

6974



Haney B.C.  
**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: OKI (Hatsu) Mrs. Masaichi  
HOME ADDRESS: 19th Rd., Haney B.C.  
REGISTRATION NUMBER 13934 SEX: Female AGE: 59  
OCCUPATION: Housewife and Farmer

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: (Deceased)

ADDRESS OF WIFE OR HUSBAND: -----

NAMES OF ANY LIVING CHILDREN: Toshio (M) Kiyohi (M) Goro (M)

Yoshito (M) Tazu (F) Fumi (F)

ADDRESS OF CHILDREN: 19th Rd., Haney B.C.

AGE OF CHILDREN: 22, 20, 16, 18, 14, 12.

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

1. LOCATION AND DESCRIPTION: Municipality of Maple Ridge,

Lot 23, N. E. 1/4 of Section 16, Township 12, Map. 1676,

District of New Westminster B.C. EM Half interest. In

Son's Name, also, TOSHIO

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Storey wooden frame dwelling house, 8 rooms. Barn, Garage, Outbuildings.

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

4. TAXES (Amount and where payable) Taxes \$11.44 payable at Maple Ridge, 1941 Paid.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner at present

Leased to but name and address of tenant not known.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In possession of Son, Toshio.  
 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Yes Son, Toshio. & Interest,  
 9. IF FARM LAND STATE CROPS SOWN. Strawberry, Raspberries, Rhubarb,  
 Asparagus.

#### STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, Section 2.

2. LANDLORD'S NAME AND ADDRESS: none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: none

4. STATE WHEREABOUTS OF LEASE: none

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

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

#### STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,  
 EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: none

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: 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) none
8. BANK ACCOUNTS: none
9. LIFE INSURANCE: ~~SAFETY DEPOSIT BOX~~ 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 30th day of April 1942.

(Signature)

T. J. Williams  
Witness

H. Oki

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date Jan 11/43.

Full Name OKI, Hatsu (Mrs. Masaichi)  
(Surname in Block Letters)

Registration No. 13934

Male - Female ☒  
(check)

Age June 6, 1883.

Former Address R.R. #1, 15th Avenue, Honey, B.C.

Date Evacuated 10/9/42.

Naturalized - Canadian-Born - National  
(check)

Present Address Slocan Extension B.C.  
Wed Aug 15, 1943. B.C.S.C. Hospital Slocan B.C.

<sup>Widow</sup>  
Married - Single  
(check)

Name of Wife \_\_\_\_\_

Name of Husband Masaichi (dec'd)

<sup>nee</sup>  
Name of Mother HINENO, Tsune (dec'd)

Name of Father KAWASAKI, Shobei (dec'd)

Names of Children under 18 Goro (m) 23/10/25; Tazuo (F) 21/6/27;  
Fumi (F) 21/3/29.

Our File No. 6974

Registered with Custodian Yes  
(yes or no)

Requested By C. Girard

Additional Information Farmer (so) 5 acres & bldg.



OFFICIAL COMMUNICATIONS TO:  
DIRECTOR  
DIVISION OF VITAL STATISTICS  
PARLIAMENT BUILDINGS  
VICTORIA, B.C.



THE GOVERNMENT OF  
THE PROVINCE OF BRITISH COLUMBIA  
PROVINCIAL BOARD OF HEALTH  
DIVISION OF VITAL STATISTICS

FORM P.L.  
IN YOUR REPLY REFER TO  
OUR FILE NO. 157-2  
YOUR FILE NO. 6974, 6970

EVACUATION SECTION	
Rec'd	JAN 30 1946
File No.	6974
Ans.	
Referred	<i>Robinson</i>

Jan. 29th, 1946.

*custo*

Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
Hastings and Granville, VANCOUVER, B.C.

Dear Sir:

Complying with your request, I am enclosing  
certificate of the death of  
HATSU OKI  
the fee for which amount s to \$1.00 received.

Yours truly,

DIVISION OF VITAL STATISTICS,

*J. B. Loo*  
Director.

10M-545-5375 (2)

ABM

Encl. #26780Z





THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

VITAL STATISTICS ACT

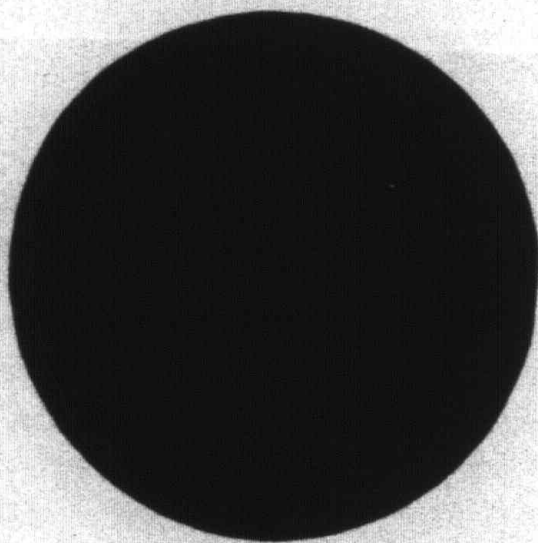
6206-629

## Certificate of Death

This is to certify that the following particulars of Death are on record in the Office of the Division of Vital Statistics, Victoria, B.C.

Name of Deceased ☒ HATSU OKI  
Date of Death AUGUST 15TH, 1943 Sex FEMALE  
Place of Death B.C. SECURITY HOSPITAL, SLOCAN CITY, B.C.  
Date of Birth ☒ JUNE 6TH, 1883 Age 60 2 9  
(Years, Months, Days.)  
Place of Birth JAPAN  
Residence ☒ SLOCAN CITY, B.C.  
Occupation HOUSEWIFE Condition ☒ WIDOW  
Name of Father ☒ SHIOBA KAWASAKI  
Maiden Name of Mother UNKNOWN  
Cause of Death ACUTE DILATATION OF HEART, MYOCARDITIS  
Contributory ADIPOSITY  
Doctor in attendance at Death A. FRANCIS, CORONER  
Name of Undertaker SOMERS FUNERAL SERVICE, NEW DENVER, B.C.

Marginal notations:—



Given under my hand at Victoria, B.C.,

this 28TH day of  
JANUARY, 1946

*J. B. Scott*

Director of Vital Statistics.

The fee for this certificate is 50 cents.

Nº 26780 Z



GENERAL SUMMARY

File No. 6974

Hatsu OKI, Dec'd.

Reg. No. 13934

Hatsu OKI died at the B. C. Security Hospital at Slooan, B. C. on August 15, 1943. According to information obtained from the R. C. M. P., she was a widow at the time of her death and is survived by five sons, Masao, file #14768, Toshio, file #6970, Kiyoshi, file #6935, Yoshito, file #14752, Goro, file #6932; and two daughters, Tazu and Fumi, both minors.

The only asset declared by the deceased was a one-half interest with her son Toshio as "Joint Tenants" in an eight-roomed house situated on Lot 23, NE $\frac{1}{4}$  Sec. 16, Twp. 12, Map 1676, Municipality of Maple Ridge, D.N.W. Custodian administration of this property is covered in detail in the Real Property Summary on file. Upon the death of Mrs. Oki, her son, Toshio, then a Sergeant in the Canadian Army due to proceed overseas, requested that funds derived from the sale of this property be forwarded to his account in the Bank of Montreal, Market Street Branch, Hamilton, Ontario, after all claims against the deceased had been paid therefrom. (Liabilities Summary on file). All claims were paid as instructed and, upon receipt of an undertaking from Yoshio Oki to care for the minor children, the funds were forwarded as he requested.

*The property was sold after the death of Mrs. Oki*

The deceased had no other assets requiring administration.

This summary is certified to be in accordance with information on file.

*W. Cleaver*

March 28, 1947.

/AC



6974

REAL PROPERTY SUMMARY

**JAPANESE NAMES:** Toshio OKI Reg. No. 13809 File No. 6970.  
Hatsu OKI " " 13934 " " 6974.

**CATALOGUE NO:** Sold by Special Arrangement, The Director, The Veterans' Land Act.  
BC/129-P. First Offer.

**PROPERTY ADDRESS:** 19th Road, R.R. 1, Haney, B. C.

**LEGAL DESCRIPTION:** Lot 23 of the North East quarter of Section 16, Township 12,  
Map 1676, Municipality of Maple Ridge, B. C.

**TITLE:** Registered in the names of Hatsu OKI and Toshio OKI "Joint Tenants"

**ENCUMBRANCES:** None registered. No indication of any unregistered charges.  
Vesting Order filed No. 24873, dated November 3rd, 1942.

**ASSESSED VALUE:** Land - \$ 350.00  
Improvements - \$1310.00 - \$1610.00. Taxes - \$12.36.

**CLASSIFICATION:** Small Fruit Farm, Dwelling and out-buildings.  
The Custodian's representative reported on June 5th, 1942, that  
this property had an area of 5 acres planted to the following  
crops: 1 acre strawberries, 1 acre raspberries (owner claims on  
his JP Form that the crops consisted of strawberries, raspberries,  
rhubarb and asparagus).  
2 Storey 7 room Dwelling, 1 Garage and Barn, 1 Woodshed - all in  
excellent condition.

**HISTORY OF  
ADMINISTRATION:** Toshio OKI was not evacuated till September 10th, 1942 - occupying  
the house and property till then.  
  
A lease was given by the Custodian, dated 16th December, 1942, to  
William Van Der Ven. Term - 1 year from 1st September, 1942 to  
31st August, 1943. Consideration - \$168.00 payable at the rate  
of \$14.00 monthly. First payment to be made 1st September, 1942,  
and \$14.00 on the first day of each and every month thereafter  
until the said term has been completed.

**SOLD:** To The Director, The Veterans' Land Act for \$1,551.00 as at  
1st January, 1943.  
Approval of Advisory Committee - 1st June, 1943.  
  
Funds released to the Joint Credit of Toshio OKI and Hatsu OKI,  
as at June 5th, 1944, against which were charges for Registration  
Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$1,533.  
from said transaction.



transaction.

Page 2.

File Nos. 6970 and 6974.

In view of the rents being collected for 1943, by the Custodian, a cheque for \$42.00 covering same was paid November 17th, 1943, to The Director, The Veterans' Land Act.

Adjustments to the amount of \$25.47, covering unexpired Fire Insurance Premiums, were placed to the credit of Toshio OKI and Hatsu OKI - Joint Account, as at May 4th, 1944.

The Fire Insurance Policy -  
Michigan Fire and Marine Insurance Co., Policy No. 6018618 -  
\$2,000.00, covering the 1 1/2 storey dwelling, was transferred to  
The Director, The Veterans' Land Act.

Certificate of Title No. 171298-2 in the name of The Director,  
The Veterans' Land Act.

**PROTEST:**

There is a letter on file dated - 517 Cannon St. E.,  
Hamilton, Ont.  
August 12th, 1944,  
protesting the sale of his property and especially the price  
received for same.

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

March 8th, 1946.

  
D. A. CRAMER.

DAC:JS



6974

LIABILITY SUMMARY

File Nos. 6770 and  
6774.

Toshio OKI - Reg. No. 13809.  
Hatsu OKI - " " 13934.

The above named Japanese declared, on their JP Forms, dated April 30th, 1942, that they had no Personal or Trade Debts.

However, Mrs. Hatsu OKI passed away on August 15th, 1943. No claims had been registered by either of the Joint Tenants up to that date. There is a letter on file dated September 15th, 1943, from H. L. Brown of the E. C. Security Commission asking a claim for \$80.00 to cover the cost of funeral expenses paid by the E. C. Security Commission in connection with her burial.

On January 18th, 1946, Sergeant Jack Toshi OKI, the surviving Tenant, wrote to this office re the settlement of his Mother's Estate, from which we make the following quotation:

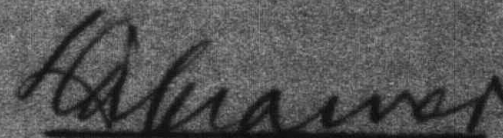
"As soon as the transfer has been made, deduct the following encumbrances charged to her (Mrs. H. OKI) account:

Credit: E. C. Security Commission	
a/c Funeral Expenses	- \$80.00
M. Nishiguchi	- \$75.75
Dr. G. Morse, Hancey	- \$59.00
	<u>\$214.75 "</u>

So far there is no evidence on file that this has been done.

This summary is certified  
to be in accordance with  
information on file.

March 11th, 1946.

  
D. A. CRAMER.

DAC:JS



6774

FIRE INSURANCE SUMMARY

File Nos. 6970 and  
6974.

Toshio OKI - Reg. No. 13809.  
Hatsuo OKI - " " 13934.

The above named Japanese declared, on their JP Form, dated April 30th, 1943, that there was no Fire Insurance carried on either buildings or contents.

After The Custodian had instructed Geo. H. Shewfelt of Hancey, B.C., to issue a Fire Insurance Policy, covering the following items - \$2,000.00 on dwelling and \$500.00 on contents and \$500.00 on barn, from May 21st, 1943, the Policy was issued accordingly. A few days later the Japanese informed this office that there was a Policy No. 601881B issued by the Michigan Fire and Marine Insurance Co., for \$2,000.00, covering the dwellings, expiring 23rd May, 1945, in their possession, so, the former Policy No. 69989, issued by the Providence Washington Insurance Co., was cancelled July 10th, 1943, and the Michigan Fire Policy transferred to The Director, The Veterans' Land Act as at 1st January, 1943.

This summary is certified  
to be in accordance with  
information on file.

March 11th, 1946.

*D. A. Cramer*  
D. A. CRAMER.

DAC:JS







BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
DEC 5 1942

Address: Rink Tent Y-9, Slocan City, B.C. Date: Oct. 29/42

To: The Secretary of State, acting in his  
capacity as Custodian, Vancouver, B.C.

I, Mrs. Katsichi Oki, Police Registration No. 13024

hereby request you to release to me the under-noted property

stored at 15 Avenue, House #24, Honey, B.C.

in possession of Mr. E. Van

and I release you from any claim whatsoever with respect to  
such property.

Description of Property:

Carpenter Tool Box - 1  
Shoyu Sauce - 1 barrel  
Heater stove - 1  
Mattress single - 1

Original Address: 15th Avenue, House #24, Honey, B.C.

Date Evacuated to Vancouver: September 2nd, 1942

Date Evacuated to Present Address: September 10th, 1942

Number in Family - 12 years and over 4

Number in Family - 5 to 11 years old none

Number in Family - under 5 none

Total Number in Family - 4

I agree to pay all charges as required by the British Columbia  
Security Commission.

APPROVED:  
BRITISH COLUMBIA SECURITY COMMISSION

Per: Walter Hartley

Mrs. M. Oki  
Claimant Signs Here



Lease (13)

File

6974 + 6978

OFFICE OF THE CUSTOMS  
JAPANESE SECTION  
RECEIVED  
SEP 10 1942

OFFER TO LEASE JAPANESE PROPERTY.

File No. 243

Place Vancouver B.C.

Custodian of Enemy Property,  
Vancouver, B.C.

Date 30th Aug 1942

Re: Oki, D. & T. Property.

Lot 23 of NE 1/4 Sec. 16. T4. 12.

Man 1676. N.W.D. Maple Ridge

I hereby offer to lease the above described property

on the following basis:

Term: From 1st Sept 1942 to 31st Aug 1943.

Cash Rental: \$1.40 per month to be paid as follows:

monthly in advance, payment by me of  
amount of electric light & telephone up to  
owing by Oki to be allowed on first month's rent.  
Lease to include all land and buildings, - except:

Other special conditions (if any):

The following taxes will be payable by me:

Land & School Taxes: ☒ Irrigation Taxes: ☒  
Dyking or Drainage Taxes: ☒ Tolls: ☒  
Domestic Water Rates: ☒

(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities in which His Majesty is presently engaged shall have ceased the Lessor may terminate this lease by giving the Lessee one(1) month's notice in writing to vacate the premises, and such notice having been given this lease shall terminate at the end of the said month notwithstanding that it may not be at the end of the current year of the tenancy.

I recommend that Lease on the above terms be approved.

[Signature]  
Field Supervisor,  
Soldier Settlement of Canada.

Full Name: William [Signature]

Address: Box 282

Harvey B.C.

Wife of Wm. Vander Veen



6974 ✓  
6970

28th October, 1942.

Mr. Van der Ven,  
Box 282,  
Haney, B.C.

Dear Sir:

re: H. & T. OKI.

According to your lease with subject Japanese the rental on the property is \$14.00 per month payable in advance, the arrears of electric light and telephone accounts owing by Mr. Oki to be allowed on the first month's rent.

Please be advised that all monies are payable to:

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

We would appreciate receiving your receipts for the electric light and telephone accounts brought up to date, and also remittances for the balance of the rental due up to the present time.

Yours truly,

R. D. Richardson,  
Farm Department.

WEA:GF



6974  
6970

October 30, 1942

Mr. Toshio OKI,  
Registration No. 13809,  
Sugar Beet Farm,  
Petrolia Camp, Ontario.

Dear Sir:

Mr. W. Van Der Ven has applied to lease your property on 15th Road, Maple Ridge, B.C., and has asked for the use of certain chattels left on the property for the year ending December 31, 1943.

Enclosed you will find a list in duplicate representing the chattels to be included in the lease. If you are agreeable that these be included in the lease, kindly sign and return one copy to this office as soon as possible.

Yours truly,

R.D. Richardson,  
Farm Department.

GLA:FC  
Enclosure.



File No: 6974 & 6970

October 30, 1942

Name: Mr. Toshio OKI

Reg. No: 13809

Inventory of Chattels Remaining at 15th Road,

Maple Ridge, B.C.

- |   |  |   |   |
|---|--|---|---|
| 1 | Wagner piano & bench(containing small amount of sheet music) | 3 | Piece chestfield suite(covers)                                  |
| 2 | Framed pictures  | 1 | Large bookcase with drawers & cupboards(containing wooden lamp) |
| 2 | Plant stands - containing plants                             | 3 | Small cactus plants in pots                                     |
| 1 | Foot stool   | 1 | Desk  |
| 1 | Small table(HM)  | 1 | Wooden inkstand with jar  |
|   | Bookends(HM)   | 1 | Heater(Hickory Treasure)  |
| 1 | Small cardboard bill holder(HM)                              | 1 | Metal heater pad  |
|   | 3' x 3' sheet galv. iron                                     | 6 | Dining chairs(Not matched)                                      |
| 3 | Kitchen chairs   | 1 | Broom   |
| 2 | Cushions   | 2 | Glass ornamental flower holders.                                |
|   | Bookshelf(with cupboards)                                    | 1 | Glass flower vase   |
| 1 | Wicker basket lid  | 1 | Bamboo bookstand  |
| 1 | Wooden settee(HM)with cushion & compartment                  | 1 | Tin of 3-in-one- oil(small)                                     |
| 1 | Wooden ornamental hall stand(HM)                             | 1 | Lamp shade  |
| 1 | Coat rack with 8 hooks                                       | 1 | Round dining table(HM)cloth cover.                              |
| 1 | Bed cot(HM)with springs & poor mattress                      | 1 | Small wicker sewing basket                                      |
| 1 | Wall clock   | 1 | Lid lifter & 2 poker  |
| 1 | Large sideboard  | 1 | 12' round pole(new)   |
| 1 | Kitchen range(Gurney Oxford)                                 | 1 | Shoe rack(HM)   |
| 1 | Small coal shovel  | 1 | Bed, spring & mattress  |
| 1 | Large wardrobe(HM)new  | 1 | Wash stand(HM)  |
| 1 | Large box(equipped with castors)                             | 3 | Window screens  |
| 1 | Chest drawers with 2 cupboards                               | 1 | Rubber door mat   |
|   | Part of wooden lamp stand                                    | 1 | Kitchen cabinet   |
| 1 | Screen door on front   | 1 | small children's table(HM)                                      |
|   | Enameled sink & cupboards                                    | 3 | pairs curtains.   |
| 1 | Small kitchen table(HM)                                      | 4 | Curtain rods  |
|   | White kitchen light unit                                     |   | Extension cord  |
| 7 | window blinds  | 1 | Bed, spring, mattress(single)                                   |
| 6 | Light bulbs(in use)  | 2 | Pairs curtains  |
| 2 | Beds, springs, mattresses                                    | 2 | Curtain rods  |
|   | Extension cord   | 1 | Hand cultivator(poor)   |
| 3 | Light bulbs(in use)  | 1 | Saw vise(HM)  |
| 1 | Heater   | 1 | Buck saw  |
| 1 | Suger  |   |   |
| 6 | Berry sorting trays  |   |   |

This gives my consent to have these chattels included in the lease as applied for.

Confirmed:

Dates: \_\_\_\_\_ Signed: \_\_\_\_\_

Please sign and return one copy to the Custodian.



6974

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

copy sent to McCord  
File this please

RECEIVED  
DEC 5 1942

Dec. 5, 1942.

Mr. Alex McIntosh,  
Honey, B. C.

Dear Sir:-

H. Oki, #12934

Attached hereto is Custodian Release form  
for four boxes small effects which the above wishes  
shipped to him at Slocan City.

Would it be convenient for you to take these  
to the station and authorize the agent to ship, freight  
prepaid, at our expense, you to send cartage bill promptly.

Entrance to the property, 15 Avenue, House B4,  
may be gained by consulting the Custodian Agent in that  
vicinity. Get word to him through the B. C. Police Office  
at Honey.

Yours truly,

BRITISH COLUMBIA SECURITY COMMISSION

G. W. Fisher,  
Transportation.

CWF:EH  
ENC.

c.c. The Custodian of Alien Property.  
506-Royal Bank Building,  
Vancouver, B. C.

This is for your information.



File No. 6974

December 3rd, 1942.

MEMORANDUM

Re: Mrs. Hatsu OKI

For particulars of chattels belonging to the  
above Japanese, kindly refer to File #6970.

*Especially date 20/2/43*

HRC/EM





EVACUATION SECTION	
Rec'd	FEB 18 1943
File No.	6974
Ans.	
Referred	Richardson

February 17, 1943.

Department of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
Hastings and Granville Streets,  
VANCOUVER, B. C.

Dear Sirs: Mrs. Hatsu Oki - #13934.

The above named woman has been making enquiries from our Slesan Supervisor regarding the rental of her property, Lot 23 of Subdivision of N.E. quarter, Section 16, Township 12, Map 1676 in the Haney District. She claims to have signed a request to the Soldier Settlement Board to rent this property to Mr. William Vanderven of Haney.

The first month's rent was to be \$10.00 plus all arrears of light and telephone. Thereafter the rental was to be \$14.00 per month. Mrs. Oki claims that up to the present date she has received no rent whatever and she now states that unless some rent is forthcoming, she will be compelled to ask for maintenance allowance as she has two children to support and we presume her husband is dead. Any information you can give in this regard will be appreciated. ↑

Yours very truly,

*R*

M. L. Brown,  
Office Manager.

*Jointly owned with  
Mr. San Toshio*

*Lease 1 year from Sept 1/43  
@ \$14.00 per month*

*Rents received: Sept 87<sup>th</sup> 87<sup>th</sup>  
Oct Nov Dec 1943 Jan 1944 @ 14.00 = 56.00*

*Amount Disbursed for 1st month 75.75*

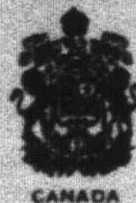
*for 1st month 29.00*

*less 1st 6*

*64.75  
68.75*



DEPARTMENT OF  
LABOUR



CANADA

EVACUATION SECTION	
Rec'd	FEB 18 1943
File No.	6974
Ans.	<i>[Signature]</i>
Referred	<i>Richardson</i>

*aut*

BRITISH COLUMBIA SECURITY COMMISSION

355 BURNARD STREET,  
VANCOUVER, B.C.

February 17, 1943.

Department of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
Hastings and Granville Streets,  
VANCOUVER, B. C.

Dear Sirs: Mrs. Hatsu Oki - #13934.

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Yours very truly,

M. L. Brown,  
Office Manager.

JM.



6974 ✓  
6970

19th February, 1943.

British Columbia Security Commission,  
355 Burrard Street,  
Vancouver, B.C.

Attention Mr. M.L. Brown.

Dear Sirs:

re: Hatsu OKI. #13934.

In reply to your enquiry of the 17th instant relative to subject Japanese, we have to advise that Mrs. Oki owns jointly with her son, Toshio, a farm property in the Municipality of Maple Ridge. This property was leased at a monthly rental of \$14.00 per month commencing September 1st, 1942, for one year. We have received payments totalling \$63.74, which amount has been placed to the joint credit of the owners. According to our records Mrs. Oki owes Nishiguchi Ltd. \$75.75 and Dr. G. Morse \$49.00, making a total of \$124.75.

It would appear that Mrs. Oki requires part of the revenue from the property for living expenses, but before we can remit any moneys to her it will be necessary for her son, Toshio, to assign in writing his interest in any of the revenue. It is also necessary that claims be liquidated before any remittances can be made.

Yours truly,

R. D. Richardson,  
Farm Department.

RDR:GF



Slocan City

Slocan, B.C.

April 19/49

Dear Mrs. Landa

Will you please go to our house and upon  
the first room upstairs there is a pile of school  
books. Will you please try to send them to us. If  
it is unable then please send me the following:

MATHS. Jr. High. Bk. II

SPELLING Bk. II

PLEASE send us the loose

ENGLISH JOURNEYS leaf books. He will pay the

CAN. SCHOOL ATLAS. free. Hope you are able to

HIST OF BRITAIN send them to us as we need them

ROMANCE OF CANADA <sup>FOR</sup> school.

ELEMENTARY GRAMMAR

LIFE AND LITERATURE II

LADY OF THE LAKE

ELEMENTARY GEN. SCIENCE

WORLD GEOG.

Yours Truly  
Mrs. H. Landa



6970 and 6974

May 15th, 1943.

Mr. Geo. A. Shewfelt,  
Haney, B. C.

Dear Sir:

Re: Mr. Toshio OKI and Mrs. Hatsu  
(Masaichi) OKI.

The above named mother and son are joint owners of property described as Lot 23, N.E. 1/4 Section 16, Township 12, Map 1676, on 19th Avenue, Haney, in the Municipality of Maple Ridge, N.W.D. The buildings on this property include a dwelling, barn, garage, some other small buildings, and also there is a certain amount of household furniture and other chattels belonging to the Japanese still stored on the property.

The present tenant to whom the farm is leased is Mr. William Van der Ven whose Post Office Box is given as being No. 282, Haney, B. C.

Kindly inspect this property and let us have your report as to what you consider the insurable value of various buildings and Japanese chattels contained therein to be.

Following receipt of your report, we will instruct you as to writing the policy.

Yours truly,

S. M. Gibson,  
Insurance Department.

SMG:MAI.



**GEO. A. SHEWFELT**

Real Estate - Insurance - Notary Public

HANEY, B.C. May 17th. 1943

Secretary of State  
Mr. S.M. Gibson  
Vancouver, B.C.

## EVACUATION SECTION

Rec'd MAY 18 1943

File No.

Ans.

Referred

*Gibson*

Dear Sir

Re Mr. Toshio Oki and Mrs. Hatanaka  
File No. 6970 and 6974

As per your request, I have inspected this Property to-day and the Buildings are in very fair condition.

The Barn and Garage are combined into one Building and I would recommend Five Hundred (\$500.00) Dollars Insurance on this building.

The Dwelling is new and in good condition would recommend Two Thousand (\$2000.00) Dollars Insurance on it and the Household Furniture including a Warner Piano Five Hundred (\$500.00) making a total Insurance on the whole Property of \$3000.00 with a Three Year Premium of \$45.00

At the present price of Building Material the above are reasonable Insurable values.

Yours truly

*Geo. A. Shewfelt*  
Geo. A. Shewfelt

GAS/ADS

*P.S. The other small Buildings are not worth Insuring*

*DS*



6770  
6974

June 2nd, 1943

Mr. Toshio OKI,  
Registration No. 13809,  
Petrolia Camp, Ontario.

Dear Sir:

Re: Providence Washington  
Fire Policy #69989

We have placed the above numbered policy to cover for \$2,000.00 on dwelling, \$500.00 on contents and \$500.00 on barn situate on the property owned jointly by yourself and your mother and described as NW Section 16, Twp. 12, Rwp. 1676, 19th Ed, Municipality of Maple Ridge, B. C.

The premium for three years, amounting to \$63.50, is being paid to the Insurance Company and charged to the joint account in the name of your mother and yourself.

We trust that this arrangement is satisfactory to you, but if on the other hand you prefer that no fire insurance be carried on your property and if you are willing to take the risk yourself, then of course we will instruct the Insurance Company to cancel the policy and refund the premium.

We will not disturb the policy at present in force unless you expressly desire it to be changed or cancelled. If we do not hear from you at all, we will consider that you wish the coverage to remain in force.

Yours very truly,

S. E. Gibson  
Insurance Department

SMG:KT



Files 6970  
6974

*Please file*  
August 22, 1944.

MEMORANDUM

To: Mr. Anderson

From: Mr. Gibson

Re: Providence Washington  
Policy No. 69989

In connection with your enquiry as to why the V. L. A. were not charged the premium in connection with the above numbered policy. You will find on file correspondence showing that the Providence Washington policy was placed at a time when we had no knowledge of the Michigan Fire and Marine policy being in effect.

Upon learning that Mr. OKI had placed and was still carrying insurance under Michigan Fire and Marine Policy No. 6018818, we asked for a cancellation of the Providence Washington policy.

Therefore, the V. L. A. were only charged a proportion of the premium in connection with the Michigan Fire and Marine, namely, \$25.47. which they have paid.

*[Signature]*

SMG:JS



6974  
6970

August 26, 1944.

Mr. Sam Cahoon,  
Real Estate and Insurance,  
P. O. Box 314,  
HANEY, B. C.

Dear Sir:

Re: Providence Washington  
Policy No. 69989

I am attaching a copy of our letter of August 22nd addressed to W. S. Holland Agencies Ltd., which I think you will find self-explanatory without me enlarging on it.

I wrote this letter direct to the general agents knowing that Mr. Shewfelt was no longer in business at Haney and thought of course that the cancellation had not gone through.

This morning I received a telephone call from Holland Agencies advising that the cancellation had gone through and the return premium in connection with same sent to Mr. Shewfelt at that time. This matter probably slipped his mind and I would be glad if you would forward this letter to him if you know his address or speak to him about it when next you see him if that is possible.

Yours truly,

S. M. Gibson,  
Insurance Department

SMG:JS

Attach.



6770

6771

September 7th, 1944

Mr. Sam Cahoon,  
Real Estate and Insurance,  
P.O. Box 314,  
Haney, B. C.

Dear Sir:

Re: Providence Washington  
Policy No. 62282

Further to our letter to you dated  
August 26th in connection with the above policy, we  
would advise that we have now received from Thompson  
Agencies the amount of the unearned premium for the  
policy.

Yours truly,

S.M. Gibson  
Insurance Department

SMG:KT



6974, 6970

January 31, 1946.

MEMORANDUM

To: Mr. Shears,

From: Ian Macpherson.

Re: Lot 23 of the N.E. 1/4, Sec. 16, Twp. 12,  
Map 1676, Municipality of Maple Ridge, B.C.

The registered owners of this parcel of land were Hatsu OKI and Toshio OKI, joint tenants. Hatsu OKI was a widow and Toshio OKI her son.

The land was sold by the Custodian to The Director The Veterans' Land Act on January 1st, 1943 and the proceeds of the sale are in the hands of the Custodian.

Hatsu OKI died subsequent to the sale on August 15th, 1943, leaving several children surviving. The question arises as to whether the joint tenancy ceased with the sale of the land or does it exist in respect to the undivided proceeds of the sale and what procedure is necessary to pay the money on hand to the surviving tenant or the heirs of the deceased widow.

The surviving tenant, Toshio OKI has made application to have the proceeds transferred to him to be used for the benefit of the other surviving heirs, and I am uncertain that this is in order. You may wish to refer the question to Mr. Sheppard or Mr. Wright.

IM:ML



6974, 6970

February 5th, 1946.

MEMORANDUM

To: Mr. Shears,

From: Ian Macpherson.

Re: Lot 23 of the N.E.  $\frac{1}{4}$  of Sec.  
16, Twp. 12, Map 1676,  
Municipality of Maple Ridge, B.C.

The registered owners of this parcel of land were Matsuo OKI and Toshio OKI, Joint tenants, a widow and her son. The interests of both were vested in the Custodian by Filing No. 24873 on the 3rd of November, 1942.

The land was sold by the Custodian on January 1st, 1943, and title is now in the name of The Director, The Veterans' Land Act. The proceeds of the sale are in the hands of the Custodian.

Matsuo OKI died intestate on the 15th August, 1943, subsequent to the sale of the property, leaving several children, of whom there are minors said to be presently residing at Hamilton, Ontario. The surviving tenant, Toshio OKI, now in the Canadian Army at Little Mountain, Vancouver, has applied to the Custodian to have the proceeds of the sale transferred to him, and states that he purposes using for the maintenance of the minor heirs. The balance at credit to the joint-account is at this date \$1596.58.

The relative interests of the two tenants have not yet been determined, and when determined, it appears to me that an administrator of the estate of Matsuo OKI will have to be appointed before any funds representing her interest can be paid out, the minor heirs not being able to renounce their interests. In this I may be wrong, and you may think it advisable to submit the question to Mr. Sheppard for his opinion and instructions how to proceed otherwise if possible.

IM:ML



C  
O  
P  
Y

8th February, 1946.

F. A. Sheppard, Esq.,  
Messrs. Locke, Lane, Guild & Sheppard,  
703 Rogers Building,  
Vancouver, B.C.

Dear Sir:

At our conference with you at our office this morning the following matters were discussed:

File #189 (Internee).

Our Mr. W.J. Johnston's memorandum of February 8th, together with our file were taken by yourself and we would appreciate receiving your opinion at your early convenience.

Files #6970/6974.

Our Mr. Ian Macpherson's memorandum of February 5th was considered and we will be pleased to receive your written opinion as to the procedure which it will be desirable for the Custodian to follow.

Files #11062/15624.

Our Mr. Ian Macpherson's memorandum of February 4th and copies of correspondence referred to were considered.

We have an offer for the purchase of this property but at the present time our Advisory Committee are not prepared to recommend acceptance, the offer not being in line with the minimum price set for the disposal of this particular parcel.

We will await your written opinion in regard to how this matter should be handled by the Custodian.

File #1464 (Internee).

Our Mr. W.J. Johnston's memorandum of February 7th was handed to you. You agreed that the deed referred to was not satisfactory and we will be pleased if you will draw a suitable deed so that the Custodian will be relieved of any covenants.

Yours truly,

F. G. Shears,  
Director

FGS/PMH



6970/6974

14th February, 1946.

The Bank of Montreal,  
Market Street Branch,  
Hamilton, Ont.

Attention: Mr. Lucas.

Dear Sirs:

Re: Toshio OKI. Reg. #13809

It is the wish of Mr. Toshio Oki that certain funds held by this office should be remitted to you. At the present time we are prepared to release the sum of \$700.- and our cheque for this amount is enclosed for the credit of his account No. 13636.

As these funds were derived from the sale of a property in which his mother (now deceased) was interested, we have required some assurance that the balance of the funds will be used by Toshio Oki on behalf of minor children.

Toshio Oki is a sergeant in the Canadian army and we believe is now on his way to England. We understand that you have received or will shortly receive some instructions from him relative to the use of funds sent by us to you for the credit of his account.

We will be obliged if you will advise us whether the instructions you receive are in any way inconsistent with the requirements that the funds be used by Toshio Oki on behalf of the minor children.

Upon receipt of your reply consideration will be given to a further sum of approximately the same amount as enclosed, being released and forwarded to your Bank.

Your reply and co-operation will be appreciated.

Yours truly,

F. G. Shears,  
Director.

FGS/PMH  
encl.



6970 & 6974

28th March, 1946.

The Manager,  
Bank of Montreal,  
Central Market Branch,  
16 Market Square,  
Hamilton, Ontario.

Dear Sir:

Re: Toshio OKI - Reg. No. 13809

We acknowledge receipt of your letter of the 21st March for which we thank you. As stated in our letter of the 14th February, we trust you will appreciate the interest of this office regarding the funds derived from the sale of the property in which the mother of the above Japanese, now deceased, was interested.

While the Custodian would give favourable consideration to the transfer of the balance of the funds at this office to his account at your Bank, we would consider it advisable to wait, pending receipt of a letter of undertaking regarding the minor children, in view of the fact that sufficient funds have been transferred to meet all ordinary present needs.

Yours truly,

W.E. Anderson,  
Administration Department.

WEA:HA



6970

19th July, 1946.

The Manager,  
Bank of Montreal,  
Central Market Branch,  
16 Market Square,  
Hamilton, Ontario.

Dear Sir:

Re: Toshio OKI - Reg. No. 13809

As instructed by Toshio OKI and in accordance with previous correspondence with you, we now attach Custodian cheque in the amount of \$715.56, which is to be placed to his credit at your Bank, to be dealt with as he has already instructed you.

Yours truly,

W.E. Anderson,  
Administration Department.

WEA:HA  
Encl.



6970/6974

December 30, 1948

**REGISTERED**

Mr. Toshio OKI,  
Reg. No. 13809,  
346 Norton Street,  
Toronto, Ontario.

Dear Sir:-

We have to your credit on our books the sum of \$206.40.

This is made up as follows:-

From Auction sale of chattels	-	13.21
" " " "	"	1.56
" redemption of 150 shares of Maple Ridge Co-operative	-	<u>191.63</u>
as above -		<u>\$ 206.40</u>

As we wish to dispose of this balance, we are enclosing Custodian cheque for \$206.40 payable to you.

In your letter of the 21st April last you advised that the share Certificates of the Maple Ridge had been either misplaced or lost and therefore impossible to forward to this office.

If you have since located them, please forward here for our records; if not, we wish that you undertake to protect any and all persons against any claim arising from your failure to surrender these Certificates to this office. The Certificates are said to be in the name of "M. OKI".

The acceptance of this cheque by you will not in any way affect the merits of your claim filed against the Government.

We are enclosing a copy of this letter which we would ask that you sign where indicated and return to this office, as evidence of your undertaking as above noted. If you can forward the Certificates, you need not sign the enclosure.

We enclose a self addressed stamped envelope for your convenience in replying.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

B.R. Dusenbury,  
Office of the Custodian.

RD/DD. Encls.2.



Canada

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

**JAPANESE EVACUATION SECTION**

File No. 6970, 6974  
Reg. No. 13509, 13934.

506 Royal Bank Building,  
Vancouver, B. C.

Mr. Toshio OKI, and Mrs. Hatsu OKI (Deceased).

JUN 21 1944

Dear Sir:

Re: 19th Road, R. R. 1, Haney, B. C.  
S.W. 1/4 of Maple Ridge, Lot 23 of the N.E. 1/4 of Sec. 16,  
Township 12, Map 1676, Dis. of New Westminster,  
C. of B. 50408.

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	1551.00
Add:	
Unexpired insurance premium as at January 1st, 1943	25.47
	<u>1576.47</u>
Less:	
Tax arrears to December 31st, 1942	3.00
Registration fee	
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	<u>\$ 1573.47</u>

Joint

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.

6



Statement of Account.

Toshiba OKI and Matsun OKI  
Reg. No. 13809 - Reg. No. 13934

File Nos. 6970 & 6974.

Date	Particulars	Debit	Credit	Balance
1942 Nov. Dec. Nov. 24	Rents collected Water rate	\$ 5.26	\$ 42.00	
1943 Jan. 1 23 June 3	Credit re Sale of Property Land Registry Office C/E Rents collected Legal Fees Insurance Premium	1.00 15.00 10.63	1973.47 14.00	
1946 Jan. 25 Feb. 18 July 13	Certificate of death - Matsun OKI Cheques to you Transferred to Toshiba OKI's account.	1.00 700.00 896.58		
		60629.47	60629.47	- BIL

August 4/48.  
/25