

8695



FRASER VALLEY

FORM "JP"

HANEY

FILE NO.

8695

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

2 copies made

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: OIKE Kyusuke  
HOME ADDRESS: 22nd Rd., R. R. #1. Haney, B. C.  
REGISTRATION NUMBER 14094 SEX: male AGE: 71  
OCCUPATION: 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: Sada

File 8696 - No claims and no chattels indicated

ADDRESS OF WIFE OR HUSBAND: same address

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: Title #98991E.

- (a) Lots 5 and 6 of Block "F" of lot 400, Group 1, map 3278. and  
(b) ~~Subdiv.~~ 1 of F, Quarter D/L, Sec. lot 400 twp. 12.

2. BUILDINGS AND OTHER IMPROVEMENTS: All buildings on "a"

10 roomed 2 storeyed wooden frame dwelling house (stuccoed) with  
basement. 1 woodshed 1 garage 1 barn 1 root house 1 chicken house.

3. INSURANCE (Give particulars; state where policies are) Bankers & Traders Ins. Co.

Pol. #32--27800 \$1800.00 on dwelling & contents. Millers National Ins. Co.

Pol. #82013 on buildings & contents. \$1800.00

4. TAXES (Amount and where payable) \$85.17 1941 paid to Dist. Maple Ridge.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Between Kyusuke Oike to Albert Davidson, Haney, B.C. Buildings and use of crops (after this yr.)



7. STATE WHEREABOUTS OF TITLE DOCUMENTS. IN OWNER'S POSSESSION.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. NONE

9. IF FARM LAND STATE CROPS SOWN. Strawberry, raspberry, asparagus, fruit trees. (leasing crops after this year) *See & F. Blum, Jr.*

\$250.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. See page 1, sec. 1

2. LANDLORD'S NAME AND ADDRESS.

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

4. STATE WHEREABOUTS OF LEASE.

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

IN HOUSE: 1 kitchen stove, 1 heater, chestfield suite, Singer sewing machine, part of diningroom suite, 5 beds, kitchen utensils, chairs, tables, carpenter's tools, garden tools, farm implements, etc.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

none



4. INSURANCE CARRIED ON ABOVE PROPERTY: See page 1.5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) \$250 from  
E. Shimek (Pacific Co-op Union, Mission) none for sale of car.7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
none8. BANK ACCOUNTS: none9. LIFE INSURANCE: none10. INTEREST IN ANY ESTATES OR TRUSTS: none11. SAFETY DEPOSIT BOX: Bank of Montreal, Haney, B. C.**LIABILITIES:**(TANOMOSHICO - Mutual Trust Assn)1. PERSONAL DEBTS: Declarant is one of eleven men in a Trust Fund  
which yields \$1000.00, but it has been discontinued for the duration  
of the War. He still owes \$500.00 on an installment of \$200.00 per yr.  
for 2½ yrs.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)

H. O. Y.

Witness

J. Williams

FOR DEPARTMENTAL USE



*Journal*

INFORMATION FROM R.C.M.P.

Date *May 24/54*

r File No. *2695*

ll Name *DIKE, Kinsale*  
(Surname in Block Letters)

Registration No. *4024*



Age *Jan 18, 1877*

X

7

5



REAL PROPERTY SUMMARY

DATA by Special Agent [illegible]  
2328 Road, Hanay, N. Y.  
[illegible] of [illegible] Group 1, Map 3278,  
[illegible] N. Y.



REAL PROPERTY SUMMARY

JAPANESE NAME: Kyusuke OIKE Reg. No. 14094 File No. 8695  
CATALOGUE NO: Sold by Special Arrangement, S.S.B. BC/121-P. First Offer.

PROPERTY ADDRESS:

1000 1000, 1000, B. H.

LEGAL DESCRIPTION:

Lots 1, 2 and 3, Block 4 of Lot 400, Group 1, Map 3270,  
Municipality of Maple Ridge, B. C.

Registered in the name of Kyusuke OIKE.



REAL PROPERTY SUMMARY

JAPANESE NAME: Kyusuke OIKE      Reg. No. 14094      File No. 8695  
CATALOGUE NO: Sold by Special Arrangement, S.S.B. BC/121-P. First Offer.  
PROPERTY ADDRESS: 2691 - 22nd Road, Haney, B. C.  
LEGAL DESCRIPTION: Lots 1, 5 and 6, Block "F" of Lot 400, Group 1, Map 3278,  
Municipality of Maple Ridge, D. N. W.  
TITLE: Registered in the name of Kyusuke OIKE.  
ENCUMBRANCES: None registered and no indication of any unregistered.



REAL PROPERTY SUMMARY

JAPANESE NAME: Kyusuke OIKE  
CATALOGUE NO: Reg. No. 14094 File No. 8695  
PROPERTY ADDRESS: Sold by Special Arrangement, S.S.B. BC/121-P. First Offer.  
LEGAL DESCRIPTION: 2691 - 22nd Road, Haney, B. C.  
TITLE: Lots 1, 5 and 6, Block "F" of Lot 400, Group 1, Map 3278,  
Municipality of Maple Ridge, D. N. W.  
ENCUMBRANCES: Registered in the name of Kiusuke OIKE.  
None registered and no indication of any unregistered.  
Vesting Order No. 26239, dated September 17th, 1943.  
ASSESSED VALUE:



# REAL PROPERTY SUMMARY

JAPANESE NAME: Kyusuke OIKE Reg. No. 14094 File No. 8695

CATALOGUE NO: Sold by Special Arrangement, S.S.B. BC/121-P. First Offer.

PROPERTY ADDRESS: 2691 - 22nd Road, Haney, B. C.

LEGAL DESCRIPTION: Lots 1, 5 and 6, Block "F" of Lot 400, Group 1, Map 3278, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Kyusuke OIKE.

ENCUMBRANCES: None registered and no indication of any unregistered.

*Vesting Order No. 26239, dated September 17th, 1963.*

## ASSESSED VALUE:

Lot 1	Land	\$1500.00	Improvements	\$2500.00	Taxes	\$75.65
" 5	"	250.00	"	50.00	"	8.45
" 6	"	250.00	"	125.00	"	10.00
		\$2000.00				



REAL PROPERTY SUMMARY

JAPANESE NAME: Kyusuke OIKE                      Reg. No. 14094                      File No. 8695  
CATALOGUE NO:                      Sold by Special Arrangement, S.S.B. BC/121-P. First Offer.  
PROPERTY ADDRESS:                      2691 - 22nd Road, Haney, B. C.  
LEGAL DESCRIPTION:                      Lots 1, 5 and 6, Block "F" of Lot 400, Group 1, Map 3278,  
   Municipality of Maple Ridge, D. N. W.  
TITLE:                      Registered in the name of Kiusuke OIKE.  
ENCUMBRANCES:                      None registered and no indication of any unregistered.



BC-121-P

BC/121-P Page 1

S.S. Form No. 49  
(Sheet 1)

# Farm Appraisal Report

File No. JL-39

Land Description Lots 1, 5 & 6 of Blk. F of Lot 400, Group 1, Map 3278

Containing 23 Acres

Owner's Name OIKE, Kuisuke

Post Office Address R.R., Haney

Nearest Rail Point Haney - C.P.R.

Distance  $\frac{1}{4}$  mile

Market Town Haney -  $\frac{1}{4}$  mile. New Westminster

Distance 20 "

Good Co-operative fruit selling agency at Haney.

Church (St. Andrew's)



REAL PROPERTY SUMMARY

JAPANESE NAME: Kyusuke OIKE Reg. No. 14094 File No. 8695  
CATALOGUE NO: Sold by Special Arrangement, S.S.B. BC/121-P. First Offer.

PROPERTY ADDRESS: 2691 - 22nd Road, Haney, B. C.

LEGAL DESCRIPTION: Lots 1, 5 and 6, Block "F" of Lot 400, Group 1, Map 3278, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Kiusuke OIKE.

ENCUMBRANCES: None registered and no indication of any unregistered.  
Vesting Order No. 26239, dated September 17th, 1943.

ASSESSED VALUE:	Lot 1	Land	-\$1500.00	Improvements	-\$2500.00	Taxes	-\$75.65
	" 5	"	- 250.00	"	- 50.00	"	- 8.45
	" 6	"	- 250.00	"	- 125.00	"	- 9.27
			\$2000.00		\$2675.00	-\$4675.00	\$93.37

CLASSIFICATION: This is a 23 acre fruit and vegetable farm, the cultivated portion of which was planted to the following crops:  $1\frac{1}{2}$  acres strawberries,  $1\frac{1}{2}$  acres raspberries,  $\frac{1}{2}$  acre peas, potatoes, asparagus and some fruit trees.  
2 storey wooden frame dwelling house (stuccoed) with basement, 1 woodshed, 1 garage, 1 barn, 1 root house, 1 chicken house. Custodian's representative reports that the buildings are in good condition - "Land being well kept, house also clean and tidy".

HISTORY OF  
ADMINISTRATION:

The 1942 crop of strawberries, raspberries, asparagus and tree fruits was sold to the Pacific Co-Operative Union for the sum of \$200.00. This property was leased to Albert Davison, Haney, B. C., for the term of 20 months from 1st May, 1942, for the consideration of \$250.00, payable from time to time as instructed by Lessor. Lease contains the following clause: "Lessee to pay taxes before 1st September every year, amount to be deducted from rental payments, and he is to have use of all the land except the fruit crop during 1942; thereafter until the end of 1943 he may have the full use of property. The Lessor is to retain his rights and title to the 1942 fruit crop, which he may dispose of as he chooses. Lessor to have option of repossessing after 1943 upon 60 days' notice in writing when rental to cease. However, in case crop planted, Lessee to harvest crop planted. If lease is continued after 1943, rental to be \$12.50 per month until terminated."

SOLD:

To The Director, The Veterans' Land Act for \$3,392.00 as at 1st January, 1943.  
Approval of Advisory Committee - 1st June, 1943.

In view of the clause in the lease given to Albert Davison that



given to Albert Davison that

Page 2.

he should pay taxes for 1942, and 1943, before 1st September, 1943, and that the final balance remaining should be payable upon request, and as no rent had been collected by the Custodian the lease was transferred to the S.S.B. on August 11th, 1943, as is.

Funds released to the credit of Kyusuke OIKE as at May 10th, 1944, against which were charges for registration fees - \$6.00, legal fees - \$15.00 = \$21.00, leaving a net credit of \$3,371.00 from this transaction.

Adjustments to the amount of \$22.06, covering unexpired Fire Insurance Premiums, were placed to Kyusuke OIKE'S credit.

The following Fire Insurance Policy:

Bankers & Traders Ince. Co. Ltd., Policy No. 32-30750, covering \$1,100.00 on the house and \$75.00 on woodshed was transferred to the S.S.B.

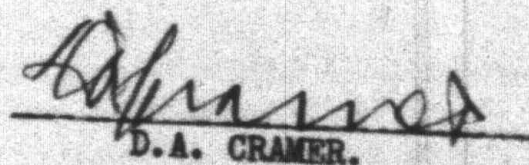
Certificates of Title No's. 169786-E and 169787-E, in the name of The Director, The Veterans' Land Act.

PROTEST:

Kyusuke OIKE protested the sale of the property in his letter of 12th June, 1944, as follows: "I was quite surprised to see that you have sold my property without any notice whatever. As to my point of view, I did not want to part with my farm property as it took 30 years to make what it is today. I was very disappointed, as you sold the property at half the valuation". See our reply dated June 16th, 1944.

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

October 23rd, 1945.

  
D.A. CRAMER.



BC-121-P

# Farm Appraisal Report

File No. **JL-39**

Land Description **Lots 1, 5 & 6 of Blk. F of Lot 400, Group 1, Map 3278**

Containing **23** Acres

Owner's Name **OIKE, Kuisuke** Post Office Address **R.R., Haney**

Nearest Rail Point **Haney - C.P.R.** Distance  **$\frac{1}{4}$  mile**

Market Town **Haney -  $\frac{1}{2}$  mile. New Westminster** Distance **20 "**

**Good Co-operative fruit selling agency at Haney.**

Church (give denomination) **All denominations within.** Distance  **$\frac{1}{4}$  "**

Nearest School **Haney - Public and High** Distance  **$\frac{1}{4}$  "**

State how property was identified: **Roads. Posts. Map check and previous knowledge.**

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

**Yes. Lot 1 of 18 ac. fronts on Blackstock Road. Lots 5 & 6 front on Blackstock & Best Rd. Good gravelled Municipal Roads.**

Is this district a good one? **Yes. South of the Blackstock good mixed farms.**

Employment opportunity **Limited to 2 mills and brickyard.**

Predominating Nationality and religion: **British, Protestant. Japs just here in minority.**

Describe Fencing and its condition: **Almost all line fenced. Poor.** Value \$

Water supply: **Just a dry domestic well in clay, poor quality. Value \$**  
**Haney Water works had formerly supplied. This is no longer available owing to re-organization of the Haney Water System.**

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
Stuccoed HOUSE	28 x 40	Frame	2 st.	Shgl.	12	Concrete	Good	2800.00
Old home	x	has no value						
Rhubarb Shed	20 x 80	Frame	9'	"	12-15	Wood	Fair	100.00
BARN	x							
Shed Barn	40 x 40	Rough Lbr.	10'	Shake	20	Wood	Fair	75.00
Garage	14 x 18	Frame	9'	Shgl.	10-12	"	Fair	25.00
	x							
CRANARY	x							
Woodshed &	18 x 26	Frame	12'	Shgl.	10-12	"	Fair	60.00
Bath House	10 x 18	Frame	7'	Shgl.	10-12	"	Fair	"
	x							
	x							
Old Brooder House of no value								
Electric Light installed in Dwelling.								

Total present day value \$ **3060.00**

Total Value Buildings add to farm \$ **2000.00**

Is dwelling habitable without repairs? **Yes.** If not what is your approximate estimate of cost to make it habitable? **All it requires is a coat of Kalsomine downstairs. Note It has**

**toilet, washbasin & septic tank, but not now in use as Haney Water System no longer supplying.**

Describe the basement and chimneys: **Full cement basement. Brick chimney to ground.**

Toilet and pantry.  
No. rooms downstairs? **4** Upstairs? **3** How finished Down - **Plastered; up finished lumber-good.**

Are buildings painted? **No.** Condition of paint **-**

Distance from nearest bush **All clear**

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



**Total value of farm \$ 3454.00**

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



Farm Appraisal Report

JL-39 - OIKE, K.

Remarks: Japanese still in residence. Owners son informed me that his Father has rented the land, except the buildings for \$12.50 per month to Mr. A.E. Davison, whose land adjoins on the West, formerly J.W. Newman, D.L. 2294- A. Davison will crop all fallow land to feed crop, peas, or peas & oats. Davison has in turn sub leased to one A. Lybeck the crops of berries for \$350.00 with half cash.

The tile draining of the South half of Lot 1 with good agricultural practice has made excellent soil; it drains North West to lane ditch & East to Ravines on Lots 5 & 6. The North half is not drained; this is later land and has not been worked to any extent in the last 11 years to my personal knowledge. Davison has the equipment to properly prepare it for seeding.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation. The South half of this farm is tile drained. A gentle slope to North this South half is excellent loam in good fertility & all crops look good. The North half has only recently been worked to any extent.

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

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

Present Value

Asparagus 2-6 yrs; 1.5 ac. frontage here has 41 yellow transparent apples, 4-5 yrs. old, intercropped. \$

Peas - .40 acs; 1st & 2nd year Strawberries - 1.37 acs. \$

Raspberries - 1.13 ac; Rhubarb .50 acs. All in good clean cultivation with Japanese owner still working. \$

14.6 acs. have been ploughed by Mr. A.E. Davison of R.R. Haney, owner of adjoining land to the West. This is being seeded to oats as weather permits. Most of this acreage is already in & balance will be seeded soon as discing and harrowing is completed. \$

\$

\$

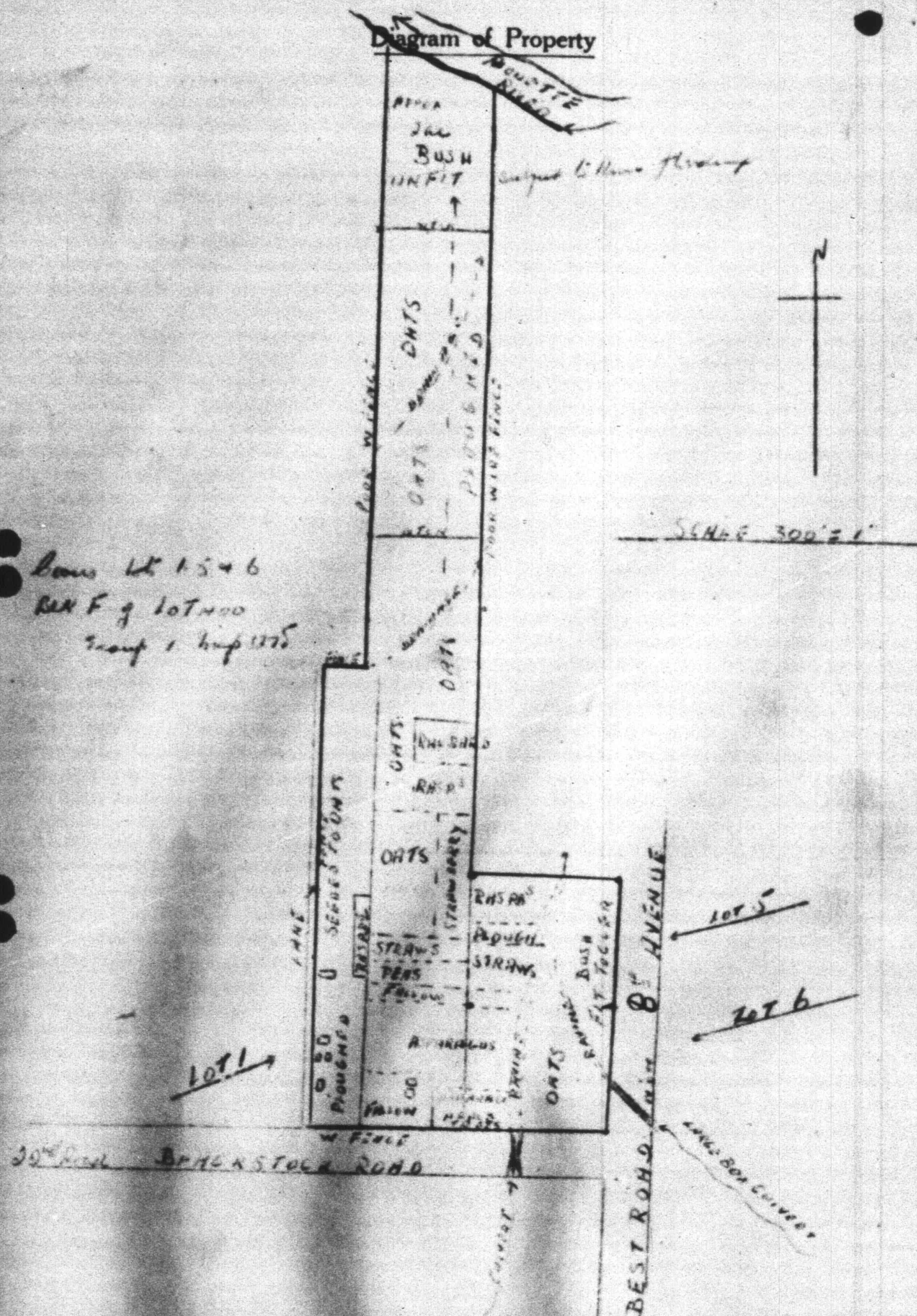
\$

Total \$

Amount fruit trees add to value of farm \$



### Diagram of Property



Bones lot 1-5 & 6  
Box F of lot 200  
Group 1 hip 1175

Following careful review of this appraisal report, it is my opinion that the present value is \$3500.00

Date 15th May 1942.

**"I.T. Barnet"**  
**District Superintendent.**



PERSONAL PROPERTY SUMMARY

File No. 8695

29th January, 1947.

Re: Kyusuke OIKE - Reg. No. 14094

CHATELS: The above Japanese registered with this office on the 8th May, 1942, at which time he stated that he was leaving household furniture, carpenters and gardeners tools, and farm implements. Our fieldmen inventoried this property on the 28th April, 1943. In July 1943, a request was made for shipment of some household furniture which was passed on to the B.C. Security Commission. These however were not shipped, and all saleable goods were removed to auction and sold in lots, on the 15th June, 1944, for the net sum of \$205.80, on the 19th October, 1944 for the net sum of \$61.90, and a further few in 1945 for the net sum of \$7.24. A section drag harrow is noted as missing.

The 58 boxes of personal effects requested for shipment by OIKE, and noted on the file as being stored in our Haney Storage, were repacked, consolidated and shipped on the 5th March, 1945. A shrine which he also requested could not be located. Packing and shipping charges amounting to \$17.68 were charged to OIKE's account here.

SPECIFIED ARTICLES: A 1936 Dodge Express truck which was turned over to the authorities was sold to Campbell Motors for the net sum of \$253.02.

ACCOUNTS RECEIVABLE: A Pacific Co-operative Union Post-dated cheque in favour of Kyusuke OIKE in the amount of \$95.60, was turned into this office for collection by T.J. Drain. OIKE had assigned this cheque to Mr. Drain in payment of money owing, and he confirmed this fact to the Custodian. This office effected collection of the cheque in January, 1943, and the \$95.60 was remitted to Mr. Drain.

The B.C. Electric sent in to this office the sum of \$5.00 being a refund of his light security deposit.

BONDS & INVESTMENTS: Although OIKE did not declare so when registering, his file reveals that he is a shareholder in the Maple Ridge Co-operative Exchange. This Co-operative has been liquidated and upon distribution of the assets, OIKE will receive his share.

He was also the holder of the following Pacific Co-operative Union shares which have been redeemed and proceeds credited to his account:-

1937 -3 shares	\$30.00	) redeemed in Mar. 1945
1938 3 shares	30.00	
1939 4 shares	40.00	
1940 2 shares	20.00	" " Jan. 1946
1941 4 shares	40.00	" " Jan. 1947.

OIKE sent his certificates covering these shares to this office, together with a certificate for 2 shs. of Pacific Fraser Co-operative Union. These latter however are of no value at this time.

According to the Co-operative's records OIKE is also the holder of 29 unredeemable shares. Interest on the shares, totalling \$8.47 has been received



File 8695

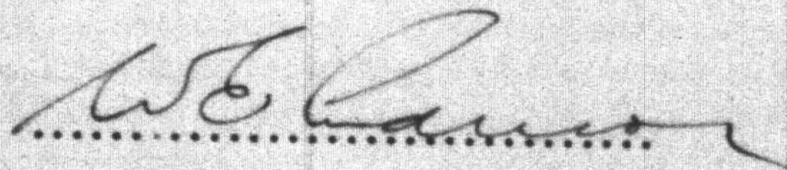
PERSONAL PROPERTY SUMMARY (Continued)

and credited to his account from time to time.

This file reveals no other personal property assets.

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

/HA

  
.....



File No.

8675

Date Sept. 12, 1944

SUMMARY

Name: OIKE, K #14094

Address: 2691-22nd. Rd., Haney, B.C.

(1) - We have today moved to auction room at Haney, B.C. effects as per enclosed list at a total cost of \$ 13.00 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at None where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ None for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

1 Section drag harrows. The tenant Mr. Albert Davison says that he has never seen them.

Still some articles in house to be sold yet

The tenant gave us the following explanation:

One section is all he knows of. There are 2 sections on the inventory. NOTE: Mr. Davison is very well thought of.

I am sure he is telling the truth and has only known of 1 section.



Original sent 6/7/44

NAME OTTE, Kyusuke

REGISTRATION NO. 14094

FILE NO. 8695

The following chattels were sold by public  
auction at Nancy, B. C. on June 15, 1944

✓Gramophone	\$ 1.75
Extension cord	0.60
✓Disc. ✓	7.00
Wheelbarrow	3.00
Clothes press	4.00
Bottle capper	0.10
✓Chest of drawers ✓	1.25
✓Sundries	1.50
✓Kitchen cabinet	6.00
✓Hat Rack	0.75
✓Chest of drawers	6.50
✓Clothes hangers	1.35
Ornaments	0.50
✓Dresser	25.00
✓2 Vases & picture	0.50
✓Knives & forks	0.50
Tray	1.25
✓Electric lamp	0.70
✓Wincing machine	2.00
Picture frame & basket	2.25
✓Aluminum saucepan	0.85
✓Cupboard	2.00
Jar	0.45
✓Aluminum kettles etc.	2.50
Coal oil stove	0.25
✓Box of sundries	0.50
✓Box of sundries	0.85
✓Box of sundries	0.50
Total	
Carried Forward	\$ 74.40

~~Less expenses~~

\$

~~Net proceeds~~

\$

~~Net proceeds less expenses~~

~~Net proceeds less expenses~~

~~Net proceeds~~



NAME OTKE, KyusukeREGISTRATION NO. 14094FILE NO. 8695

The following chattels were sold by public  
 auction at Haney, B. C. on June 15, 1944.

	Brought Forward	\$	74.40
Galvanised tub and pan			2.00
Coal scuttle			0.90
Wash pan etc.			0.85
Congoleum square	X		4.50 X
Heater	✓		5.00
2 Trays			0.35
✓ 2 Garbage cans			2.00
Nest of tins			1.55
Fuse box			1.00
✓ Commode			0.60
Meat Safe			0.75
Snatch block			1.75
✓ Wooden bed & spring	X		9.00 ✓
✓ Sprayer			5.00
Frecking bar			0.95
Free			0.25
Tools			4.75
Barrel & duster			1.50
Broom & rack			0.75
Fishing rod			1.00
Ironing board			1.25
✓ Panel bed & spring	✓		3.00
Box of crockery			1.75
Box of glass			3.00
Dinner set			15.00
Boiler			1.75

Total

Carried Forward

\$ 144.60~~Less expenses:~~

\$

~~Net proceeds credited~~

\$

~~Members of Auctioneer's Staff Present~~~~Accepted from Auctioneer's Staff Present~~~~Remarks~~



NAME CHAS. E. Kinsale

REGISTRATION NO. 14094

FILE NO. 8695

The following chattels were sold by public  
 auction at Honey, B. C. on June 15, 1944.

	Brought Forward	\$ 144.60
2 Wash pans		2.25
2 Iron saucepans		1.60
Box of sundries		0.25
Box of sundries		0.25
Truck wheel		5.00
Washboards & miscellaneous		1.00
Dinette table and chairs		26.00
Basket of sundries		0.75
2 Tubs		1.25
Sundries		0.65
Plated bowl in case		1.25
Plated bowl in case		1.25
Teapots & jugs		0.80
Silverware		0.75
Silver dishes		1.75
Silver dishes		0.75
Glassware		4.40
Electric Heater		1.50
Cooking utensils		1.75
Saucepans & miscellaneous		1.15
Enamel double boiler		0.90
Enamelware and miscellaneous		4.00
Child's swing etc.		1.00
Cash box		0.40
Sundries		0.50
Rack		0.50
Table		1.00
Total		\$ 207.25
Less Expenses:		\$
Net Proceeds Credited:		\$

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

~~Exhibited from Auctioneer's List No.~~

~~Remarks:~~



NAME OIEE, Kynauke

REGISTRATION NO. 14094

FILE NO. 8695

The following chattels were sold by public  
auction at Haney, B. C. on June 15, 1944.

	Brought Forward	\$
Sewing machine		207.25
8 Chairs		48.00
		2.80

Total

\$ 258.05

Less Expenses: { Auctioneer's Fee: \$25.81  
                  { Advertising: 3.38  
                  { Moving: 23.06

\$ 52.25

Net Proceeds Credited:

\$ 205.80

Members of Custodian Staff Present.

Mr. Moryson

Extracted from Auctioneering List No.

Haney 8

Remarks



NAME OIKE, Kyusuke

REGISTRATION NO. 14094

FILE NO. 8695

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

Scraper	\$ 5.00
Democrat	9.00
3 Wagon wheels	0.25
Sundries	0.80
Tools	5.50
Chain	0.85
Wire	0.35
Sundries	0.50
Bed pan	0.25
Disc frame	2.00
Plow	3.50
Lever harrow	4.00
Sundries	1.00
Wire	8.00
Bike wheels	0.25
Hardware	0.50
Wire	1.00
Spring	0.25
Breeder stove	5.00
Galv. tub	1.50
Cultivator	17.00
Cultivator	18.00

Total	\$ 84.50
Less Expenses: (Auctioneer's Fee: \$8.45	
(Advertising: 0.80	\$ 22.60
(Moving: 13.35	
Net Proceeds Credited:	\$ 61.90

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

Extracted from Auctioneering List No. Haney 10.

Remarks.



NAME OIKE, Kyusuke

REGISTRATION NO. 14094

FILE NO. 8695

The following chattels were sold by public

auction at Haney, B. C. on 17/3 - 24/3 - 3/4/45.

Level harrow	\$ 4.50
Horse cultivator ✓	2.50
Plough	1.00
Mattock, rake, axe	2.25

Total

Less Expenses: (Auctioneer's Fee: \$ 1.02  
(Advertising: 0.18  
(Movings: 1.81

Net Proceeds Credited:

\$	10.25
\$	3.01
\$	7.24

Members of Custodian Staff Present.

Mr. Moryson

Extracted from Auctioneering List No.

Haney 14.

Remarks. *See inventory*







LIABILITY SUMMARY

File No. 8695

21st November, 1945

Re: OIKE, Kyusuke - Reg. No. 14094

The above Japanese only declared an interest in the Tanomoshiko Mutual Trust Association in which he was purchasing a \$1,000.00 policy under which \$500.00 was still owing. The above, however, was not brought under control by the Custodian.

The following claims were filed against him:

1. T.J.Drain \$38.40 (Pd. prior to evacuation with P.C.U. cheque.)
2. Pacific Co-operative Union \$66.40 (Paid prior to evacuation.)
3. Maple Ridge Co-operative \$ .77 (Share cancelled to settle.)
4. Jiro KAMIYA \$100.00 (Settlement arranged direct. Withdrawn April 4, 1944.)
5. Sansuke KAWAMOTO \$100.00 (Pd. through office Nov.9/44.)
6. Isamu UJIMOTO \$ 18.09 (Denied February 8, 1943.)

Claims #1 and #2 were paid by OIKE before evacuation and is confirmed on file.

Claim #3 was denied as being owing. The Co-operative, however, holding OIKE responsible, cancelled a \$1.00 Share of his in the Co-operative, thus cancelling the debt, and they remitted the 23¢ balance to this office.

Claim #4 was originally denied by OIKE on March 5, 1943 but when this office advised KAMIYA he objected. We advised them to settle the matter between themselves direct. KAMIYA requested that the claim be withdrawn on April 4th, 1944.

Claim #5 was denied by OIKE on February 8, 1943 however at his request on November 9, 1944 the transfer of funds was made by this office.

Claim #6 was denied by OIKE on February 8, 1943 and when UJIMOTO objected both were advised to settle direct.

This file reveals no other liabilities.

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

Dated: Nov.21/45  
WEA:EH

.....*WE*.....



CLAIM

File No. 8695

DATE

May 9, 1942.

CREDITOR

Sansuke KAWAMOTO

DEBTOR

Mr. K. OIKE 8695  
Haney, B. C.

AMOUNT OWING

\$100.00

Oike says this has been paid

AGENT

ORIGINAL FILE

8670

December 22, 1942.

M. A.  
G-S



file

CLAIM

8695

DATE

April 10, 1942.

CREDITOR

Jiro KAMIYA

DEBTOR

K. OIKAWA  
Haney, B. C.

AMOUNT OWING

\$100.00

AGENT

ORIGINAL FILE

December 16, 1942.

4218

Janet Hale

Addie



C L A I M

File No. 8695

DATE

April 9th, 1942

CREDITOR

Isamu UJIMOTO

DEBTOR

K. Oike  
Haney, B. C.

AMOUNT OWING

\$18.09

*Oike says this has been paid*

AGENT

Nil

ORIGINAL FILE

11404

Jan. 5, 1943

M. A. D.

*C. Bridson*



C L A I M

File No.

8695  
46.

DATE

October 20th, 1942

CREDITOR

Maple Ridge Co-Operative Produce Exchange

DEBTOR

Kuzuki OIKE

AMOUNT OWING

77¢

AGENT

ORIGINAL FILE

G/68

January, 1943

I.F.



To be handed to the applicant.

*R# 166530*

Licence No.

*03063*

PROVINCE OF BRITISH COLUMBIA.

Revenue  
Receipt

No. 58774 G

194

"MOTOR-VEHICLE ACT."

### TRANSFER OF LICENCE FOR MOTOR-VEHICLE.

THIS IS TO CERTIFY THAT, notice having been filed with me pursuant to the provisions of the "Motor-vehicle Act" of the transfer of the motor-vehicle registered under Motor-vehicle Licence No. *03063* from *L. Dyke*, of *Harvey*, B.C., as vendor, to *Donald L. Blumer*, of *11*, B.C., as purchaser, and the prescribed transfer fee of seventy-five cents having been paid to me, the said licence is hereby transferred to the said purchaser of the motor-vehicle.

COMMISSIONER OF PROVINCIAL POLICE.

Dated this

*MAR 10 1942*

Per

(Signature of issuing official.)

194

at

B.C.

Official position



Rev. Rec. No. \_\_\_\_\_

PROVINCE OF BRITISH COLUMBIA.

"MOTOR-VEHICLE ACT."

Licence No. C 3063 ✓

Year 1941

NOTICE OF TRANSFER OF MOTOR-VEHICLE.

*the Commissioner of Provincial Police, Victoria, B.C.:*

Notice is hereby given that the motor-vehicle (Name \_\_\_\_\_, style \_\_\_\_\_),

the particulars whereof are set forth in Motor-vehicle Licence No. C 3063, B.C., which is attached hereto, has this day

G. E. McPherson, Authorized Deputy of the Custodian, as the vested owner

been transferred by the undersigned of the interest of H. Olke in the said motor vehicle under the provisions of Order -in-Council P. C. 1665 as amended.

Campbell Motors Ltd.

(Surname.)

and that the garage or place where the said motor-vehicle will hereafter be kept is at \_\_\_\_\_

and that the said motor-vehicle will be used for the purposes of \_\_\_\_\_

Dated this 21 day of August, 1941 at Vancouver, B.C.

Signature of transferor \_\_\_\_\_

Place of residence of transferor \_\_\_\_\_

506 Royal Bank Building, Vanc'r, B. (City or town.)

Signature of transferee \_\_\_\_\_

Place of residence of transferee \_\_\_\_\_

(Number.)

(Street.)

(City or town.)

THE PRESCRIBED FEE OF SEVENTY-FIVE CENTS IS ATTACHED HERETO.



MEMORANDUM

To: File 8695

March 23, 1944.

From: Specified Articles Department

Re: OIKE, Kyusuke - Reg. 14094

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1936 Dodge Com. Express No. T241 License No. (41) C 3063	\$300.00

Sold to: Campbell Motors

Date: August 21, 1942.

Selling Price: \$280.00

*Harker*



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

PHONE PACIFIC 6131  
PLEASE REFER TO  
FILE NO. 8695

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

January 20, 1943.

Mr. Kyusuke OIKE,  
Reg. No. 14094,  
Barnhartvale, B. C.

Dear Sir:

Our No. T241

Re: Motor Vehicles

Your Dodge Com. Express Truck

which was surrendered to the Authorities, has been  
sold for \$280.00

Charges against your car were as follows:

Liens	\$
Administrative Expenses	\$ 26.96

The Balance thereafter remaining of \$253.02  
has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA  
JH



8695

G. S. 100-2300 Rev. 2-41

## USED CAR APPRAISAL RECORD

NAME

T 241.

ADDRESS

Paint	\$	✓	Make	
Tires 5 month	\$	✓	Dodge	
Body & Fenders	\$	✓	Body Style	
Glass	\$	✓	Richman	
Top	\$	✓	Year	
Nickelling	\$	4.00	36	
Radiator	\$	✓	License	
Running Boards	\$	✓	63063	
Mats & Kick Pads	\$	✓	Serial	
Upholstery	\$	✓	54919	
Hardware	\$	✓	Mileage	
Motor Expense	\$	✓	54919	
Transmission	\$	✓	Remarks	
Rear Axle	\$	✓		
Universal Joints	\$	✓		
Clutch	\$	✓		
Steering	\$	✓		
Brakes	\$	15.00		
Tighten Up	\$	8.00		
Muffler	\$	✓		
Sundries	\$	6.00		
Wash & Clean Motor	\$	2.00		
Clean Interior	\$	2.00		
Oil & Grease, Change	\$	3.00		
Oil & Check Over	\$	4.00		
Total	\$	33.00		

Mod. interested in

Selling price

\$ 300.00

Salesman

Less Repairs

\$

Date

Appraised by

Allowance

\$

For immediate acceptance only.

REDIFORM - PATENTED - BURT BUSINESS FORMS LIMITED

20422



*Refuse*

REPORT  
ON EVACUATED JAPANESE PROPERTY

File No. \_\_\_\_\_

MUNICIPALITY: MAPLE RIDGE.

Date: May 18, 1943.

NAME: 'KE, K

REGISTRATION NO.

ADDRESS: 2691-22nd. Road, Haney, B.C.

PROPERTY:

ACREAGE:

KIND OF CROPS:

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1½ Storeys.

VACANT:

OCCUPIED Yes.

DESCRIPTION Stucco, cement basement.

ROOF: Shingle, becoming poor.

SIZE: 30 x 40

NO. OF ROOMS 8. 5 US-3 DS

CONDITION: Good.

OTHER BUILDINGS: Woodshed & bathhouse 18 x 38(F) Barn 42 x 45(F)

Garage 14 x 18(F) Br. hse. 14 x 16(F) Rh. hse. & chick. hse. 18x75(F)

NAME OF LESSEE OR RENTOR: A.E. Davison, Old hse. 16 x 22(P)  
& Robt. Reid.

TERMS: Copy of agreement in our office.

WATER: City main.

ON:

OFF:

LIGHT: Yes.

ON:

OFF:

REMARKS: Land being kept well, house also clean and tidy.

Kitchen well finished, part kalsomine, large cupboards & drawers, these could do with painting. Living room & dining room very nice, but walls in dining room very dirty. Bedroom finished well. Bathroom kalsomined.

INVENTORY OF CHATTELS LEFT ON PROPERTY Upstairs finished with V joint.

SEE ATTACHED LISTS.

*apens/43*

Signed:

*Jameson*



April 28, 1943.

INVENTORY OF CHATTELS FOUND ON PROPERTY  
OF

OIKE, Kyusuke #14094  
2691-22nd. Road, Haney, B.C.

In house. (downstairs)

- 3 Linoleum rugs. ✓
- 1 Kitchen table.
- 1 Book rack. ✓
- 1 Sewing machine. (Singer, pedal) ✓
- 1 Buffet.
- 1 Dining table. ✓
- 5 " chairs. ✓
- 1 " arm chair. ✓
- 1 Lge. circulating heater. ✓
- 2 Chandeliers.
- 1-3pc. Chesterfield suite. ✓
- 1 Gramophone & lge. quant. records.
- 1 Table lamp. ✓
- 10 Window blinds.
- 1 Porcelain sink.
- 1 Toilet.
- 1 Wash basin. ✓
- 1 Bed couch & mattress. ✓ (tagged SHIOMI, K., 437 Alexander St.)
- 1 Single bed & spring. (good) ✓ (tagged SHIOMI, K., 437 Alexander St.)
- 3 Kitchen chairs.
- 1 Dble. bed & mattress. (good) ✓
- 2 Sml. flower vases. ✓

In house. (upstairs)

- 1 Sml. table. ✓
- 2 Kitchen chairs. ✓
- 1 Linoleum rug. ✓
- 1 Sml. table. (HM)
- 1 Sml. cabinet. (HM) ✓
- 1 Coat stand. ✓
- 2 Bed comforters.

In basement.

- 1 Bed & spring. ✓
- 1 Disk harrow. ✓
- 4 Kitchen chairs. ✓
- 2 Lge. tables. (HM)
- 1 Round heater. ✓
- 1 Kitchen range. ✓
- 1 Stove iron.
- 1 Lge. shovel. ✓
- Sml. quant. garden tools.

In out buildings.

- 1 Wagon. (poor)
- 1 Cultivator. (horse)
- 1 Plow.
- 2 Sections drag harrows. ✓
- 3 Lge. wagon wheels. (loose)
- 1 Lge. scraper.
- 5 Lge. quant. chicken wire.
- 1 Lge. brooder cover.
- 100# Rasp. wire. (used)
- 2 Beds & springs. ✓
- 1 Peavey.
- Sml. quant. garden tools. ✓
- 1 Light democrat. (buggy)
- 1 Platform scale.

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

WITNESS: *Morganston*

SIGNED

*R. Reid*

OFFICE OF THE CUSTODIAN.



April 28, 1943.

INVENTORY OF CHATTELS FOUND ON PROPERTY  
OF

OIKE, Kyusuke #14094  
2691-22nd. Road, Haney, B.C.

In Locked room.(upstairs)

- 1 Lge. Jap. shrine. *STORER*
- 9 Volumes of Encyclopedia.
- 2 Rolls linoleum.(tied up)
- 1 Kitchen chair.
- 1 Window.(loose)
- 1 Chest of drawers cont. misc. articles. *S*
- 1 Sml. desk lamp.
- 1 Box cont. dishes & silverware. *S*
- 1 Desk(HM) cont. misc. articles.
- 1 Chest of drawers.(HM) *S*
- 1 Cash box.(locked) *S*
- 1 Desk pen holder.
- 1 Lge. parcel.(tied up) *S*
- 1 Ctn. cont. several wrapped parcels.
- 1 Suitcase cont. books & pers. effects.
- 1 " " beautiful Jap. stand or part of display.
- 1 Elect. heater. *S*
- 1 Gramophone.
- 1 Box cont. wooden Jap. bowls.(good) *S*
- 1 Table.
- 4 Bed comforters.
- 1 Steamer trunk.(locked)
- 1 Ctn. cont. Jap. bowls. *S*
- 1 Ctn. kitchen utensils. *S*
- 2 Ctns. cont. dishes. *S*
- 1 Ctn. cont. wrapped parcels. *S*
- 1 Ctn. cont. dishes & kitchen utensils. *S*
- 1 Dresser.(new) *S*
- Lge. quant. framed pictures.(tied up) *S*
- 1 Ctn. tied up. *STORER*
- 1 Folding table.(sml)
- 1 Chest of drawers.(good) *S*
- 2 Beds & 3 springs. *2S*
- 2 Mattresses.(tied up)
- 1 Jap. trunk.(tied up)
- 1 Wardrobe.(cardboard. *S*

In locked room.(basement)

- 1 Shrine.
- 1 Ctn. cont. glassware.
- 1 Watering can.
- 1 Picnic basket. *S*
- Lge. quant. dishes, kitchen utensils. *S*
- 1 Sml. gas heater stove.(Coleman type)
- 2 Jap. swords.
- 7 Kitchen chairs.(old)
- 4 " " (new)
- 1 New truck wheel. *S*
- 1 Sprayer. *S*
- 1 Elect. hot plate.
- Numerous sml. boxes & ctns. nailed & tied up.
- 1 Lge. auger.
- 1 Hatchet.
- 1 Clothes dryer.
- 1 Post hole digger.
- 5 Cultivator attachments.
- 2 Lge. galv. ash cans. *S*
- 1 Casserole set. *S*
- 1 Electric toaster.
- 1 Babys chair.

*S. sold by auction  
17/4/43. Haney B.C.  
S. sold by auction 10/6/44  
Harry S*

SIGNED

*J. Morrison*



Extract of Lease.

File #8695.

Lessor: Kiusuke OIKE.

Lessee: Albert DAVISON.

Date: 27th April, 1942.

Term: For 20 months from 1st May, 1942, with option to extend lease.

Consideration: \$250.00 payable from time to time as instructed by lessor.

Lessee to pay taxes before 1st September every year, ~~which~~ amount to be deducted from rental payments, and he is to have use of all the land except the fruit crop during 1942; thereafter until the end of 1943 he may have the full use of property.

*Sold to  
Hydrex* { The Lessor is to retain his rights and title to the 1942 fruit crop, which he may dispose of as he chooses. Lessor to have option of repossessing after 1943 upon 60 days' notice in writing when rental to cease. However, in case crop planted, Lessee to harvest crop planted. If lease is continued after 1943, rental to be \$12.50 per month until terminated.

Property:

Land: Lots 1, 5 & 6 of Lot "F" of District Lot 400 Group 1, Township 12, N.W.D. Municipality of Maple Ridge.

House: Included.

Chattels: Not included.

*Lease given to J S G Aug 11<sup>th</sup> 1943.*



Extract from Lease.

File #8695.

Lessor: Kyusuke OIKE

Lessee: Anthony LYBECK.

Date: 12th May, 1942.

Term: 9 months from 1st May, 1942, with option to extend  
lease for 1943 under arrangement with P.C.U.

Consideration: \$350.00, paid.

Property:

Land: Lots 1, 5 & 6 of Block "F" of District Lot 400  
Township 12 containing 23 acres more or less.  
Municipality of Maple Ridge.

House: Included, also buildings.

Chattels: Live stock and farm implements.



8695

# FARM LEASE

THIS INDENTURE made in duplicate the 12th day of May A.D. 1942

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:-

**KIUSUKI OIKI of Naney**

In the Province of British Columbia  
Farmer  
(hereinafter called the Lessor)

Of the First Part

- and -

**ANTHONY LYNNK of Naney**

In the said Province  
Farmer  
(hereinafter called the Lessee)

Of the Second Part

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

**Lots one (1) five (5) and six (6) of Block "F" of District**

**Lot 400 Township twelve (12) containing 23 acres more or less**

*Replaced by Lease # 546 to A. S. Davidson*

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

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

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of **nine (9)** months to be computed from the **first** day of **May** A.D. 1942 and from thenceforth next ensuing and fully to be completed and ended:

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of **Three hundred and fifty (\$350.00)** Dollars of lawful money of Canada (the receiptwhereof is hereby acknowledged).

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

AND it is understood and agreed that in the event of a crop failure by Vis Major or an act of war the Lessee shall have the right to the use and occupation of the said lands and premises and the crops thereof during the year A.D. 1942 without any further payment.

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



One and three quarter ( $1\frac{3}{4}$ ) acres strawberries

One and three quarter ( $1\frac{3}{4}$ ) acres raspberries

One half ( $\frac{1}{2}$ ) acre peas  $\frac{3}{4}$  - 4 -

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

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

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

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

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

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

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

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors, or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined;

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



and agreed  
IT is expressly understood/by and between the parties hereto that the Lessee may assign this lease to any person capable of carrying out the provisions thereof, provided the approval and permission of the Lessor or his Agent is first had and obtained, and for the purpose of this clause Pacific Co-operative Union is the Agent of the Lessor.

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

Signed, Sealed and Delivered by  
**KIUSUKE OIKE and ANTHONY LYBECK**  
in the presence of

*K. Oike*

*M. M. Fletcher*

*A. Lybeck*

#### AFFIDAVIT OF EXECUTION

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

1. That I was personally present and did see **KIUSUKE OIKE and ANTHONY LYBECK** the parties thereto, duly sign and execute the within instrument, for the purposes therein named.
2. That the said instrument was executed at Mission City aforesaid.
3. That I know the said parties and that they are each, in my belief of the full age of twenty-one years.
4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City in  
the Province of British Columbia  
this **twelfth** day of **May**  
A. D. 194 **2**.

*M. M. Fletcher*

*[Signature]*  
A Commissioner for taking affidavits  
within British Columbia.



INSURANCE  
LIFE  
ACCIDENT  
SICKNESS

T. J. DRAIN  
GENERAL INSURANCE AGENT

TELEPHONE: HANEY 67  
FIRE  
AUTOMOBILE  
PLATE GLASS

PORT HANEY, B.C. Sept. 18th, 1942

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

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
SEP 19 1942

#8695

Dear Sir:

On advice of the Manager Bank of Montreal, Haney, I am sending you herewith a cheque issued by Pacific Co-operative Union to K. Oike for the sum of \$95.60. It has been returned by the Bank on which it was issued marked "payment stopped". Mr. Oike owed me \$38.40, secured by promissory note as I advised in my statement to you of April 22nd 1942. He came to me to make payment offering me this cheque which I accepted and gave him the difference \$57.20 in cash. I know of no means of recovering this money except through you so I am asking for your help.

Yours truly,

Encl. Cheque Pacific Co-operative  
Union \$95.60

T. J. Drain

19/9/42  
cheque received  
R

8695



Westworld Bk.

Jan. 24/43

Indians Office  
Vancouver Bk.

Rec'd	JAN 28 1943
File No.	7695
Ans.	Man
Referred	Mr. Alexander

Dear Sir -

Received your letter  
of January 20<sup>th</sup>, saying about our truck  
being sold. I wish to ask you to send  
me the money left over <sup>(253.02)</sup> for I am old  
and not able to work. Hoping that you  
would do this for me right away.

Hoping to hear from you soon,

Yours Truly  
Mr. K. Oike  
Reg. No. 14094.

Ly-



8695

February 5, 1943.

Mr. Kyusuke OIKE,  
Registration No. 14094,  
Westwold, B. C.

Dear Sir:

Attached please find our cheque No. 1634 payable to your order and amounting to \$37.50, the receipt of which we would appreciate your acknowledging by return mail.

Following receipt of replies from you to our letters dated January 29th and January 30th in connection with the remaining three outstanding claims on file with us against you, we shall be pleased to consider your request for further funds.

Yours truly,

R. P. Alexander,  
Manager.

RPA:MA  
Enc.



Office of the Custodian  
Vancouver B.C.

Dear Sir -

Received your letter and  
cheque today. I am <sup>out to Anderson</sup> please hold  
the other two claims - Mr. Upmota \$18.09  
& Mr. Kaurmota \$1.00 at your office till the  
end of this war. We have a receipt for  
it both and for the bad thing I left it  
in Nancy, & haven't in hand so <sup>can</sup> you please  
hold the two claims in your office. After  
war I can fix it up between me without  
trouble so please do so. I meant to write  
you sooner to ask you to do this but before  
I did so, I have heard from you again.  
Hoping to hear from you again  
in this reply.

Yours Truly,  
Kupisunka Oke

Westwood B.C.  
2  
EVALUATION SECTION  
Rec'd FEB 11 1943  
File No. 1695  
Ass.  
Referred McAlister



C. B. #21522

26243

Westwood Bk.

Feb. 15/43

To the Custodian -  
Vancouver Bk.

Dear Sir -

VACUATION SECTION

Rec'd FEB 17 1943

File No. 8695

Ans.

Referred Richardson

In answer to your letter which I received to-day, may I say that my 1937 P. b. U. share certificate is left in the bank in my former home in Haney. Therefore I can't do anything about it now so can you please leave it as it for now.

Armas Dept.

Yours Truly

Kinsake Oike

P.S. And may I also take your attention that Mr. Yashimura Nishiyama of I formerly of Ladner owes me cash of \$120 of some time ago, for which he promised to pay me part of it last year just before the war started & has left everything as it is yet. He was a farmer & had a truck too, so can you please do something about this for me. I left the paper for which he wrote promising to pay me in Haney too, so if you can't get me the money without the receipt, can you please hold this \$120 at your office till the war ends. I had forgotten to put this receipt in to you before I came so can you please do this for me and hoping to hear from you soon for



Feb 15/42  
Haney B.C.

Department of The Secretary of State  
Office of Custodian  
Vancouver B.C.

EVACUATION SECTION

Rec'd FEB 17 1943

File No. 8695

Ans.

Referred Anderson

Dear Sir.

Re. Kyusuke Oike.

In reply to your letter regarding  
the above lease I wish to inform you  
that I have not paid Mr. Oike any money.  
The only payments made by me were the  
taxes for 1942 which amounted to \$93.37.  
As this lease is till Dec 31/43 for \$250 I  
believe this amount paid covers the rent  
for 1942.

Yours Truly  
Albert E. Davison



8695

19th February, 1943.

Mr. Kyusuke OIKE,  
Registration No. 14094,  
Westwold, B C.

Dear Sir:

We have for acknowledgment your letter of the 15th instant, and note that you say you are unable to forward your share certificate as it is in your safety deposit box at your bank in Haney. In order that we may obtain this certificate, we ask that you kindly send us the key to your box and an authorization for us to open the box by registered mail. If you do this we will be able to obtain the share certificate and also the promissory note you referred to in the second paragraph of your letter.

Kindly give this matter your prompt attention and let us hear from you by return mail.

Yours truly,

E. D. Richardson,  
Farm Department.

RDR:GF

*Scitara*



February 27th, 1943.

Mr. Kyusuke OIKE,  
Registration #14094,  
Westwold, B. C.

Dear Sir:

We have for acknowledgment yours of the 8th and 15th of February, regarding claims etc.

We are listing below the claims shown against you:-

Jiro KAMIYA	\$100.00	<i>Letter denied</i>
Sansuke KAWAMOTO	100.00	<i>Oike says this has been paid</i>
Isamu UJIMOTO	18.09	
Maple Ridge Co-Op. Produce Exchange		.77

From your letter of the 8th of February we understand that you have already paid Kawamoto's claim of \$100.00 and Ujimoto's claim of \$18.09. We are writing to them to tell them that you say these claims have been paid. If they agree, the claims will be marked paid in your file and you will not hear anything more about them, or, alternately, if they do not agree that the claims are settled but are prepared to deal with you direct in this regard the Custodian will not take any further action.

The claim by Jiro Kamiya of \$100.00 was not included in our original list sent to you on the 29th of January. Please inform us in your reply if you agree that you owe this amount to Kamiya.

With regard to the .77¢ owed by you to the Maple Ridge Co-Operative Produce Exchange, we think that you should remit that immediately to the Custodian and have it cleared off your file.

*Westwold, B.C.*



Metwold B.C.  
March 5th, 1943.

VACUATION STATION

MAR 8 1943

3675

Dear Sirs;

Received your letter of February 27th. Thank you very much.

In regards to the claim of Mr. Gino Kamuya of a \$100. I do not owe him the amount. There must be some mistake, so would you please check up. I think that this Mr. Kamuya will be writing to you about this mistake, also.

Sincerely yours,

Kymuke Vike

Reg. # 14094

Metwold B.C.



4218  
8695

April 14th, 1943.

Mr. Jiro KAMIYA,  
Registration No. 14340,  
c/o Messrs. E. & H. Erb,  
Oak Bluff, Man.

Dear Sir:

Referring to your claim of \$100.00 against  
K. OIKE, we wrote to Kyusuke OIKE in this connection  
and he replied as follows:

"Received your letter of February 27th today.  
Thank you very much.

In regards to the claim of Mr. Jiro Kamiya  
of a \$100.00. I do not owe him this amount.  
There must be some mistake, so would you please  
check up. I think that this Mr. Kamiya will be  
writing to you about this mistake, also."

Please let us hear from you as soon as  
possible, stating whether you have withdrawn this  
claim or otherwise. If you have not withdrawn the  
claim please supply us with the particulars in con-  
nection with same.

Yours truly,

  
AMCA:DE

A. McAlister,  
Claims Department.







R E P O R T  
ON EVACUATED JAPANESE PROPERTY

File No. \_\_\_\_\_

MUNICIPALITY: MAPLE RIDGE.

Date: May 19, 1943.

NAME: OIKE, K

REGISTRATION NO.

ADDRESS: 2691-22nd. Road, Haney, B.C.

PROPERTY:

ACREAGE:

KIND OF CROPS:

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1½ Storeys.

VACANT:

OCCUPIED Yes.

DESCRIPTION Stucco, cement basement.

ROOF: Shingle, becoming poor.

SIZE: 30 x 40

NO. OF ROOMS 8. 5 US-3 DS

CONDITION: Good.

OTHER BUILDINGS: Woodshed & bathhouse 18 x 38(F) Barn 42 x 45(F)  
Garage 14 x 18(F) Br. hse. 14 x 16(F) Rh. hse. & chick. hse. 18x75(F)

NAME OF LESSEE OR RENTOR: A.E. Davison, Old hse. 16 x 22(P)  
& Robt. Reid.

TERMS: Copy of agreement in our office.

WATER: City main.

ON:

OFF:

LIGHT: Yes.

ON:

OFF:

REMARKS: Land being kept well, house also clean and tidy.

Kitchen well finished, part kalsomine, large cupboards & drawers, these  
could do with painting. Living room & dining room very nice, but walls  
in dining room very dirty. Bedroom finished well. Bathroom kalsomined.

INVENTORY OF CHATTELS LEFT ON PROPERTY Upstairs finished with V joint.

SEE ATTACHED LISTS.

Signed:

Morgan



8695

May 20, 1943.

Mr. Kyusuke OIKE,  
Registration No. 14094,  
Westvold, B. C.

Dear Sir:

Re: Maple Ridge Co-operative Produce Exchange

We have written to you several times in connection with claim filed with us against you of 77¢ by the Maple Ridge Co-operative Produce Exchange. The claim covers one pair of child's shoes.

Please let us know without fail by return mail whether you agree with the correctness of the claim in order that we may close our file in connection with this matter. If you agree that the amount claimed is correct, we shall be happy, upon hearing from you, to effect settlement on your behalf.

Yours truly,

R. P. Alexander,  
Manager.

RPAMA



8695

May 20, 1943.

Mr. Kyusuke OIKE,  
Registration No. 14094,  
Westvold, B. C.

Dear Sir:

Thank you for your letter dated May 17th.

Attached you will find carbon copies of our letters addressed to Mr. Jiro Kamiya, Mr. Sansuke Kawamoto, Mr. Isamu Ujinoto, and Mr. Yoshisemon Nishiyama which you will find self-explanatory.

At the present time you have a credit balance with us of \$215.52 and in response to your request for funds, we are today requesting our Accounting Department to issue a cheque for \$100.00 payable to your order. You may anticipate receiving this cheque shortly.

Yours truly,

R. P. Alexander,  
Manager.

RPA:MA  
Enc.



6 1153

June 1<sup>st</sup>, 1943.  
Blackhawk, B.C.

Mr. R. P. Alexander,  
506 Royal Bank Bldg.  
Vancouver, B.C.

RECEIVATION SECTION	
Rec'd.	JUN 4 1943
File No.	8695
Ans.	W
Referred	Alexander

Dear Sir:

I have received  
your kindly letter of May 20<sup>th</sup>,  
inst. and also I have received  
a cheque amounting one  
hundred Dollars (\$100.00)  
on May 28<sup>th</sup>, 1943. I am  
very thank to you so much.

Now reply to your  
letters now as follow.

I'm not agree for  
your claimed 77<sup>¢</sup> cover  
one pair of child shoes.



2. About Mr. Jiro Kamiya,  
Registration No. 14340, Oak  
Bluff, Manitoba. We have  
done all clear between  
him and me. So please  
never mind about this  
matter.

3. I think you have  
receive a letter from  
Mr. Sensake Kawamoto,  
registration No. 11188.  
No 22nd East Lillooet, B.C.  
about matter claim  
\$100.00. I let you know  
I'm responsible about  
this matter.

4. I'm not yet settle up  
with Yoshizemon Nishiyama  
Registration No. 06447, Calgary,  
Alberta. So please claim



again if you convenience  
amount one hundred  
and twenty - Dollars. (120.)

I have not balance  
in account any amount  
against Mr. Isamu Yimoto,  
Registration N<sup>o</sup> 13750. Mezna  
Bay, B.C. Please writ to  
him about it.

Yours very truly,

Kyusuke Oike.



Westwood, B.C.

July 24/43

Dear Albert:

How are you all getting along these days? It has been a long time since I last wrote you, but I hope that all of you are in best of health. For myself and my wife we are continuing our usual good health. By the way, how is your mother and dad getting along, I hope they are fine too.

Tell, how is everything down the Fraser Valley way? And how much was our tax this year?

Say Albert, can you please do me a favor? Will you please talk over with Bob Reed and have him send my Chesterfield suite and other goods I ordered to Bob. I'm so old now that I want something to lie on. Please do it for me and if he lets me know the express charges I will send him money right away. Please have it sent to Kamloops, B.C.

Tell, hoping to hear from you soon,

Sincerely,  
Mr. H. Oike.



Mrs. Y. Kuro  
Okanagan Centre  
B.C.

Dear Mrs. Reid -

July 1943

Sure enough this is a surprise to you but I am only Mrs. Oikee married daughter and I wanted you to do me a little favor. Can you please go into the basement room and get me one set of Japanese tea cups. Its in a small wooden box and I think it contains of 5 tea cups and one little tea pot to match it. It hasnt any handles to hold, like our Canadian tea cups and its much smaller too. It is white background with red berry sort of painting on the sides. Maybe if it isnt in ~~the~~ one box, it may be put in another box ~~or~~ with others but I'm sure its in the one box because its a set. Its so hard to get one like it now, that mother told me to write to you & have it sent to me. It may be a lot of trouble but can you please do it & pack it good in papers & have it mailed to the above address. I'm sending 25¢ stamps for you to put on. In case it cost more I will send you after.

I had another thing & mother was here on the 18<sup>th</sup> & she asked me to write to Albert Davison about our chesterfield as I did and I had a think I signed my name on the bottom instead of my dad Oikee so in case Albert gets



We know and feel my name on it. He may  
think funny as you please tell him  
that it found my hat like in no time.  
And another thing I have a good one  
evening good in the upstairs room hanging  
on the wall I think. I want it put over  
and it probably now as if you can not  
it for me see you please do as I said it is  
for it as you can put it at any price at  
all but the best you can. If it not hanging  
on the wall maybe make put it away so it  
might.

Well, hoping that you can find  
this the note & hope & hear it sent to me  
soon as possible

Thank you again,

Grace Y. Miller



Westward, B.C.,  
July 24, 1943.

Dear Mrs. Reed:-

How are you all getting along? How is little Bobby? I bet he's real big now. We are all fine.

Say Mrs. Reed, can you please do me a favor? I would like you to go into the basement room and get me some cups. There should be one small box containing 5 or 6 Japanese tea cups in blue color, its smaller than Canadian tea cups and it has no handles on it and another box of Canadian tea cups in white with gold rim and there should be one dozen of it with saucers to match. From living room I would like to have my chest of drawers, one good smoke stand and end table. From upstairs room one square linoleum in blue and white pattern and 5 drawer bureau with mirror length wise style with cushions in each drawer which I would like to have it sent also. When you open upstairs room door on the left hand side wall there is a paper bag with medicine which I would I like to get.

Please send by express or freight whichever is convenient and send to Kamloops. Please



let me know the expense and express  
charge if prepaid and I will remit the  
amount right away.

I have also wrote a line to Mr.  
Davidson, so please confer with him.

Thanking you in advance and hoping  
that you can do this for me.

Sincerely,  
Mrs. Pike.



*File this*

#85

Extract of Lease.

File #3695. *John*

(546)

Lessor: Kiusuke OIKE.

Lessee: Albert DAVISON.

Date: 27th April, 1942.

Term: For 20 months from 1st May, 1942, with option to extend lease.

Consideration: \$250.00 payable from time to time as instructed by lessor.

Lessee to pay taxes before 1st September every year, ~~which~~ amount to be deducted from rental payments, and he is to have use of all the land except the fruit crop during 1942; thereafter until the end of 1943 he may have the full use of property. The Lessor is to retain his rights and title to the 1942 fruit crop, which he may dispose of as he chooses. Lessor to have option of repossessing after 1943 upon 60 days' notice in writing when rental to cease. However, in case crop planted, Lessee to harvest crop planted. If lease is continued after 1943, rental to be \$12.50 per month until terminated.

Property:

Land: Lots 1, 5 & 6 of Lot "F" of District Lot 400 Group 1, Township 12, N.W.D. Municipality of Maple Ridge.

Houses: Included.

Chattels: Not included.

*1 Sold to A. LYBECK*



## EVACUATION SECTION

Rec'd AUG 24 1943

File No. \_\_\_\_\_

Ans. \_\_\_\_\_

Referred \_\_\_\_\_

G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.CUSTODIAN RELEASE FORMAddress WESTWOLD, B.C.Date AUGUST 9, 1943

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

I, KYOSUKE OIKE, Police Registration No. 4094  
hereby request you to release to me the under-noted property  
stored at RESIDENCE HOUSE 22ND ROAD, HANEY, B.C.  
in possession of MR. ALBERT E. DAVIDSON  
and I release you from any claim whatsoever with respect to  
such property.

Description of Property:

AT LIVING ROOM:

CHESTERFIELD SET, END TABLE, 1 LARGE SMOKESTAND, 1 DOOR RUG.

AT UPSTAIR ROOM:

WITH CUSHIONS IN THE DRAWER,

AT BASEMENT ROOM:

1 DRESSER WITH LIND SHAPED MIRROR, SQUARE LINOLEUM CARPET IN BLUE & WHITE,TEA CUP SET, 1 DOZ. WHITE WITH GOLD TRIMMING, JAPANESE TEA SET IN SMALL BOX, ETC.Original Address 22ND RD HANEY B.C.

Date Evacuated to Vancouver \_\_\_\_\_

Date Evacuated to Present Address JULY 29, 1942.Number in Family - 12 years and over 2.

Number in Family - 5 to 11 years old \_\_\_\_\_

Number in Family - under 5 \_\_\_\_\_

TOTAL NUMBER IN FAMILY 2.

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

APPROVED:

BRITISH COLUMBIA SECURITY COMMISSION

Per: \_\_\_\_\_

Claimant Signs Here K. Oike

SHIPPED TO KAMLOOPS AND FROM THERE BY B.C. COACH LINE.  
TO WESTWOLD.



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

EV
Rec'd
File No.
Ans.
Referred

Dear Sir:

Re: Shipment of effects of  
H. Oike Reg. #14094 to Westwood.

86.95

We have just received our goods yesterday  
in good order, but the linoleum carpet  
and end table was missing. so please  
trace that to Henry and find out  
what happened.

Please let us know the results as soon  
as possible. Thanking you in advance.

Yours truly  
H. Oike

Westwood, B.C.

Date?

Letter at  
beginning of file  
indicates to the  
memo June 17/48  
to the ap 1942

Probably relates to  
Release form Aug 9/43

#



8695

October 14th, 1943

Mr. Kyusuke OIKE,  
Registration No. 14094,  
Westwold, B. C.

Dear Sir:-

Thank you for yours of October 4th en-  
quiring about shipment of the articles requested by  
you on August 9th. We cannot trace having received  
\$25.00 from you but think that this was most probably  
sent to the Security Commission, who advised us on Aug-  
ust 20th that they had a deposit from you. We are go-  
ing ahead with shipments as fast as we can and believe  
yours will be coming forward in the very near future.

Yours truly,

H. F. Green  
Protection Department

HFG:IF



Oct. 4th, 1943,

Hastwold, B.C.,

The Custodian's Office

Dept. of Secretary of State of Canada

Vancouver, B.C.

EVACUATION SECTION	
Rec'd	OCT 9 1943
File No.	2695
Ans.	14/10
Referred	Green

Gentlemen:

I'm ask to you about my case which is over a month ago you demand send Twenty-five Dollars for all expenses for send my baggage from coast to here so I remitted all amount to you want it some time. But I have not received any baggage or any hear from you.



Please let to me  
know what is the matter  
about it? Did you  
received Twenty-five  
Dollars (\$25<sup>00</sup>) or not?

Please give me any  
answer as soon as  
possible.

Yours truly.  
Keynote Bike.



*Charlotte*

H.F. Green Esq.,  
506 Royal Bank Bldg.,  
Vancouver B.C.

187 Connaught Rd.,  
Kamloops B.C.  
No v. 15th. 1943

EVACUATION SECTION

NOV 19 1943

Rec'd

File No.

Ans.

Referred

8695

Re: Mr. Kyusuke Oike, Reg. No. 14094. File 8695.

Dear Sir:-

I am writing for Mr. K. Oike in regard to your letter of Nov. 9th. I am the friend who took the letter to Mr. Davidson at Haney asking for the "Iihai" of Mr. Oike's son. Mr. Oike did not know then that his property had been handed over to the Custodian. I called on your agent but as he was not at home I left the letter with Mr. Davidson asking him to contact Mr. Moryson and see if it would be possible for me to get the "Iihai" or see the agent on Monday when I would call again at about five in the evening. Mr. Davidson told me that the "custodian" was unable to let me have the article so I did not feel that it was necessary to bother him by calling personally.

The article which Mr. Oike is asking for, the "Iihai" is a little black and gold shaped shrine, some seven inches tall by about three inches wide. The little doors at the front open and inside is a written tablet, the left hand lower corner bearing the characters of the boys name. I will print these characters below. The little chinese shaped roof is removable and the tablets can be taken out through the top. When I went to Haney I was under the impression that the ashes of the lad were in the back of this but on further enquiry find that this is not so. There are just the tablets. This little shrine is to be found inside a larger shrine which is in the upstairs room of Mr. Oike's former home.

Trusting that this further description will enable you to locate the desired article, I am,

Yours truly,

*Kathleen Lang*

Missionary to the Japanese.

*The "Iihai" could not be found. However  
all Oike's personal chattels at Temple will be  
forwarded to him shortly.*

大池幸吉

W



Canada

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

**JAPANESE EVACUATION SECTION**

File No. 2695

Reg. No. 14094

506 Royal Bank Building,  
Vancouver, B. C.

Mr. Kinsuke OIKE,  
Vernon, B. C.

MAY 30 1944

Dear Sir:

Re: 22nd Road, R.R. #1, Haney, B. C.  
Lot 1 of Block "F" of Lot 400, Group 1, Map 3278, District  
of New Westminster, C. of B. 52561.  
Lots 5 and 6 of Block "F" of Lot 400, Group 1, Map 3278,  
District of New Westminster, C. of B. 52560.

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	\$ 3392.00
Add:	
Unexpired insurance premium as at January 1st, 1943	22.06
	<u>\$ 3414.06</u>
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	\$ 6.00
Encumbrance—Principal	
—Interest	6.00
Net proceeds of sale	<u>\$ 3408.06</u>

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.

R



CR 41527.30

\$235.10 \$3762.40

1973	Debit	Credit	Balance
Jan. 1			Balance Brought Forward \$ 253.02 \$ 253.02 Cr.
			Credit re Sale of Property 3608.06
			Land Registry Office C. of E. (2) 2.00
Jan. 6			P.C.U. Cheque 95.60
Feb. 1			Cheque to you 37.50
			T.J. Drain claim paid 95.60
May 20			Cheque to you 100.00
Oct. 28			Gate of Wallbox 2.00
Dec. 13			Maple Ridge Co-Op. 23
1974			
Mar. 8			P.C.U. Int. on Shares 3.20
			***
			29



File No.  
8695

STATEMENT OF ACCOUNT  
Kyanake OKE, Reg. No. 14094

May 30, 1944

	Debit	Credit	Balance
1943			
Jan 1- Proceeds sale of car		253.02	
Credit re sale of Property		3408.06	
Land Registry Office C. of E. (2)	2.00		
" 8- P.C.U. Cheque		95.60	
" 30- Cheque to you	37.50		
Feb. 1- T.J. Drain claim paid	95.60		
May 20- Cheque to you	100.00		
Oct. 28- Sale of Mailbox		2.00	
Dec. 13- Maple Ridge Co-op.		.23	
1944			
Mar. 8- P.C.U. Int. on Shares		3.20	
" " "		.29	
	<u>\$235.10</u>	<u>\$3762.40</u>	<u>\$ 3527.30</u>







File No. 8695

STATEMENT OF ACCOUNT (Cont'd.)  
KYUSUKE ONE / Registration No. 1/094

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1946	Brought Forward		1893.21	
Jan. 30	Cheque to you	\$20.00		
May 15 1947	Cheque to you	1500.00		
Jan. 24	Redemption of Pacific Co-operative Union 1941 shs. Interest on redeemable shares " " undeemable shares		40.00 1.20 .29	
		\$1520.00	\$1934.70	\$414.70
Feb. 1-	Cheque to you	414.70		
" 23-	Interest P.C.U. shares		.29	
Mar. 1-	Redemption 119 shares Maple Ridge Co-op.		152.03	
" 19-	Interest P.C.U. shares		1.49	
April 21-	Cheque to you	153.81		
		\$2088.51	2088.51	NIL





Asst. Sec. State of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Bldg.,  
Vancouver, B. C.

Westward, B. C.,  
June 12, 1944.

EVACUATION SECTION	
Rec'd	JUN 14 1944
File No.	8695
Ans.	WCA
Referred	Anderson

Dear Sir: Re: File No. 8695 - Reg. No. 14094.

Received your statement of May 30th the other day and I was quite surprised to see that you have sold my property without my notice whatever. As to my point of view, I did not want to part with my farm property as it took 30 years to make what it is today. I was very disappointed as you sold the property at half the valuation. Please let me know to whom you have sold the farm.

I had my furniture & household goods stored in the room and many farm machinery and tools kept in the barn. I miss so many things out here that I would like to get a permit to go to Nanaimo and straighten everything out.

Please let me know by return mail as to my permit to Nanaimo.

Yours very truly,

R. Orser



8695

June 16, 1944.

Mr. Kyusuke OIKE,  
Registration No. 14094,  
Westwold, B. C.

Dear Sir:

We are in receipt of your letter of June 12, 1944.

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.

The household chattels remaining on the property have been removed to our auction hall to be sold by public auction and details of the sale will be available within the next week or so. We understand that a number of cartons and boxes of personal belongings were removed to our Haney storage and we will notify you as to what has been considered personal at the same time we advise you of the auction sale.

Yours truly,

W. E. Anderson,  
Farm Department.

WEA/EG



EVACUATION SECTION	
Rec'd	JUL 11 1944
File No.	86 95
Ans.	
Referred	Anderson

Monte Lake, B.C.,  
July 10, 1944.

W. E. Anderson, Esq.,  
Japanese Evacuation Dept.,  
Vancouver, B.C.

Dear Sir:

Re: KYUSUKE OIKE Reg.No. 14094  
File No. 8695

Received your letter of the July 6th and inventory  
list sold on auction.

*See from implement  
Send bed spring  
mattress*  
I noticed there was 2 cultivator, plow, scale and  
the bed in upstairs room with spring mattress not listed  
in the account. Please sell the farm implements, but I  
wish you would send the bed and spring mattress, as I  
need it pretty badly.

*Also* { Please send fifty-eight miscellaneous boxes and  
cartons and shrine remaining to me immediately. I wish  
you could repack some of the breakable goods and pack the  
shrine in separate crate.

Let me know before hand when you send the goods to  
Monte Lake. Thanking you in advance,

Yours truly,

*K. Oike*

P.S.

*Please send all the love pictures with the shipment.*



Monte Lake B.C.  
Aug. 29 1944

Office of the Custodian  
Vancouver

EVACUATION SECTION

Rec'd. AUG 30 1944

File No. 8695

Ans.

Referred

*M. J. Brown*

Dear Sir:-

We received a letter on  
the 18<sup>th</sup> of July stating that  
the field man for Maple Ridge  
district was ill. If he is  
back in the office could  
you please ask him to  
send us the chatter we  
had asked for in our  
letter for the 10<sup>th</sup> of July.  
Until I hear from you  
I remain

Yours truly  
K. Oike

FILE No  
8695



Monte Lake B.C.

Nov. 6/44

Office of the Custodian  
Vancouver

B.C.

EVACUATION SECTION	
Rec'd	NOV 7 1944
File No.	8695
App.	
Reviewed	Anderson

Dear Sir:-

We received a letter quite a while ago that you were going to send us our personal belongings. As yet we have not received it. Could you let us know what has become of it? Until I hear from you I remain

Yours truly  
K. Oike



Monte Lake B. C.  
Feb. 14/45.

The Office of the Custodian  
Royal Bank Building  
Hastings & Granville Sts.  
Vancouver B. C.

EVACUATION SECTION  
FEB 16 1945  
8695  
RRR  
Farm Rpt

Re. Kiyusuke Uike - Reg. No. 14094.  
File No. 8695.

Dear Sir:-

I am writing to ask if it is possible  
for me to receive the money from the goods  
sold at Auction for me on June 15/1944. My  
son had the misfortune to break his leg  
and was off work for two months. If I  
could have this money it would be a great  
help to us.

Remit \$205.80  
Ch. Blw. #3695.96  
Clarius. Feb

Yours Truly -

K. Uike



8695

March 15th, 1945.

Mr. Kyusuke OIKE,  
Registration No. 14094,  
Monte Lake, B. C.

Dear Sir:

Please be advised that our field representative  
has made shipment to you of the following items:

- 1 Trunk of effects
- 2 Suitcases of effects
- 10 Boxes of effects
- 1 Wicker box of effects

This shipment represents a consolidation of the fifty-eight  
boxes moved to the storage centre at Haney. Your goods were  
all repacked and all items spoilt or of no value were de-  
stroyed. The charges of \$17.68 have been charged to your  
account here.

Trusting you will find this satisfactory, we  
are,

Yours truly,

W. E. Anderson,  
Farm Department.

WEA:OH



## 1

Shipper's No. ....

Agent's No. 174

19

**The Rate of Freight from.**

is in Cents per 100 Lbs.

**IF Special**

to												
IF	Times 1st IF	Class IF	Class IF	Class IF	Class IF	Class IF	Class IF	Class IF	Class IF	Class IF	Class IF	Class per

(Mail Address—Not for purposes of delivery.)

(Mail Address—Not for purposes of delivery.)

Consigned to

Destination...

Province or  
State of

County of \_\_\_\_\_

Car No.

Route:

Car Initial

No.  
Package

DESCRIPTION OF ARTICLES AND SPECIAL MARKS

**WEIGHT**  
(Subject to Correction)

**CLASS OR RATE**

**CHECK  
COLUMN**

If charges are to be prepaid, write or stamp here, "To be Prepaid."

1	Funix Effects	
2	S/care	do
10	BXS	do
1	Wicker Box	do

790

Received \$ 12.81  
to apply in prepayment of  
the charges on the property  
described hereon.

OK.

Job  
Agent or

(The signature here acknowledges only the amount prepaid.)

**Charges Advanced :**

2

Custodian of Air Freight Shipper.

Per

Per

(This Bill of Lading is to be signed by the shipper and agent of the carrier issuing same.)



8695

March 22nd, 1945.

Mr. Kyusuke OIKE,  
Registration No. 14094,  
Monte Lake, B. C.

Dear Sir:

Re: Pacific Co-operative Union  
Redeemable Shares

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

1937	C 590	S 1257-9	\$ 30.00
1938	C 754	S 1590-2	30.00
1939	C 1009	S 2220-3	40.00
			<u>\$100.00</u>

*Rec'd*

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

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

Yours truly,

R. D. Richardson,  
Farm Department.

RDR:OH



8695

Monte Lake, B.C.

March 24/45.

The Custodian's Office,

Dept. of the Secretary of State of Canada,

Vancouver, B.C.

MAR 28 1945

Dear sir:

I hereby enclose with this letter the 1937, 1938 and 1939 share certificates that you advised me to send.

I'm also enclosing the 1940, and May and November 1941's share certificates to be put in your care till the time for redemption.

MAR 28 1945

Received

1938 Cert 754	\$1590-1522	3 sh
1937 " 590	1257-1259	3 sh
1939 - 1009	2220-2223	4 sh
1940 - 1270	2879-2880	2 sh
1941 1617	4957-4960	4 sh
Cert 46.		

Yours truly

Ayrusuke Oike,

Reg. # 14094

C.H.R.

Pacific Fraser Co-operative Union 127-128 2 sh C.H.R.



Monte Lake, B.C.,

April 11/45.

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

EVACUATION SECTION	
Rec'd	APR 14 1945
File No.	8695
Ans.	RR on
Referred	Farm

Dear sir:

I sent in my share certificates  
in reply to your letter of March 22nd.  
requesting me to do so.

If it's possible could you please  
send me the funds for the 1937, 1938  
and 1939 certificates as soon as  
possible. Thank you.

Yours truly,

K. C. C. C.

On Blue 357248  
Claims - Nil  
Remit \$100-

Amount paid Reg. #14094  
\$10.50 in checks



Monte Lake, B.C.,  
Oct. 17/45.

The Custodians Office,  
Dept. of the Secretary of State  
of Canada,  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	OCT 19 1945
File No.	9895
App.	
Referred	<i>[Signature]</i>

Dear sir:

I would like to draw out some of the money from the sales of my land which is held in your care.

Due to my sudden loss of work I'll like to have \$100 (one hundred dollars) for moving and living expenses. Since I'm getting old I'll like to retire from active work so I wonder if it's possible for me to have living expenses for myself and my wife sent to me each month?

Yours truly,  
K. Oise

Reg. # 14094



Monte Lake, B.C.,  
November 17/45

W. E. Anderson, Esq.,  
Administration Dept.,  
Vancouver, B.C.

Dear Sir:

Re: K. Oita Reg. #14094 File #8695.

Received monthly remittance of Custodian's  
cheque for \$100.00 last week and much obliged.

An unexpected occurrence happened that  
I needed Fifteen Hundred dollars immediately.

Causing you more trouble in many ways,  
but I would be very glad if you can  
forward this sum as soon as possible and  
thanking you in advance,

Yours truly,

K. Oita

EVACUATION SECTION	
NOV 19 1945	
Case #	8695
File No.	
Att.	
Initialed	Anderson



Office of Custodian  
506 Royal Bank Bldg.  
Vancouver B.C.

EVAC 572	Victory St.
SECTION	
Referred	

Dear Sir:

In reply to your letter  
of 10th April. I am  
enclosing the Maple Ridge  
Co. operations certificate.  
Three (3) certificates of

- 1- 40 Shares
- 1- 50 Shares 120
- 1- 30 Shares 1 cancelled

I have also (1) one for debt  
Pacific Co. operations Union  
Shares certificate dated  
Jan 21st 1942. so will you  
please see if this is  
redeemable also. 815381

Thanking you  
File no. 8695. H. Acker.  
Kyrusukedeg. no. 14094.



Mr. H. E. Anderson,  
Office of the Custodian,  
Vancouver, B.C.

% S. Saito,  
R.R. #1.

Kamloops, B.C.  
May 10, 1946  
Rec'd MAY 13 1946  
File No. 8695  
Ans.  
Referred Anderson

Dear sir,

I have just received the reports from my son, Sgt. E. Oike, who was in to see you regarding my affairs, re File No. 8695, Reg. No. 14094, and in view of the fact that you gave assurance as to my position in the future, I would like to draw a further One thousand five hundred dollars (\$1500<sup>00</sup>) from my account. Please forward this amount to the Bank of Montreal, Kamloops, B.C., in my name.

I understand further, that a few pieces of furniture are still remaining in my former home in Hazy, and which Mr. Maryson is holding awaiting word from me as to its disposal. Please dispose of them as you see fit and forward the proceeds at your convenience. Thanking you in advance.

Yours truly,

H. Oike



Monte Lake, B.C.,  
January 26, 1946.

Mr. W. E. Anderson,  
Administration Dept.,  
506 Royal Bank Bldg.,  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd.	JAN 28 1946
File No.	8695
Ans.	
Referred	Anderson

Dear sir :-

Re: Pacific Co-operative Union Redeemable  
Shares.

I have received your letter of the  
22nd instant, giving proceeds credited to  
my account.

Please send me the amount  
twenty dollars (\$20.00) credited to my account.

Yours truly,

K. A. Rice

Reg. No. 14094.

File No. 8695.



8675

14th May, 1946.

Mr. Kyusuke OIKE,  
Registration No. 14094,  
c/o S. Saito,  
R.R. No. 1,  
Kamloops, B.C.

Dear Sir:

As requested in your letter of the 10th May, we have today transferred for your credit at the Bank of Montreal, Kamloops, the sum of \$1500.00 from funds held in your account at this office.

It is desired that a brief summary of the administration of your affairs be forwarded to you. Upon completion of this and liquidation of your remaining chattels, the full amount of your funds will be remitted. In the meantime we trust the amount sent to the Bank of Montreal, will meet your present needs.

Yours truly,

W.E. Anderson,  
Administration Department.

WEL:HA



29th January, 1947.

REGISTERED

Mr. Kyasuke OIKE,  
Reg. No. 14094,  
c/o S. Saito,  
R.R. No. 1,  
Kamloops, B.C.

Dear Sir:

Your file has now been reviewed and we have today forwarded to the Bank of Montreal, Kamloops, to your credit the sum of \$414.70, which sum represents your full remaining credit balance at this office at the present time. We are also enclosing a statement of your account showing entries made since the one sent to you with details of your property sale on the 30th May, 1944.

It is noted that you still have the Title document of the property in your possession and we request that you send it to this office as soon as possible as it has been cancelled at the Land Registry Office.

We are still holding in safe-keeping on your behalf certificate covering 2 shares of Pacific Fraser Co-operative Union which has no value at the present time. You still have an equity in the Maple Ridge Co-operative Produce Exchange. This Co-operative has been liquidated and upon distribution of the assets your proportion will be forwarded to you.

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 we are enclosing a stamped addressed envelope.

Yours truly,

W.E. Anderson,  
Office of the Custodian.

WEA:HA  
Encls. (2)



CORNWALL, KENNEDY & COLTHURST  
Barristers and Solicitors

F. TEMPLE CORNWALL

T. G. BOWEN-COLTHURST

RUSSELL W. KENNEDY

TELEPHONE 23

BANK OF MONTREAL CHAMBERS

210 VICTORIA STREET

KAMLOOPS, B. C.

REPLY ATTENTION MR. Kennedy

February 17th, 1947

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

Dear Sirs:

Re: Kyusuke Oike, Reg. No. 14094  
Your File: 8695.

We have been requested by the above-named to advise you that he has received your letter of the 29th ult. and to further advise you that he does not feel satisfied with the purchase price obtained for his property at Haney in connection with the sale held in 1944.

Mr. Oike feels that a fair price for the property in 1944 should have been considerably in excess of the amount for which you sold the property, in as much as he was offered \$6000.00 at the time of the evacuation on a strictly forced sale basis and at a time when real estate values were considerably below those existing in 1944.

Yours very truly,

CORNWALL, KENNEDY & COLTHURST

Per *[Signature]*

RWK:ja

*this is reasonable*  
*WH*

EVACUATION SECTION	
Rec'd	FEB 18 1947
File No.	8695
Ans.	
Referred	<i>[Signature]</i>



8695

October 5th, 1950.

Mr. Kiyusuke OIKE,  
71 Aikins St.,  
Winnipeg, Man.

Dear Sir:

Re: Japanese Property Claims Commission  
Case No. 864

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$3,678.29.

Cheque for \$3,505.62 is enclosed herein, and the sum of \$172.67 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,  
Director.

FGS/js  
1 encl.



File No.  
8695

STATEMENT OF ACCOUNT  
Kyunuke OIKE, Reg. No. 14094

May 30, 1944

	Debit	Credit	Balance
1943			
Jan 1- Proceeds sale of car		253.02	
Credit re sale of Property		3408.06	
Land Registry Office C. of E. (2)	2.00		
" 8- P.C.U. Cheque		95.60	
" 30- Cheque to you	37.50		
Feb. 1- T.J. Drain claim paid	95.60		
May 20- Cheque to you	100.00		
Oct. 28- Sale of Mailbox		2.00	
Dec. 13- Maple Ridge Co-op.		.23	
1944			
Mar. 8- P.C.U. Int. on Shares		3.20	
" " "		.29	
	\$235.10	\$3762.40	\$ 3527.30



File No.  
8695

ANALYSIS OF  
CLAIM

June 17, 1948

REAL PROPERTY  
SECTION

Kyusuke OIKE,  
Reg. No. 14094

Re Director, The Veterans Land Act

REAL PROPERTY, -

Haney, B.C. (P.O.)  
property described  
as  
Lots 1, 5 & 6 of Block "F" of  
Lot 400, Map 3278,  
Municipality of Maple Ridge, B.C.

Kyusuke OIKE makes claim (Gross) as follows:-

Land -	3100.00	
Dwelling House -	3500.00	
Barn -	300.00	
Shed -	100.00	\$7000.00

Sales Price (Gross) 3392.00

	1942 Assessed Value	Claimants' Value	S.S.B. Appraisal	V.L.A. Purchase Price
Land -	2000.00	3100.00	1454.00	
Improve- ments-	2675.00	3900.00	2000.00	
	\$ 4675.00	7000.00	3454.00	\$3392.00

RECAP:

Gross amount of Claim -	\$ 7000.00
" " " sale	3392.00

*B.R. Dusenbury*  
B.R. Dusenbury  
Office of the Custodian.



October 5th, 1950.

Mr. Kiyusuke OIKE,  
71 Aikins St.,  
Winnipeg, Man.

Dear Sir:

Re: Japanese Property Claims Commission  
Case No. 864

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$3,678.29.

Cheque for \$3,505.62 is enclosed herein, and the sum of \$172.67 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,  
Director.

FGS/js  
1 encl.



File 8695.

June 10/49

Received my Shrike  
and pictures and hereby  
withdraw the full of  
amount of my Claim made  
to the Commissioner.

Kiesbake Oge

Case 8695 Kiesbake Oge - 8695



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

JAPANESE PROPERTY CLAIMS COMMISSION

SUB - COMMISSION

B E F O R E

10 (THE HONOURABLE MR. JUSTICE A.C. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba

September 2nd, 1948

IN THE MATTER OF THE CLAIM OF

KIYUSUKE OIKE

PROCEEDINGS AT HEARING

20

Appearances:

F.M. FERG, Esq., Appearing for the  
Dominion Government

S.M. CHERNIAK, Esq. Appearing for the  
Claimant.

-----

G.W.R. UPTON, Esq., Official Interpreter

MARK H. PEARCE, Esq., Official Reporter.

30



K. Oike  
In Chief

SHIGRU HIRAYAMA, Japanese Interpreter, Duly Sworn.

KIYOSUKE OIKE, the claimant herein, being  
first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIAK:

BY MR. CHERNIAK: The Real Estate is the same Your  
Honour but the Custodian credit should be \$5,392.00  
showing a loss of \$5,608.00.

THE COMMISSIONER: Yes.

10 MR. CHERNIAK: That will all be shown quite clearly in  
the Exhibit which I will be filing and the personal  
73500 chattels were sold for \$311.00, showing a loss of  
\$424.00. The total loss for both real and personal  
property is therefore is \$4,032.00. u

Q Mr. Oike, I show you two typewritten statements, can  
you identify the signatures?

A Yes, that is my signature.

Q Do you swear the contents of this statement to be  
true to the best of your knowledge, information and  
belief? A Yes.

20 MR. CHERNIAK: I tender these as Exhibits 1 and 2 respec-  
tively, the real Estate and the personal chattels and  
on behalf of my learned friend I will file as Exhibit  
3 the S.S.B. Appraisal report on this property

(REAL ESTATE STATEMENT, EXHIBIT 1.)

(PERSONAL CHATTEL STATEMENT, EXHIBIT 2.)

(S.S.B. APPRAISAL REPORT, EXHIBIT 3.)

MR. CHERNIAK: I would like to record the fact that I  
have in my possession two certificates of title, in



K. Oike  
In Chief.

the name of the claimant, one title being for lots 5 and 6 and being dated January 20th, 1932 and the other title is for Lot 1, and is dated August, 1936. I am showing these to my learned friend.

THE COMMISSIONER: These are B.C. Titles?

10  
MR. CHERNIAK: Yes. Referring to Exhibit 3 Your Honour will note that this property is located three quarters of a mile from Haney, B.C. and fronts on Blackstock Road and is also on the corner of Blackstock Road and Best Road, both being good gravel Municipal Roads. The Claimant sets out that he purchased lots 5 and 6 in 1920 for \$3,600.00 and that he purchased Lot 1 in 1924 for \$750.00 at which time it was all bush. He cleared 19½ acres from time to time at about \$150.00 per acre. He then sets out the full details as to the buildings on the property, showing the type and year of construction and the cost of construction, the estimated cost of construction. The appraiser in 20 Exhibit 3 sets out these buildings and Your Honour will note that he shows a total value for the buildings of \$3,060.00 and I would like to draw Your Honour's attention to the fact that he has a woodshed for \$60.00 and for the bath house he has ditto marks under the \$60.00 for the woodshed. If that is to be an extra \$60.00 it has not been added to the total of \$3060.00

THE COMMISSIONER: That is true, it should be \$3120.00

MR. CHERNIAK: And in spite of the fact that he shows it at \$3060.00 or \$3120.00, he adds only \$2000.00 to



4.  
E. Oike.  
In Chief.

10 the value of the land. The comment at the foot of Exhibit 1 sets out that the house has nine rooms, and not seven as stated in the appraisal and he states that the old house was used as a barn and had value as such. He sets out that it was a very good property both the buildings and the land being excellent. He admits that he paid too much when he bought the property but that was on account of inflated post war prices. This was in 1920, but he states that the appraiser's valuation is much too low and places a fair market value at date of sale by the Custodian of at least \$7,000.00. I think, reading the appraiser's report, would indicate it is good property. On page two he indicates it is good rich land and he states, on page 3 that the tile draining of the South half of Lot 1 with good agricultural practice has made excellent soil but in spite of this he only values it at \$100.00 per acre. I think my learned friend will confirm the assessment of this property at \$475.00.

20 MR. FERG: The memo I have here is improvements \$2500.00, improvements \$50.00; land \$250.00. Assessed value of improvements \$125.00 and land \$250.00.

30 MR. CHERNIAK: And the final remark in the appraisal, Exhibit 3, is on page 3 where he states the South half of this farm is tile drained. A gentle slope to North. This south half is excellent loam in good fertility and all crops look good. The North half has only recently been worked to any extent. The



E.  
E. Oike.  
In Chief.

District Superintendent Mr. I.T. Barnet, at the very bottom of the Appraisal Form gives his opinion as to the present value at \$3500.00.

THE COMMISSIONER: Where does that appear?

MR. CHERNIAK: That is at the bottom of the very last page. Coming down to the chattels Your Honour you will note that we have set out the amended claim in full in the chattel statement, Exhibit 2, showing the goods for which claim is now being made, their date of purchase, price paid, the estimated value for same and the sale price by the custodian. Of these items four items are shown by the Custodian in his analysis sheet as having been not accounted for, theft, etcetra. Mr. Ferg. do you have in your file the analysis?

MR. FERG: Yes, do you want to put it in?

MR. CHERNIAK: I don't need it.

MR. FERG: Well, I will file it.

MR. CHERNIAK: On behalf of my learned friend I will file his Analysis Sheet as Exhibit 4.

(ANALYSIS SHEET, Exhibit 4.)

Q Mr. Oike, you are making claim for a Bhuddist Shrine a kitchen range, three linoleums and a spring filled mattress; have you received any of these goods from the custodian? A No, I haven't received any of it.

MR. CHERNIAK: I brought this out Your Honour because of the statement made in the Analysis Sheet to the effect that some 58 pieces of goods were shipped to



H. Oike.  
In Chief.

Mr. Oike and I am pointing out that these goods for which claim was made were not received by him. Now as to the truck I would ask my learned friend if he has the Royal Canadian Mounted Police receipt.

MR. FERG: Yes, here it is and here is a memorandum of the appraisal of it if you want to put that in for me.

MR. CHERNIAK: I will put in as Exhibit 5 the Royal Canadian Mounted Police Receipt for a 1936 Dodge Truck. Condition fair. Extra Equipment, heater, dated March 25th, 1942, in the name of the claimant.

(EXHIBIT REPORT, Exhibit 5)

MR. CHERNIAK: My learned friend has also asked me to inform Your Honour that he has a memorandum on file to the effect that this truck was appraised by the McDermott Motors Limited in June, 1942 and they put a valuation of \$300.00 on it. I refer Your Honour to the Analysis Sheet, Exhibit 4, wherein there is a statement made by the custodian that it was sold to Campbell Motors for \$280.00 on August 21st, 1942.

CROSS EXAMINATION BY MR. FERG:

Q Mr. Oike, did you have a complete list of your chattels in your possession at the time you were evacuated? A No, I didn't have an itemized list.

Q Not having an itemized list you received from the Custodian some 58 boxes of your chattels and equipment?

A I don't remember how many boxes I received. It was all unnecessary things that I left behind.

Q At any rate he received a large shipment of goods



E.Oike.  
Cr-Exam.

from the Custodian? A Yes.

Q And if the record of the custodian shows that he was shipped some 58 boxes he would not dispute that?

A I received two boxes.

Q Two boxes? A Yes.

Q You didn't receive any such number as around 58 boxes? A No.

Q And on what basis then did you make a check of what you had received and what you found to be missing; How do you know those articles were missing when you had no inventory of them when you left B.C.?

A I remember the things I left behind in B.C. and which I didn't receive and that is why I came to the conclusion - - -

Q That you received neither payment nor the article?

A Yes.

MR. FERG: It is submitted, Your Honour, that the real property sold at its fair market value, that the chattels and the articles that the claimant claims are missing that the price claimed for them is excessive and unreasonable.

RE-EXAMINATION BY MR. CHERNIAK:

Q You have in your possession a copy of the custodian's taken in 1943, or, did you receive one from the Custodian? A I received a letter concerning my articles but I can't remember whether I received an itemised list or not.

Q Did your son Elmer Oike help you keep a record of



E. Oike.  
Re-exam.

these goods or was he Overseas in the Army at that time? A My son Elmer helped me making out a list.

Q He was back from Overseas at that time?

A He was in Winnipeg.

Q And it was with his help that you made out this list for goods that you did not receive or which were not sold? A Yes he was there with me.

MR. CHERNIAK: That is all Your Honour.

10

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript

*Mark H. Pearce*  
(MARK H. PEARCE)  
OFFICIAL REPORTER

CERTIFICATE

20

I, the undersigned Sub-Commissioner hereby certify that the foregoing pages of typewritten matter contain a true and accurate record of the sub-commission held in the law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

*J. G. Burroughs*  
(SUB-COMMISSIONER)



File No.  
8695

DEFENSE BRIEF

Winnipeg, Man.  
Sept. 2, 1948  
Case #864

Kiyusuke OIKE  
Reg. No. 14094

File #8695

Case #864

*Case 864  
File 8695*

REAL PROPERTY - CLAIM - GROSS

	<u>Gross Claim</u>	<u>Appraisal</u>	<u>Sold for</u>
1-	\$7000.00 original and Revised claim Transcript Page 2, Lines 6- Exhibit #1	\$3454.00 re Soldier Settlement Board Exhibit #3	\$3392.00 re Director Veterans Land Act

Witnesses: 1. T. Godfrey, Appraiser and Inspector.  
2. J. Moryson  
Staff  
3. Albert Davison,  
tenant.

Submissions: Some comparative figures gathered:-

1. Purchase price 1920 & 1924 (All Bushland)	-4350.00
Clearing- 19 1/2 acres	2925.00
Ditching- tile & cedar covering	750.00
Planted 40 apple trees	?
House and other Buildings	5450.00
Total Exhibit #1 -	\$ 13,475.00
2. Assessment 1942 as statement on Claim file	\$ 4,675.00
3. Admission by Claimant - Exhibit #1- that he paid "too much" in 1920 and 1924	
In view of assessed valuation the purchase and improvement figures seem fantastic.	
4. Estimated value by Claimant for Land and Buildings at date of sale May 1942-	\$7,000.00
5. Value as May 15/42 by I.T. Barnet District Superintendent.	\$3,500.00

PERSONAL PROPERTY CLAIM - GROSS

	<u>Gross Claim</u>	<u>Appraisal</u>	<u>Sold for</u>
2- Household Effects ) and other Chattels ) as revised	\$735.00		
(a)	\$115.00	No appraisal	\$31.00 at Auction
(b)	<i>45 -</i> 220.00 <i>160.00</i>	" "	Not accounted for Theft etc.



File No.  
8695  
Kiyusuke OIKE,  
Reg. No. 14094

(b) cont'd.

Some may have been in  
shipment to OIKE, May 5/45

160 \$235.00 Total  
Exhibit #2  
as revised

(c) \$500.00  
1936- Dodge  
3/4 Ton Truck  
Exhibit #2  
as revised

\$300.00  
by McDermott  
Motors Ltd.,  
June 1942

\$280.00  
at tender  
to Campbell Motors  
Aug. 21/42

160 \$735.00 Total  
as revised- Exhibit #2

- Witnesses:-
1. C. Spencer Pallot,  
Auctioneer,  
re Chattels
  2. J. Moryson  
Staff  
re Chattels
  3. R.M. Anderson  
Staff  
re Chattels
  4. McDermott Motors Ltd. Appraiser  
re Dodge Truck

*This man came  
to Hanes June 7/49  
and located his Shrine  
the Hanes Buddhist Temple  
and is removing it.*

Submissions:-

- 160
1. The revised Claim has reduced the amount in respect to Household effects and other Chattels, that is, from \$310.00 to \$235.00. The items "not accounted for", namely \$125.00 may have been included in May 1945 shipment to OIKE except for the Shrine which seems to have been missing when shipment made.

The revised Analysis shows Gross receipts from Auctions of items mentioned in the Claim of \$31.00. While it does not affect the Revised Analysis, it is noted that the total gross sales by Auction of Chattels for account of OIKE were \$352.80 as shown under "Remarks" on Original Analysis.

2. Analysis of Revised Claim - to be filed.

Summary of Claim - Net -



File No.  
8695  
Kiyusuke OIKE,  
Reg. No. 14094

- 3 -

Case #864

As Transcript Page 2, line #14

Real Property -

Revised Claim

\$7000.00

Custodian Credits

\$3,392.00  
Trans. p.2, line 7

Personal Property -

Household effects  
and Dodge Truck

660<sup>2</sup> 735.00 as  
Exhibit #2

311.00  
Exhibit #2

7660. \$7735.00

\$ 3,703.00

as claimed  
Transcript Page #2,  
Line #14

4,032.00  
3957.00

7660. \$7735.00

\$7,735.00  
7660.00

BRD/DD.

January 7, 1949



File No.  
8695  
Kiyusuke OIKE,  
Reg. No. 14094

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Case #864

Summary of  
Defense  
Witnesses:

Where  
required

Summary of  
Documents  
to be filed

Witness  
proving  
same

T. Godfrey

Appraiser  
and  
Inspector

J. Moryson  
Staff

Realty  
and Chattels

Albert Davison  
Tenant

Realty

C. Spencer Pallott-

Auctioneer  
Chattels

R.M. Anderson  
Staff

Chattels

McDermott Motors Ltd.

Appraiser  
Dodge Truck

Analysis of  
Revised Claim

HRD/DD

January 7, 1949



Name of Claimant **OIKE, Kiyasuke**Case **864**Custodian File **8695**

<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		
					3392.	3586.86			3586.86	
<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 & Recorded Now Missing	45% of amount in next preceding column			
290.00	70.00								70.00	
<u>NETS</u>										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price					
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
115.00	31.00	9.30	26.96%	45.00	12.13			21.43		
TOTAL RECOMMENDATION										3678.29