Name of Claimant OIKAWA, Mitsuro Case 65

Custodian File 9336

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					1593		1454.73				1454.73

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
599.34	294.85	88.45	49.14%	271.26	133.30			221.75

TOTAL RECOMMENDATION 1676.48

CASE NO: 65.

JAPANESE PROPERTY CLAIMS COMMISSION.

Kamloops, B. C.,

February 11th, 1948.

IN THE MATTER OF THE CLAIM OF

NORMAN MITSURO OIKAWA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 65.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

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

Kamloops, B.C.,

February 11th, 1948.

IN THE MATTER OF THE CLAIM OF

NORMAN MITSURO OIKAWA.

PROCEEDINGS AT HEARING.

APPEARANCES:

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

A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
G. HAMBLETON, Esq.,	Official Reporter.

THE COMMISSIONER: Which case would you like to take first, Mr. McMaster?

MR. McMASTER: No. 9 on the list, my lord, Oikawa. Mr. Oikawa.

THE COMMISSIONER: You speak English, do you, Mr. Oikawa?

MR. OIKAWA: Yes.

THE COMMISSIONER: All right.

NORMAN MITSURO OIKAWA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Mr. Oikawa, is this your signature on the claim form, and did you swear that declaration?

A Yes.

MR. McMASTER: My lord, with respect to the claim form, I would like to draw attention to the fact that the claimant has reduced his claim with regard to the gramophone and records to $75.00.

THE COMMISSIONER: Yes, that is to say you amend the figure $165.00 opposite "gramophone and records" to $75.00, is that right?

MR. McMASTER: That is correct, my lord.

Q Now, witness, did you instruct your solicitor to draw this statement with regard to your real estate with respect to which you are claiming and give him the information?

A Yes, sir.

Q Would you be good enough to sign it, please?

A (Witness complies).

Q And did you also instruct him to draw this

statement with regard to the cost of construction of the dwelling, which is filed with the statement concerning real estate?

A Yes, sir.

Q Are the statements contained in those two documents true to the best of your knowledge and recollection?

A Yes, sir.

MR. McMASTER: I file that as Exhibit No. 1, my lord, with the list attached.

THE COMMISSIONER: This is an analysis of personal or real property?

MR. McMASTER: This is real property, my lord. It is the statement by the claimant.

THE COMMISSIONER: Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. McMASTER: My learned friend would like me to file the appraisal report by the Soldier Settlement Board as Exhibit 2 on his behalf.

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. McMASTER: Q: This property, witness, is situate about a mile and a half from Mission, B.C.?

A That is right, sir.

MR. McMASTER: I draw attention to the statement, my lord. The description is onthere showing that there was a house under construction in May, 1942, in which the claimant had been living for about five months but it was not completed. Attached, or filed with the statement, is a statement re the cost of construction which your Lordship will notice gives the name of the party who is

paid, the materials or type of work which was done, the total cost, the amount remaining unpaid, and then also the supporting documents which refer to certain receipts which he has. You will notice in some cases that his receipts are not complete, and in the case of the lumber and shingles and the fine carpentry and the front door lock, he has lost those receipts.

My lord, I have all those receipts here. I don't know whether you wish to clutter up the record with them or whether my friend is prepared to take my statement. I offered to let him examine the receipts if he would like to.

MR. HUNTER: My lord, we don't need them. Actually if you would examine sheet No. 2 of the valuation, it is actually page 3, you will notice in paragraph 2 the appraiser has stated that the house and property must have cost at least $2500.00 to date which is only a couple of hundred dollars less than the amount shown by my friend.

MR. McMASTER: That, my lord, is excluding the question of labour that these fellows put on the place themselves. I presume that the appraiser is talking -- I don't know whether he was advised or otherwise, that these men had done a lot of the work themselves.

THE COMMISSIONER: I don't think you need the vouchers.

MR. McMASTER: Very well, my lord.

THE COMMISSIONER: The claimant's estimate is accepted as prima facie evidence of its contents.

MR. McMASTER: Yes, my lord. The only thing, I wonder if there is likely to be any question of those, whether I should file the receipts. I don't see any necessity in cluttering up the record unless my friend should attack their value.

THE COMMISSIONER: You have them, at any rate. I wouldn't put them in.

MR. McMASTER: "I and my four brothers assisted in building and did most of the cartage work. The carpenter employed did only rough carpentry. One of my brothers took three weeks off from work to assist. All that remained to be done was to finish the flooring and to do the plastering upstairs. The carpenter, Mr. A. Watkin, told me that he estimated the house would be worth $6000.00 when finished."

And then I draw attention to the statement re real estate, to the statement at the foot of the page, pointing out that there were at least sixty marketable fir trees on the property of which the claimant was aware, and a quantity of maple and some alder, and in his opinion, if, when he purchased the property, he and his brother took the timber off themselves they would get enough to pay for the property. Then he draws attention to the fact that in December, 1942, the Custodian advised that several loggers had inquired about buying the timber. He did not mention any price and "as I hoped to return to the property, I did not agree to sell the timber."

Now, I would ask, my lord, that my learned friend be asked to produce any letters or documents or memoranda that he has on file showing the requests of loggers to purchase timber from this land or showing any offers as to the price at which they would be willing to purchase it.

THE COMMISSIONER: Does your file show any such correspondence?

MR. HUNTER: There is nothing on this file, my lord. We would have to check the main file.

THE COMMISSIONER: We can leave it then, Mr. McMaster; Government counsel will check the file further and if anything of the kind is found, that will be put in later.

MR. HUNTER: Yes, my lord.

MR. McMASTER: Now I would draw attention to the fact, my lord, that in the appraisal that my friend has asked to have filed, there is no mention of marketable timber on the appraisal at all, and no value placed thereon.

Q Now, witness, I produce to you a statement with regard to personal chattels, together with several lists attached thereto. Did you instruct your solicitor to draw that statement and those lists and provide him with the information?

A Yes, I did, sir.

Q Would you be good enough to sign it, please?

A (Witness complies).

Q Are the statements contained in that statement and the lists true to the best of your knowledge

and recollection? A: Yes, sir.

MR. McMASTER: I file that, my lord, as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 3).

THE COMMISSIONER: That statement shows all the chattel property which has been claimed, does it?

MR. McMASTER: Yes, my lord.

Now, my lord, my learned friend has asked me to file on his behalf two analyses of this claim which have been prepared by the Custodian. I put those in as the next exhibit.

(ANALYSES OF CLAIM MARKED EXHIBIT NO. 4).

MR. McMASTER: My lord, with regard to Exhibit No. 4, I think your Lordship will find, upon comparison with the lists that have been filed, it shows, "One mattress (destroyed by rats)", and "3 mattresses, disposition unknown". The claim that is filed is for 5 beds complete with spring and mattress. The statement by the Custodian, Exhibit No. 4, shows that the disposition of records is unknown. It also shows that the disposition of carpenter's tools and garden tools is unknown and states that the Custodian had no previous knowledge of carpenter's tools.

THE COMMISSIONER: I presume that means they weren't declared in the J.P. Form, is that correct?

MR. McMASTER: That is probably correct, my lord.

THE COMMISSIONER: Perhaps you had better have the J.P. Form in, too, then?

MR. McMASTER: Now, my lord, I would like to refer to the second page of this analysis by the Custodian

to a statement that appears there: "All the chattels were included in lease of house to Mr. and Mrs. Paul Adank by Mr. Oikawa prior to his evacuation. The Adanks only occupied the house for one month. Oikawa advised us 19th of August, 1942, that he wished to have the place 'closed for the duration as the house was not furnished to live through the winter'. House remained vacant until taken over by the Veterans Land Act. Certain goods were reported as missing by our field men when removing goods to auction 26th October, 1943".

Now, my point, my lord, in referring to that, if I might say, is this: While there was a lease--and I have to admit that the lease provided that these folks, while they were in possession, would look after the man's equipment--the Custodian was advised apparently at the end of one month that the tenants had vacated and received instructions from the claimant as to closing the place up. Whether or not the Custodian took an inventory at that time, I have no knowledge.

THE COMMISSIONER: When was the Custodian advised of the quitting of the premises by the Adanks?

MR. McMASTER: My lord, the statement the Custodian has produced doesn't show, but it does show that on August 25th at least he was advised by the claimant that he wanted the place closed up, which would indicate that at least at that date he was aware.

Q Now, witness, I produce to you what is known as a J.P. Form. Is that your signature on that document?

A Yes, sir, that is correct, sir.

MR. McMASTER: I had better mark that as an exhibit, my lord.

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

MR. McMASTER: The J.P. form, by the way, my lord, is dated May 15th, 1942.

Q I produce to you from the Custodian's file what is shown as a supplementary list, May 18th, 1942. Did you, on May 18th, after having signed the J.P. Form, give to the Custodian the information that appears on that sheet of paper?

A Sir, will you repeat that question, please?

Q The J.P. Form was signed on May 15th, 1942.

A Yes.

Q Did you, on May 18th, after signing the J.P. form, give to the Custodian the information that appears on this sheet of paper?

A After I signed the J.P. Form?

Q Yes. A: Well, I don't know.

Q Did you give it to him at any time?

A Yes, sir.

Q Yes. Do the chattels referred to therein -- are those chattels which were on your premises when you evacuated? A: Yes, sir, that is correct.

Q And were left there? A: Yes, sir.

Q And with your property? A: Yes, sir.

MR. McMASTER: I would ask to mark that as an exhibit.

THE COMMISSIONER: Add that to Exhibit 5; it all relates to the same thing.

MR. McMASTER: Yes, my lord.

Q Now, witness, in the statement with reggrd to your chattels which you have filed, you refer to a six-piece breakfast suite purchased on April 7th, 1941, for which you paid $59.50. Does that document relate to that breakfast suite?

A Yes, sir.

Q It is the same breakfast suite that is referred to?

A Yes, sir.

Q And is that the agreement that you entered into for the payment for that breakfast suite?

A Yes, sir.

THE COMMISSIONER: What is a breakfast suite? Is it a set?

MR. McMASTER: Six-piece breakfast suite.

THE COMMISSIONER: Furniture, is it?

MR. McMASTER: Furniture, my lord, yes.

That is a receipt, my lord, or, rather, an agreement dated April 7th, 1942, between Lawrence's at Mission, B.C., and this claimant, for the purchase of one six-piece breakfast suite, the price being $59.50, carrying charges $9.50. It is a conditional agreement.

THE COMMISSIONER: Was that lost or stolen?

MR. McMASTER: No, my lord, it was found and sold.

THE COMMISSIONER: And the cost of it again?

MR. McMASTER: $59.50.

Q Now, witness, you claimed on your statement with regard to your chattels that you had one radio table which you bought on December 12, 1941, for $11.95. Does this receipt which I now produce to you relate to that table?

A Yes, sir.

Q And was that your property? A: Yes, sir.

Q And was left on the premises by you?

A Absolutely.

MR. McMASTER: This is a receipt, my lord -- we might put all these receipts in together -- from Lawrence's, December 12th, 1941, one radio table, $11.95.

Q Now I produce to you, witness, three other receipts from Lawrence's, relating to household furnishings. Are those receipts which you obtained for goods that are shown on your list of chattels that were sold by the Custodian?

A Well, I don't know as to this bed, this here is a bed.

Q Yes. A: Well, I don't know whether that list, this bed was in with what the Custodian sold, but, anyway, I bought this from Lawrence's.

Q Yes, I see. A: Yes.

Q And did you leave it on the premises?

A Yes, sir.

THE COMMISSIONER: Well I suppose his breakfast suite, which was referred to, is shown as a dinette suite on Exhibit 4, is that it?

MR. McMASTER: It may be, my lord.

THE COMMISSIONER: No, "dinette set" sold for $46.00.

MR. McMASTER: T hat is right.

MR. HUNTER: I think that is the same, my lord; it is the only thing that is close.

THE COMMISSIONER: Yes.

MR. McMASTER: I would ask my friend whether he has a copy of the lease that was made in the case.

MR. HUNTER: I don't think so, Mr. McMaster. No.

MR. McMASTER: My lord, there is no point in my filing the lease, I think. It refers to an inventory that is signed by the lessee, but I don't seem to have the inventory, but it doesn't add very much to what we have already put in, my lord.

(AGREEMENT MARKED EXHIBIT NO. 6).

(RECEIPTS MARKED EXHIBIT NO. 7).

MR. McMASTER: Q: Now, witness, I produce to you a letter dated December 15, 1942. Is that a letter which you received from the Custodian?

A Yes, sir.

MR. McMASTER: This is a letter dated December 15, 1942, addressed to the claimant, signed by R.D. Richardson, Farm Department of the Custodian's Office. The second paragraph is all I need to put in the record I think, my lord.

"We wish to advise that Mrs. Adank only occupied the house for about one month and since that time it has been vacant. It has been brought to our attention that the large trees growing around the house endanger it and in view of the

fact that your house is new and possibly cost between $3000.00 and $4000.00, we would advise that you give us permission to have them cut down and sold".

I ask to have that letter marked.

(LETTER MARKED EXHIBIT NO. 8).

Q I produce to you another letter dated March 20th, 1943. Is that a letter which you received from the Custodian's office?

A Yes, sir.

MR. McMASTER: It is a letter of that date, my lord, addressed to the claimant re London & Lancashire Policy #3401088.

THE COMMISSIONER: What is the date again?

MR. McMASTER: March 20th, 1943, re London & Lancashire policy No. 3401088. "We wish to advise that we have had the above numbered policy written for a three year period as from March 12th, 1943, and covering to the extent of $3000.00 on your dwelling located . . ." and then they describe the property ". .. and also for $500.00 on household furniture and personal effects belonging to you and contained therein. The premium on this policy of $56.00 has been paid to the insurance company today and charged to your account in this office". It is a letter from S.M. Gibson, Insurance Department of the Custodian.

THE COMMISSIONER: Mr. McMaster, that doesn't mean very much because I have yet to find an insurance company that wasn't prepared to issue an insurance

policy for a greater amount on a house or chattels as the claimant desired. The only time that it becomes of moment as to whether they are over-insured or not is when a claim is made.

MR. McMASTER: However, my lord, I would say that it indicates the Custodian's own estimate of the value of these premises and the goods and chattels.

THE COMMISSIONER: Yes, from that point of view, Mr. McMaster.

MR. McMASTER: Your witness, Mr. Hunter.

MR. HUNTER: We shall submit, my lord, that the real property and the personal property which was sold was sold for its fair market value. It is submitted that in some cases, if not all, the values which the claimant has placed on his chattels are excessive.

THE COMMISSIONER: That will relate primarily to the lost articles.

MR. HUNTER: Yes, my lord, although the point will be germaine, of course, to the articles which have been sold.

THE COMMISSIONER: Yes.

MR. HUNTER: It will be submitted that the claimant in his J.P. Form and in the supplementary form made an inadequate and incomplete disclosure of his chattels left and that where articles which he did not disclose and of which the Custodian had no knowledge have been lost, destroyed or stolen prior to the Custodian taking possession; that the claimant had by his own act placed himself in

a position where he is not entitled to compensation.

THE COMMISSIONER: Yes.

MR. HUNTER: May I have Exhibit 5, please? (Handed to Mr. Hunter).

QROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Oikawa, where did you get this list of chattels which is now filed with the chattel summary as Exhibit 3? A: These kitchen utensils, sir?-

THE COMMISSIONER: Witness, speak up so that I can hear you.

THE WITNESS: These kitchen utensils, sir, I have gone over with my mother, because she is the only one that knows of the existing utensils. I don't know nothingsbout this. I couldn't make a list of kitchen utensils unless I had aid from my mother.

MR. HUNTER: Q: That is your mother's list?

A No, I made the list.

Q But it is from information you received from her?

A Yes.

Q And you have no personal knowledge of this at all?

A I have of some of it, but I can't describe all of it.

Q Yes. Now what about these other things, where did you get the information for these?

A The farm tools --

THE COMMISSIONER: What are"these"?

MR. HUNTER: I am sorry. For the farm tools, kitchen utensils and chattels. I am still talking about the schedule on Exhibit 3, my lord.

THE COMMISSIONER: Yes.

MR. HUNTER: Q: The farm tools, now.

A Yes, the farm tools. This is my report. I believe that that is in the J.P. Form.

Q Two shovels. You have two mattocks. You have one mattock in the J.P. Form?

A One mattock. It was two mattocks that we had.

Q And again in your supplementary list you have one mattock. Why, after five years do you suddenly remember you had two?

A Well that must be an error maybe. I was pretty sure we had two mattocks.

Q You are pretty sure you had two mattocks?

A Yes.

Q Are you sure? A: Yes.

Q Why weren't you sure in '42 when youwere leaving the property? A: I don't know about that, but --

Q I mean there is the J.P. Form on which you have said one mattock ; there is the supplementary list which was supposed to add to that and in which you again show one mattock. Do you think it is likely you were wrong at the time when it was fresh in your memory?

A Well, it was a bigger chance of being wrong afterwards.

Q Yes, I think so, don't you?

A Yes, yes, I do.

Q Now I see we have two cross-cut saws -- that is correct, it is the same in both.

A Yes, with the handles -- I don't think I put the handles.

Q Two shovels are the same?

A Yes.

Q You have an axe in the new one that you didn't have in either of the ones before?

A Yes, yes. This axe, we intend to take them out with us, you see.

Q Yes, but you didn't do it, isthat it?

A Yes, I didn't do it. We took one. We took one out but we left this axe behind.

Q I see. When were you evacuated?

A I believe it was May 18th. May 18th as I remember.

Q You made out your J.P. Form, I presume, on the 15th of May, 1942, the date that is on it there, is that correct?

A That is right.

Q And you were evacuated on the 16th, did you say, or the 18th, was it?

A 18th.

Q 18th? A: Yes, sir.

Q When you were evacuated you made a supplementary list, is that it? A: Yes, sir.

Q This supplementary list which is part of Exhibit 5--?

THE SECRETARY: Exhibit 5.

MR. HUNTER: Q: --is dated May 18th, so that was made the day you were evacuated, is that correct?

A Yes, sir.

Q Well at that time, I presume you knew how many axes you were taking or anything else?

A No, sir; no, sir.

Q I see, you didn't yet know? A: No, I didn't.

Q Very well. Now in your J.P. Form and in your supplementary form you show no carpenter's tools, yet you have a list of them here. Now where did you

g get this list? A: These tools, I was intend to take them out with me, too.

Q I see. A: But then I had no -- I was intend to put in my suitcase and take

10 it out but then I couldn't do it, naturally, so I left behind.

Q Did you ever think of notifying the Custodian about that? A: No, I didn't notify. I don't think I notify onthe carpenter's tools.

Q Did it occur to you to do so?

A Yes.

Q You thought of doing it but you just never got around to it, is that it?

A That is right.

20 Q Now we come to the kitchen utensils and chattels. I don't see anything in the J.P. Form at all referring to that, but I do see in the spplementary list which is attached to Exhibit 5, it says, "Upstairs: some kitchen utensils".

A Yes, that is where we left them.

Q Are those the utensils referred to here?

A That is correct, sir.

Q I see; and where did you get this list?

A As I explained before, that --

30 Q No, you explained that you got this.

A No, no, this is the same thing.

Q That is a continuation? A: This is a continuation.

Q That is a continuation of kitchen utensils, the items that your mother gave you particulars of?

A Yes, sir.

Q I see. And did it occur to you to give the Custodian a fairly complete list of those?

A Well, the point is, sir, at the time that I was to complete this J.P. form, my notice to be called out to perform this was so short that I didn't have a proper time to go through these complicated chattels.

Q I quite realize that, Mr. Oikawa, but you have now come in and made very specific claims?

A Yes, sir.

Q And apparently the information was there all the time; you didn't need to go back and examine the property, the information was there. Why did you not give that information to the Custodian?

A The trouble was that I was away from my mother. I was evacuated to a road camp and my mother, she stayed with another family, and because of these separate difficulties, I was unable to get this list and notify the Custodian.

Q Well now, you are an honest man, Mr. Oikawa. When you put in the supplementary list "upstairs, some kitchen utensils", do you think that would lead the Custodian to believe that you had one practically, or more than two full pages of a list of kitchen utensils? Do you think so?

A Well, sir, we didn't take any of these utensils out with us and since we have left our dwelling and out into the interior housing, we bought everything new, therefore we had all these utensils to maintain our cooking in, and therefore it is put down there and we hadn't taken any out.

Q Well now, would you think it is reasonable that the Custodian would assume that from Exhibit 3 here you have half a page, another full page, and a halfapage of kitchen utensils just from the few words you give here saying, "Upstairs, some kitchen utensils". Do you think it is reasonable he would conclude you had all that? A: Pardon, sir, this is not only kitchen utensils, it has everything that has to do with household goods. It is not only kitchen utensils. You look in the list here and the kitchen utensils are not very many but the things that I left with the house, that is, that we can call chattels, is included in this, you see. You can notice here kitchen utensils and chattels, it says here.

Q Yes, but it all seems to be relating to eating, doesn't it? A: Yes, but the point is that I put all this into one im order to make it, because it would make it more confusing if you separate it.

Q Well don't you think you were a little unreasonable to expect the Custodian to think you had all this when you just gave him a few words here?

A Yes, maybe I should have put it in a more broader

word.

Q Don't you think it would have been fairer to the Custodian to give him a more elaborate explanation so he would know what to look for and have an idea of what was there? A: Yes, sir, I do.

Q Mr. Oikawa, you are not in the real estate business?

A No, sir.

Q You never have been? A: No, sir.

Q And the valuation which you give here for your house is just based on cost, isn't it?

A Yes, it is based on cost, and -- you mean on the dwelling?

Q Yes. A: Yes.

Q It is based on the cost which you paid?

A Yes, sir.

Q I mean you didn't try and sell it so that you had some idea what you may have been able to get?

A Oh, I intend to sell it later.

Q But you hadn't tried? A: No, no.

MR. HUNTER: I think that is all, my lord.

THE COMMISSIONER: Any re-examination, Mr. McMaster?

MR. McMASTER: Yes, my lord.

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, when you signed that J.P. Form, I presume that you read it, you read the J.P. Form through?

A Yes, sir.

Q At the time that you filled it in?

MR. McMASTER: Might I have the J.P. Form, Mr. Watson?

(Handed to Mr. McMaster).

MR. McMASTER: I would point out, my lord, with regard to the clause dealing with statement of personal property owned, the information that is required is, "Give brief description and state location of furniture, fixtures, equipment and machinery, stock-in-trade, and personal effects".

Q Did you interpret that as meaning you should give a detailed list of all your personal effects?

A No, sir.

Q And were you, in fact, at any time asked to give a detailed list of all your effects?

A No, sir.

Q Now, witness, do you recall whether you, at any time, gave to the Custodian a copy of your lease with Mrs. Adank? A: No, sir.

Q You don't recall? A: No, sir.

Q And the statement with regard to your real estate and your valuation, the statement contained in the statement re costs already filed at the foot of the page that the carpenter had told you that he estimated the house would be worth $6000.00 when finished, did that have anything to do with the fixing of the value which you placed on the house?

A Yes, sir.

MR. McMASTER: That is all, my lord.

THE COMMISSIONER: Thank you, Mr. Oikawa.

(Witness aside)

MR. HUNTER: My lord, in this case I think the amount shown for the chattels in the claim was the net

amount and the gross amount was greater.

THE COMMISSIONER: I see.

MR. HUNTER: I should have mentioned that.

THE COMMISSIONER: That pertains to all of these claims, does it not?

MR. HUNTER: The gross amount, the amount which the claimant has allowed the Custodian, is $244.85 which is apparently the net amount; the gross amount was $294.85.

MR. McMASTER: My lord, I would just like to point out how difficult it is for the claimant to have that information; on the statements that are sent out the net amount is stated and unless they have received copies of the inventories, well, --

THE COMMISSIONER: I appreciate that. I don't think counsel is calling attention to it from the point of view of criticism of the claimant.

MR. HUNTER: I am not trying to prove that he is trying to deceive the Court or anything, my lord.

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

"G. Hambleton"

Official Reporter.

Case 65 NOV 19 1947 NOTIFIED N

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

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

ACKNOWLEDGED N

File 9336

Kamloops

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

(1) NAME OIKAWA MITSURO NORMAN (RCMP) Reg. No. 13318
(Print) Surname Given Name

(2) Pre-Evacuation Address Mission City, B.C.

(3) Present Address P. O. Box 874, Hope, B.C.

(4) REAL ESTATE

(a) Street Address (if any) McRae Road, Mission City, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) The West portion (Four decimal Eighty-nine) 4.89 acres, more or less) of Lot Seven (7) of the South West quarter of the North East quarter of Section Twenty (20) Township Seventeen (17) Map No. 543 as shown lettered "A" on sketch No. 4462, Municipality of Mission.

(c) Type of Real Property (cross out words which do not apply):

~~(i) Farm~~
~~(ii) Residence~~ Yes ~~Type of business~~
~~(iii) Business~~
(iv) Any other type of property (describe) Timber Land.

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Purchased on 2 year agreement. Expiration date September 6th, 1943.

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

(i) Land - - - - - - - - - - - - - - - - - $ 1500.00
(ii) Buildings - - - - - - - - - - - - - - - $ 4000.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 5500.00
(v) Amount at which Custodian sold property and credited your account - - $ 1593.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 3907.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation At the resident, McRae Road, Mission City, B.C.

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

(c) How stored or packed at time of evacuation Furnitures, Heater, & Range as is. Kitchen utenils upstairs. Tools in basement.

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") In the Custodians care. of loss 244.85

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

1.	5 beds complete	Estimated Value $	167.00
2.	1 Kitchen range	Estimated Value $	156.00
3.	1 Heater	Estimated Value $	86.50
4.	5 Venetian blinds	Estimated Value $	77.25
5.	Furnitures	Estimated Value $	131.30
6.	Gramophone & Records amended to 75	Estimated Value $	~~75.00~~ 75.00
7.	Kitchen Utensils	Estimated Value $	150.00
8.	Carpenter Tools	Estimated Value $	25.00
9.	Garden Tools	Estimated Value $	25.00
10.	Custodian Sold & Credited	~~Estimated~~ Value $	244.85

Total # 983.05

TOTAL CLAIM FOR PROPERTY LOSS $ 738.20

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 4,645.20

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

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Gikawa Metsuo Norman of the Village of Hope in the British Columbia

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the Village of Hope in the Province of British Columbia this 13th day of November A.D. 1947.

J. M. Young

A Commissioner &c.

Notary Public in and for British Columbia

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

MITSURO NORMAN OIKAWA
(Claimant's Name)

REAL ESTATE
(Farm Land)

13318
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	4 1/2	1940	Mr. K. Shikazi	$1050.00	Uncleared	No improvements	$1500.00
Cultivated not planted	1/2			under agreement for sale			
Cultivated and not in crop							
List Crops							

Situate about 1½ miles from Mission B.C.

Timber land Total 5

EXHIBIT NO. 65-1
DATE 11 Feb. 1948
R. J. McMaster

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation plants, trees or special equipment)

Description	When Made	Cost
Cleared about ½ acre to build House		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Main dwelling & detention	30'x34' 10'x16'	Frame stucco except Gables	Under construction At date of evacuation May 1942 Had been living in the premises for 5 months.	See attached sheet re cost of building				$4000.00

9 rooms - 2 storey
Full basement
Concrete walls.
5 rooms downstairs finished. Flooring in complete downstairs & up. Plastering required to be done upstairs.

Comments re Appraiser's report not covered by above information: There were at least 80 marketable fir trees on this property when I left and a fair quantity of maple and some alder. I judged when I bought the property that if my brother and I took the timber off ourselves we would make enough from its sale to pay for the property. In Dec. 1942 the custodian advised that several loggers had inquired about buying the timber. He did not mention any price and as I hoped to return to the property I did not agree to sell the timber.

SIGNATURE

MITSURA NORMAN OIKAWA

13318

STATEMENT RE COSTS
CONSTRUCTION OF DWELLING.

NAME	MATERIALS OR TYPE OF WORK	TOTAL COST	OWING	SUPPORTING DOCUMENTS
ESMOND LBR. Co.	SASH + DOORS	$250.15	NIL	RECEIPTS
L.W. JONES	BRICKLAYER	87.00	NIL	CONTRACT + RECEIPTS.
ALANSON HARDWARE	CEMENT	62.50	NIL	RECEIPT
J. CANNON	EXCAVATION + GRAVEL + SAND	203.00	13.00	RECEIPT FOR $15.00 (" for 17-19 - LOST)
W.J. WINDEBANK	ELECTRICIAN	133.43	45.73	RECEIPT.
J.W. LIGHTBURN	STUCCO + PLASTER (plastering in main floor only)	576.00	100.00	CONTRACT + RECEIPTS totaling $170 (Lost receipts for $306)
A.E. WATKIN	CARPENTER	735.00	175.00	RECEIPTS FOR $560.00
ZELMER + WALLIS BROS	1/3 share Power line	68.95	NIL	~~Not~~ CONTACT + RECEIPT
MISSION SHEET METAL		3.50	NIL	RECEIPT
		2119.53		
KAMIMURA	LUMBER	440.00	NIL	NO RECEIPT
KAMIMURA	SHINGLES	85.00	NIL	NO RECEIPT
K. IKAWA	FINE CARPENTRY	24.00	NIL	NO RECEIPT
M. FURUYA Co.	FRONT DOOR LOCK.	24.00	NIL	NO RECEIPT
		~~573.00~~		
	Paints, varnish, nails + miscellaneous hardware at least	50.00		
		623.00		

Total 2119.53
623.00
2742.53 plus own labour - see below.

I and my four brothers assisted in building and did most of the cartage work. The carpenter employed did only rough carpentry. One of my brothers took three weeks off from work to assist.

All that remained to be done was to finish the flooring & to do the plastering upstairs. The carpenter Mr. A. Watkin told me that he estimated the house would be worth $6000.00 when finished.

BC-738-P
BC-1651-B

BC/738-P
BC/1651-B

PAGE 1

9336

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

Farm Appraisal Report

File No. JL-23

Land Description S.½ of N.E.¼ Sec. 20, Tp. 17 - West half Block 7.

OIKAWA Mitsuno Norman

Containing 4.89 Acres

Owner's Name SHIKAZE, K. Post Office Address Mission

Nearest Rail Point Mission Distance 1½ miles

Market Town Mission Distance 1½ "

Church (give denomination) All denominations Distance 1½ "

Nearest School Mission Distance 1½ "

State how property was identified: By map and roads.

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

On McRae Road, hard surfaced, good.

EXHIBIT No. 65-2
DATE 11 Feb 1948
FILED BY R. J. McMaster

Is this district a good one? Fair.

Employment opportunity Seasonal.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: No fencing. Value $

Water supply: From creek or spring running through property. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 34	Frame	9'	Shgl.	New	Concrete	Good	2500.00
	10 x 16	"	9'	"	"	"	"	
	x							
BARN	x	When house is finished it will be worth at						
	x							
BARN	x	least $4000.00.						
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 2500.00

Total Value Buildings add to farm $ 1500.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? Habitable but unfinished inside, upstairs and down.

$

Describe the basement and chimneys: Full sized basement with concrete walls and dirt floor. Brick chimney from ground.

No. rooms downstairs? 5 Upstairs? 4 How finished Plastered downstairs.

Are buildings painted? Stucco Condition of paint -

Distance from nearest bush Bush on three sides.

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

Cultivated Land PAGE 2

BC/738-P
BC/1651-B

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
	No land under cultivation.					

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
4.89	Rolling, sloping and hilly	Light clay loam 6-8"	Clay & gravel	Heavy clearing	$300.00	25.00	122.25

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 122.25

Total added by buildings to value of farm $ 1500.00

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

Total value of farm $ 1622.25

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

No land under cultivation. Property owned and occupied by M. Oakawa.

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

Small fruits, poultry when cleared.

Noxious weeds:

Nil

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

Taxes - $40.04.

Mission Municipality.

Date: May 13th, 1942.

Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 12th day of May 19 42.

Inspector's Signature "R. W. BROWN"

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

Farm Appraisal Report

JL-23 SHIKAZE, K.

Remarks: This property can hardly be classed as a farm as yet as it is now more of a residential property. There is no land under cultivation and the clearing is heavy. The surface is hilly, rolling and sloping and the soil is average for the district. Domestic water is obtained from a creek which runs through the lot and comes from a spring higher up. Electric light line runs along the McRae road on north boundary of property and is available.

The house on property must have cost at least $2500.00 to date and when completed will have cost $4000.00 or more.

This place at present would only be valued as a home to someone owning other land in the district, or working out.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

Present Value

$

$

$

$

$

$

$

$

$

Total $

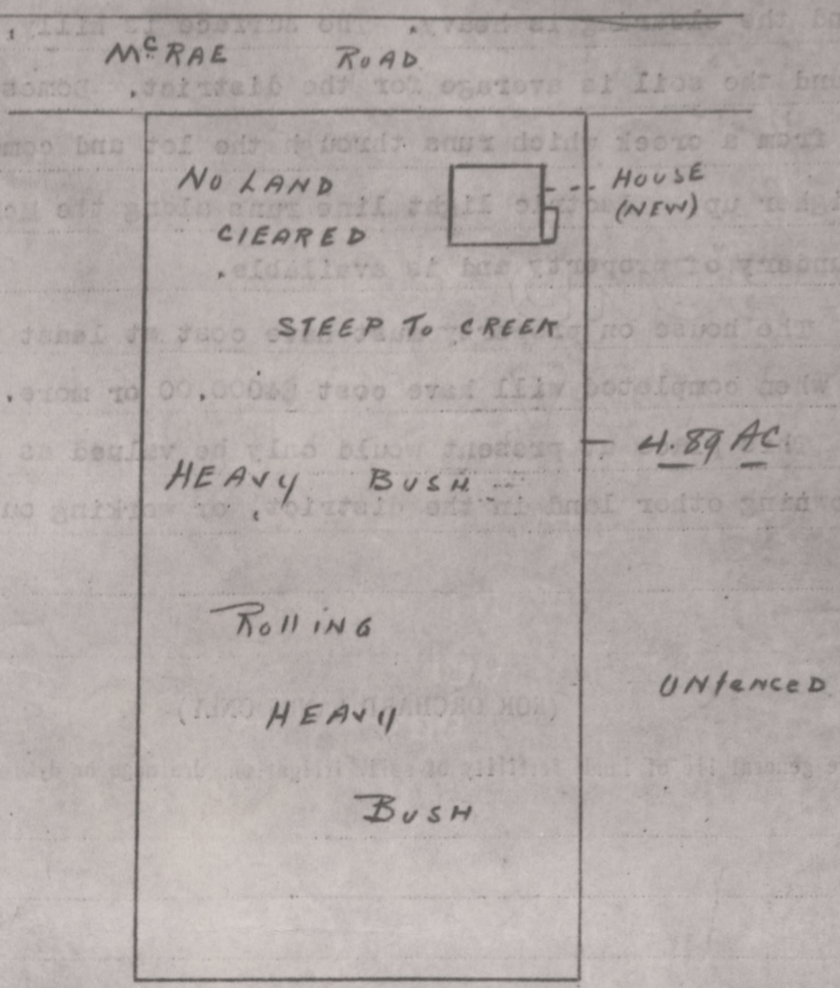
Amount fruit trees add to value of farm $

BC/758-P
BC/1651-B

N.

Diagram of Property

SCALE - 2 CH = 1"



W½ BLOCK 7 - S½ OF NE¼ SEC 20 TP 17 - 4.89 AC

REG. OWNER K SHIKAZE

OWNER - M OKAWA.

R W BROWN.

Following careful review of this appraisal report, it is my opinion that the present value is $ 1600.00

Date 15th May 1942.

"I. T. BARNET"
District Superintendent.

#4.

MITSURO NORMAN OIKAWA
(Claimant's Name)

PERSONAL CHATTELS

13318
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
See lists annexed.					

EXHIBIT No. 65-3
DATE 11 Feb 1948
FILED BY R. J. McMaster

Description of Storage of Goods: Leased premises to Mrs. Adams 15th Jan 1942. Left chattels in her care. However she only stayed one month and the custodian was advised that she had left the premises.

General Statement as to Chattels not Described above:

Additional Comments , if any:

SIGNATURE

4 Steel beds comp. with mattresses & springs	Dec 30/41	new	$152.00	Excellent	$152.00
1 Steel bed " "	1936	"	Don't recall	Fair	15.00
1 large range (Stewart)	Dec 30/41	"	156.00	Excellent	156.00
1 heater (Good Cheer)	"	"	86.50	"	86.50
5 Venitian blinds	Jan 20/42	"	77.25	"	77.25
6 piece breakfast suite	Apl 7/41	"	59.50	"	59.50
7 " dining "	Nov nn/41	second hand	18.50	Good	18.50
1 radio table	Dec 12/41	new	11.95	Excellent	11.95
6 kitchen chairs	Jan 15/42	"	@ 2.75 ea	"	16.50
1 card table	Apl 19/41	"	5.95	"	5.95
2 hardwood chairs	Don't recall	"	Don't recall	Fair	5.00
1 cabinet gramophone	1938	used	25.00	"	15.00
150 records (mostly Jap)	Time to time	new	over 150.00		75.00
Kitchen utensils & chattels	— "see lists attached"		estimate at least		150.00
Farm tools	— " "		"	" "	25.00
Carpenters tools	— " "		"	" "	25.00

OTHER FURNITURE

1 Wardrobe closet	gift	new	don't know	good	7.50
1 table top smoking stand	Jan/42	"	appx 4.00	"	2.50
1 silver plated table cigarette case	Jan/42	"	5.00	"	3.50
12 sheep wool cushions	—	hand made	—	"	10.00
3 table ash trays	—			"	.40

926.05

EXHIBIT No. 65 - 3

DATE

FILED BY

FARM TOOLS

2 CROSS CUT WITH HANDLES
2 MATTOCKS
2 SHOVELS
1 AXE
37 DRAINAGE TILES

CARPENTER TOOLS

3 NAIL HAMMERS
2 HAND SAWS
1 TAPE LINE LEATHER CASE
1 BUILDING SQUARE
1 SCREW DRIVER WOODEN HANDLE
2 WOOD CHISELS " MED. SM.
2 VARNISH BRUSHES

KITCHEN UTENSILS & CHATTELS

1 SINK WITH FITTING NEW
4-2 GAL. PAILS GALVANIZED
2 LGE ENAMEL WASH BASINS
1 " WASH TUB NEW
1 WASH BOARD
3 DOZ. CLOTHE PINS
1 LGE CAMP STOVE
2-40 GAL. JAM BARREL
6 LGE PICKLING TUB
1-2 GAL. STONE CROCK
1-6 " " "
6 DOZ. CANNING JARS
3 COAL OIL LAMPS COMPLETE
1 BROOM NEW
1 DUST PAN
1 FLOOR MOP
1 ELECTRIC IRON
4 IRONS 2 COPPER 2 IRON
1 IRON HANDLE
1 IRON REST
2 GLASS FLOWER VASE
1 JAPANESE EARTHEN FLOWER VASE
1 " COLORED GLASS " "
1 MED. " WOVEN TRUNK FILLED WITH CLEANED SHEEP W/OOL
1 SCISSORS GOOD QUALITY
75 LBS. JAPANESE RICE
1-40 GAL CAN FULL ASSORTED BEANS
QUANTITY OF FOOD
6 DINNER DISHES
1 DOZ EARTHEN CUPS & SAUCERS

2 Lge Dish
1 " Japanese Ornamental Dish
1 Doz Set " Dish Painted
1 " " Rice Bowels
1 " " Soup Bowels
10 " Rice Bowels Unused New
6 Glass Tumblers
1 Japanese Wooden Tea Trays
1½ Doz " Tea Cups Used
1 " " " " Unused New
5 " Hardwood small Tea Cup Trays
2 Doz Dinner Knives
1½ " " Forks
1½ " Tea Spoons
3 Table Spoons
1 Doz. Japanese Salad Dish
1½ " " Spirit Cups
4 " " Dispensers
15 Prs. (Aproximately) Chopsticks (Used)
1 Prs Chopsticks Unused New
2 Japanese Sauce Dispensers
1 Lge Butter Plate with Cover
1 " Japanese Wooden Ornamental Dish
1 Set " Square Earthen Designed Pyramid Bowel
1 " " Wooden Square " " "
1 Med " Earthen Grating Bowel
1 Set Salt & Pepper Shaker
1 - 2 Gal. Iron Pot
1 - 1¼ " " "
1 Lge Aluminium Pot Practically New
4 Med. " " Used
1 Sm. " " Pract. New
1 Med Enamel Pot
1 Sm " Double Boiler
2 Med " Pudding Pan
1 Lge Aluminium Kettle
1 Med " Pudding Pan
1 Sm Enamel " "
1 Lge Frying Pan
1 Med " "
1 Lge Roast Pan
1 Med " "
1 Sm " "
1 Lge Enamel Tea Pot
1 Med " " "
1 Lge Earthen " "
1 " Tin Dish Pan Round
1 " Enamel Dish Pan Round
1 " " " " Oval
1 Med Aluminium Coffee Percolator
2 Earthen Mixing Bowel

1 Cup Cake Pan 12 cups
1 " " " 6 "
7 Pie Plates
2 Lge Japanese Bamboo Strainer
1 Med " " "
1 Aluminum Ladle
1 Enamel Soup Ladle
3 Med Cook Knives
1 Butcher Knife
2 Paring Knives
1 Egg Beater
2½ Yd. Table Oil Cloths
1 Wire Toaster
1 Tin Funnel
1 Hot Cake Turnover
1 Wire Strainer
2 Can Openers
1 Sharpening Stone
2 Doz Bottle Corks

File No. 9336 — Mitsuro Norman OIKAWA - Regn. No. 13318 — 19th Jan. 1948.

CLAIMING		Sold at Auction		Discarded	Disposition Unknown	No Previous knowledge
5 beds complete	$167.00	$63.25		1 mattress(destroyed by rats)	3 mattresses	
1 kitchen range	156.00	90.00				
1 heater	86.50	46.00				
5 venetian blinds	77.25	20.50				
Furnitures	131.30	46.00	Dinette set			
		3.00	Dining table			
		10.00	4 chairs			
		5.50	2 Dining chairs			
		2.45	2 odd chairs			
Gramaphone & records	165.00	1.00	Gramaphone		Records	
Kitchen utensils	150.00	3.40	Pots, jug, bowl			
Carpenter's tools	25.00				X	X
Garden tools	25.00				X	
		3.75	Misc. articles			
	$983.05	$294.85				
		50.00	Expenses			
		$244.85				

EXHIBIT No. 65-4
DATE 11 Dec. 1948
FILED BY R. J. McMaster.

File No. 9336

SUMMARY RELATIVE TO CLAIM OF
Mitsuro Norman OIKAWA - Regn. No. 13318

19th January, 1948.

REAL PROPERTY

Claims worth $5500.00

West portion, 4.89 acres of Lot 7 of SW¼ of NE¼, Sec. 20, TP 17, Map 543, as shewn lettered "A" on Sketch 4463, Municipality of Mission.

	Assessed Value	S.S.B. Appraisal	Selling price to D.V.A.	Claimant's Value
Land	$ 310.00	$122.25		$1500.00
Improvements	2050.00	1500.00		4000.00
	$2360.00	1622.25	$1593.00	$5500.00
				1593.00
				$2907.00

OIKAWA was purchasing this property under an agreement for sale dated 6th Sept. 1941, for $1050.00. The property was timberland and he had cleared only a small portion on which he was building a house. House not completed at time of evacuation. Two requests were received in 1942 from loggers to log this property. These were referred to OIKAWA but were refused.

PERSONAL PROPERTY

	Claimant's Value	Sold at auction Nov.3/43	
5 beds complete	$167.00	$63.25	(3 mattresses missing, 1 destroyed by rats)
1 kitchen range	156.00	90.00	
1 heater	86.50	46.00	
5 venetian blinds	77.25	20.50	
Furnitures	131.30	66.95	
Gramaphone & records	165.00	1.00	for gramaphone, records missing
Kitchen utensils	150.00	3.40	
Carpenter's tools	25.00		No previous knowledge
Garden tools	25.00		Missing.

All chattels were included in lease of house to Mr. & Mrs. Paul Adank by Mr. OIKAWA prior to his evacuation. The Adanks only occupied the house for 1 month. OIKAWA advised us 19th August, 1942 that he wished to have the place "closed for the duration as the house was not furnished to live through the winter". House remained vacant until taken over by the V.L.A. Certain goods were reported as missing by our fieldmen when removing goods to auction, 26th Oct. 1943.

HA

SUPPLEMENTARY LIST

Whonnock, B.C. May 18, 1942.

OIKAWA, Mitsuro Norman. Reg. #13318

Desires to inform the Custodian that he has leased his property to: Edith Adank of Mission City, c/o J.M. Campbell, lawyer, Mission City, for $15.00 per month. Also:

Kitchen stove, dinner set, dining room suite, 1 coal heater, 6 beds & mattresses, gramaphone, set of 6 kitchen chairs, 1 ash tray set, 4 sets Venetian Blinds, 1 camp-stove.
UPSTAIRS: some kitchen utensils.
FARM TOOLS: 2 shovels, 1 mattock, 2 cross-cut saws, 1 hand saw.

FORM "JP" MISSION FILE No. 9336.

FRASER VALLEY

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: OIKAWA Mitsuro Norman

HOME ADDRESS: P.O. Box 501, Mission, B. C. (McRae Rd. Mission City)

REGISTRATION NUMBER 13318 SEX: male AGE: 27

OCCUPATION: logger--truck driver

(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: Cannell Lake Operations, Steelhead, B. C. (Mission)

MARRIED? no

NAME OF WIFE OR HUSBAND: ---

ADDRESS OF WIFE OR HUSBAND: ---

NAMES OF ANY LIVING CHILDREN: ---

EXHIBIT No. 65-5

DATE 11 Feb. 1948

FILED BY R. J. McMaster

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: "Agreementfor Sale of Land" between: Kayemon Shikaze and Mitsuo N. Oikawa. 4.89 acres of lot 7, of SW¼ of the NE¼ sec. 20, twp. 17, map 543, lettered "A" on Sketch No. 4463. Mission.

2. BUILDINGS AND OTHER IMPROVEMENTS: 9 roomed 2 storeyed wooden frame dwelling house. 1/3 interest in Powerline on McRae Rd., Munc. Mission, in the Prov. of B. C. with Phillip Zelmer and Colin Wallace of the Village of Mission, B. C.

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

4. TAXES (Amount and where payable) $9.72 1941 paid at Corp. Mission

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) On property, Kayemon Shikaze $750.00 as per "Agreement".

6. OCCUPANCY AND LEASES (If vacant so state) vacant.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Kayemon Shikaze

9. IF FARM LAND STATE CROPS SOWN none
(standing timber on property, 80 fir trees)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1.

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

IN BASEMENT OF DWELLING: 2 shovels, 1 mattock, 2 crosscut saws, 37 draining tiles.

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

FORM "JP"

4. INSURAN

5. MORTGA
OTH

6. MONEYS

7. BONDS, D

8. BANK AC

9. LIFE INSU

10. INTEREST

11. SAFETY I

LIABILITIES:

1. PERSONA

2. TRADE D

**I, the unde
area as set out
or other securit**

I certify th
every descriptio
and indirect.

Dated this

FOR DEPART

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS. none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: Kayemon Shikaze, $1250.00 ~~xxx~~ X 1750
A. E. Watkins, $ 175.00
W. J. Winderbank 45.73
J. W. Lightburn 100.00
J. Cannon 13.00
Y. Oikawa 550.00

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 15th day of May 1942.

(Signature) [signature]

[signature]
Witness

FOR DEPARTMENTAL USE

EXHIBIT No. 65-6
DATE 11 Feb 1948
FILED BY R. J. McMaster

THIS AGREEMENT made the 7th day of Apr 1941 19

BETWEEN: LAWRENCE'S, Mission City, B. C., (hereinafter called "the Seller")

and M.N.Oikawa, Mission, (hereinafter called "the Purchaser")

1. In consideration of the sum of Fifty Nine/50 Plus Dollars ($ 59.50)

payable as to Nine /50 Service Charges Dollars (9.50)

in cash on or before delivery, and as to Nine /50 Fifty plus charges Dollars

($ 50.00) in 10 equal monthly instalments as follows:

on or before .50 per month carrying char

Date	Instalment	Date	Instalment
May 7th/41	$ 5.00	Oct 7th/41	$ 5.00
June 7th/41	$ 5.00	Nov 7th/41	$ 5.00
July 7th/41	$ 5.00	Dec 7th/41	$ 5.00
Aug. 7th/41	$ 5.00	Jan 7th/42	$ 5.00
Sept. 7th/41	$ 5.00	Feb 7th/41	$ 5.00

with overdue instalments bearing interest at 10% per annum, the Seller hereby sells to the Purchaser the following goods upon the terms and conditions hereinafter set forth:

(Description of goods) 1-6 pc. Breakfast Suite Nat. Green

(Over)

2. Subject to the provisions herein contained the Purchaser is to have possession and use of the goods at the Purchaser's risk of damage or destruction from any cause whatsoever and in the event of loss the Purchaser will remain liable for the full balance due or to become due.

4. The title to, ownership of and property in the said goods shall remain in the Seller and shall not pass to the Purchaser until the purchase price has been paid in full with interest and should any default in payment be made by the Purchaser or should the Purchaser be declared bankrupt or make an authorized assignment or sell any building in which the goods are located or part with the possession of or attempt to mortgage or sell the goods, the whole unpaid balance shall at the Seller's option become due and payable forthwith, and the seller may take possession of the said goods and may sell them at public or private sale and without advertisement and apply the net proceeds thereof, after deducting all expenses connected with such taking possession and sale, upon the amount then due and owing.

4. Taking possession of and selling said goods shall not release the Purchaser from liability for the balance of the said price, interest and expenses as aforesaid, and shall be without prejudice to any further or other rights and remedies available to the Seller at law and under [illegible] in respect of the said goods.

5. There are no representations or conditions expressed or implied other than those herein contained and there are no warranties other than those that may be affixed to the goods by the Seller or manufacturer and no agreement collateral hereto shall be binding upon the Seller unless it is in writing hereupon or attached hereto and duly signed by the Seller.

LAWRENCE'S

Per [signature]

(Dealer's signature)

[signature]

(Purchaser's signature)

[signature]

WITNESS:

Address

TELEPHONE 93 NIGHT 3813

LAWRENCE'S

AUCTIONEERS

Furniture — Farm Machinery
We Buy, Sell, Trade

MISSION CITY, B.C., Dec 12 1944

M Car Sale
M R Ayers
1 - Radio Table 11 95

EXHIBIT No. 65-7
DATE 11 Jul 1948
FILED BY R. J. McMaster

20

WESTERN SALES BOOK CO. LTD. FACTORIES: WINNIPEG AND VANCOUVER

AGENT FOR GURNEY RANGES



TELEPHONE 93 NIGHT 3813

LAWRENCE'S

AUCTIONEERS

Furniture — Farm Machinery
We Buy, Sell, Trade

MISSION CITY, B.C., Dec 12 1934

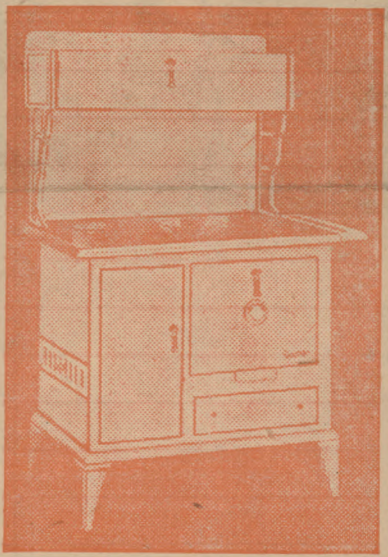
M Mr J Cyprowa

1 = 4.0 Ne Pat 1950
Full Tank
1 = Fa Pitchfork 1 95
Spade
1 = Leaf Mat 8 95
Pd 35 40

21

WESTERN SALES BOOK CO. LTD. FACTORIES: WINNIPEG AND VANCOUVER

AGENT FOR GURNEY RANGES



TELEPHONE 93 NIGHT 3813

LAWRENCE'S

AUCTIONEERS

Furniture — Farm Machinery
We Buy, Sell, Trade

MISSION CITY, B.C., Nov. 22 193

M Mr. N. Oyakawa

Oyakawa

1 Heating Stove

1 Table 18 50

2 Rugs

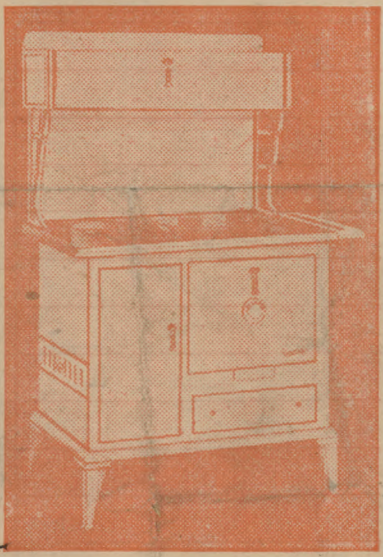
6 Chairs

Pd

29

WESTERN SALES BOOK CO. LTD. FACTORIES: WINNIPEG AND VANCOUVER

AGENT FOR GURNEY RANGES



TELEPHONE 93 NIGHT 3813

LAWRENCE'S

AUCTIONEERS

Furniture — Farm Machinery
We Buy, Sell, Trade

MISSION CITY, B.C., Oct. 19 193 4

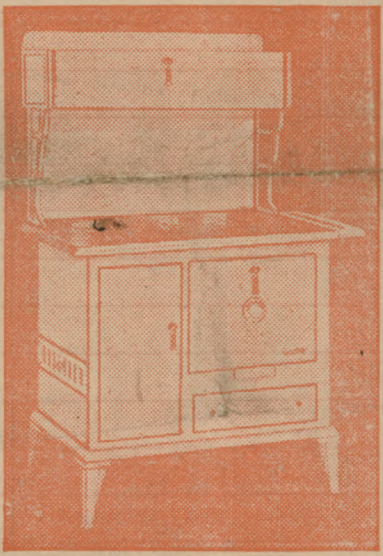
M. D. Dickson

1	Card Table	5	95
2	Chair		
	Total		

13

WESTERN SALES BOOK CO. LTD. FACTORIES: WINNIPEG AND VANCOUVER

AGENT FOR GURNEY RANGES



SPECIAL REQUEST

When replying be sure to quote our file number, sign your full name, and state your Registration number.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE No. 9336

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

December 15th, 1942.

EXHIBIT No. 6 s - 8
DATE 11 Feb. 1948
FILED BY R. J. McMaster

Mr. Mitsuro N. OIKAWA,
Reg. No. 13318,
Griffin Lake, B. C.

Dear Sir:

Prior to your evacuation, you made an arrangement with Mrs. Paul Adank to rent your house at the rate of $15.00 per month from June 1st.

We wish to advise that Mrs. Adank only occupied the house for about one month and since that time it has been vacant. It has been brought to our attention that the large trees growing around the house endanger it and in view of the fact that your house is new and possibly cost between $3000.00 and $4000.00, we would advise that you give us permission to have them cut down and sold.

The Custodian and the Soldier Settlement of Canada are endeavoring to locate a reliable tenant, who in consideration of rent would complete the house but the only person located as yet refused to live in the house because of the tall timber so near.

We trust you will approve of our suggestion and that we may hear from you shortly.

Yours truly,

R. D. Richardson

R. D. Richardson,
Farm Department.

WEA/EM

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO
FILE NO. 9336 & Int. 1111

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

March 20, 1943.

EXHIBIT No. 65-9
DATE 11 Feb. 1948
FILED BY A. J. McMaster

Mr. Mitsuro OIKAWA,
Registration No. 13318,
Griffin Lake, B. C.

Dear Sir:

Re: London & Lancashire Policy #3401088

We wish to advise that we have had the above numbered policy written for a three-year period as from March 12, 1943, and covering to the extent of $3,000.00 on your dwelling located on Lot 7 of the S.W. $\frac{1}{4}$ of the N. E. $\frac{1}{4}$ of Section 20, Township 17, on McRae Road in the Municipality of Mission and also for $500.00 on household furniture and personal effects belonging to you and contained therein.

The premium on this policy of $56.00 has been paid to the insurance company today and charged to your account in this office.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MA