

8692

FORM "JP"

FRASER VALLEY

To be completed by persons

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

8692

1170-5

OCT 26 1946

Large number

PERSONAL INFORMATION

HOME ADDRESS: 19th Ave., Whonnock, B.C.

REGISTRATION NUMBER 11960 SEX: Male AGE: 63

OCCUPATION: Farmer

EMPLOYER: 00-

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Taine

ADDRESS OF WIFE OR HUSBAND: 19th Ave., Whonnock, B. C.

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: _____

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: The West half of the NE quarter of
Section 22, twp 12, save and except part 15.30 acres shown on
Map 3041 and that portion subdivided under Map 5052 in the
District of New Westminster, B. C. Title No. 108455E
2. BUILDINGS AND OTHER IMPROVEMENTS: Three
Four-room dwelling house,
Three-room dwelling house, 2 sheds,
3. INSURANCE (Give particulars; state where policies are) None
4. TAXES (Amount and where payable) \$56.65 for 1941, payable at Maple Ridge
5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None
6. OCCUPANCY AND LEASES (If vacant so state) I occupy one house and Mr. N.
Karatsu occupies the other.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In my possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Noolohi KARATSI has a half interest
9. IF FARM LAND STATE CROPS SOWN. None Strawberries (1 acre)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. See page 1
- Six-room frame dwelling house at Stubb Island which I own, built on land owned by Mrs. Betty Farmer
2. LANDLORD'S NAME AND ADDRESS. --- Mrs. Betty Farmer, Stubb Island

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID. \$20 per year paid for 1941

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. See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.
- chairs, 2 beds, kitchen utensils, chinaware, carpenter tools,
- 1 coil cotton rope, 2 coils Manila rope, galvanized chain,
- In the house at 19th Ave., Whonnock, B. C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS. None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY. None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \$100 Victory Bond, in my possession
8. BANK ACCOUNTS: \$500 Royal Bank, Vancouver, B.C.
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 8th day of May 1942.

(Signature)

T. Okada

B. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date November 21, 1942

Full Name OKADA, Tadaichi
(Surname in Block Letters)

Registration No. 11960

☒ Male - Female
(check)

Age May 15, 1879

Former Address Clayquot, B.C.
Whonnock, B.C.

Date Evacuated 12/9/42 ☒ Naturalized - Canadian-Born - National
(check)

Present Address New Denver, B.C.

☒ Married - Single
(check)

Name of Wife _____

Name of Husband ^{his} KAJI, Tadamasa 11961

(maiden name unknown)
Name of Mother Keigo (adopted)
SHIMIZU, Yuki (Real)

Name of Father (adopted) OKADA, Sayuro (Real)
(Real) SHIMIZU, Matagoro

Names of Children under 18 _____

Our File No. 8692

Registered with Custodian Yes
(yes or no)

Requested By C. Girard

Additional Information Fisherman. Boat, House, land
at Clayquot. Farm at Haney.

JAPANESE NAME: Naichi KARATSU - - Reg. No. 12051.
Tadaichi OKADA - - Reg. No. 11960.

CATALOGUE NO: Sold by special arrangement to The Director The Veterans' Land Act.

PROPERTY ADDRESS: End of 19th Ave., Whonnock, B. C.

LEGAL DESCRIPTION: West half of the North East quarter Section 22 Township 12 SAVE AND EXCEPT part 15.30 acres shown colored Red on Map 3041 and portion subdivided under Map 5052 Municipality of Maple Ridge in the District of New Westminster.

TITLE: In the names of Tadaichi OKADA and Naichi KARATSU.

ENCUMBRANCE: Vesting 24511 - August 20th, 1942.

ASSESSED VALUE: 1943 -
Land \$1650.00
Improvements 800.00 Total \$2450.00 Taxes \$61.69.

CLASSIFICATION: Berry and fruit farm. Inspector reported October 20th, 1942 a farm of 29.9 acres approximately 4 acres cleared with 1 acre in strawberries, 1 acre raspberries and 22 fruit trees, with a 1 1/2 storey frame house 18 x 24, 3 rooms in fair condition. A lean-to 12 x 20, woodshed 10 x 12, barn 16 x 22, chicken house 6 x 10, bunk house 10 x 18,

HISTORY OF ADMINISTRATION: At the date of evacuation the property was occupied by Mrs. SHIMOJI under a verbal arrangement with the owners and had been for about 9 years, the owners being absent and employed as fishermen. Mrs. SHIMOJI, with the knowledge of the owners, rented the property as from the 18th May 1942 for a period of 9 months from the 1st May with option to renew lease for 1943, through the Maple Ridge Co-operative Produce Exchange. The rental for 1942 was \$400.00 which was paid to Mrs. SHIMOJI. The property was vacant from September 1942 to March 1943 and was leased by the Custodian from the 1st March 1943 to the 31st December 1943 to Bertha RANN at a rental of \$75.00. This rental was paid and allowed to The Director The Veterans' Land Act as accrued rental.

SOLD: To The Director The Veterans' Land Act for \$1032.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of the joint account of OKADA and KARATSU, sale price \$1032.00, less Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$19.00. Net amount released 1013.00.

TITLE:

Included in C. of T. 171295-E and payment of consideration included in cheque to the Custodian dated March 22nd, 1944.

**OLD C. OF T.
NO. 108455-E:**

In possession of Naoichi KARATSU.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED August 16th, 1946.

J. H. Macpherson

IN:ML

PERSONAL PROPERTY SUMMARY

File No. 8692

24th October, 1946.

Re: Tadaichi OKADA - Reg. No. 11960

CHATELS: The above Japanese registered with this office on the 8th May, 1942, and was evacuated on the 12th September, 1942. He declared a quantity of chattels being left on the property. Our fieldmen inspected the property and inventoried the chattels on the 20th October, 1942. The inventory taken was confirmed as being correct by OKADA on the 4th Nov. 1942.

Our fieldmen when contacting this property to liquidate the chattels early in 1945, found that nothing of sale value remained. The property is in rather an isolated spot and it can only be assumed that they were stolen. In any case they were very low value merchandise.

OKADA also declared he owned a dwelling on Stubb Island built on land owned by Mrs. Betty Farmer which he was leasing for \$20.00 per year. We wrote to Mrs. Farmer regarding the possibility of selling same to which she replied that it was a very dilapidated structure and not worth selling. We asked that she try to sell it in our letter of the 7th Nov. 1945. She sold a house belonging to another Japanese but has not been able to dispose of the one owned by OKADA.

A rural route Mail box in the name of KARATSU & OKADA was sold back to the Postal authorities for \$2.00. This sum was credited to their joint account and was divided equally between them.

SPECIFIED ARTICLES: The above Japanese surrendered a boat to the authorities. Full details are shown on the attached brown edged summary. The Japanese received \$851.87 by this amount being credited to his bank account on the 12th August, 1942.

ACCOUNTS RECEIVABLE: A credit balance of \$77.61 in his name on the books of the Union Fish Company was forwarded to this office to his credit on the 14th September, 1942. This sum was remitted to him at his request on the 7th November, 1942.

A claim of \$21.75 for transportation fees at the time of his delivery of his boat was credited to his account here on the 11th April, 1945.

OKADA also claimed the sum of \$48.55 being owing to his wife and son for wages from B. Ryan. We attempted to collect this account but were unsuccessful because of counter claims.

SECURITIES: OKADA declared having a \$100.00 Victory bond. This was not brought under control by the Custodian.

BANK ACCOUNT: OKADA declared a bank account but this also was not brought under control by the Custodian.

This file reveals no other personal property assets.

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

WEA:HA

.....
.....

FIRE INSURANCE SUMMARY

Files 8666
8692

Re: Naoichi KARATSU
Tadaichi OKADA

Reg. No. 12051
" " 11950.

No insurance was carried on the property.

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

Jan H. Asphenson

DATED August 16th, 1948.

IN:SL

LIABILITY SUMMARY

File 8692

Re: Tadaichi OKADA

Reg. No. 11960.

The above named Japanese declared on his JP
form, signed May 8th, 1942, that he had no personal or
trade debts.

This was found to be correct.

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

DATED August 16th, 1946.

IN:ML

SUMMARY TAKEN FROM VESSELS RECORDS

Date: February 15, 1944

Name: OKADA, Tadaichi

Reg. No. 11960

File: 8692

Boat File No.: JFVDC 825

Name of Vessel: "Violet S"/"T.O." 36' x 8'x4' (1930) Vivian 25 HP

Lic. or Reg. No.: NEW WESTMINSTER 1782 (Lic. owner: H. SAKI, Steveston)

Naval No.: None

Owner's Valuation: \$1,800.00

JFVDC Valuation: \$863.00 Survey 609

Custodian Valuation: None

Date of Sale: July 6, 1942.

Purchaser: Murray McElhooes & Thomas McEwan

Signature on Sales Papers: Tadaichi OKADA

Selling Price: \$863.00

Paid to JFVDC ~~on commission~~: \$863.00

Supervision Costs: \$11.13

Balance due Owner: \$851.87

Paid to: Deposited at East End Branch, Royal Bank, to account
of Tadaichi OKADA, on August 12, 1942.

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.:

Repairs: Star Shipyard Job. 136 - \$331.71 (Paid) *Paid through Dept of Fisheries*
" ; " " 211 - 32.67 (Paid)

Inventory Claim #328, payable to purchasers - \$27.00 (Paid) ^

Additional Information:

J. Matheson
Oct 24/46

Please File
8692 ✓

October 4th, 1948.

Mr. Kenneth A. Christie, K.C.,
Barrister & Solicitor,
320 Bay Street,
TORONTO 1, Ontario.

Dear Sir:

Re: Tadaichi OKADA
Registration No. 11960
File No. 8692

We are enclosing, herewith, original letter, dated September 28th, 1948, received from the above mentioned, together with copy of our reply, dated October 4th, both of which are self-explanatory.

Please note that his original claim was for Kitchen Utensils only and the itemized list, as shown in his letter, would appear to be an amended claim and not just a list of Utensils.

Yours very truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ:HS

Encl. 2

3) Trithurvy Drive.
Toronto, Ontario.
September, 28, 1948.

Office of the Custodian
Royal Bank Building
Winnipeg, B.C.

EVACUATION SECTION	
Rec'd.	OCT 1 1948
File No.	8692
Ans.	
Referred	

file at Toronto

Re File #8692. Letter ~~to~~ ~~out~~

Dear Sir:-

In conferring with our counsel here on the personal property claims, I have been advised that there is no personal analysis form pertaining to our claim except #55.

In going to see my file I have located my copy of the personal chattels list at 191st Avenue, Estimote B.C. which was analyzed & dated October 5, 1942. Same itemizes & lists in detail the following chattels. I am retaining the original copy & am forwarding you an itemized list.

1 Double bed	10.00	2 3 gal chooks	4.00
1 Box Paint	5.00	2 Barrels	2.00
2 Box Books	10.00	3 Rice Containers	3.00
1 Box Glazing		1 Box Hardware	5.00
Trailer	30.00	1 Basket Grain	10.00
2 Oak Tables	30.00	5 chairs	5.00
4 Bamboo Baskets	4.00	1 Oil stove	10.00

1 spring

5.00

Total Sum

\$133.00.

At the time that we forwarded you the steam passenger itinerized list, we were unable to locate this list from you. But a few days ago we were summoned by our counsel & asked to bring all correspondence pertaining to the property claim, I was fortunate in locating this list. Rather the worse than finding you an overestimation on no records at all. I thought it more appropriate if I sent you a understatement. Since I have now found concrete evidence of my chattels I am forwarding you the same.

Trusting that this will check up the matter & you will forward to my counsel the analysis, I am.

Yours truly
T. Chedder

C
O
P
Y

37 Tratheway Drive,
TORONTO, Ontario.

September 28, 1948.

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

Re File 8692 ✓

Dear Sirs:

In conferring with our counsel here on the personal property claims. I have been advised that there is no personal analysis form pertaining to our claim except \$55.

In going thru my file I have located my copy of the personal chattels left at 19th Avenue, Whonnock, B. C. which was sent to us by you dated October 5, 1942. I am herewith listing in detail the following chattels. I am retaining the original copy and am forwarding you an itemized list.

1 double bed	10.00	2 3 gal. crocks	4.00
1 Box Paint	5.00	3 Barrels	2.00
2 Box Books	10.00	3 Rice Containers	3.00
1 Box Fishing Tackle	30.00	1 Box Hardware	5.00
2 Oak Tables	30.00	1 Bask China	10.00
4 Bamboo Baskets	4.00	5 Chairs	5.00
1 Spring	5.00	1 Oil Stove	10.00

Total Sum \$133.00

At the time that we forwarded you the previous itemized list, we were unable to locate this list from you. But a few days ago we were summoned by our counsel and asked to bring all correspondence pertaining to the property claim I was fortunate in locating this list. Rather than sending you an overestimation or no records at all, I thought it more appropriate if I sent you a underestimation. Since I have now found concrete evidence of chattels I am forwarding you the same.

Trusting that this will clear up the matter and you will forward to my counsel the analysis, I am,

Yours truly,
"T. Okada"

8692

25th October, 1946.

REGISTERED

Mr. Tadaichi OKADA,
Registration No. 11960,
57 Sussex Ave.,
Toronto, Ontario.

Dear Sir:

As requested in your letter of the 17th October, 1946, we are enclosing herewith Custodian cheque in the amount of \$529.25, representing your full remaining credit balance at this office. We are enclosing a statement of your account showing how this amount was arrived at.

Attached also is a detailed statement of the joint account of yourself and Naoichi KARATEU, dealing with the sale of your jointly owned property, in accordance with the Canadian Government's policy of liquidation, of which you were previously advised. Your letter protesting this sale, to which we have already replied, is however being kept on record. We have been unable to find a purchaser for the house built on property belonging to Mrs. Betty Farmer on Stubb Island.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Administration Dept.

WEA:HA
Encls. 4 (cheque)

File No. 8692

STATEMENT OF ACCOUNT.
Tadaichi OKADA - Registration No. 11960.

25th October, 1946

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
<u>1942</u>				
Sept. 14	Credit balance on books of Union Fish Company		\$77.61	
Nov. 7	Cheque to you	\$77.61		
<u>1944</u>				
July 20	From joint account, amount to equalise payment made to Naolchi KAKATSU		40.00	
Oct. 19	From joint account, amount to equalise insurance payment made to Naolchi KAKATSU		46.62	
<u>1945</u>				
Jan. 19	From joint account, amount to equalise payment made to Naolchi KAKATSU		33.00	
Apr. 16	Payment of transportation claim re boat		21.75	
Oct. 4	Distribution of joint account		<u>387.88</u>	
			\$77.61	\$606.86
<u>1946</u>				
Oct. 25	Remittance of balance of funds to Tadaichi OKADA		<u>529.25</u>	<u>\$529.25</u>
			\$606.86	

MTL

Files 8666 & 8692

STATEMENT OF JOINT ACCOUNT
Naotchi KARATSU - Reg. No. 12051 & Tadaiichi OKADA - Reg. No. 11960.

<u>DATE</u>	<u>PARTICULARS</u>	<u>DEBIT</u>	<u>CREDIT</u>	<u>BALANCE</u>
<u>1963</u>				
Jan. 1	Credit re Sale of Property		\$1029.00	
	Land Registry Office C. of E.	\$1.00		
Nov. 29	Sale of Mailbox		2.00	
<u>1964</u>				
July 19	Cheque to Naotchi KARATSU for maintenance	40.00		
	Amount equal to above sent to Tadaiichi OKADA	40.00		
October 18	Premium due on North American Life Policy of Naotchi KARATSU	46.62		
	Amount equal to above sent to Tadaiichi OKADA	46.62		
<u>1965</u>				
Jan. 18	Cheque to Naotchi KARATSU, special remittance	33.00		
	Cheque to Tadaiichi OKADA to equalise above remittance	33.00		
Apr. 23	Legal fees	15.00		
Oct. 23	Distribution of joint account, cheque to Naotchi KARATSU	387.88		
	Cheque to Tadaiichi OKADA	387.88		
		\$1031.00	\$1031.00	

57 Avenue Ave.
Toronto, Ont.
Oct. 17, 1946

Department of the Sec. of State
Office of the Custodian
Japanese Evacuation Section

EVACUATION SECTION	
Rec'd	OCT 21 1946
File No.	8692
Ans.	
Referred	Anderson

Dear sir:

File # 8692 - Reg. No. 1060.

I have in my account in your
custody, one-half the sum of \$1,029.⁰⁰
for the sale of property on 19th Ave,
Oshonook, B.C. which was in joint
partnership with Mr. Naichi Karaten
Reg. No. 12051.

After my evacuation from New
Denver, B.C. (resided for 3 yrs.) and
on taking up resettlement here in Toronto,
I find that I am in need of the
money now which is placed with
you.

If no further identification or
information is necessary, please
forward me the total amount to the
above address.

I am enclosing my Japanese
Registration card for further identification.
Please return this at your earliest
convenience.

Yours very truly,

Tadaichi Okada
(TADAICHI - OKADA) 11960.

632, 8666
& 8692.

November 17th, 1945.

Betty Farmer General Store,
Clayoquot, V. I.,
B. C.

Dear Sirs:

Re: Kenjiro IGARASHI - Reg. No. 12097.

We are in receipt of and thank you for your letter of the 14th instant.

It is noted that your offer of \$25.00 for the "Kenjiro Igashiki shack" refers to a building erected by this Evacuee on your land.

This is not an uncommon practice and where there is no written agreement between the parties concerned we have in a number of similar cases in other areas treated the transaction as an ex gratia payment of an agreed amount by the landowner to his former tenant.

In view of your explanation we are wiring you as follows:

IN VIEW OF YOUR EXPLANATION JUST RECEIVED WE ACCEPT YOUR OFFER OF SIXTH FOR KENJIRO IGARASHI SHACK

and hope to see all other Japanese buildings on your land liquidated in the same way.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

8692 & 8666

7th November, 1945.

Mrs. Betty Farmer,
Clayoquot,
B.C.

Dear Madam:

Re: Tadaichi OKADA - Reg. No. 11960
Naichi KARATSU - Reg. No. 12051

We wish to acknowledge your letter of the 11th October in answer to our inquiry regarding houses claimed by the above Japanese to be built on your property.

It is noted from your letter that both the houses are in a delapidated condition, but in view of present day shortage, perhaps they might be of value to someone in that district. Please advise us if you consider them of any sale value and if you know of any person who might be interested in purchasing.

Yours truly,

WEA:HA

W.E. Anderson,
Administration Department.

H. Sigalek & Co Ltd
Landing 186

8692

6th October, 1945.

Mrs. Betty Farmer,
Clayoquot,
B.C.

Dear Madam:

re: Tadaichi OKADA - Reg. No. 11960

The above Japanese declared to this office that he owns a six room frame dwelling built on your land at Stub Island.

Would you please supply us with full details regarding the house, its condition, and the disposition it has been put to since the evacuation of the Japanese?

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

8692

October 1st, 1945.

Department of Labour,
Japanese Division,
360 Homer Street,
Vancouver, B. C.

Dear Sirs:

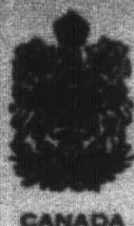
Re: Tadaichi OKADA,
Reg. No. 11960

In reply to your letter of September 28th,
please be advised that the above's credit balance at
this office is \$529.25, and as he appears to be free
from liabilities, the funds are available to him
upon request.

Yours truly,

W. E. Anderson,
Administration Department.

WEA:O'B



CANADA

DEPARTMENT OF LABOUR
JAPANESE DIVISION

EVACUATION SECTION	
Rec'd	SEP 29 1945
File No.	8692
Assn.	
Referred	<i>Andrew</i>

360 Homer Street,

VANCOUVER, B. C.

28th September 1945.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
VANCOUVER, B. C.

Dear Sirs,

Re: Tadaichi OKADA,
Reg. No. 11960
Your File No. 8693

The above-named man, who has requested maintenance, states that he was the joint owner of property situated at Port Haney, B. C., with Naoichi KARATSU. He states that the property was sold last year for \$1,000.00 and that the sum of \$500.00 is now held by you on his behalf.

We shall feel obliged if you will confirm this man's statement.

Yours truly,

M. L. Brown

M. L. Brown,
Office Manager.

CW 141.37

Jan 15/46
775.76
387.88

MMS/GM

Amount for David
underlying for
Remittance 2/29/40. n
2/29/40 46.64
Jan 15/45 33 n
Remittance

10.20 n
15
10.15.00

11912
11964
2 39.64
775.76

Jan and David

387.88
40
46.64
33

507.50
21.75
529.25

8692
141.37
387.88
529.25

CLAIM

November 13, 1944

FILE: 8692

CREDITOR: Tadaichi OKADA, 11960

DEBTOR: Canadian Government

AMOUNT: \$21.75

Expenses incurred in connection with the seizure
and removal from TOFINO to the Fraser River of M/V

"T.O. NW.1782 (Shown on list as "T.K.")

FM

8666

8692

July 18, 1944.

Mr. Naichi KARATSU,
Registration No. 12051,
Sandon, B. C.

Dear Sir:

We enclose herewith a cheque in the amount of \$40.00 representing your July remittance. You still have a balance of \$12.84 in your personal account at this office but, as this was insufficient, the enclosed cheque is drawn on your joint account with Mr. Tadaichi Okada which includes the sale price of your jointly owned property. Therefore, in order to equally proportion the funds in the account, we have transferred the sum of \$40.00 to Mr. Okada's personal account.

As we have been doing, we will continue to send you a monthly remittance for maintenance but, from now on, the above mentioned procedure of accounting will be used.

Yours truly,

W. E. Anderson,
Farm Department.

Enc. (cheque)
/EG

Credit balance Joint Acct. \$950.00

8692
8666

June 30, 1944.

Messrs. Tadaichi OKADA and
Noaichi KARATSU,
Registration Nos. 11960 and 12051,
New Denver, B. C.

Dear Sirs:

We are in receipt of your letter of June 23rd.

Your remarks have been carefully read and we can appreciate that the disposal of your property will be a matter of personal concern. However, the sale of properties to the Director, The Veterans' Land Act was carried out as a part of a policy of liquidation outlined by Ottawa on the basis of appraised values.

Your letter has been placed upon our files so that your comments in regard to this sale will remain on record but we can only advise you that we are unable to consider any alternative in regard to this matter.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

New Denver, B.C.,
June 23, 1944.

Dep't of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUN 26 1944
File No.	8666 + 8692
Ans.	
Referred	Anderson

Dear Sir:

In reference to your letter of June 16th, we wish to inform you that the sale price of \$1032.00 is both unfair and unsatisfactory. The assessed value of our property in Whonnock as estimated on the tax receipt forms reads \$2450.00. Furthermore, prior to evacuation, we constructed a house which cost us approximately \$500.00. It is therefore obvious that we cannot accept any deal less than \$2900.00.

Yours truly,

T. Okada
N. Karatsu.

MEMORANDUM

File No.: 8692

April 17th, 1945.

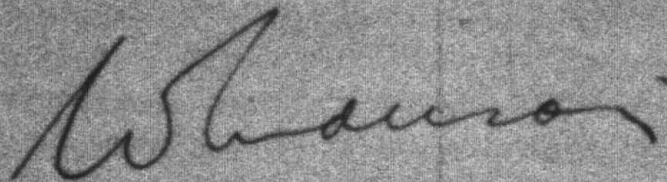
TO: The File

FROM: Mr. W. E. Anderson

Re: Tadaichi OKADA
CHATELS

When contacting this property to arrange removal of chattels to auction, it was found that everything of any value had been stolen.

It is situated in rather an isolated spot and the house has not been occupied since subject Japanese' evacuation.



WEA:OH

Canada

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

JUN 16 1944

JAPANESE EVACUATION SECTION

File No. 8465 & 8492
Reg. No. 12051 & 11960

506 Royal Bank Building,
Vancouver, B. C.

Mr. Naotomi KARATSU
and
Mr. Tadaichi OKADA

Dear Sir:

Re: End of 19th Avenue, Wharmock, B. C.
West half of the North East quarter of Section 22, Township 12,
save and except part 15.30 acres shown colored red on Map 3041,
and portion subdivided under Map 5052, District of New Westminster,
C. of R. 50638.

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	- - - - -	\$ 1032.00
Add:		
Unexpired insurance premium as at January 1st, 1943	- - - - -	
		\$ 1032.00
Less:		
Tax arrears to December 31st, 1942	- - - - -	\$
Registration fee	- - - - -	3.00
Encumbrance—Principal	- - - - -	
—Interest	- - - - -	\$ 3.00
Net proceeds of sale	- - - - -	\$ 1029.00

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

Yours truly,

F. G. SHEARS,
Director.

1963	Jan. 1	Credit re Sale of Property	\$	1029.00	\$
		Land Registry Office Co. of E.	1.00		
		Sale of Building	2.00		
			\$1.00	\$	1031.00
					<u>2.00</u>
					CR51030.00
					CR51030.00

BC-125-P
BC-3110-A

BC/125-P Page 1
BC/3110-A

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

Farm Appraisal Report

File No. JL-305

Land Description $W\frac{1}{2}$ of NE $\frac{1}{4}$, Sec. 22, Tp. 12, save & except pt. 15.30 acs. as shown
red on Map 3041, & por. S/D under Map 5052.

Containing 29.9 Acres

Owner's Name OKADA, Tadaichi &
KARATSU, Nooichi Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C. Distance 2 $\frac{1}{2}$ miles.

Market Town New Westminster - also local facilities Distance 24 "

Church (give denomination) Haney, B.C. Distance 2 $\frac{1}{2}$ "

Nearest School Alex. Robinson School Distance 1 "

State how property was identified: Map location and corner post

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

Property has direct access to North limit of 19th Avenue.

Is this district a good one? Fair - but getting into less developed area.

Employment opportunity Limited - at a distance of 1 to 10 miles. EXHIBIT No. 1175-7

Predominating Nationality and religion: Mixed, Japanese owners mainly. DATE Oct 26-1948

Describe Fencing and its condition: Partly fenced on West side only. Value \$

Water supply: from well and small creek. Value \$

BUILDINGS ON FARM

Electricity-no power immediately available. No lights in house. 8692

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE No. 1	20 x 22	Frame	1 $\frac{1}{2}$ st.	Shgl.	1	Wood	Good	450.00
" No. 2	18 x 25	"	1 $\frac{1}{2}$ "	"	20	"	V. poor	250.00
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$ 700.00

Total Value Buildings add to farm \$ 550.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Old house not worth repairing. New house not finished; requires outside finishing and window sashing. \$

Describe the basement and chimneys: No basements; both houses have brick chimney on bracket.

No. rooms downstairs? 1 House - 3 1
2 - 2 Upstairs? 2 How finished Both houses - wood finish.

Are buildings painted? None. Condition of paint -

Distance from nearest bush Almost adjacent to bush.

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

Cultivated Land

BC/125-P
BC/3110-A

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.37	Level	Sandy loam 12" to 18"	Hardpan	Mixed small fruits	70.00	235.90
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
26.53	Level	Sdy. loam 12"-18"	Hard- pan	Clearing, stumping, breaking.	200.00 to 250.00	10.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 501.20

Total added by buildings to value of farm \$ 550.00

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

Total value of farm \$ 1051.20

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

Property occupied by owners. Land appears fairly fertile but little work done this season. Considerable float stone, but not serious on cleared land.

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

In present state of development suitable for small fruits only.

Noxious weeds:

No serious weed condition.

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

Maple Ridge Municipality -

Assessed - Improvements - \$ 800.00
Land - \$1650.00

1942 Taxes - \$61.69.

Date: June 16, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 15 day of June 19 42

Inspector's Signature

"D. DODDING"

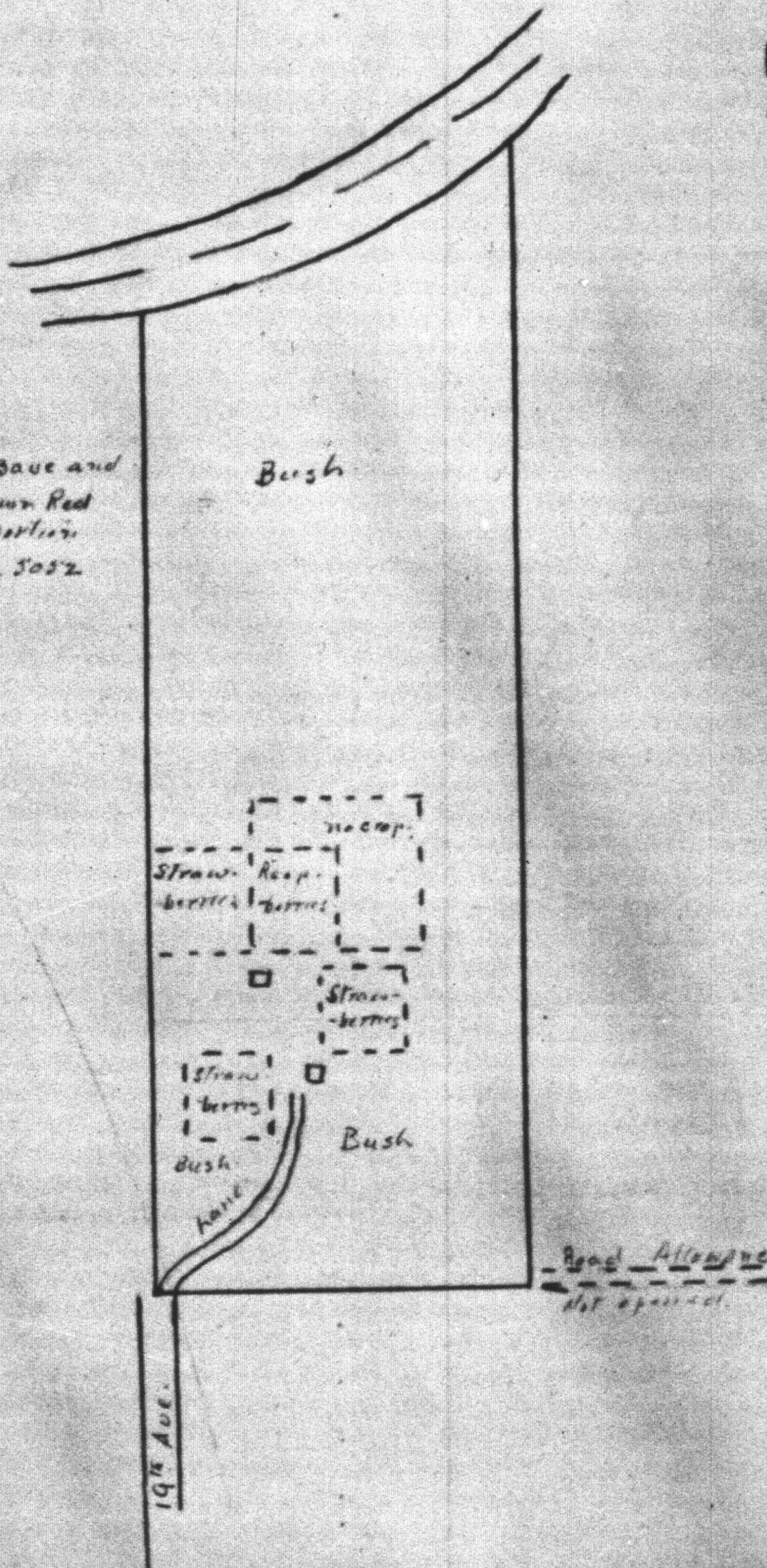
Note: (Use Form 43 (Sheet 2) in connection with this form.)

Diagram of Property

Tadarichi Okada
&
Noriichi Karatsu.

W $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec. 22, Tp 12. Save and
except part 18.36 ac. as shown Red
on Map 3041 and that portion
sub-divided under Map 3052.

Scale 300' = 1"



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

value is \$ 1000.00

Date 17th June 19 42.

"I.T. BARNET"

District Superintendent.

8692

January 4th, 1943.

Mr. Bernard Ryan,
21st Ave.,
Whonnock, B. C.

Dear Sir:

Re: Tadaichi OKADA

We wish to refer you once again to our letter dated November 25th asking you to kindly supply us with your claim against the above Japanese for taking Cascara bark off his property after leasing it to you.

We must insist that you attend to this matter so that we may reach an amicable settlement with the above Japanese.

Will you kindly attend to this without further delay.

Yours truly,

R. D. Richardson,
Farm Department.

HRC/EM

8692

November 25th, 1942.

Mr. Bernard Ryan,
21st Ave.,
Whonock, B. C.

Dear Sir:

Re: Tadaichi OKADA

May we ask to be favored with an early reply to our letter dated the 13th instant in connection with the above Japanese family claiming wages on you, prior to their evacuation.

We would appreciate your attending to this matter by supplying us with particulars of their taking Cascara Bark off their property after leasing it to you.

Yours truly,

R. D. Richardson.
Farm Department.

HRC/EM

8692

November 13, 1942

Mr. Bernard Ryan
21st Avenue
Whonock, E. C.

Dear Sir:

Re: Tadaichi Okada

We confirm a representative interviewing you in connection with the above Japanese claiming wages to the sum of \$31.75 on behalf of Mrs. Tadaichi Okada and a further \$16.80 to Mr. Harry Okada. Please be advised that this office requests to have your claim that the above Japanese has taken a quantity of cascara bark from the property after leasing it to you by supplying us with particulars as to the sum involved and any damage done in this connection, and upon receipt of these particulars we shall then communicate with the above Japanese submitting to him your claim at which time we anticipate an amicable settlement may be reached. We would greatly appreciate your attending to this matter as soon as possible.

Yours truly,

E. D. Richardson
Farm Department

REC:HAD

November 12, 1942.

MEMORANDUM FOR FILE

File No. 5556	KARASU, Isaochi	Reg. No. 12051
File No. 5705	SHIMIZU, Mrs. (Shinichi)	Reg. No. 13878
File No. 5692	SHIDA, Tadashi	Reg. No. 11960

Re lease Shinichi Shimizu to Edward Ryan of W. H. S. J.,
Sec. 22, Tp. 12 (except 15.30 acres more or less coloured red on Map
3041 and that portion subdivided under Map 5052. Maple Ridge.

The husband is deceased and there is no file for him and
apparently the Shinichi Shimizu set out as lessor is really Mrs. Shinichi
Shimizu (see letter from a half owner in the property, I. Okada Nov. 2/42
(copies in files).

In all the above files there is no evidence of any right
on the part of any Shimizu to give a lease. There is, however, an
admission by Okada in the same letter that the owners of the property
approved the sale of the crops to the above Edward Ryan.

A. Davidson
A. Davidson.

8692 ✓
8666
8705

7th November, 1942.

Mr. Tadaichi OKADA, #11960,
New Denver, B.C.

Dear Sir:

We thank you for your letter of the 2nd instant and the information regarding your property given therein.

We return herewith the tax receipt and note that you paid this direct.

We enclose herewith our cheque in the amount of \$77.61 covering monies received by us on your behalf from Messrs. P. S. Ross & Sons, representing a credit balance due you from the Union Fish Co., Ltd. Kindly acknowledge receipt of this cheque.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

Encl:

*Coffey
with Richardson*

OFFICE OF THE CUSTODIAN

File No: 8692

Name: Tadaichi OKADA

Reg. No: 11960

Address: 19th Avenue, Whonock, B. C.

October 28, 1942

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house upstairs

- 2 window screens
- 1 window
 - carton cont. quilt padding
 - carton cont. straw hat, few books
- 1 tennis racquet press
- 1 sml. bamboo book shelf

Downstairs

- 1 sml. table (h.m.)
- 4 cookie cutters
- 1 window screen
- 3 cups
- 4 saucers
- 1 sad iron

Lean to, behind house

- 1 table (h.m.)
- 1 screen cooler
 - sml. quan. fire wood
- 1 old range (N.V.)

Woodshed

- 1 sml. cupboard
- 3 lengths stove pipe

Barn

- 2 window crates
- 28 berry crates
- 1 qt. sealer
- In Karatsu Basement
- 1 wooden bed spring

Chicken House

- 10 picker trays
- 1 bicycle tire
- sml. quan. old stove parts
- 1 school bag
- 1 kettle
- 1 sack bottles
- 1 tea pot

In field

- 22 berry boxes
- 1 h.m. table
- 1 hot water tank
- 1 wooden bench

In Karatsu house upstairs

- 1 double bed complete
- 1 box cont. paint
- 2 lanterns
- 2 boxes books
- 1 oak kitchen table
- 1 box containing fishing tackle
- 1 pedestal table
- 4 bamboo baskets
- 1 2 gal. crock
- 1 3 gal. crock
- 2 wooden barrels
- 3 brass rice tubs
- 1 box cont. valves and pipe fittings
- 1 wash pan cont. quan. dishes and bowls
- 1 wash tub
- 1 large coal oil stove
- 1 sml. folding bed complete

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

DATE: *November 4th 1942* SIGNED: *T. Okada*

Please sign and return one copy to the Custodian.

Stole 8705

8692

Richardson
New Denver, B.C.

November 2, 1942

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 5 1942

Dear Sir:-

In reference to your letter dated October 17th, in which you stated that taxes on our property at Monock have not been paid, I am enclosing the receipt showing payment of taxes on our property by myself and Maouche Karatso. If you wish further information regarding this matter please communicate with the clerk of the Honey Municipal. I would appreciate it if you would return this receipt ~~of~~ on the return mail.

As far as our farm property is concerned Mrs. Shimogi has no connections with it except that our property was loaned to her under no financial agreements. Since she had cleared and cultivated part of our land while it was loaned to her we thought it fair that she receive this year's crop. Therefore we approved of her sale of the crops to Mr. B. Ryan. Mrs. Shimogi did not pay taxes on our land as you can clearly see on the receipt. I hope the above information will clarify the situation.

Thank you kindly for placing \$77.61 to the credit of my account with you. I would be obliged

if you would forward me with a cheque to
that amount at your earliest convenience. Hoping
for an immediate reply, I remain

Yours Truly,
J. K. Kade

8692

October 29th, 1942.

Mr. Tadaichi Okada,
Reg. No. 11960,
New Denver, B. C.

Dear Sir:

Re: Chattels

We confirm our letter dated October 6th, submitting a list of chattels for your acknowledgement, to which we cannot as yet trace having received any reply.

Please find attached a supplementary list our field men report to have found on your property located at 19th Avenue, Whonnock, B. C. We ask that you kindly acknowledge this as being correct by signing one copy and returning it to this office, the other you may retain for your own reference.

We must ask that you give this matter your prompt attention and let us have an early reply.

Yours truly,

R. D. Richardson.
Farm Department.

HRC/EM

Date October 22, 1942

MEMORANDUM

From the desk of

F. E. Deserisay

To R. C. M. P. The Custodian, Mrs. Springs, Treasury, Miss Craig.

Subject THE OKADA Family Okada Family Tadaichi, #11960

RECEIVED
OCT 23 1942

This is to advise that the Okada Family, comprised of Tadaichi, #11960, Yume, #11961 and Etsu, minor, did not proceed from New Denver to Sandan as stated on Evacuation Sheet 10540.

This family is still in New Denver. Therefore please cancel the above serial sheet.

[Signature]
F. E. DESERISAY
Executive Assistant.

DM

167393

8692

20th October, 1942.

Mr. Bernard Ryan,
21st Ave.,
Whonock, B.C.

Dear Sir:

re: Mrs. T. & Harry OKADA.

The above Japanese declared to us prior to their evacuation that you owed them the sum of \$48.55 in wages, particulars as follows:-

<u>Mrs. T. Okada</u>	
Wage for raspberry jam	\$ 23.25
Bonus for raspberry jam	3.00
" " strawberry jam	2.70
" " strawberry crates	2.80
	<u>\$ 31.75</u>
<u>Harry Okada</u>	
Labour - 48 hours at 35¢ per hour	16.80
Wage \$16.80	
	<u>\$ 48.55</u>

We would appreciate receiving your cheque in this amount by return mail.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

8692

17th October, 1942.

Mr. Tadaichi OKADA,
Registration No. 11960,
New Denver, B. C.

Dear Sir:

Your letter to us dated September 28th was somewhat delayed in reaching us.

Messrs. P. S. Ross and Sons inform us that the following is a statement of your account:

By Balance of Account - Goods supplied		\$155.97
To Contra - Balance - March 1st	39.96	
Mdse. - April 30th	25.36	
Mdse. - May 31st	13.04	
	<u>78.36</u>	
		\$ 77.61

from which you will note that you had a credit balance of \$77.61. This X
sum we have placed to the credit of your account with us.

We shall be very happy to consider sympathetically your request that we forward this money to you, but we must first call your attention to the fact that we have not as yet been able to complete our examination of your property. Search made indicates that title to your farm in Whonock is in your name and in the name of Naiochi Karatsu. Our records indicate also that taxes on this property have not as yet been paid. X

When replying to this letter we would also appreciate your informing us of the position of Mrs. Shimoji in so far as your farm property is concerned and whether or not Mrs. Shimoji agreed to pay taxes on your land and whether or not sale made by Mrs. Shimoji to Mr. Ryan of the crops was made with your approval and with the approval of Mr. Karatsu.

Yours truly,

R. P. Alexander
Manager

RPA:LF

For reply see letter 27/11/42

C
O
P
Y

October 2nd, 1942.
Kaslo, B. C.

P. S. Ross & Sons,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Yesterday I received a letter from Miss E. Maruno at Revelstoke stating that the Custodian's office required information about my father. I wish to inform you that my father's full name is Tadaichi Okada and is now in New Denver, B. C. I also wish to inform you that he has not as yet received the cheque from the Custodian's office for the sum of \$77.61, which the Union Fish owed him prior to evacuation.

A few days ago I wrote a letter to the Custodian inquiring about that. As yet I have not received any particulars clarifying the situation.

I would appreciate it very much if you could help us out in any way in clarifying the difficulty. Until then I remain,

Yours truly,

"H. Okada"

C
O
P
Y

8692

C
October 1, 1942.

Messrs. P. S. Ross & Sons,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: Tadaichi OKADA

In your letter dated September 9th which bore the reference "Re: T. Okada and Union Fish Co. Ltd." you stated that you would get in touch with Miss Maruno in Revelstoke in an attempt to secure the full first name of Mr. Okada. We presume that this individual is Mr. Tadaichi Okada, but we would appreciate receiving your confirmation as soon as you have been able to secure a reply from Miss Maruno.

Yours truly,

RPA:MA

R. P. Alexander,
Manager.

8692

October 1, 1942.

Mr. Tadaichi OKADA,
Registration No. 11960,
Sandon, B. C.

Dear Sir:

Would you please be good enough to
provide us with any information regarding claims
which you have made or may not have in connection
with the Union Fish Co. Ltd., for which please
accept our thanks in advance.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

8692

me Alister
out to my bill

New Denver, B.C.
September 28th, 1942.

The Custodian's Office
Dept of the Secty of State of Canada,
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 2 1942

Dear Sir: -

In reference to your letter of Sept. 16th,
I would like to forward to you the following
information. Due to the present evacuation, I have
lost all invoices and statements clarifying the
exact amount which the Union Fish Co. has
owing me. but I recollect that we had a credit
of approximately One Hundred and Fifty Dollars
(\$150.00). Since then, until time of evacuation, I
bought about \$70.00 worth of goods, so I should
have a credit Balance of about \$80.00.

I regret that I cannot forward you with
a statement but I hope that the above information
is sufficient to clarify the situation. If so I
would appreciate it very much if you could
forward me with a cheque for that amount.
Trusting that you will reply to me in this matter,
I remain

Yours Truly,
T. Okada
No. 11960.

8692

16th September, 1942.

Mr. Tadaichi OKADA,
Registration No. 11960,
Hastings Park,
Vancouver, B. C.

Dear Sir:

We would appreciate your being good enough to provide us with any information regarding claims which you may or may not have in connection with the Union Fish Co. Ltd., for which please accept our thanks in advance.

Yours truly,

R. P. Alexander
Manager

RPA:LF

8692

16th September, 1942.

Messrs. P. S. Ross and Sons,
411 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: Tadaichi OKADA

Attached please find our Receipt No. 681 for \$77.61 covering your cheque for the same amount sent to us with your letter dated September 9th.

Our attention has been called to the fact that your letter dated August 18th refers to Mr. T. Okada whereas your letter dated September 9th refers to Mr. T. Okada. Both are perfectly good Japanese names. Our records indicate that the individual concerned is Mr. Tadaichi Okada and you may perhaps wish to make a note of the spelling.

Yours truly,

R. P. Alexander
Manager

RPA:LF

File Nos. 8705, 8666 &
8692.

File this please
C
Hastings Park,
Sept. 12, 1942.

Mr. R. D. Richardson,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: SHIMOJI, Shinobu #13678

We have contacted the above party and interviewed her as per your instructions of the 11th instant.

Mrs. Shimoji states that she has had the use of the property belonging to Mr. OKADA, No. 11960, and Mr. KARATSU, No. 12051, for the past 9 years. As per verbal agreement between the above parties Mrs. Shimoji paid the land taxes.

Mr. Karatsu and Mr. Okada returned to their property about March, 1942, when Mrs. Shimoji and her family vacated the house and, building a house on land belonging to SHIMOJI, Kiyoharu, No. 09605, went to live there.

Regarding the lease between Mrs. Shimoji and Mr. Ryan, we are informed by Mrs. Shimoji that the crop was sold to Mr. Ryan, who lived in Mr. Mochizuki's house, 21st Ave., Haney, with the full knowledge of Mr. OKADA and Mr. KARATSU.

At the time of signing of the lease Mr. Ryan made no mention of using the house, but, on the other hand, Mrs. Shimoji definitely stated that, as they had no other house of their own, the house on the property could not be leased.

Yours truly,

F. T. Williams

Office of the Custodian,
Manning Pool.

FTW/AW

8705
8666
8692

11th September, 1942.

Mr. T. Williams,
Hastings Park,
Vancouver, B.C.

Dear Sir:

re: Shinobu SHIMOJI. #13678.

We have a letter from Mr. James Campbell of Mission City regarding the leasing of the above property to Mr. Bernard Ryan, 19th Ave., Whonock.

Apparently the property Mrs. Shimoji leased to Ryan belongs to Tadaichi Okada, Re. No. 11960, and Naoichi Karatsu, #12051. Kindly interview Mrs. Shimoji and determine under whose authority she leased this property to Mr. Ryan.

According to the records in this office the Shimoji house on 19th Ave., Haney, is unoccupied, and up to the time of Mrs. Shimoji's evacuation from Whonock she lived with Mr. Ryan, and Mr. Campbell advises that the Karatsu and Okada families moved in later, which made it very awkward for the lessee.

Yours truly,

R. D. Richardson,
Farm Department.

HRC:GF

ESTABLISHED 1888

CABLE ADDRESS PHILROSS ^A

P. S. Ross & Sons

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER

MAJ. GEN. J. G. ROSS, C.M.G.
J. W. ROSS, LL.D.
S. R. CAMPBELL
J. A. GRANT
W. L. GATEHOUSE
G. M. HAWTHORN
J. A. ROSS
H. I. ROSS
G. M. SMITH
G. E. HOULT
S. B. PECKHAM
W. G. JEPHCOTT
H. S. HAWTHORNE
F. E. H. GATES
J. A. ROSS
F. A. COFFEY
G. G. HARRIS

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

SEP 12 1942
ROYAL BANK BUILDING
360 STURGEON STREET

MONTREAL QUE.

9th September, 1942.

Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C..

8692

11960

Attention Mr. R. P. Alexander.

Hastings Park

Dear Sir:

Tadaichi

re: T. OKADA and Union Fish Co. Ltd.
Your File

Replying to your letter of the 5th inst.,
as far as we are able to ascertain, Mr. Okada is still
in Haney. We do not appear to have any record of his
full first name but will contact Miss Maruno, the for-
mer bookkeeper who is now in Revelstoke to enquire.

In the meantime, we enclose the cheque
in question, made payable to T. Okada for \$77.61.

Yours faithfully,

P. S. Ross & Sons

Enc.

File No: 8692

Name: Tadaichi OKADA

Reg. No: 11960

October 5, 1942

RECEIVED
NOV 5 1942

with Ciffley

INVENTORY OF CHATTELS REMAINING AT 19th AVE..

WHONOCK, B.C.

1 Double bed
1 Box paint
2 Boxes books
1 Box fishing goods
2 Oak table
4 Bamboo baskets
2 Crocks ✓
2 Barrels

3 Wooden rice containers
1 Box hardware
- 1 Basket chinaware -
2 Chairs
1 Oil stove
3 Chairs
1 Double bed spring

Confirmed:

See later inventory
under heading
in Kanatsu house upstairs
ad 28/10/42

Date: October 26, 1942

Signed: T. Okada

Please sign and return one copy to the Custodian

OFFICE OF THE COMMISSIONER
JAPANESE SECTION

5692
RECEIVED
SEP 10 1942

668 ✓
Hastings Park,
September 8, 1942.
C.

ADDITIONAL REGISTRATION

Name OKADA, Tadaichi

Address 19th Ave., Whonock

No. 11960

File # 5692 ✓

N.B. The property of the above was registered in the name of Tadaichi Okada and Naoichi Karatsu as follows: West $\frac{1}{2}$ N.E. $\frac{1}{4}$ of Section 22, Township 12. Save & except 15.30 acres read on Map 3041, and Sub-division Map 5052 in District of New Westminster.

The following chattels left in house on above property. Key with Mr. B. Ryan, 21st Ave., Whonock, B.C.

- 1 Double bed
- 1 Box paint
- 2 Box books
- 1 Box fishing goods
- 2 Oak tables
- 4 Bamboo baskets
- 2 Crocks ✓
- 2 Barrels
- 3 Wooden rice containers
- 1 Box hardware
- 1 Basket chinaware ✓
- 2 Chairs
- 1 Oil Stove,
- 3 Chairs
- 1 Double Bed Spring

Money owing from Mr. Bernard Ryan, 21st Ave., Whonock. \$48.55 as wages for work done from 18th July to 3rd August 1942.

Mrs. T. Okada

Wage for raspberry jam	\$ 23.25
Bonus for raspberry jam	3.00
Bonus on strawberry jam	2.70
Bonus on Strawberry crates	2.80

TOTAL WAGES \$31.75

Mr. Harry Okada

Labour - 48 hours at 35¢ per hour	\$ 16.80
Wage \$16.80	

TOTAL \$ 48.55

SIGNATURE Tadaichi Okada

WITNESS J. Milburn

5th September, 1942.

Messrs. P. S. Ross and Sons,
411 Royal Bank Building,
Vancouver, B. C.

Tadachi Okada FN 8692
RN 11960

Dear Sirs:

Re: T. OKUDA now at Haskins park

Thank you very much for your letter dated August 18th. Would you please inform us at this time whether or not the Mr. T. Okada you mentioned is still in Haney, and if the information is known to you we would appreciate your providing us with his full first name, following which we shall be happy to reply to your letter.

In the meantime we suggest that you forward to us the cheque in question for \$77.61.

Yours truly,

R. P. Alexander
Manager

RPA:LF

Cheque has gone to acctg dept
File is out to Coffey

Extract from Lease.

Lease No. 363

Files Nos. 8692 & 8666.

Lessor: The Secretary of State. (Naioichi KARATSU & Tadaichi OKADA)

Lessee: Bertha RANM.

Date: 10th March, 1943.

Term: 10 months from 1st March, 1943 to 31st December, 1943.

Consideration: \$75.00 payable 31st August, 1943. No Taxes.

Property:

Land: W. $\frac{1}{2}$ of N.E. $\frac{1}{4}$ of Section 22, Tp. 12, save & except part 15.30 acres shown red on Map 3041 and portion subdivided under Map 5052. C. of T. 108455 E. (On 19th Avenue). Municipality of Maple Ridge.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

Lease handed S.S.B. 11/8/43.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MAPLE RIDGE

Date: Oct 20th. 1942

NAME: OKADA, Tadaichi

REGISTRATION NO. 11960

ADDRESS: End of 19th. Ave. Whannock, B.C.

PROPERTY:

ACREAGE: 29.9 acres

App. 4 cleared

KIND OF CROPS: Strawberries

Raspberries

Fruit trees

APPROXIMATE ACREAGE OF EACH: 1

$\frac{1}{2}$

22

HOUSE: 1 $\frac{1}{2}$ storey

VACANT: Yes

OCCUPIED:

DESCRIPTION: Shingle frame

ROOF: Shingle

SIZE: 18 x 24

NO. OF ROOMS: 3

CONDITION: Fair

OTHER BUILDINGS: Lean To 12 x 20, Woodshed 10 x 12, Barn 16 x 22

Chicken house 6 x 10, Bunk house 10 x 18.

NAME OF LESSEE OR RENTOR:

TERMS:

WATER: Well

ON:

OFF:

LIGHT: Lamp

ON:

OFF:

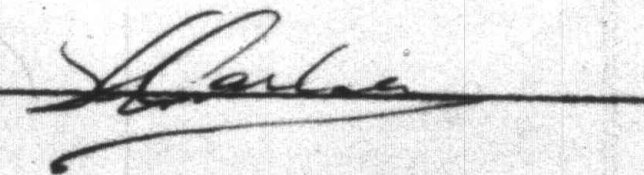
REMARKS: Windows unlocked & back door tied with string.

Windows now nailed & we put a lock on the back door.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

See attached list

Signed:



INVENTORY OF CHATTELS BELONGING TO
OKADA, Tadaichi #11960

In House Upstairs

- 2 Window screens
- 1 Window
- Carton cont. Quilt padding
- " "Straw hat & few Books
- 1 Tennis racket press
- 1 Sml. bamboo book shelf

Downstairs

- 1 Sml. table (hm.md.)
- 4 Cookie cutters ✓
- 1 Window screen
- 3 Cups ✓
- 4 Sawcers ✓
- 1 Sad iron

Lean To (Behind house)

- 1 Table (hm.md.)
- 1 Screen cooler
- Sml. quan. fire wood
- 1 Old Range (N.V.)

Wood Shed

- 1 Sml. Cupboard
- 3 Lengths stove pipe

Barn

- 2 Window crates
- 28 Berry crates
- 1 Qt. Sealer ✓

Chicken House

- 10 Picker trays
- 1 Bicycle tire
- Sml. quan. Old Stove parts
- 1 School bag
- 1 Kettle ✓
- 1 Sack bottles ✓
- 1 Tea pot ✓

In Field

- 22 Berry boxes
- 1 Table (Hm. md.)
- 1 Hot water tank
- 1 Wooden bench

✓ In KARATSU House Up

- 1 Double bed complete
- 1 Box cont. paint
- 2 Lanterns
- 2 Boxes books
- 1 Oak kitchen table
- 1 Box. cont. fishing tackle
- 1 Pedistal table
- 4 Bamboo baskets
- ✓ 1 2 gal. crock
- ✓ 1 3 gal. crock
- 2 Wooden barrels
- 3 Brass rice tubs
- 1 Box cont. Valves & pipe fittings
- ✓ 1 Wash pan cont. quan. dishes & bowls
- 1 Wash tub
- 1 Large coal oil stove
- 1 Sml. folding bed complete.

In Basement

- 1 Wooden bed spring

[Handwritten signature]

NOV 26 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

8692
12305
125P 5110ft
14

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME OKADA TADAICHI (RCMP) Reg. No. 11960
(Print) Surname Given Name

(2) Pre-Evacuation Address CLAYOQUOT, B.C.

(3) Present Address 57 SUSSEX AVE TORONTO, Ont.

(4) REAL ESTATE
(a) Street Address (if any) 19th AVE KILMER, B.C.
City or Municipality Province

(b) Legal description (lot number, block number, section number, etc.)
West half of the North East quarter of Sect 22
Township 12. Range 6. Except part 15.30
acres shown colored red on map 3041
and that portion subdivided under
map 5051 in district of New Westminster

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) ~~Residence~~ Type of business
(iii) ~~Business~~
(iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) owner of one half

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land \$ 2300.00
(ii) Buildings \$ 1000.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) \$

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) \$ 1032.00

(v) Amount at which Custodian sold property and credited your account \$ 226.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv)) One half this amount

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
19th Ave Whonnock (farm)

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
house

(c) How stored or packed at time of evacuation crated and left
in house

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

(e) Itemized description of personal property which is the subject of the claim:

	Estimated Value \$
1. <i>Chenille</i>	55.00
2. Estimated Value \$	
3. Estimated Value \$	
4. Estimated Value \$	
5. Estimated Value \$	
6. Estimated Value \$	
7. Estimated Value \$	
8. Estimated Value \$	
9. Estimated Value \$	
10. Estimated Value \$	
TOTAL CLAIM FOR PROPERTY LOSS \$ 55.00	

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) \$ 118.900

(g) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

(b) Do you require the services of an interpreter at the hearing? Yes or no *yes*

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA

TO WIT:

1. *Radwinski Canada*

of the *City of Toronto* in the *County of York*

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the

City of Toronto
County of York
19th day of
March
1947

A.D. 1947.

A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.



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IN THE MATTER OF THE "INQUIRIES ACT"

PART I. REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE M.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

October 25, 1948.

IN THE MATTER OF THE CLAIM OF

TADATANI OKADA

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C., appearing for the
Dominion Government,

F.A. BREWIN, ESQ., appearing for the
Claimant.

A. SMITH, ESQ., Secretary,
G.N.R. UPTON, ESQ., Official Interpreter.
A.G. VEITCH, ESQ., Official Reporter.

T. Okada,
Dir. ex.

TARAICHI OKADA, the claimant herein, being first duly sworn, testified as follows, through the interpreter:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Mr. Okada, you are making a claim in respect of some real estate, a farm, which was in Maple Ridge. Is that right? A. Yes.

Q. And you and Mr. Naichi Karsen were the joint owners of this property? A. Yes.

Q. I am going to ask you to sign this and tell us whether the facts are correct and then ask if you would like to have your son present any details as to the matter to the Commission, whatever details which are necessary ---? A. Yes.

Q. Before I get you to sign it, may I ask you, are the statements in here filled in according to your instructions, and are the statements true?

A. Yes.

Q. Would you sign the form? A. Yes.

---(Claimant signs form)

MR. CHRISTIE: Are you having the son give the evidence instead of the claimant? Why?

MR. BREWIN: Because the claimant does not speak English very well and the son knows the facts.

MR. CHRISTIE: If the claimant was living there and understood the claim he is the one who should receive give evidence - and I have instructions to that effect.

THE SUB-COMMISSIONER: Where does this differ from any court case? I cannot dictate to the claimant

3
T. Okada,
Dir. ex.

1 how he will prove his claim. He can bring a further
2 witness and he need not go any further with this
3 witness than he wishes.

4 MR. BREWIN: We have had some slight disagree-
5 ment about this matter, with Mr. Justice Bird, and
6 I think all of the commissioners, with the exception
7 of his honour, Judge McGibben, have considered that
8 this method where you had a younger member of the
9 family who spoke English well and could answer as to
10 details ---

11 THE SUB-COMMISSIONER: It is your claim and
12 you prove it any way you like; this man having been
13 in the box here is here for cross-examination. You do
14 not need to ask him any more questions than you wish.

15 MR. BREWIN: Q. You signed this and all the
16 statements there are true? A. Yes, sir.

17 MR. BREWIN: That will be Exhibit 1.

18 (PARTICULARS OF REAL ESTATE FARM LAND,
19 MARKED EXHIBIT NO. 1)

20 Q. Now, you also have a claim in regard to
21 certain personal chattels.

22 I have not asked your honour, to request that
23 the amount of the claim be increased from \$55. in
24 the original form to \$133. I am not quite sure, from
25 my instructions, what the reason is for the change.

26 I would ask leave to amend, to claim \$133. for
27 chattels.

28 MR. CHRISTIE: I am opposing that. I know it
29 has been ruled by Mr. Justice Bird that unless there
30 are some very reasonable grounds it should not be

1 amended at the hearing.

2 THE SUB-COMMISSIONER: We will hear the very
3 good grounds.

4 MR. BREWIN: Q. Is this your signature on this
5 document? A. Yes.

6 MR. BREWIN: This is the inventory of chattels
7 remaining at 18th Avenue, Whonnock, B.C., dated
8 October 28, 1942. I will tender that as an exhibit.

9 (INVENTORY, MARKED EXHIBIT NO. 2)

10 Q. You signed that at the request of an officer
11 of the Custodian? A. Yes.

12 Q. In your original claim you put a value
13 of kitchen utensils \$55., included in your original
14 claim. Now I understand you are asking to make
15 the claim in respect to the articles listed in this
16 list which I am showing you? A. When I made my
17 claim originally I could not remember everything
18 clearly and for that reason I put down the \$55. for
19 the kitchen utensils. Since then I have had the
20 list from the Custodian and it has refreshed my memory
21 and I have therefore made claims for articles which
22 I had not included originally.

23 Q. I do not know whether I should renew my
24 application at this stage.

25 THE SUB-COMMISSIONER: Let me see the original
26 claim which you put in.

27 MR. BREWIN: This is my copy of it.

28 THE SUB-COMMISSIONER: Where is the list which he
29 got from the Custodian?

30 MR. BREWIN: The list from the Custodian is the

5
T. Okada,
Dir. M.

1 one which I filed as an exhibit.

2 THE SUB-COMMISSIONER: It is adding entirely
3 other items?

4 MR. BREWIN: Yes; but, your honour, this is a
5 Royal Commission designed to secure all the facts and
6 to do what justice can be done in the circumstances
7 in respect of these claimants. These claim forms
8 were completed in somewhat of a rush sometimes, as I
9 know of my own personal experience. If it were a case
10 of enlarging and putting a lot of claims in for things
11 of which it was doubtful whether they were ever in the
12 possession of the Custodian one would hesitate, I
13 suggest, to allow an amendment, but it seems to me ---

14 THE SUB-COMMISSIONER: Are you suggesting that
15 this list now valued at \$133., is to take the place
16 of what is marked as "kitchen utensils \$55."?

17 MR. BREWIN: Yes.

18 THE SUB-COMMISSIONER: And, did this list, in
19 fact, come from the Custodian?

20 MR. BREWIN: No; this list was amongst his
21 papers.

22 THE SUB-COMMISSIONER: What do you say, Mr.
23 Christie?

24 MR. CHRISTIE: I can only say it is rather a
25 difficult position in which to put me when they come
26 at the hearing and make a last-minute amendment. My
27 instructions have been that this has been refused
28 except in exceptional circumstances.

29 THE SUB-COMMISSIONER: You mean the point is that
30

1 you have no opportunity of checking into this?

2 MR. CHRISTIE: Yes; and I understand Mr.
3 Justice Bird ruled that unless there were exceptional
4 circumstances amendments should not be allowed at
5 the hearing.

6 THE SUB-COMMISSIONER: Here are things which
7 the Custodian admits that he has. They are not
8 kitchen utensils at all. Now, surely the claimant is
9 entitled to receive something in respect of them if
10 they are worth something.

11 MR. CHRISTIE: Did he not have this list when
12 he made out his claim?

13 MR. BREWIN: He may have had it but not
14 produced it —

15 THE SUB-COMMISSIONER: Where is the document
16 which indicates what if anything the Custodian got
17 for these things?

18 MR. CHRISTIE: We are saying that we have no
19 record of some of these goods at any time. That will
20 be part of our defense.

21 MR. BREWIN: How could you say that when this
22 inventory, the basis of everything we are claiming,
23 is apparently taken by your own official?

24 THE SUB-COMMISSIONER: Do you admit, Mr.
25 Christie, that this exhibit, Exhibit 4, was sent out
26 by the Custodian?

27 MR. CHRISTIE: I would want to hear the proof
28 of that. I will not take any position until I hear
29 what the evidence is. I have no objection to my
30 learned friend adducing the evidence but I will not

T. Okada,
Dir. ex.

1 take any position until I hear it.

2 THE SUB-COMMISSIONER: There is evidence that
3 Exhibit 4 was sent out by the Custodian. Are you in
4 a position to either admit that or say you do not
5 know whether or not it was?

6 MR. CHRISTIE: I would prefer to hear the evi-
7 dence before I make a statement.

8 MR. BREWIN: You have heard it.

9 MR. CHRISTIE: I do not know.

10 THE SUB-COMMISSIONER: If you do not know
11 anything about it, that is one story; If you do
12 know about it then the answer might be different.

13 MR. CHRISTIE: I might be able to find out
14 something about it in cross-examination.

15 MR. BREWIN: The very way it is set up, the
16 nature of the typing and everything indicates to me
17 it is a document prepared by the Custodian and sub-
18 mitted to the claimant to be signed.

19 THE SUB-COMMISSIONER: Well, certainly Mr.
20 Christie is entitled to have any such evidence as he
21 wants to produce or that he can get an cross-examination
22 on the question of whether or not this was sent out
23 by the Custodian because that might be a very vital
24 point. You go ahead and I will reserve the question
25 of the amendment in the meantime.

26 MR. BREWIN: Q. Have you set against the items
27 contained in this list a figure showing what you say
28 is a fair value?

29 A. I have put what I considered a fair value
30

1 against these items.

2 Q. And have you had prepared a ---

3 THE SUB-COMMISSIONER: Is that an exhibit?

4 MR. BREWIN: Yes; I am sorry; I tender that
5 as Exhibit 3.

6 (LIST PREPARED BY THE CLAIMANT, TAKEN DIRECTLY
7 FROM EXHIBIT 2, BUT WITH VALUATIONS BY HIMSELF,
8 MARKED EXHIBIT NO.3)

9 MR. CHRISTIE: This is just a duplication of
10 the other exhibit?

11 MR. BREWIN: It is with the exception that the
12 valuations were added there. They are not in the
13 other one. The facts set out in this document headed
14 "Personal Chattels" which you have just signed, are
15 they true? A. Yes.

16 (PARTICULARS OF PERSONAL CHATTELS, MARKED
17 EXHIBIT NO.4)

18 Q. That is all, thank you.

19 CROSS-EXAMINATION BY MR. CHRISTIE:

20 Q. I am producing a J.P. Form dated May 8,
21 1942. Is that your signature? A. Yes.

22 MR. CHRISTIE: I am filing the J.P. Form as
23 Exhibit 5.

24 (J.P. FORM, MARKED EXHIBIT NO.5)

25 I file the Certificate of Encumbrance as
26 Exhibit 6.

27 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT
28 NO.6)

29 Q. This property was owned jointly by you and
30 Mr. Laratsu? A. Yes.

T. Okada,
Gr. ex.

1 Q. And, did you, yourself, live on this farm?

2 A. Yes.

3 Q. Where did Mr. Karatsu live?

4 A. Mr. Karatsu was living in another house.

5 MR. CHRISTIE: I am tendering as Exhibit 7 the
6 Farm Appraisal Report.

7 (FARM APPRAISAL REPORT, MARKED EXHIBIT NO. 7)

8 Q. Did you have any occupation other than
9 that of a farmer? A. Yes. I did some work out-
10 side.

11 Q. Where did you work? A. I was a
12 fisherman.

13 Q. How many days a year would you be employed
14 as a fisherman? A. From March to October.

15 Q. And, did Mr. Karatsu work on this farm?

16 A. No.

17 Q. What income would you derive from this
18 farm? A. I rented it to somebody.

19 Q. You rented it? A. I rented it to
20 somebody.

21 Q. And, what rent did you get for it?

22 A. In return for the man clearing the property
23 I did not ask him for anything.

24 Q. Now, the appraisal says the old house was
25 not worth repairing. Have you any comment in regard
26 to that? A. I would not say that it was not
27 worth repairing.

28 Q. Did anyone live in it? A. The man
29 to whom I rented the farm lived there all the time.
30

1 Q. Who lived in the new house?

2 A. Mr. Katsuta.

3 Q. It says here: "The new house was not
4 finished, requires outside finishing and window-sashing.
5 What do you say as to that?

6 A. I think it was all finished.

7 THE SUB-COMMISSIONER: You say it required
8 window-sash?

9 MR. CHRISTIE: "Requires outside finishing and
10 window-sashing", the appraisal says.

11 THE WITNESS: The windows were all put in.

12 Q. Of what kind of lumber was the new house
13 constructed? A. Fir.

14 Q. Siding, or what type? A. The ordinary
15 fir which is used for houses.

16 Q. Now, the appraisal says that only 3.37
17 acres of land is cleared. What do you say in regard
18 to that? A. I think that about four and one-
19 half acres would be it.

20 Q. Well, then, there is an item here \$1,500.
21 for cultivating and planting five acres and I think
22 you said you gave this to the tenant rent-free. Who
23 did this cultivating and clearing, was it the tenant
24 or someone else? A. When I first bought the
25 property I did a good deal of that cultivation, my-
26 self, and there was also somebody else who did part
27 of it.

28 Q. Would you say that this \$1,500. was paid out
29 to someone else? A. I cannot answer that
30 question.



11
T. Okada,
Cr., et.

1 THE SUB-COMMISSIONER: Q. How many fruit trees
2 were there on the land? A. About 10 or 15.

3 Q. About 10 or 15? A. Yes.

4 Q. Does 10 or 15 fruit trees put one and one-
5 half acres into fruit trees? A. That one and
6 one-half acres represents the fruit trees occupying
7 the space and the house and the trees were surrounding
8 the house.

9 MR. CHRISTIE: Q. Were these fruit trees
10 bearing any fruit at the time of evacuation?

11 A. Yes.

12 Q. I think that is all in regard to the real
13 property.

14 If I remember your evidence correctly there
15 was a tenant on this place at the time of your eva-
16 cuation? A. I could not say whether he was
17 staying there or not.

18 Q. Were the goods which were declared in the
19 J.P. Form left in the house when the tenant was there?

20 A. The man to whom I sold the crop may have
21 gone inside, may have had access to the house after
22 I left.

23 Q. I am not quite clear on this: Were these
24 personal chattels left in a house on the farm or did
25 you live elsewhere and were they left there?

26 There was a joint ownership.

27 THE SUB-COMMISSIONER: This man does not live
28 on the farm.

29 MR. CHRISTIE: No.
30

1 Q. Were these articles which you list in
2 your J.P. Form left in your own home?

3 A. They were left in my house.

4 Q. And was it closed up and nouns left there
5 in charge? A. I gave the key to the man who
6 bought the crop.

7 THE SUB-COMMISSIONER: Q. When you say "They
8 were left in my house," do you mean the house on this ---

9 A. The house in which I was living.

10 THE SUB-COMMISSIONER: That is not on this
11 land at all.

12 MR. CHRISTIE: No.

13 THE SUB-COMMISSIONER: Ask him that.

14 THE WITNESS: Yes. I left them in the house
15 in which I was living.

16 MR. CHRISTIE: Q. And you gave the key to the
17 tenant on the farm? A. And I gave the key to the
18 man to whom I sold the crop.

19 THE SUB-COMMISSIONER: Q. On this farm?

20 A. Yes.

21 THE SUB-COMMISSIONER: Well, he evidently
22 was a friend of his and sold him the crop and left
23 him the key of the house in which he lived.

24 MR. CHRISTIE: Q. Did you leave instructions
25 to turn that key over to the custodian?

26 A. No, I did not.

27 Q. When did you first notify the Custodian that
28 you had left goods locked up in your house?

29 A. I left the full list with the man to whom
30 I let the crop.

1 Q. Where were you when you signed this list?

2 A. I was at New Denver.

3 MR. BREWIN: I do not wish to interrupt my friend
4 during cross-examination, but there is a letter dated
5 October 5, 1942, from the office of the Custodian to
6 the Claimant, presumably at New Denver, which I think
7 he will find on investigation enclosed this document
8 for his signature.

9 THE SUB-COMMISSIONER: The document, itself,
10 indicates that.

11 MR. CHRISTIE: The claimant has sworn that this
12 was sent by the Custodian and he signed it. I am quite
13 willing to accept that.

14 "Please sign and return one copy to the
15 Custodian."

16 Q. On this J.P. Form you list carpenter tools
17 and on this list which you signed there is one box
18 of hardware. Is that one and the same thing?

19 A. No. This is something else.

20 Q. Well, then, when you listed "kitchen uten-
21 sils" on the J.P. Form did you intent that to include
22 wooden rice containers? A. I think they are the
23 same as the kitchen utensils.

24 Q. Let me see that other exhibit with the
25 values put opposite the items.

26 How old was this oil stove which you listed at
27 \$10.?

28 A. I bought it new about two or three
29 years prior to evacuation.

30 Q. And, how old is this box of fishing tackle?

1 I refer to the box of fishing tackle which was listed
2 at \$30.7

3 A. Just a short time before I was
4 evacuated.

5 Q. What were the books, were they Japanese
6 books and how many were there? A. There were some
7 English and some Japanese. I cannot say.

8 Q. I do not know whether you can help us, but
9 do you know whether or not Whonnock was a protected
10 area? Do you know that?

11 MR. BREWIN: I am pretty certain it was.

12 THE INTERPRETER: They had to get out of
13 Whonnock.

14 MR. CHRISTIE: Q. Was it made a protected area?

15 A. Yes.

16 Q. Then, we will not pursue that.

17 That is all, thank you.

18
19 MR. CHRISTIE: I have some further exhibits to
20 file.

21 I will file as Exhibit 8 the Real Property
22 Summary.

23 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 8)

24 In the same exhibit I file the Personal Property
25 Memorandum.

26 Perhaps we had better leave that attached. There
27 is attached to that a Personal Property Memorandum.

28 MR. BREWIN: That is prepared by Mr. Johnson.

29 The last paragraph reads:
30

1 "In any case, the goods mentioned in
2 paragraph two (2) above, are not accounted
3 for and, as the property was in a more or less
4 isolated district, they were probably stolen."

5 MR. CHRISTIE: In view of that being in an
6 isolated district I would submit that the values put
7 on these articles of personal property are exorbitant.

8 THE SUB-COMMISSIONER: There is no question of
9 property analysis?

10 MR. CHRISTIE: They did not give me any Analysis
11 of Personal Property. I went through the files. I do
12 not think Mr. Brown had one, either. They say that
13 evidently ---

14 THE SUB-COMMISSIONER: None of this stuff was
15 sold. It just disappeared?

16 MR. CHRISTIE: The J.P. Form and this subse-
17 quent list do not tally.

18 THE SUB-COMMISSIONER: The subsequent list
19 looks like kitchen utensils to me.

20 MR. CHRISTIE: It is hard to understand this
21 claim because there is either an overlapping or
22 something stolen or missing. The two do not gibe.

23 I think perhaps, this being in an isolated and
24 protected area, I will simply make the submission
25 that these valuations of the articles in the list
26 files by my friend are exorbitant.

27 THE SUB-COMMISSIONER: I will allow the amend-
28 ment on this condition, that the list which is now
29 substituted is to take the place of the items, "Kitchen
30

1 "mansils."

2 MR. CHRISTIE: That is satisfactory.

3 THE SUB-COMMISSIONER: It appears to be a
4 different item altogether. I will allow the amendment
5 but it is for the Commissioner, of course, to say
6 what weight is to be given to the evidence of the
7 valuations, in view of the fact there has been an
8 amendment.

9 MR. CHRISTIE: It is an isolated area, and it
10 would be very difficult for the Custodian to go up
11 and take over the property. I think, in view of that,
12 any benefit of the doubt should be given to the claimant
13 in this particular case.

14 THE SUB-COMMISSIONER: As to the amendment, yes.
15 I should think his evidence would be weighed with some
16 suspicion as to the value having regard to the value
17 put on in the first place.

18 MR. CHRISTIE: That is satisfactory. In regard
19 to the real property I submit it was sold at its fair
20 market value.

21 MR. BREWIN: I have decided not to put the
22 man in the witness box.

23 THE SUB-COMMISSIONER: That completes this
24 case?

25 MR. BREWIN: Yes, your honour.

26
27 (PROCEEDINGS ADJOURNED SINE DIE)

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

30 *A.G. Veitch*
"A.G. VEITCH"
Official Reporter.



17
T. Okada,

I, M.A. Miller, Deputy Commissioner, appointed
to hear a Commission to investigate claims of
Japanese Canadians for property loss, do
certify the foregoing is a true copy of the
evidence heard on the within claim.

M.A. Miller,
Deputy Commissioner.

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DEFENCE BRIEF

October 26, 1948
Toronto, Ontario

Tadaichi OKADA

File No. 8692

Case No. 1175

Gross Claim: 1. Real Property \$1,650.00 ($\frac{1}{2}$ interest in joint claim of ~~\$3,300.00~~)
2. Personal Property 131.00 (shown as \$133.00, but items total \$131.00)

4150.-

REAL PROPERTY

1. Real Property

\$1,650.00 ~~Half interest in joint claim of \$3,300.00~~
Remaining interest - Naoichi Karatsu, Case 1176.

Total Claim

Appraisal

Sale Price

~~\$3,300.00~~

\$1,051.00

\$1,032.00 ✓

(Shown on A-8 as \$4150.00)

Appraiser: D. Dodding

V.L.A. Purchase - JL 305

1943 Assessment - Land	\$1,650.00
Improvements	800.00
	<u>2,450.00</u>

PERSONAL PROPERTY

2. Chattels

\$131.00

(Shown in Form G
as \$133.00)

Goods valued by claimant at \$131.00 - lost, destroyed or stolen.

Claim is based on inventory made by Custodian representative
See Exhibits #2 & #3.
See memorandum, April 17/45 signed by W.E. Anderson.

Original claim valued personal property at \$55.00

Transc.P.15 - Submission: Valuations are exorbitant.

Witnesses

Where required

D. Dodding
W.E. Anderson

1.
2.

/m

Name of Claimant **OKADA, Tadaichi**Case **1175**Custodian File **8692**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					516.	522.00				522.00
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
							45.00 .00		51.50	00 51.50
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	88.00	40.48		40.48			
TOTAL RECOMMENDATION										593.98

8692

November 3rd, 1950.

Mr. Tadaichi OKADA,
37 Trothway Drive,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1175

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$593.98.

Cheque in your favour is enclosed for \$571.51
and we have paid the Co-Operative Committee .. \$ 22.47
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.