Name of Claimant OKANO, Kazuo Case 849

Custodian File 2837

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	
					2360.		2631.21				2631.21

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	
417.50	191.85	57.55	45.95%	42.50	19.53			77.08

TOTAL RECOMMENDATION 2708.29

CASE NO: 849.

JAPANESE PROPERTY CLAIMS COMMISSION.

Winnipeg, Manitoba.
April 15th, 1948.

IN THE MATTER OF THE CLAIM OF

KAZUO OKANO.

Original.

CASE NO: 849.

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).

Winnipeg, Manitoba,

April 15th, 1948.

IN THE MATTER OF THE CLAIM OF

KAZUO OKANO,
(also known as Kazo Okano).

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
S.M. CHERNIACK, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter (acting as check interpreter).
H. SHIGARU, Esq.,	Interpreter.
H. M. LANGFIEDD, Esq.,	Official Reporter.

THE SECRETARY: Case No. 849, Kazuo Okano.

KAZUO OKANO, the claimant herein, being first duly sworn, testified as follows:

MR. CHERNIACK: My lord, I have an amendment. The value of the land and buildings stands at $5000.00, the gross sale price was $2360.00, the loss claimed is $2640.00. The chattels claim, my lord, total value $460.00, the sales were $191.85, the net claim $268.15.

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Witness, I show you a typewritten statement. Was this statement -- here are two statements, were these both prepared at your instructions?

A Yes.

Q And that is your signature? A: Yes.

Q Do you swear the contents to be true to the best of your knowledge and recollection?

A Yes.

MR. CHERNIACK: I will file as Exhibit 1, the real estate statement marked Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: And on behalf of my learned friend I will file as Exhibit 2 S.S.B. appraisal.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: Q: Witness, I show you a snaphhot. Do you recognize the buildigg there?

A Yes.

Q What building is it? A: That is my house.

Q On this property? A: Yes.

Q Will you speak up so that his Lordship can hear you? Do you know when this snapshot was taken?

A In the early part of January, 1948.

Q In the early part of January, this year, 1948? Will you examine the picture closely and tell me whether you note any change in the appearance of the house since your evacuation?

A No, I cannot. The hedges along the side are overgrown, that's all I notice.

Q There is no actual change to the house?

A No.

MR. CHERNIACK: I will file this as Exhibit 3, my lord.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. CHERNIACK: Exhibit 1, my lord, sets out that the claimant purchased the property in 1920 from Mr. Kosaka at which time one acre was cleared. He himself cleared about eight acres of land, constructed about 4000.00 feet of ditching, partly cedar and partly tile, and planted about 30 mixed fruit trees at an estimated cost of $45.00. Dug two wells with the necessary cribbing for the wells and he sets out the houses which were built by him. That is the buildings all of which were built by him and the years in which they were built. He further sets out the estimated costs of the buildings and the dates when they were built. The appraiser in Exhibit 2, my lord, sets out that the property is half a mile from Haney, has direct access to 10th Avenue , is a corner lot and

in good condition. Shows the value of the building $2350. but it adds only $1500 to the value of the land. The appraiser states that the farm is in good condition. The kind and quality of crop, "mixed fruits and asparagus and clover". He further states, "This is a good property, well situated in the heart of a small fruits district with Co-Operative marketing available. The soil is a clay loam over clay and fertility appears to have been well maintained by crop rotation and feeding with green manure". He describes the buildings as being well maintained and quite wuitable for this type of holding. And the claimant's comment points out that the "root house was built in 1939 whereas the appraiser says 'old'", and that this building was "not in poor repair" but admits that "it had the appearance of being old but it was substantially constructed and serviceable. In my opinion the valuation at $2,404.25 is much below a fair market value. This property is very well located about one-half mile from Haney, B. C., and the soil is excellent for berry growing purposes and the property is also well adapted for poultry raising. It was practically all cleared at the time of my evacuation. I believe that at the time of sale by the Custodian it was worth at least the sum of $5,000." I file as exhibit the personal property statement which has been identified by the claimant as Exhibit Number 4..

(STATEMENT MARKED EXHIBIT No. 4).

MR. CHERNIACK: On behalf of my learned friend, my lord,

I file his analysis of personal property claim. Your Lordship will note that he has substantially depreciated the estimated value of the items. It is all set out in Exhibit 4, which itemises the larger articles and in a page attached to the exhibit itemises the chattels, so that the chattel claim appears in Exhibit 4. He states that all the goods for which claim is being made were stored in an upstairs room of his farm house, R.R. No. 1, Haney, except saws, hardware, etc., which were left in the basement. And he states, "The above described chattels and all other chattels for which claim is made are listed with estimated values on list attached hereto," and he sets out that he has depreciated them in each case.

THE COMMISSIONER: Of what type was the power saw?

A (Witness): Well, it was a portable saw made out of a 1932 Buick engine.

Q It is something you had made yourself, was it?

A Yes. All circular saws were mostly new ones. But there was one old one.

THE COMMISSIONER: Yes, Mr. Hunter?

MR. HUNTER: It is submitted that the real property was sold for its fair market value. It is submitted that the personal property was sold for its fair market value.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Okano, this bedroom suite with the walnut finish, was it a walnut finish or was it actually walnut?

A It was walnut. It was the real walnut.

Q Do you think it was the real walnut?

A Yes.

Q Or do you think it was just a walnut finish put on some similar wood?

A I think it is. I am quite sure it is a walnut. And mahogany the other ones.

Q Do you think you would get a three-piece walnut for $135.00?

A I don't know.

Q It seems pretty cheap for a real walnut.

THE COMMISSIONER: Do you remember where you bought the three-piece bedroom suite?

A No. We bought it through the River Fish Co-Operative in Steveston. We bought it through them.

Q I see.

MR. HUNTER: Have you a family? A: Yes.

Q How many children? A: ONe.

Q Not a very large family? A No.

Q How old is he or she?

A He is nine years old.

Q He would be about three at the time of the evacuation? Three or four, somewhere around there?

A Yes.

THE COMMISSIONER: What was the name of that co-operative again?

A "River Fish".

Q River Fish Co-Operative, at Steveston?

A Yes.

Q This cable of 100 feet, three-eighths of an inch

by 100 feet, that was a steel cable, was it?

A Yes. Well, its a rust proof, flexible type. Its quite a hard steel.

Q Wire rope, would it be?

A Y es, there's two kinds of wire rope in logging. There's one steel and verystiff. The other is more handy to use for our purpose.

Q How long had you had that?

A Well, we had it about four years, but we only used it about three months of the year for clearing, for using for clearing the land.

Q Yes, for stump pulling? A: Yes.

Q Did you buy it new? A: Yes.

Q Do you know how much you paid for it?

A I don't know quite that. No.

Q Where did you leave it?

A It was all stored in the basement of my house.

MR. HUNTER: That's all thank you.

THE COMMISSIONER: Did you say you bought the wire rope new? A: Yes.

Q Where did you get it?

A Well, I don't recollect that either. But hardware stores.

Q Yes, but there is so much wire rope that is available in the outfitting places that has been discarded by logging operatorss. Wasn't it something that had been in use by the logging operators, and you bought it?

A No, sir. Your Honour. This was bought new, not from a second hand dealer.

Q It was not, eh?

MR. CHERNIACK: I notice you made a note for the River Fish Company: That is a firm that I have a claim for.

THE COMMISSIONER: Yes. I thought some assistance might be obtained from them.

MR. CHERNIACK: Rose and Company are liquidators for the River Fish Company.

(Witness aside)

10

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

H. M. Langfield

"H. M. LANGFIELD".
Official Reporter.

Case 849

NOV 28 1947

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

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

ACKNOWLEDGED

7837

29

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

(1) NAME Okano (Print) Surname Kazuo (also known as Okano Kazo) Given Name (RCMP) Reg. No. 13823

(2) Pre-Evacuation Address 10th Avenue, R. R. 1, Haney, B. C.

(3) Present Address Box 20 B., R. R. 1, Winnipeg

(4) REAL ESTATE

(a) Street Address (if any) 10th Avenue Haney (City or Municipality,) B. C. (Province)

(b) Legal description (lot number, block number, section number, etc.)
Lots 55 and 56 of the West Half of Section 20, Township 12, Map One Thousand One Hundred and Sixty One in the District of New Westminster

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

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

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

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

(i) Land - - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - $
(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) - $ 5,000.00
(v) Amount at which Custodian sold property and credited your account - - $ ~~3,383.55~~ 2360-
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ ~~3,616.45~~ 2640-

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
10th Avenue, R. R. # 1, Haney, 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
Packed loose into basement and upstairs room

(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") Registered with Custodian

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

			Amt. Rec.	Loss
1.	Bedroom Furniture (Auctioned Feb. 10/44 as per	Estimated Value $		
2.	letter August 9, 1946 at Haney)	Estimated Value $		
3.	Dresser $15.00	Estimated Value $		
4.	Bed, Dresser stool and chest of drawers $100.00	Estimated Value $		
5.	~~Bed, Dresser and chest~~ ~~$125.00~~	Estimated Value $	240.00 84.46	155.54
6.		Estimated Value $		
7.		Estimated Value $		
8.	Household chattels (Furniture, garden tools,	Estimated Value $		
9.	carpenter tools etc.) as per list attached	Estimated Value $	366.81 198.91	167.90
10.		Estimated Value $		

TOTAL CLAIM FOR PROPERTY LOSS $ 323.44

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) - $ 2,939.89

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

(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)
Province of Manitoba)
TO WIT:)

I, Kazuo Okano of the Municipality
of Old Kildonan in the Province of Manitoba

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

DECLARED before me at the City of Winnipeg in the Province of Manitoba this 14th day of November 1947 A.D. 1947.

K. Okano

A BARRISTER AT LAW ENTITLED TO PRACTISE IN THE PROVINCE OF MANITOBA

A Commissioner &c.

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

LIST OF CHATTELS

Items	Estimated Value	Amount Received
6 Sashes	$ 15.00	$ 5.00
Cable (3/8" - 100' - 1/4" - 100')	$ 25.00	$ 1.50
4 Snatch Block	$ 10.00	$ 2.50
2 Cross Cut Saws	$ 10.00	$ 2.75
Dining Table	$ 3.00	$ .50
Crutches	$ 1.00	$ .25
4 Bentwood Chairs	$ 6.00	$ 2.00
Anchor	$ 5.00	$ 1.00
Sprayer	$ 3.00	$ 1.75
2 Clocks , pan and sundries	$ 2.00	$ .35
Meat Grinder	$ 5.00	$ 3.00
Meat Grinder	$ 7.00	$ 3.00
Power Saw, 1 circular rip 24" - 1 circular cross-cut 24"	$ 50.00	$12.00
Child's car	$ 15.00	$ 9.00
2 Silver Vases	$ 3.00	$ .50
Dinner Set	$ 15.00	$11.50
Box of Hardware	$ 5.00	$ 1.25
Marble table top	$ 2.00	$ .50
Dishes	$ 3.00	$ 1.25
Boat	$ 10.00	$ 4.00
Wagon	$ 25.00	$11.00
Miscellaneous	$ 22.50	
	~~$242.50~~	~~$74.60~~
amends. 460- 191 85.	$ ~~74.60~~	
268 15.		
LOSS	~~$167.90~~	

K. OKANO
(Claimant's Name)

REAL ESTATE
(Farm Land)

13823
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 ¼ acres Cultivated not planted 2 acres Cultivated and ~~not~~ in crop List Crops Strawberries - 2 acres raspberries - 1 acre rhubarb - ¾ " asparagus- 1 " clover-hay - 3 acres Total 7¾ (about)	about 10 acres	1920	Mr. Kosaka	$3000	1 acre cleared, rest bush	Old shack, later demolished	$5000 (land & improvements)

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

Description	When Made	Cost
cleared about 8 acres-from purchase till 1935 - own labour- heavy clearing		
constructed about 4000' ditching (partly cedar-partly tile)- up to 1942 - own labour & bought materials		
planted about 30 fruit trees (mixed) - 15 in 1921 - 15 in 1930 - cost approximately -		$45.00
Dug 2 shallow wells and one 50' well - and necessary cribbing -		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value Cost
House (2 storey house, 8 rooms)	28 x 36	frame, concrete foundation shingle roof, full cellar (cement walls) tongue & grove, fir (papered) inside, fir floors	1934		contract(carpentry & labour))			$3000.00
					painting - contract)			125.00
					papering - ")			100.00
					tinsmith - (eaves))			35.00
Garage	12 x 16	frame, shingle roof, wood foundation -	1932		own labour and bought materials -			50.00
Barn	24 x 30	pole & frame, shake roof -	1930		own labour and bought materials -			200.00
& addition	12 x 30							
Root house	18 x 40	frame and shingle roof -	1939		" " " " "			200.00
Poultry house (double decker)	18 x 40	frame & shake roof -part	1930		" " " " "			300.00
Greenhouse	10 x 10	glass sides & roof,- 2nd storey	1935		" " " " "			75.00
		wood foundation -	1940)					

Comments re Appraiser's report not covered by above information: The root house was built in 1939 whereas appraiser says old.
It was not in poor repair - admit it had the appearance of being old but it was substantially constructed and serviceable. In my opinion the valuation at $2404.25 is much below a fair market value. COMMENTS: This property is very well located about ½ mile from Haney B.C. The soil is excellent for berry growing purposes and the property is also well adapted for poultry raising. It was practically all cleared at the time of my evacuation. I believe that at the time of sale by the Custodian it was worth at least the sum of $5000.00

EXHIBIT No. 849-1
DATE 15 apl 1948
FILED BY
D. M. Thennack

K. Okano
Signature

BC-127-P
BC-2282-A

BC/127-P Page 1
BC/2282-A

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

Farm Appraisal Report

File No. JL-186

Land Description Lots 55 & 56 of W½ of Sec.20, Plan 1161.

Containing 9.08 Acres

Owner's Name OKAMO, Kazo Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C. Distance ½ mile

Market Town New Westminster, B.C. Distance 24 "

Church (give denomination) Haney, B.C. All denominations Distance ½ "

Nearest School Haney, B.C. Distance ½ "

State how property was identified: Map location and corner posts.

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

Direct access to 10th Avenue. Gravel road, good condition.

Is this district a good one? Yes. Co-operative marketing.

Employment opportunity Two sawmills and brickyard.

Predominating Nationality and religion: Mixed, Japanese predominating.

Describe Fencing and its condition: Barb wire on North and East Value $

Water supply: Two shallow wells and one 50'-for domestic supply. Value $
Electricity-Power available; electric lights installed in house.

2837

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	28 x 36	Frame	1½	Shgl.	8 yr	Conc.	Good	2000.00
Garage	12 x 16	"	8'	"	"	Wood	Fair	25.00
	x							
BARN Shed	24 x 30	Pole & Fr.	12-20'	Shke.	-	"	"	75.00
Add'n.	12 x 30	" "	7-12'	"	-	"	"	
BARN	x							
Root shed	16 x 40	Frame	8'	Shgl.	old	"	Poor	-
GRANARY	x							
Poultry -	18 x 40	"	14'	Shke.	"	"	Fair	100.00
Glass Hse.	10 x 10	Glass	6-7'	Glass	-	"	"	50.00
	x							
	x							

Total present day value $ 2350.00

Total Value Buildings add to farm $ 1500.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable?

$

Describe the basement and chimneys: Cement walls 2' - dirt floor. Brick chimney to ground.

No. rooms downstairs? 5 Upstairs? 3 How finished Wood lined

Are buildings painted? Yes. Condition of paint Fair. EXHIBIT No. 849-2

DATE 15 apl 1948.

Distance from nearst bush Over 100 yards. FILED BY S. M. Cunnack

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8.93	Level	Clay loam 10"to 20"	Clay	Mixed fruits and asparagus & clover	100.	893.00

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
.15	Level	Clay lm. 10-20"	Clay	Clearing Brush		75.	11.25

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 $ 904.25

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 $ 2404.25

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

Farm in good condition. Fertility of soil maintained by plowing in clover and green crops. Presently occupied by tenant - Chris Damkjar.

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

Mixed fruits and poultry.

Noxious weeds:

None of consequence.

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

1942 (Lot 55-$18.28
(" 56-$36.35 - District of Maple Ridge.

Date: June 1st, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 29 day of May 1942.

Inspector's Signature "H.L. SINCLAIR"

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

S.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

JL-186 - K. OKAMO

Remarks: This is a good property, well situated in the heart of a small fruits district with Co-operative marketing available. The soil is a clay loam over clay and fertility appears to have been well maintained by crop rotation and feeding with green manure.

The dwelling is a frame structure, well maintained and quite suitable for this type of holding. Poultry house is being remodelled by tenant. Present crops of small fruits are being well operated by tenant and are in good condition.

The property has been leased to Chris. Damkjar, Lease dated April 20th,1942, term to duration of War, yielding a rental of $1.00 and the undertaking of Lessee to pay all taxes and the account due Maple Ridge Co-operative Exchange for fertilizer already supplied the property. For subsequent years shall pay taxes only.

Electric light installed in house.

(FOR ORCHARD LANDS ONLY)

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

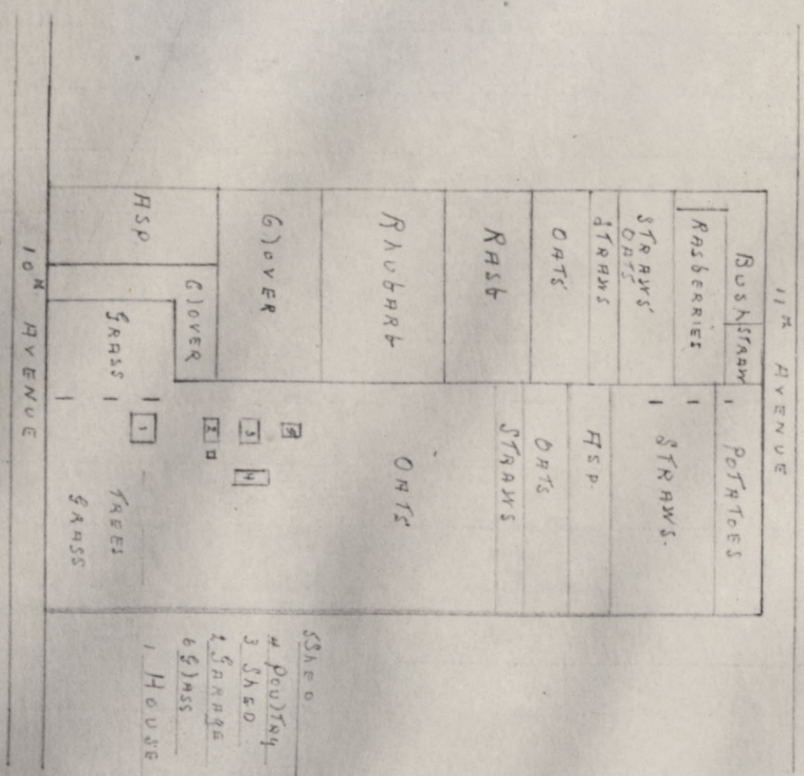
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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
Raspberries - .78 acs. - good condition		$
Strawberries- 1.27 " - " "		
Rhubarb - .70 " - " "		$
Asparagus - .70 " - " "		
Potatoes - .30 " - " "		$
Clover Green crop - 5.18 " and buildings.		
Brush - .15 "		$
		$
		$
		$
		$
		$
	Total	$

Amount fruit trees add to value of farm $

Diagram of Property



SCALE 200ft. = 1-inch

LOTS 55 & 56 of NW¼ of SEC 20. PLAN 1161.
41.524 41.524 ACS

KAZO. OKAMO

Following careful review of this appraisal report, it is my opinion that the present value is $ 2400.00

Date 2nd June 1942.

"I.T. BARNET"

District Superintendent.

#14



Exhibit 3

Okano's

EXHIBIT No. 849-3

DATE 15 April 1948

FILED BY P. M. Chermack

Exhibit 3

K. OKANO
(Claimant's Name)

PERSONAL CHATTELS

13823
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
1 bedroom suite (3 pieces) - walnut finish	1939	new	135.00	A 1	100.00
1 bedroom suite (3 pieces) - mahogany	1941	new	150.00	not used (stored)	125.00
1. Power Saw - 1 Circular Rip 24", 1 circular crosscut 24" -	1940	new	1. 35.00) 2. 25.00) 3. 15.00)	very good	50.00

EXHIBIT No. 849-4
DATE 15 apl 1948
FILED BY
R. M. Thennick

Description of Storage of Goods: All the goods for which claim is being made were stored in an upstairs room of my farm house (R.R.# 1 Haney) except saws, hardware, etc. which were left in the basement.

General Statement as to Chattels not Described above: The above described chattels and all other chattels for which claim is made are listed with estimated values on list attached hereto

Additional Comments, if any: In estimating values, I have allowed for depreciation on each instance.

K. Okano
Signature

LIST OF CHATTELS

Items	Estimated value
6 sashes	$ 15.00
cable (3/8" - 100' - ¼" - 100')	25.00
4 snatch block	10.00
2 gross cut saws	10.00
dining table	3.00
crutches	1.00
4 bentwood chairs	6.00
anchor	5.00
sprayer	3.00
2 clocks, pan and sundries	2.00
meat grinder	5.00
meat grinder	7.00
power saw, 1 circular rip 24" - 1 circular cross-cut 24"	50.00
child's car - new (never used) cost $20.00	15.00
2 silver vases	3.00
dinner set	15.00
box of hardware	5.00
marble table top	2.00
dishes	3.00
boat - row boat - 3 years old - cost $50.00	10.00
wagon - Bennet wagon - rubber wheel -	25.00
Dresser	15.00
bed dresser stool chest of drawers — bedroom suite	100.00
bed dresser chest — bedroom suite	125.00
TOTAL CLAIM-	460.00
Less Custodian sales -	191.85
Net Claim -	$ 268.15

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 2837 EXHIBIT No.

NAME Kazuo OKANO REG. No. 13823

DATE
DECLARATION 8/4/42
EVACUATION 11/4/42

INVENTORY
TAKEN BY
DATE

DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
1 Plough	Dresser	$ 15.00	$ 9.00		
1 Harrow	Bed	)	6.00		
1 Disc	Dresser Stool	) 100.00	) 40.00		
1 Cultivator	Chest of Drawers	)	)		
1 Portable Sawmill	Bed	)	10.00		
100' Rope	Dresser	) 125.00	) 50.00		
150' Wire Cable	Chest	)	)		
5 5-gal. Containers	6 Sashes	15.00	5.00		
1 Logging Outfit (2 crosscut saws, 2 falling saws, 1 spring board, 1 sledge hammer & 4 wedges, 4 axes)	Cable (⅜" - 100' - ¼" 100')	25.00	1.50		
	4 Snatch Blocks	10.00	4.75		
	2 Crosscut Saws	10.00	2.75		
	Dining Table	3.00	.50		
	Crutches	1.00	.25		
	4 Bentwood Chairs	6.00	2.00		
150' Galv. Pipe	Anchor	5.00	1.00		
1 Hand Pump	Sprayer	3.00	1.75		
8 Wooden Barrels	2 Clocks, pan & Sundries	2.00	.35		
3 Steel Barrels	Meat Grinder	5.00	3.00		
3 Drum Stoves	Meat Grinder	7.00	3.00		
70 Tiles	Power Saw, 1 circular rip 24" - 1 circular crosscut 24"	50.00	12.00		
2 Forks	Child's Car	15.00	9.00		
1 Scythe	2 Silver Vases	3.00	.50		
1 Sprayer	Dinner Set	15.00	11.50		
1 Duster	Box of Hardware	5.00	1.25		
5 Shovels	Marble Table Top	2.00	.50		
3 Eveners	Dishes	3.00	1.25		
2 Peavies	Boat	10.00	4.00		
5 Steel Blocks	Wagon	25.00	11.00		
50' Garden Hose	Miscellaneous	22.50			
2 pr. Logging Dogs					
1 Logging Winch	Correct total as listed above	$ 482.50			
3-pc. Chesterfield					
3-pc. Bedroom Suite	Apparent mistake in claimant's total	$ 124.31			
1 Dining Room Suite					
1 Bookcase	Claimant's P.P. total:	$ 606.81			
1 Cooking Stove	Ack. Custodian Credits	$ 283.37			
1 Heater					
1 Porcelain Sink	Amt. of Pers. Prop. Claim	$ 323.44			
1 Electric Clock					
1 Portable Sewing Machine (electric)					
1 Baby Crib					
2 Dressers					
1 Chiffonier					
7 sets of Steel Beds					
1 Kitchen Cabinet					
18 yds. Inlaid Lino.	Summary of all Auction Sales:				
1 Congoleum Rug	Hose		$ 11.00		
	Linoleum		15.00		
	Dressers (2)		13.00		
	Clock		14.00		
	Electric Lamp		3.50		
	Chest of Drawers (2)		11.00		
Vancouver, B. C., Mar. 17/48.	7 Chairs		12.90		
	Baby Buggy		7.50		
RGB/P.	Elec. Iron and Plate		5.50		
	Cabinet		6.00		
	Gramophone		3.00		
	Kitchenware		41.80		
	Furniture		6.75		
	Miscellaneous		24.00		
	Gross Proceeds Auction Sales:		$ 366.80		
	Less Charges		78.68		
	Net Proceeds Auction Sales:		$ 288.12		

EXHIBIT No. 8
DATE 15 a
FILED BY
J. W. G.

2837

13823

EXHIBIT No._____

CASE No._____

VENUE Winnipeg, Man.

LES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS

EXHIBIT No. 849 - 5

DATE 15 apl 1948

FILED BY

J. W. G. Brunton

7/7837

9/2