township 17  
1 - 26, Block 3 S. W. 28  
1 - 13, Block 4 S. W. 28  
32 - 36, Block 3 S. W. 28

EXHIBIT NO.

DATE

FILLED BY

727-8  
Sept. 28/48  
G. A. Rice



- (c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Fruit farm

- (d) Title or interest held by Claimant in the real property:

Deed is held by the Custodian.

- (e) Fair market value of real property at date of sale:

(I) Land— \$ 3335.00

(II) Buildings— \$ 928.60

Buildings include:

Residence 16x24	\$ 500.00
Garage 10x16	75.00
Hot house 18x32	50.00
Wood shed 12x24	75.00
Packing house 10x16,	75.00

- (f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

\$ 4263.60

5. Claims relating to personal property, etc.

- (a) Location at which property was left by Claimant at date of evacuation:

R. R. #2 Mission City, B.C.

- (b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Left as is in my home and barn.



(c) In whose care was property left by the Claimant at date of evacuation?

In the care of the Custodian.

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

Farm Implements	\$ 150.00
Furniture	150.00
	<u>\$ 300.00</u>

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

\$300.00

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will *yes* be required.

DATED this

13th

Nov.  
day of October, A.D. 1947.

*S. Kurimoto*  
Witness to Signature of Claimant.

*M. Ocamura*  
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.



STATUTORY DECLARATION

IN THE MATTER OF OATHS

I, **Harold Okeana**  
(Full Name of Claimant)

IN THE MATTER OF THE EVIDENCE ACT

of **R. 1. 1. Hottleford, Alta.**  
(Present Address)

**Post Worker**  
(Occupation)

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

**Received \$22.00 as doctor bill.**

**This amount was sent to St. Michael's Hospital in Lethbridge.**

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at **Picture Butte**

in the Province of Alberta,

this **13th** day of **November**

A.D. 1947.

**M. Okeana**

**Roscoe J. Russell**

A Commissioner for Oaths in and for  
the Province of Alberta.



June 28th, 1944

REAL PROPERTY MEMORANDUM

FILE NO: 5575

NAME: Masaru OKAMURA

CATALOGUE NO: 605

RE: 480 Hyde Road, R. R. 1, Mission, B. C.  
Dwelling and Outbuildings

CERTIFICATE OF ENCUMBRANCES: (1) Lots 1 to 14, Block 1, Lots 1 to 36, Block 2, of the South Half of the South West Quarter of Section 28, Township 17, Map 2522, Municipality of Mission, in the District of New Westminster

(2) Lots 1 to 26 inclusive, Block 3, Lots 1 to 13 inclusive, Block 4, of the South Half of the South West quarter of Section 28, Township 17, Map 2522, Municipality of Mission, in the District of New Westminster

(3) Lots 32, 33, 34, 35 and 36, Block 3 of South half of South West Quarter of Section 28, Township 17, Map 2522, in the District of New Westminster

Encumbrances: (1) 758190 7th October 1936. Mortgage in Fee to William L. Card for the sum of \$500.00 with interest at the rate of 7% per annum (Inter alia)

(2) 758190 7th October 1936 Mortgage in Fee to William L. Card for the sum of \$500.00 with interest at the rate of 7% per annum (Inter alia)  
Mr. Card is available to give Discharge.

(3) None

Taxes: 1943 taxes of \$30.68 unpaid. Arrears, inclusive of 1943 taxes amount to \$130.68, plus interest.

Vested: (1) No. 25492. (2) No. 25492 (3) No. 26196

VALUATION BY APPRAISER: \$1,000.00

AMOUNT OF BID: \$1,500.00

APPROVED BY ADVISORY COMMITTEE: May 26th, 1944

AMOUNT RECEIVED BY CUSTODIAN: \$1,500.00

NAME OF PURCHASER: John Danish

KWW/JF  
Attach.

K. F. WRIGHT



2  
D.W. Strachan,  
In Chief.  
Cross-Examination

DAVID WILLIAM STRACHAN, already sworn

DIRECT EXAMINATION BY MR. BRAIDWOOD:

MR. BRAIDWOOD: This is all in the southeast quarter of  
Section 22 and the south half of the southwest quarter  
of 22, and there are 40 or 50 lots there.

A They are in lots, are they?

Q Yes.

THE COMMISSIONER: This is said to be on the Hyde Road.

MR. BRAIDWOOD: Yes.

10 THE WITNESS: Here is the Hyde Road, (indicating). You  
say they are in—?

MR. BRAIDWOOD: Q: Blocks, 1, 2, 3 and 4.

A This is a main thoroughfare, one of the principal  
thoroughfares out of Cedar Valley.

Q Is that high class or residential property?

A Well, it is distinctly a rough highway.

Q Has it a residential potential?

A No, I wouldn't say so, not in the immediate future.

Q How far is it away from the centre of the Village?

20 A It is too far removed. I wouldn't consider it of any  
value, except for agricultural purposes; and it isn't  
100% agricultural, either.

CROSS-EXAMINATION BY MR. McMASTER:

Q I draw your attention to the fact that immediately  
across Cedar Valley Road the property appears to  
have been subdivided at the time this map was made.

A That might be possible.

Q Were there dwellings on that property?

30 A No, none. I don't think there would be any, unless



D.W. Stuecken,  
Cross-Exam.

there was one farmhouse there. There are some now.

MR. McMASTER: I wonder if I might be advised what was the result of Mr. Virtue's discussion with your lordship on this case.

THE COMMISSIONER: Held over for this information. This was not a V.L.A. transaction.

MR. BRAIDWOOD: No, my lord. This is subject to the 10%, plus the \$12.50 charges.

THE COMMISSIONER: Q: Would you care to express an opinion on the value of farm land in that area?

A: As at 1943?

Q: 1944, in this instance -- June, 1944.

A: I wouldn't consider that farm land, as I remember it there. I know that property. I have seen it but, of course, never appraised it. I have sold property close to it on the same street, and I wouldn't appraise that at more than about \$150.00 an acre at that time. That would be a very good price for it. Today it would be worth considerably more, but not as high as the other properties we have discussed.

Q: You consider \$150.00 an acre would be high, do you?

A: For the land, yes.

Q: It is described in the appraisal as rolling land.

A: Yes, it is quite rolling, that land. It is not very far from the local reservoir.

Q: For your information, it was assessed in 1942 at \$1,540.00. That included \$400.00 for improvements. That would mean \$940.00 for the land. How many acres-- 15 acres?

MR. BRAIDWOOD: I am sorry, my lord; 25 acres in this property.



according to Mr. Ansell's appraisal.

THE COMMISSIONER: Yes, but not according to the Claimant.

I think you will find he says 15.

MR. McMASTER: Yes, on page 8 he says 15.

MR. BRAIDWOOD: Were the seven acres cleared?

THE COMMISSIONER: There does not seem to be more than seven acres cleared.

THE WITNESS: I was referring to it as cleared land.

THE COMMISSIONER: Yes.

10 Q With that additional information, do you wish to revise the view you expressed earlier?

A Well, I inclined to believe I have given almost an excessive figure on it. Today, for your information, I sold some close to that on that street, within the last year approximately — I sold two or two and a half acres for \$1200.00. That gives your present value, but I consider it better land than the land you are discussing. It lay nicer and most of it was cleared. I think that my value was \$150.00.

20 Q \$150.00 for the cleared land, you would stay with that?

A: Yes, I think I would stay with that, because land should be worth that if it is in cultivation.

Q Now about bush land?

A: Well, that bush land shouldn't be worth more than \$50.00, because in those days we figured \$100.00 to \$200.00 an acre for clearing. Today we talk about clearing land at \$500.00 an acre.

THE COMMISSIONER: This was not a V.L.A. sale, Mr. Braidwood?

30 MR. BRAIDWOOD: No.



5  
Discussion.  
D.W. Sifachan,  
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MR. McMASTER: I draw your attention to the fact that in this appraisal made by Mr. Ansell, the appraisal is apparently inaccurate in the number of acres, and I would submit that this witness's evidence should be accepted by your lordship.

MR. BRAIDWOOD: I also submit that an inaccuracy may take place on the part of the Claimant. There was no evidence what the actual parcel consisted of. All we have is 15 acres being claimed by the Claimant.

10 THE COMMISSIONER: Would you rather substitute 25?

MR. BRAIDWOOD: No. I am wondering how the 25 would fit in.

THE COMMISSIONER: I will hold this over until after lunch.

MR. McMASTER: Q: Would this be approximately 15 acres, (indicating)?

A: I think there are more than 15 acres there. There are 25 altogether in 100 acres. You can figure it out for yourself.

THE COMMISSIONER: Q: We are told that this subdivided into 94 lots. Is it possible to make any use of that information?

20 A: 94 lots?

Q: Yes.

A: No. The lots here-- there wouldn't be 94 lots in this. These are legal subdivisions, I take it, on this map?

MR. BRAIDWOOD: I have the assessment for 1942, and apparently since this map was published there has been a part subdivision of this -- 1 to 14 of Block 1, 1 to 25 of Block 2, 1 to 26 of Block 3 and 1 to 15 of Block 4. So that there are 94 lots, as appeared by the assessment notice.

30 A: Yes.



Q But obviously they were different sizes?

A Yes, those would be city lots, but they are of no value whatever as city lots, in my opinion.

THE COMMISSIONER: The Claimant, at page 5 of the transcript, says there were about 15 acres, and it was put to him that the appraiser said 25 acres, and he again apparently put a 15 acre estimate, about 7 acres cleared. This wasn't a V.L.A. transaction, was it?

MR. BRAIDWOOD: No, sir.

10 THE WITNESS: Might I just point out to your lordship that large areas, that is 10, 15, 20 and 25 acres and up, usually sell cheaper per acre than 5.

THE COMMISSIONER: I can appreciate that.

THE WITNESS: And sometimes we have to pay quite a lot for two acres, because there is the expense of subdividing and surveyor's fees and one thing and another, and it goes up, naturally.

THE COMMISSIONER: Does your file show what offers were received for this property, Mr. Braidwood?

20 MR. BRAIDWOOD: This is one of the cases, my lord, which I contended before your lordship the other day didn't come within the Terms of Reference. It is an Official Administrator sale.

THE COMMISSIONER: I wasn't told that at the time.

MR. BRAIDWOOD: Of course, we don't have a record of it, my lord.

THE COMMISSIONER: The information I was given was it was sold in June, 1944.

MR. BRAIDWOOD: That's right, to a man called Danish,  
30 and the only information I have of an offer, my lord,



is from this man Danish. Apparently there was just the one offer, my lord.

THE COMMISSIONER: This, once again, would be one of the 10% propositions, wouldn't it?

MR. BRAIDWOOD: That's right.

THE COMMISSIONER: It actually was sold for \$1500.00 in June, 1944, and the result of the application of my recommendation would be to give him \$1650.00. I don't think there is anything to take this out of the overall.

MR. BRAIDWOOD: My lord, with respect, if I might suggest, it, it does seem to me there is a very large discrepancy between the evidence of this witness as to the value of the land and the value placed by Mr. Ansell.

THE COMMISSIONER: I quite agree with you, but if you make a calculation-- Mr. Strachan put \$150.00 for the cleared land, which is 7 acres, making \$1,050.00; 8 acres uncleared at \$50.00 makes \$400.00; a total of \$1450.00. The building is said by Ansell to be worth --

MR. BRAIDWOOD: \$250.00.

THE COMMISSIONER: And the assessment shows \$400.00 for improvements. In the circumstances I would be disposed to fix the value of the buildings at between \$250.00 and \$300.00, which would bring the total to \$1700.00. This claimant is getting \$1650.00 on the overall recommendation.

MR. BRAIDWOOD: Yes. I am sorry. Apparently the property sold away above Mr. Ansell's appraisal.

THE COMMISSIONER: Yes, much above. So that there will be no recommendation here.

I hereby certify the foregoing  
to be a true and accurate report  
of the said proceedings.

*[Signature]*  
Deputy Official Stenographer



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M. Okamura,  
In Chief.

THE SECRETARY: Case No. 727, Masaru Okamura.

MASARU OKAMURA, the claimant herein,  
being first duly sworn, testified  
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Okamura, this is a summary of evidence in support  
of claim that I am showing you. That contains particu-  
lars of your claim to the Commission, is that  
correct?

A: Yes.

10 Q It is correct with one exception that I am going  
to mention to you, is that right? A: Yes.

Q It is correct except for the fact that on page 3  
the item "packing house" should be 2 packing houses,  
is that correct?

A: Yes, it should

have been two.

Q But the figures and material was prepared by you  
and this has been prepared under your directions,  
is that right?

A: Yes.

Q That is your signature at the end of this?

20 A Yes.

Q And you believe the same to be true to the best  
of your knowledge, information and belief?

A Yes, with the one exception.

MR. RUSSELL: I will put that in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. RUSSELL: Q: Mr. Okamura, you say that you purchased  
this land in 1929?

A: Yes, in the

Fall of '29.

Q Who did you buy it from?

A: Mr. Selway.

30 Q How much did you pay for the land?



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In Chief.

A \$1000.00.

Q What was the land like when you purchased it? Was it improved or was it raw? A: It was all bush land.

Q Were there any buildings at all?

A No.

Q Do you know how much land you purchased, how many acres?

A: I think it was about 15 acres.

10 Q I just point out in the appraisal of this land the report says twenty-five acres. I have asked the claimant about it and he thinks to the best of his knowledge possibly fifteen, but I don't think he has ever had it surveyed. How many acres of this land have you cleared?

A About 7 acres, I think.

Q And what type of work did you have to do in order to clear it?

A: I had to blast several trees because it was all bush and had to blast stumps.

20 Q You say here it cost you \$200.00 an acre. Is that an estimate or is that from actual figures that you kept?

A: Well, it is my own estimate. I had to buy blasting powder and had to put in a lot of labour.

Q It includes your time as well as the materials that you actually used, is that right?

A Yes.

Q You feel \$200.00 is not excessive for your work and your expenses in connection with clearing



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M. Okamura,  
In Chief.

an acre of that land?

A: Well, some  
of these stumps were so big that it took me about  
two months to remove them.

Q You did all the work by hand?

A Most of it was by hand and I used to have to hire  
a horse and later a plow to break up the ground.

Q When did you plant these strawberries that you  
describe, this one and a half acres of strawberries?

A Some parts I got two crops out of.

10 Q When were these strawberries planted, approximately,  
you don't have to give me the day?

A I first planted about four years before I evacuated  
and then, of course, I made successive plantings.

Q How did you arrive at the value of \$300.00 for that  
one and a half acres of strawberries?

MR. RICE: That is \$200.00 an acre.

MR. HUSKILL: Q: Is that the cost of the plants or the  
cost of the plants plus the planting, or what does  
that figure represent?

A: Yes, it  
includes the cost of planting and the plants  
themselves.

20 Q And does the same apply to the hops, the blackberries,  
the fruit trees and the rhubarb?

A Yes.

Q What sort of fruit trees were these that you put  
in, this \$250.00 worth?

A Italian plums, peaches, cherries and apples. These  
were planted over a period of several years. They  
weren't all planted at the same time.

30 Q Well, this figure of \$250.00, would that include



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M. Okamura,  
In Chief.

your labour as well as the cost of the trees?

10 A Yes, it does.

Q You show some buildings which you built after you purchased this land, and I notice that one of them is a garage which was built with material costing \$15.00?

A: It was built on the side of the root house.

Q Well, \$15.00 isn't very much material for a garage 10 x 16?

A: It was just an extension of the root house.

Q Well, these two packing houses cost you \$35.00 for material, is that right?

A: Yes, I think it was about that.

Q And the labour cost \$40.00. Was that your own labour or did you have to pay that?

A It was my own labour.

Q And you estimate the value of your labour to be these figures you have indicated, is that right?

A Yes.

20 Q These figures then in the cost column for buildings represent the estimated cost of the building to you, is that right?

A: Yes.

Q You show the rental value of this land at \$400.00 per year. Did you ever rent the land?

A I estimate it is worth about \$400.00 a year because it is just about what I had left over after paying all expenses, all my living expenses and all that, I usually have about \$400.00 left.

30 Q Do you know of anybody else in your neighbourhood who has rented some similar land?

A



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In Chief.

A I am afraid I don't know.

Q So this rental of \$400.00 is just an estimate of what you make per year from the land?

A Well, it is just about. That is an estimate, that is my estimate, as I usually have about \$400.00 left per annum after paying all living expenses and other expenses.

Q I am now looking at page 5 of your summary of evidence, which lists your personal property. You list with considerable exactitude the year these items were purchased, the price you paid and their value. Now, was this taken from a record made at the time, or how did you arrive at these dates here I am showing you?

A Some of the items I remember quite clearly as to the details, and others I am not quite so clear about. They are just fair estimates.

Q I notice you show a hand cultivator, which you say was purchased in 1939 for \$7.00, and you value it at the time of your evacuation at \$7.00, and you say it was "bought new and added different parts later." Now, what parts did you add later?

A There were three pieces of the cultivator when I bought it but I added a shovel and the plow later on.

Q Do you remember what you paid for the shovel and the plow?

A: I can't remember very clearly, but I think I paid \$1.50 for the shovel and I think \$2.25 for the plow.

Q You show a number of items here which are unused. You show 50 pounds of copper lime dust, thirty-five



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pounds of derris dust, one hundred pounds of go-west, 1000 feet of lumber, 25 strawberry crates and 20 rhubarb boxes, all of which you show were bought in 1941 and were unused. How is it they were not used?

A They were unused because they had been purchased for the following season which hadn't yet arrived.

Q Where did you leave all this personal property?

A Some I left in the kitchen and others I left in the root house. I am not quite clear now. I am not sure what was left where.

Q Are you sure it was all left?

A Yes, I left it all there and I handed the keys to the Custodian when I got on the train.

Q So you gave the keys direct to the Custodian, is that correct?

A: Yes. It may have been a Mountie, but, in any case, I thought it was the Custodian and I handed it to this official.

20 Q Was it some official, or how do you know that you didn't just give it to somebody who happened to be standing there?

A: It was an official and the key had my name tagged on it. I handed the two keys to the place where I had stored my possessions.

MR. RUSSELL: I point out, your Honour, that the summary of evidence and the proof of claim are identical with the exception that in the summary of evidence the amount shown as being the loss claimed is reduced by the fact that a deduction is made for



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N. Okamura,  
In Chief.

moneys received from the Custodian by the claimant. And the farm implements and furniture, the chattels are the same, although the farm implements and furniture were not listed.

Q Why didn't you list the furniture and your farm implements on your proof of claim when it was made out in November, 1947?

A: When I first made out that proof of claim, I just made a rough estimate without specifying the various articles.

I may have overlooked that.

Q All right.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I am submitting that the chattels were sold for their fair market value. I am submitting that the claim made by the claimant for any goods that the Custodian may be held responsible for is exorbitant.

I wish to submit the following documents as exhibits. An appraisal of William H. Ansell, dated April 26th, 1944, wherein he valued the house at \$200.00, the buildings \$50.00, that is other than the house, and the land \$750.00, total \$1000.00. In describing or referring to the property, Mr. Ansell says this,

"This property consists of approximately 25 acres of rolling ground with a house of five small rooms. House is finished with shiplap and inside is very poorly finished. There is about one acre of blackberries which



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are not very good. Land appears worked out.

"House has no plumbing of any kind. There is a fair road to the property which lies about three miles from Mission."

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. RICE: There are about nine lots in this parcel of land and it may be, when there is no survey on it, that the appraiser might become confused as to the real acreage.

10 MR. RUSSELL: I saw some place in your file the figure "5 acres", so that it is anywhere from five to twenty-five acres.

MR. RICE: There is nothing on my file saying it is five acres.

MR. RUSSELL: Yes, there is.

MR. RICE: I wish you would <sup>find</sup> it for me.

I tender a statement of taxes, which shows the assessed value of the property, land value, \$940.00, improvements \$400.00. This is from the Corporation of the District of Mission, the 1944 statement.

20

(STATEMENT MARKED EXHIBIT NO. 3).

MR. RICE: And I submit an analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. RICE: And a summary respecting the sale of the land showing that it was sold to Mr. John Danish for \$1500.00 cash on the 16th of June, 1944.

(SUMMARY MARKED EXHIBIT NO. 4).

30

MR. RICE: And a summary of the claim on real and



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Cross Exam.

personal property.

(SUMMARY MARKED EXHIBIT NO. 6).

CROSS EXAMINATION BY MR. RICE:

Q I show you your J.P. form, dated the 17th of April, 1942 (indicating); does that document bear your signature? A: Yes, that is mine.

Q That is your signature? A: Yes.

10 MR. RICE: I tender the claimant's J.P. form as an exhibit.  
(J. P. FORM MARKED EXHIBIT NO. 7).

MR. RICE: Q: I show you a proof of claim form that you apparently swore to on the 13th of November; does that document bear your signature?

A Yes, that is right.

Q That is yours? A: Yes.

MR. RICE: I tender that, your Honour, as an exhibit, the proof of claim.

(PROOF OF CLAIM MARKED EXHIBIT NO. 8).

20 MR. RICE: Q: You say when you filed your proof of claim form that you valued your household effects at \$150.00 and your farming implements at \$150.00, and that you were just estimating what your claim amounted to. I am referring to this document, which shows the farm implements and furniture at \$150.00 each?

A: It is just a general estimate of what I think they are worth. I have no itemized or detailed account of it.

Q You have no itemized or detailed account showing the farm implements amounted to \$150.00 and furniture



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Gross Exam.

\$150.00 on the 13th of November, 1947? That is right, is it?

A: Yes. Well, I haven't itemised them; I just put them in one group.

Q Well, who helped you out in fixing up this itemised statement that forms part of your summary of evidence where the furniture totals \$150.00 exactly and the farm implements \$150.00 exactly?

10 THE SUB-COMMISSIONER: This here (indicating).

A When I estimated the first, or made the first estimate of \$300.00 I wasn't quite sure, but since then in making this out I have been able to get the proper values.

MR. REE: Q: Well, who made that out? You must have worked well on it because you have got it down to a cent?

A: My wife and I made this out.

Q Your wife and you made it out? A: Yes.

20 Q You did a good job. How much is your garage worth? You say the material cost you \$15.00 and the labour \$10.00, and the total cost is \$25.00. What is the fair value of the garage?

A This is just what I consider a fair value.

Q \$25.00 is what you consider a fair value?

A I think it is worth that much.

Q You think it is worth that much. Well, the hot house, you say the material cost you \$50.00 and the labour cost you \$50.00, and the total cost is \$100.00. What is the fair value of that?



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Cross Exam.

A I think it is worth that much.

Q You think the fair value is \$100.00?

A Yes, I think so.

Q Well, why did you swear it was only worth \$50.00 last November? Has it grown in value since?

A You are talking about the greenhouse?

Q Yes, the greenhouse, the fair value, how is it \$100.00 and last November the value of the greenhouse or hot house, I will say "hot house" as it is described as a hot house in here, the value was \$50.00? My, my, it takes a long time to get an answer.

THE INTERPRETER: It takes a long time to make him understand.

MR. RICE: Speak about the hot house. Stick to the hot house as it is described; it is described as a hot house in the claim and in the summary of evidence.

A The mistake is in the figures and the items. The items and the figures got mixed up somehow.

Q Well, where is the mistake? What items are you referring to?

A: There is a mistake in the typing in the first proof of claim, and I realized it after it was dispatched.

Q You realized it after it was dispatched. Are there any more mistakes that you realized since?

A There is a little mixup in the garage and hot house values.

Q You swore that the garage was worth \$75.00 in your claim, did you not?

A: Well, in my



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Gross Exam.

estimate the garage was worth only \$25.00, but there was a typographical error made which made it appear to be \$75.00.

Q You seem to be full of typographical errors.

A The hot house I value at \$100.00.

MR. RICE: I point out, your Honour, that neither in the J.P. form nor in the claim as filed is there any reference to the extension of power line, posts, wire and labour, which is now claimed at \$153.60.

10 Q How did you arrive at that figure of \$153.60 for the extension of the power line?

THE SUB-COMMISSIONER: On page 3 of Exhibit 1 he lists buildings at a certain figure, and then the balance of the \$928.60 is made up by the \$153.60. How does he arrive at that figure?

A That is the amount I paid the B. G. Electric for bringing the lines up, extending the lines.

Q \$153.60, that is the amount that he paid?

A Yes, I have the receipt here.

20 MR. RICE: All right, we will take your word for it.

A I thought I had it with me, but perhaps the lawyer has it.

THE SUB-COMMISSIONER: Have you got that, Mr. Russell?

A If not, it may be at home.

MR. RUSSELL: I will see if I have it.

MR. RICE: Q: There was a mortgage on this place when you were evacuated, was there not?

A Yes, there was.

Q In favour of Mr. William L. Card of Mission City?

30 A Yes.



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Cross Exam.

Q For \$500.00 with interest at 7 per cent?

A Yes.

Q Why is it that you refuse to give credits for what the Custodian paid off on the mortgage?

A Could I have that question again?

BY THE REPORTER: "Why is it that you refuse to give credits for what the Custodian paid off on the mortgage?"

A Could you put that question in another way, Mr. Rice; it is hard to translate that.

MR. RICE: All right.

Q On your claim you have given credit for moneys received from the Custodian of \$701.28?

A Well, the Custodian is holding it for me.

Q But the Custodian advises me that the place had sold for \$1500.00 and he had to pay off a mortgage of \$500.00 and interest?

A Well, the Custodian should have \$701.28 in my favour, to my credit.

Q What about the mortgage that he paid off? You owed the debt that he has paid off, \$500.00 and interest, for you. Shouldn't he receive a credit for that, or do you think that the government should pay that for you?

A: Well, after deducting all those expenses, I think this \$701.28 should be credited to me.

Q But why shouldn't the \$500.00 debt that the Custodian has paid for you be credited, if the Custodian pays it?

MR. RUSSELL: He shows the \$1500.00 in the summary of



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evidence.

THE SUB-COMMISSIONER: I think the secret of this whole thing is that someone has prepared this Exhibit 1 who is not sufficiently experienced to do it. There is no question about it the \$1500.00 credit should have been given, because if this man had a debt to pay off of \$500.00 and interest <sup>it</sup> is obvious that the government should be credited with the amount that was paid off.

10 MR. RICE: There have been two or three other cases like this, your Honour.

THE SUB-COMMISSIONER: That is plain to you, Mr. Russell, isn't it?

MR. RUSSELL: Yes, but I point out that it is quite obvious that he is not claiming for moneys which the Custodian has received and is paying on his account.

20 THE SUB-COMMISSIONER: He has done that very thing. You deduct \$701.28 whereas \$1500.00 in fact has been received by him, and you carry out \$3562.32 as the loss on Parcel 1. You see? That should be reduced by the crediting of the amount paid off. I think this man here is doing the best he can telling us what actually was taking place, but whoever prepared this statement certainly did not give a true picture of the situation.

MR. RUSSELL: I don't think anyone will be misled as long as the \$1500.00 is accounted for in the summary of evidence.

30 MR. RICE: Why didn't you mention the mortgage, that it



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Cross Exam.

was paid off?

MR. RUSSELL: Possibly he isn't satisfied with the accounting yet.

THE SUB-COMMISSIONER: You see here now, take the buildings on page 3, you put in the cost for material and the cost for labour, and you bring it across, and there is no attempt at an allowance for depreciation over a period from 1929 on to 1942.

10 MR. RUSSELL: Well, that is true, sir; but, on the other hand, the material plus the labour do not necessarily represent the true value of the building.

THE SUB-COMMISSIONER: That is true.

MR. RICE: In this case he said it does.

THE SUB-COMMISSIONER: All buildings depreciate, do they not?

MR. RUSSELL: Yes, they do, sir; but I think he arrived at a pretty fair valuation when he has stated the cost as their value. True, he doesn't wholly depreciate, but he has not allowed any appreciation for the enterprise of putting those things together.

20 THE SUB-COMMISSIONER: What appreciation is there?

MR. RUSSELL: Well, if a contractor goes out and builds me a house, the labour plus the material doesn't represent the cost that I pay for that building.

THE SUB-COMMISSIONER: Well, your contract price plus your land will be the cost of the building actually, would it not?

MR. RUSSELL: The point I am getting at, sir, that the material plus the cost of the building is not the amount paid for a building. You pay something in



M. Okamura,  
Discussion.

addition to that.

THE SUB-COMMISSIONER: What do you pay?

MR. RUSSELL: Oh, it depends on the contractor. I think right now you are paying 10% over and above any cost of the building.

MR. RICE: This is the full contract price he has paid.

THE SUB-COMMISSIONER: I presume he has charged up the labour cost; he would be paying what would be the going wage at that time.

10 MR. RUSSELL: If an individual builds a building and puts material into it, he normally doesn't extract out of that what the labour and the material cost that went into it.

THE SUB-COMMISSIONER: He very often extracts less.

MR. RUSSELL: It is quite true, but in professional business it isn't done.

THE SUB-COMMISSIONER: Well, is that all, then?

THE INTERPRETER: He wants to know if they paid the mortgage.

THE SUB-COMMISSIONER: If they have given title to the property, they would have to pay the mortgage.

MR. RICE: The title has been given with respect to it, so that it was paid off.

THE SUB-COMMISSIONER: They could not give clear title without doing it. Anything more?

MR. RUSSELL: No, sir.

THE SUB-COMMISSIONER: All right, thanks.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify that the foregoing is a true and accurate transcript of the proceedings herein.

"S.M. HOWARD" Official Reporter.

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

SUB-COMMISSIONER



Defence Brief

LETHBRIDGE  
28 Sept. 48

Masaru OKAMURA

File No. 5575

Case No. 727

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1

Land & Buildings 605 - 480 Hyde Street

5 Lots of Land Lot 1 - 14 Block 1

1 - 36 " 2

1 - 26 " 3

1 - 13 " 4

32 - 36 " 3

S.W.  $\frac{1}{4}$  Section 28 Township 17.

Claim

\$4263.60

Appraised at

\$1000.

Sale Price

\$1500.

Witness: Appraiser, W. H. Ansell.

Claimant had a Mortgage of \$500.  
on this property which was paid off  
by Custodian together with interest.

Appraiser (Ansell) reports - House  
poorly finished inside, there is  
no plumbing of any kind. Land  
appears to be worked out.

It is submitted that the real estate  
was sold for its fair market value.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2 Household Goods & Farm Equipment

Claim

\$300.

Sold for

\$38.

Goods sold by auction for \$2.65 were  
not claimed for.

It was reported by Mr. S.C. Carlsen  
that this property had been broken  
into more than once.

The fertilizers appeared to be no good  
and the lumber old and not worth moving,  
and these were abandoned.



(a)	Goods value	\$110.00	Sold by auction for \$35.50.
(b)	"	10.00	Sold by tender for \$ 2.50.
(c)	"	30.00	Sold with property (Pumps).
(d)	"	70.50	Abandoned (Lumber, Fertilizers, etc.)
(e)	"	79.50	Not accounted for (Theft)
		<u>\$300.00</u>	

It is submitted that the chattels were sold for their fair market value and that the claim made by the claimant for any goods that the Custodian may be held responsible for is exorbitant.

Summary of Defence Witnesses

W. H. Ansell  
C. Spencer Pallot  
J. H. Harkiss  
W. E. Anderson  
R. M. Anderson

Where required

1 Appraiser  
2 (a) Auctioneer  
2 (a) Auctioneer  
2 (a) Staff  
2 (a) (d) (e) "

BMP/mw



Name of Claimant

OKAMURA, Masaru

Case

727

Custodian File

5575

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 % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
		1500		.00						162.50
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
110.00	35.50	10.65	32.27%	130.00	41.95	2.50	.30	52.90		
TOTAL RECOMMENDATION										215.40