Name of Claimant OKI, Toshio Case 1180

Custodian File 6970

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	
					47.00						85.51
					1551.00						1938.43

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	
67.40	23.60		35.01%	82.60				
		7.08			28.92			36.00

TOTAL RECOMMENDATION	2059.94

CASE NO: 1180

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 27, 1948.

IN THE MATTER OF THE CLAIM OF

JACK TOSHIO OKI

PROCEEDINGS AT HEARING

Original.

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

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

Toronto, Ontario,

October 27, 1948.

IN THE MATTER OF THE CLAIM OF

JACK TOSHIO OKI

PROCEEDINGS AT HEARING

APPEARANCES:

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

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

A. SMITH, ESQ., Secretary,

D.J. HANDFORD, ESQ., Official Interpreter,

A.G. VEITCH, ESQ., Official Reporter.

JACK TOSHIO OKI, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR.BREWIN:

Q. What is your occupation?

A. I am a student-veteran.

Q. Were you overseas during the war?

A. Yes, sir.

Q. With what unit were you? A. The Intelligence Corps.

Q. Did you see service in Burma?

A. Malaya and Burma.

Q. And you are making nowclaim in regard to two parcels of real estate and some chattels?

A. Yes, sir.

Q. First of all, in regard to the first parcel of real estate it is a farm. At what municipality?

A. Maple Ridge.

Q. I am showing you here a document entitled "Real Estate Farm Land." Is that your signature?

A. Yes, sir.

Q. Are the facts stated in that form correct?

A. Yes.

MR. BREWIN: I tender that as Exhibit 1.

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

Q. I am showing you a small snapshot of a house. Where is that house? A. That was our house. It was sent to me by the people who were staying there in 1943, that was after the evacuation.

Q. I see you have written on the back "1943"?

A. Yes.

MR. BREWIN: I tender that as exhibit two, a photograph.

(PHOTOGRAPH OF CLAIMANT'S PREMISES, MARKED EXHIBIT NO.2)

I would ask if my friend would submit the Farm Appraisal Report in respect of this property. This will be for Lot 23.

MR. CHRISTIE: I tender as Exhibit 3, Farm Appraisal Report of Lot 23, the North-east quarter, Section 16. There are two farm appraisal reports, and I am doing that to distinguish them.

(FARM APPRAISAL REPORT, LOT 23, N.E. QUARTER, SECTION 16, MARKED EXHIBIT NO.3)

MR. BREWIN: Q. This property was owned by yourself and your mother as joint owners?

A. Yes.

Q. Your mother has since died?

A. Yes.

Q. At the time you left you lived with her on the property? A. Well, it was a case of my getting out first and she was left behind.

Q. I notice on this report that there is a reference to the barn being 15 years old. It does not seem to correspond with your statement that the barn was built in 1939. When was it in fact built?

A. Just about then, in 1932.

Q. You were there at the time?

A. Yes.

Q. And you perhaps helped in building it?

A. Yes. It was in the latter highschool years

that I distinctly recall it.

Q. In respect of the garage which is said to be 10 years old, when was that built? A. Well, it would be about 1939 or 1940, almost, when we first got our car.

Q. I notice you paid $650. for the property in 1937? A. Yes.

Q. And at that time it was uncleared and no buildings on it at all? A. Yes. We used to have a farm next door.

Q. And you cleared five acres and cultivated them, with other improvements which are described here, building the house, the barn and the garage?

A. Yes.

Q. And they were all built while you were there?

A. Yes.

Q. I notice one rather unusual thing here, and that is that the assessment for 1942 was fixed at $400., which seems rather low in view of the buildings which have been put on. Can you give me any explanation of that? A. All I can say is that since we bought the place and cleared it and cultivated it and built the buildings on it I do not recall having anyone come around to assess it. Perhaps that may be the reason.

Q. You assume the assessment was made before the improvements? A. That was the same assessment on the land that they had placed on it before we had bought it.

Q. When it was uncleared?

A. Yes.

Q. And I notice there is a reference in the report to the fact that this property was situated on No. 19 Road and that you had to cross another holding to reach it and the statement is then made that the steep slope to the hill off No. 19 Road detracts from its value. What have you to say about that? A. It would be possible to make a road up the slope, which is not too steep, on our own portion of the property; but we arranged with our neighbours to take over just the corner of their property and made an agreement whereby we could use it, which would give us a level entrance to our property.

Q. Did you actually drive cars on to the property? A. Yes, yes.

Q. That would be across the neighbour's place?

A. Just the corner.

Q. Did you put it in legal form?

A. They said if it was open the year around it would be public property so we did not have to do that.

Q. Where was the steep slope?

A. Right in the front of the property.

Q. There was a steep slope in the front of the property? A. Yes.

Q. And where did this road come it?

A. It happened to come up towards the end of the property and we would just take the corner of the

neighbouring property.

Q. You had a garage on the property?

A. Yes.

Q. Had you any trouble driving cars in and out at all? A. No.

Q. I suppose your opinion perhaps is no better than the appraiser's but in your opinion would the road situation affect the value of the property?

A. I do not see why it should.

Q. Who is the neighbour, by the way?

A. At that time there was somebody named Vann who used to live next door.

Q. We have a good deal of information on the written form. You have told us some other things. Is there anything else about the value of this parcel which you think would be helpful to the Commission?

A. No. I cannot think of anything, sir.

MR. CHRISTIE: Do you want the assessment?

MR. BREWIN: I am not very keen about the assessment.

MR. CHRISTIE: I think it helps you.

I tender as Exhibit 4 the Notice of Assessment, 1943, of Lot 23.

(NOTICE OF ASSESSMENT, 1943, OF LOT 23, MARKED EXHIBIT NO.4)

MR. BREWIN: The value of Improvements is given as $1,310., and the value of the Improved Land $350., which makes a total of $1,660.

Q. You are also claiming with respect to another parcel of land which was in Maple Ridge, too?

A. Yes.

Q. There were no buildings on this other parcel?

A. No.

Q. Which was Lot 8? A. Yes.

Q. In order to distinguish it from the other one we call it Lot 8. A. Yes.

Q. Is this your signature on this document entitled Real Estate Farm Land?

A. Yes.

Q. And does that set out the facts which are correct in respect of this parcel?

A. Yes.

MR. BREWIN: I submit that as Exhibit 5.

(PARTICULARS OF REAL ESTATE FARM LAND, MARKED EXHIBIT NO.5)

MR. CHRISTIE: I am tendering as Exhibit 6 the Farm Appraisal Report in respect of Lot 8, the Northeast Quarter.

MR. BREWIN: The Farm Appraisal Report on this property refers to this as being undeveloped bush. But, there seems to be no value given here at all in respect of the timber on the property. Can you tell us anything about the timber on the property?

A. We have considered that as the value of the property, the timber on it, not for agricultural purposes.

Q. I see in the form which you have already filed there was altogether 10 acres. Is that right?

A. Yes.

Q. And you paid $150. for the property in 1936?

A. Yes.

Q. And you cleared and cultivated half an acre. Is that right? A. Yes.

Q. You state here that the land was valuable due to commercial value of lumber and timber. What sort of timber was there on it? A. It was Douglas Fir timber acreage.

Q. Have you any expert knowledge or experience in regard to timber limits and their value?

A. I used to work in a sawmill.

Q. In which mill? A. In several of them; The Fern Ridge Lumber.

Q. In what capacity? A. I worked more in the office; shipper.

Q. What was your education?

A. Highschool.

Q. Had you surveyed these 10 acres?

A. Yes.

Q. Was there any other valuable timber there apart from the Douglas fir, which you mention?

A. No.

Q. Purely the Douglas fir? A. Yes.

Q. And, how much of it had been logged-off at the time you left? A. About two acres in the front; the part which had been cleared and another one and one-half acres.

Q. And on the balance of the lots there was still timber? A. Yes. We had estimated about 100,000 board-feet.

Q. When you say "we had", who is "we"?

A. My brother and myself.

Q. He had some experience, too?

A. Yes. He was in the logging business.

Q. And, what would you get from the sale of Douglas fir at that time, referring to the net?

A. As timber it was worth in the neighbourhood of 19 to 20 cents per 1,000 board-feet.

Q. Your estimate of value is very low, if that is the case? A. With standing timber the value would not be nearly anything like that.

Q. What would be the value of standing timber like that?

A. I imagine it would be about $2., anyway.

Q. That means that you would have to go to the expense of taking it off and transportation?

A. Yes. If you did that it would be worth about $19. or $20. per 1,000 board-feet.

Q. In what state is it worth that much, - delivered to Vancouver? A. No, no; to the local mills.

Q. To the local mill? A. Yes.

Q. And I suppose the expense of taking it off and transportation varies? A. Yes; but I imagine $2. would be a minimum for standing timber, itself.

Q. I notice that you had said before that you thought perhaps part of the timber had been cut down by the nextdoor neighbour? A. Yes. When I was back there in 1943 and again in 1945 I visited at

the house and I noticed that it had been logged-off in portions since we had left.

Q. You have no idea of when?

A. No. I have no knowledge.

Q. It might have been before or after the appraiser made his report, Isuppose, except I notice the appraiser's report is dated May 29, and I think you were evacuated on May 27? A. I believe that is correct.

Q. It would have to be pretty quick work to get anything off in that time? A. I think it is impossible.

Q. I would have thought so.

MR. CHRISTIE: I tender as Exhibit 6, the Farm Appraisal Report, Re Lot 8.

(FARM APPRAISAL REPORT, RE LOT 8, MARKED EXHIBIT NO.6)

I tender as Exhibit 7 the Notice of Assessment for the year 1943, re Lot 8.

(NOTICE OF ASSESSMENT, 1943, RE LOT 8, MARKED EXHIBIT NO.7)

I tender as Exhibit 8, the two certificates of Encumbrance.

(TWO CERTIFICATES OF ENCUMBRANCE, MARKED EXHIBIT NO.8)

MR. BREWIN: Q. I suppose your mother did not leave any estate of which to speak? A. No.

Q. You did not take out Letters of Administration or anything of the sort?

A. I do not recall that.

Q. Did she leave a will? A. Yes.

Q. Who did she appoint? A. It was left to me but as far as I knew this was the only property and as joint tenants Iunderstood that it would not be necessary to ---

Q. Your understanding corresponds with mine, but another distinguished firm of lawyers have expressed a view that once the property is vested in the Custodian it might destroy the joint tenancy and make it into a tenancy-in-common. When did your mother die? A. In 1943.

Q. You have not a copy of the will with you?

A. No, not now.

Q. She left everything to you?

A. Yes.

Q. And appointed you the executor?

A. Yes.

Q. But because there was no property at all you have been taken out --- A. I asked a barrister --

Q. It was not me you asked?

A. No.

MR. BREWIN: It seems it is one of those legal problems which perhaps can be cleared up at another time. I am inclined to agree with the barrister who advised the claimant, but there is another opinion here in respect of the vesting.

MR. CHRISTIE: I was quite surprised when I saw it. I just drew it to my friend's attention so that he could bring out the fact that he was the sole heir to the estate, if necessary, if there is any doubt

the whole thing.

MR. BREWIN: I think this is a problem which can be dealt with later.

MR. CHRISTIE: I thought I should draw it to my friend's attention.

THE SUB-COMMISSIONER: Surely a forced transfer of the property makes the Custodian simply a trustee for the former sons and in the same rights as if they were owners of it before.

MR. BREWIN: Actually, there is no legal obligation on the government to pay any amount which may be recommended. Therefore, there is no legal ownership in this property at the present time.

THE SUB-COMMISSIONER: I know, but if the government makes a recommendation to pay it would be at the time the Custodian took over, which would at that time be a joint tenancy.

MR. BREWIN: Q. In regard to your chattel claim I wonder if I could file the actual claim which was made? I do not seem to have a copy on my file.

MR. CHRISTIE: You mean the analysis?

MR. BREWIN: No; I mean the claim which was filed by the claimant, the original claim.

Q. I am showing to you a copy of your claim which was filed in this matter. Are the articles in respect of which you are making a chattel claim the ones set out on the claim form?

A. Yes.

Q. And how did you arrive at the values which

you are claiming there? A. Well ---

MR. BREWIN: I think I would like to have this marked as an exhibit in this case.

(PARTICULARS OF CLAIM FORM, MARKED EXHIBIT NO.(9)

Q. How did you arrive at those values which you put in there? A. Taking the new value and taking out the depreciation.

Q. I am showing to you a document headed Personal Chattels, which contains some information in regard to these things. Is that your signature?

A. Yes, sir.

Q. And is the information there true?

A. Yes.

MR. BREWIN: I tender that as Exhibit 10.

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO.10)

Q. When you were evacuated you sent a list to the Custodian, I take it?

A. Yes.

Q. And at the same time where did you leave the chattels? A. They were left right on the property.

Q. In whose care, if anybody's did you leave them? A. Well, it was rented through the Custodian to some people. I believe there are documents to that effect.

Q. Rented by the Custodian but not by you?

A. No; through the Custodian to somebody else.

Q. Did you, yourself, ask someone to look

after these things? A. He had asked us to rent the property to him and as soon as we left the Custodian took it over, but he still stayed there. And, I believe the tenancy changed.

Q. You informed the Custodian and apparently the information is that they were all to be left in the house? A. Yes.

Q. And you informed the Custodian of that. Were they locked up?

A. Some of them were locked. People were staying there, I believe.

Q. I notice you had two heaters and a kitchen stove. Apparently you valued these all together. Is there any way of differentiating between the heaters at all and the kitchen stove? A. I imagine it could be done.

Q. Yes. You put a total value of $30. The reason I am asking is that at least one of the heaters seemed to have disappeared and you might have a claim in regard to that and not the other. I was wondering if you could tell us about it, break down that figure of $30.? A. If I do know which heater it was, probably ---

Q. One of them was sold apparently for $5.50.

A. I would not know about that.

Q. Were they both about the same?

A. No. One was considerably better than the other.

Q. And, what about the kitchen stove?

A. It was in fair shape.

Q. Which would you say were the most valuable, the kitchen stove or heaters?

A. I imagine the kitchen stove would be. One of the heaters was quite new.

Q. One heater was quite new?

A. Yes.

Q. Unfortunately this form is not very explicit on this matter; it just refers to two heaters and one kitchen stove would be new in 1930?

A. Yes.

Q. Were they all bought at the same time?

A. No. I think there is some mistake on that. These were bought over a period of years.

Q. One heater was relatively new. Do you remember how much you paid for that? A. I think $30.

Q. When was the kitchen stove bought?

A. I imagine about 1935 or so.

Q. And there was one heater which was a good deal older? A. Yes.

Q. And you have down here tables and desk. Do you know how many tables and desks there were?

A. I do not recall, offhand, sir, but it was listed among the chattels.

Q. And five complete beds. There are four tables and chairs on the J.P. Form. Four of them were double beds and one single bed. Is that right?

A. Yes, sir.

Q. I think that is all, thank you.

MR. CHRISTIE: How many beds missing?

MR. BREWIN: I do not know. The Analysis is not very clear on that. What do the auction sheets show?

MR. CHRISTIE: There are four beds there.

May I see the Farm Appraisals?

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. This is a J.P. Form dated April 30, 1942. Is that your signature? A. Yes.

Q. And another J.P. Form dated April 30, 1942. Whose signature is that? A. It appears to be mine.

Q. Well, do you not know your own signature?

A. Yes.

Q. I guess one is a copy of the other. I have not had two signed before. A. Yes. It is a carbon copy.

Q. They are both signed. I thought they were separate, but evidently it is just one.

I will file the J.P. Form as Exhibit 11.

(J.P. FORM, MARKED EXHIBIT NO.11)

Q. Of what kind of lumber was this house built? A. Fir. That is, the structure proper.

Q. At what would you value an acre with strawberry plants on it? I do not mean if they have strawberries on them, but if you had an acre and it had strawberry plants what valuation would you put on it? A. It is quite difficult to say.

It requires considerable work but I would imagine one would value a good acre of strawberries at at least $500.

Q. You were employed with a lumber company apart from any work on this farm?

A. Yes. My fulltime employment was with the lumber firm at the time of evacuation.

Q. Prior to that, in the year prior to your evacuation what would be the income from this farm land on which the house was located, or have you any idea?

A. It would be quite difficult to estimate, sir.

Q. If you do not know, just say so.

A. Yes. I would rather not say.

Q. Would it be correct to say that prior to your evacuation that this farm was operated by your mother and brothers? A. Yes.

Q. And you worked in a lumber mill?

A. Yes.

Q. Did you do this fencing on the property or did you employ outside labour? A. No. We did that.

Q. What about the well; did you do that, yourself? A. Yes.

Q. And the drains? A. Yes.

Q. I think that is all in respect of that.

On the other piece of farm land did you ever sell any of the berries? A. Yes; one year.

Q. Do you know what you derived from the sale of the berries? A. No, I do not.

Q. I suppose you had no part in that; that was done by your mother and brothers, again?

A. I had something to do with it, but I cannot recall right now what we got for the berries.

Q. I think you told my friend that part of the timber had been cut off this property?

A. Yes. That is true.

Q. Was that Douglas fir? A. Yes.

Q. And that was sold?

A. I do not know.

Q. You do not know? A. I do not know what was done with it, sir. It was while I was back there in 1945, in the army I happened to go out there.

Q. Was it your mother and brothers who had sold this timber? A. No. Somebody on the neighbouring property had logged their own property and gone into ours.

Q. Would you not derive any benefit from it?

A. We did not hear anything about it. The first time I knew about it was when I went out there, myself.

Q. This was not prior to the evacuation?

A. No.

Q. This was done subsequently to the time you were out? A. Yes.

Q. That is all in regard to the farm property. Some of these articles inyour house, I understand, you are not claiming for, you disposed of

privately? A. No. There are three articles I believe, which is, a chesterfield, a piano and the washing machine. There are certain articles there I am not claiming for.

Q. Have you any idea of the age of the nine chairs? A. Well, it was purchased during the years and it would be difficult to place any date.

Q. You told my learned friend, I think that the beds were purchased the same way, through a period of years? A. Yes, through a period of years, sir.

Q. What was in this miscellaneous item? You have "Miscellaneous, $30"? A. Yes. There is a list which goes with that. Yes. It is part here.

Q. Is that the one which was attached to your claim? A. No.

Q. That is all, thank you.

MR. BREWIN: You are putting in the auction sheets?

MR. CHRISTIE: I did not know whether I would or not in this case.

I am finished.

MR. BREWIN: Yes; please.

MR. CHRISTIE: Exhibit 12 will be the Analysis of Personal Property Claim.

(ANALAYSIS OF PERSONAL PROPERTY CLAIM, MARKED EXHIBIT NO.12)

And I will file as Exhibit 13 the Auctioneer's Sheets,which my friend has asked me to file.

(AUCTIONEER'S SHEETS, MARKED EXHIBIT NO.13)

I will file as Exhibit 14 the Real Property Summaries, two in number.

(TWO REAL PROPERTY SUMMARIES, MARKED EXHIBIT NO.14)

I think that concludes the exhibits, your honour.

MR. BREWIN: Might I ask the claimant one or two questions arising out of the document which has been filed?

RE-EXAMINATION BY MR. BREWIN:

Q. In respect of the auction sheets, apparently the auctioneer on March 7 and 14 of 1945 sold one old stove for $4.50 and a boxstove for $1.00. Which of these is the kitchen stove to which you refer in your claim? A. I do not think either of them are, sir.

Q. You do not think either of them are the ones to which you are referring?

A. No.

Q. I do not see any indication here of any of the heaters being sold, although it might appear from the Claims Analysis that they had been. You could not very well describe a box-stove as a heater?

A. No.

Q. It is quite a different thing?

A. Yes.

Q. What type of heater was it?

A. It was more modern, called the Hickory, or something.

Q. What do you use to heat it?

A. Either wood or coal.

Q. It is not the same thing as a stove, at any rate? A. No. This is a kitchen range.

Q. You are claiming for a kitchen stove and two heaters? A. Yes.

THE SUB-COMMISSIONER: The box-stowe would be a heater.

THE WITNESS: It may be or either that or one of these things which they made up from oil barrels. I am not claiming for those.

MR. BREWIN: It refers here to two beds which were sold for 50 cents, apparently, one brown bed, no spring. Had all the beds springs when you left?

A. Yes.

Q. And one white bed. These five beds for which you are claiming, one brown, one white, or two miscellaneous, was what? A. There were, I believe, about two white enamel and the others were brown.

Q. And, of what material were the brown ones made? A. Metal.

Q. And, it says One home-made bed, not accounted for, theft. Were any of these home-made beds ones you are claiming for?

A. No.

Q. I notice attached to the Summary is a statement signed by Mr.Anderson of the Custodian's office dated March 14, 1945. "Heater supposed to be

shipped to owner." Did you ever receive the heater?

A. Yes; one. We are not claiming for that one. It was an old one, a small one.

Q. But, it is not one in respect of which you are claiming? A. No.

Q. Have you ever been able to find out what happened to these heaters and the kitchen stove?

A. No.

Q. Unless it is included in these auction sheets? A. No.

RE-CROSS-EXAMINATION BY MR.CHRISTIE:

Q. You have no explanation of this other heater at all which seems to be missing? A. No.

Q. That is all.

THE SUB-COMMISSIONER: Did you get in all your exhibits, Mr. Christie?

MR.CHRISTIE: Yes, your honour.

I submit that the real properties were sold at their fair market value.

I submit that the articles of personal property were sold at their fair market value.

That concludes the defence, your honour.

THE SUB-COMMISSIONER: Very well.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch

"A.G. VEITCH"
Official Reporter.

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

M.A. Miller

M.A. Miller,
Deputy Commissioner.

JAN 12 1948

Claim .1180.

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
EXHIBIT No. 1180-9 / 6 970
DATE OCT 27 1948
FILLED BY F A Irwin

Toronto

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

(1) NAME Oki Toshio Jack (RCMP) Reg. No. 13809
(Print) Surname Given Name

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

(3) Present Address 346 Merton St., Toronto, Ont.

(4) REAL ESTATE

(a) Street Address (if any) (A) 19th Rd. Haney, B.C.
(B) Baker Rd. Maple Ridge, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
(A) Mun. of Maple Ridge Lot 23 of the N.E. 1/4 of Sec. 16 Township 12. Map 1676 Dis. of New Westminster. C. of E. 50408.
(B) Mun. of Maple Ridge, Lot 8 of the N.W. 1/4 of Sec. 11, Township 12, Map 1363, Dis. of New Westminster, C. of E. 50747.

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

(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.) (A) Joint tennant with my mother, Hatsu Oki, now diseased. (B) Sole owner.

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

		(A)	(B)
(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)	$	3500	$250
(v) Amount at which Custodian sold property and credited your account	$	1551	47
(f) Loss (This figure is arrived at by deducting item (v) from item (iv)	$	1949	103
	Total -		$2052.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Left in buildings of property (A)

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

(c) How stored or packed at time of evacuation
Some articles stored in house. Others left as is in house and barn.

(over)

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

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

1.	2 heaters, 1 kitchen stove.	Estimated Value $30.00
2.	tables and desks	Estimated Value $20.00
3.	chairs (9)	Estimated Value $10.00
4.	beds (5)	Estimated Value $80.00
5.	miscellaneous	Estimated Value $50.00
6.	A complete detailed list of chattels is	Estimated Value $
7.	available	Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $150.00

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) - $2302.00

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

Toronto, Ont.

(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)
County of York)
TO WIT:)

I, Toshio Jack Oki of the City
of Toronto in the County of York Student

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City)
of Toronto)
in the County of York)
this 7th day of ~~xxxx~~ January)
A.D. ~~1947~~ 1948.)

Toshio Jack Oki

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.

_____

EXHIBIT No. 1180-1
DATE OCT 27 1948
FILLED BY R F A Reporter

OKI, Jack
(Claimant's Name)

REAL ESTATE
(Farm Land)

13809
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								
Cultivated not planted								
Cultivated and not in crop	Buildings	.45						
List Crops								
Clove		1.00	1937	Mr. Davidson (dead)	$ 650.00	Uncleared	None	$3,500.00
Strawberries		.80						
Raspberries		.80						
Peas		.20						
Rhubarb		.25						
Clover		.45						
Spuds	Total 5 Acres	.10						

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

Description	When Made	Cost
- Cleared and cultivated 5 acres	1937 - 1941	$1,500.00
- Fencing 3 strand barbed wire all around property	1939	300.00
- Well 22' deep (good supply) 8' x '' x 22'	1938	100.00
- Drains underground "tile" drains	1939	300.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	28 x 40	Frame (cement foundation)	1938	$1,500.00	$1,300.00		$ 300.00	$ 2,500.00
Barn	30 x 40	Frame	1939	200.00	300.00		100.00	400.00
Garage	12 x 15	"	1939	50.00	50.00		25.00	75.00

Comments re Appraiser's report not covered by above information:

Assessment 1942 was $ 400.00, but Custodian's letters point out that assessment was made before house built and carried through the years.

Claimant had fire ppolicys with the Michigan Fire and Marine Company for $2,000.00 on house (Policy #6018818)

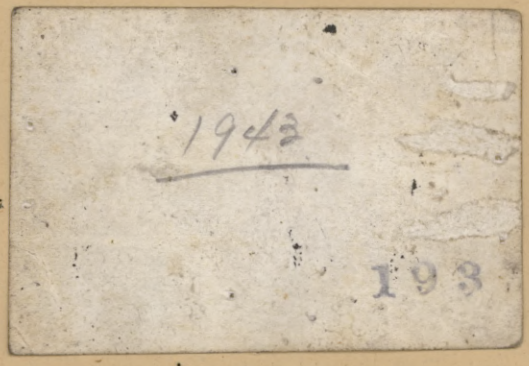
Frank Oki
Signature

8/1/80

EXHIBIT No. IIRO - 2
DATE OCT 27 1948
FILLED BY L. A. Brewer



EXHIBIT No. IIRO-2
DATE OCT 27 1948
FILLED BY F. A. Brewer



BC-129-P

BC/129-P Page 1

EXHIBIT No. 1160-J
OCT 27 1950
FILED BY

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

Farm Appraisal Report

File No. JL 243

PARCEL A

Land Description Lot 23 of NE ¼ Sec.16, Tp.12, Map 1676, N.W.D.

Containing 5.0

Owner's Name H. & T. OKI Post Office Address R.R., Haney, B.C.

Nearest Rail Point Haney, C.P.R. Distance 2 mi.

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

Church (give denomination) All denominations - Haney Distance 2 "

Nearest School Alexander Robinson Public School Distance 1 "

State how property was identified: Two corner posts located & map and road check.

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

Property at present has no road entrance from gazetted road and entrance is obtained over adjoining land.

Is this district a good one? Fair

Employment opportunity Strictly limited.

Predominating Nationality and religion: British, protestant - Japanese fairly numerous in area

Describe Fencing and its condition: All fenced with 3 B.W. Value $

Water supply: 22' dug well, supply constant according to owner's statement. Value $

6970

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	28 x 40	Frame	1½ sty.	shgl.	10	cement	Good	1250.00
	x							
	x							
BARN	30 x 40	Pole & shk.	14'	shk.	15	poles to ground	Fair	250.00
	x							
BARN	x							
Garage	12 x 15	Frame	8'	shgl.	10	cedar blk.	"	50.00
GRANARY	x							
Bath hse.	9 x 10	"	8'	"	10	" "	Poor	nil
	x							
	x							
	x							

Electric light installed in house.

Total present day value $ 1550.00

Total Value Buildings add to farm House and outbuildings $ 1240.00

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

$

Describe the basement and chimneys: Full cement basement; 1 cement chimney to ground. with cement floor /

No. rooms downstairs? 6 Upstairs? 3 How finished Lumber and papered.

Are buildings painted? House, yes. Condition of paint Good.

Distance from nearst bush Unexposed.

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

BC-129-P

BC/129-P Page 1

EXHIBIT No. 1120-J
DATE OCT 27 1950
FILED BY

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

Farm Appraisal Report

File No. JL 243

Land Description Lot 23 of NE ¼ Sec. 16, Tp. 12, Map 1676, N.W.D.

Containing 5.0 Acres

Owner's Name H. & T. OKI Post Office Address R.R., Haney, B.C.

Nearest Rail Point Haney, C.P.R. Distance 2 miles

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

Church (give denomination) All denominations - Haney Distance 2 "

Nearest School Alexander Robinson Public School Distance 1 "

State how property was identified: Two corner posts located & map and road check.

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

Property at present has no road entrance from gazetted road and entrance is obtained over adjoining land.

Is this district a good one? Fair

Employment opportunity Strictly limited.

Predominating Nationality and religion: British, protestant - Japanese fairly numerous in area

Describe Fencing and its condition: All fenced with 3 B.W. Value $

Water supply: 22' dug well, supply constant according to owner's statement. Value $

6970

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	28 x 40	Frame	1½ sty.	shgl.	10	cement	Good	1250.00
	x							
	x							
BARN	30 x 40	Pole & shk.	14'	shk.	15	poles to ground	Fair	250.00
	x							
BARN	x							
Garage	12 x 15	Frame	8'	shgl.	10	cedar blk. "		50.00
GRANARY	x							
Bath hse.	9 x 10	"	8'	"	10	" "	Poor	nil
	x							
	x							
	x							

Electric light installed in house.

Total present day value $ 1550.00

Total Value Buildings add to farm House and outbuildings $ 1240.00

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

$

Describe the basement and chimneys: Full cement basement; 1 cement chimney to ground. with cement floor /

No. rooms downstairs? 6 Upstairs? 3 How finished Lumber and papered.

Are buildings painted? House, yes. Condition of paint Good.

Distance from nearst bush Unexposed.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.85	Undulating	10" cl.lm.	cl.	Small fruit and sod and weeds	70.	339.50

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

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

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

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

Area Unsuitable for Cultivation.

ACRES	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE
.15	Deep gully.	Light bush.	nil

Total value of Land $ 339.50

Total added by buildings to value of farm $1240.00

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

Total value of farm $ 1579.50

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

Owner in occupation, a widow. Three sons evacuated to Ontario; very bitter. Farm in weedy condition and only small acreage in cash crops - strawberries, raspberries and peas.

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

Small fruit and poultry when hen houses are built.

Noxious weeds: Thistles very bad.

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

Maple Ridge Municipality - Haney, B.C.
Land assessed at $350.00
Improvements at 50.00
$400.00 - 1942 tax, $12.36

Date: 8th June, 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 5th day of June, 1942.

Inspector's Signature

"L.B. PLUMBLY"

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

JL 243 - H. & T. Oki
S.S. Form No. 43
(*Sheet 2*)

Farm Appraisal Report

Remarks: This property is situated on No.19 Road off 15th Avenue, and 19 Road is only open to this holding, and if sketch is looked at you will notice that approach to this holding is across another holding; the steep slope to the holding off #19 Road detracts from its value. There is a very well built house with cement basement and total acreage cleared except for .15 acres gully in south east corner.

You will note that assessment on improvements is only $50.00; I think it must be some time since assessor was on this place.

(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
.80 acs.	strawberries - 1st & 3rd year plants	$
.80 "	raspberries - very weedy	
.20 "	peas	$
.25 "	rhubarb	
.45 "	clover	$
.10 "	spuds	
1.80 "	old straws, badly grown over by weeds & thistles	
.45 "	buildings and garden.	
4.85		$
.15	gully	
5.00		$
		$
		$
		$

Total $

Amount fruit trees add to value of farm $

Diagram of Property

Following careful review of this appraisal report, it is my opinion that the present value is $ 1200.00

Date 11th June, 1942

"I.T. BARNET"
District Superintendent.

#14

R.R.7

6970

Notice of Assessment, 1943. Corporation of The District of Maple Ridge

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements	
								Improved	Wild
7539	73.	NE	16	17	1676	5	$1310 —	$350 —	$
								1310	
								1660	

EXHIBIT No. 1180-4

DATE OCT 27 1948

FILLED BY R. A. Christie

TAKE NOTICE that the above property is assessed as above for the year 1943 The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February, 1943, at 10.00 a.m. Section 234 of the Municipal Act reads as follows:

"234. (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may personally, or by means of a written communication over his signature, or by a solicitor, or by agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

"(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

"(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision."

"(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

L. W. Hawkins, Assessor, Haney, B.C.

R.R.7

File 6970
Regis 13809

Toshio (& Hatsue) Oki,

R. R. #1

Haney, B.C.

Cus/Fodman

Parcel B

EXHIBIT No. 1180-5
DATE OCT 27 1948
FILED BY F A Brown

OKI, Toshio
(Claimant's Name)

REAL ESTATE
(Farm Land)

13809
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	9½						
Cultivated not planted							
Cultivated and not in crop							
List Crops							
Berries	½	1936		$150.00	Uncleared	None	$250.00
Total	10						

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

Description	When Made	Cost
Cleared and cultivated ½ acre		$100.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value

Summary

Estimated value	$ 250.00
Sold for	47.00
Amount of claim:	$203.00

Comments re Appraiser's report not covered by above information:

(1) Claimant states that this land was valuable due to commercial value of lumber and timber. He estimates that property contained 100,000 board feet of Douglas Fir.

~~Low evaluation~~ maybe due to fact that the lower third of the timber had been cut down and logged off by the next door neighbour and appraiser came in after this happened. Farm was under the care of Custodian at the time.

Toshio Oki
Signature

BC-130-P

EXHIBIT No. UCA-6 S.S. Form No. 43
DATE OCT 27 19 (Sheet 1)
FILLED BY K.F.J. K.D. Grubb

BC/130-P Page 1

Farm Appraisal Report

File No. JL-219

Land Description Lot 8 of N.E.¼, Sec.11, Map 1363, N.W.D.

Containing 9.70 more or less Acres

Owner's ~~Surname~~ Name T. OKI Post Office Address Haney, B.C.

Nearest Rail Point Albion on C.P.R. Distance 2½ miles

Market Town Haney-4 miles; or New Westminster-26 miles. Distance

Church (give denomination) All denominations-Haney - 4 miles. Distance

Nearest School Public School - 2 miles; Haney High School Distance 4 mile

State how property was identified: Regst.,plan, road and adjoining owner.

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

Has 325' frontage on a fair gravel road along North boundary.

Is this district a good one? No. Sparsely settled small holdings too far out in the bush.

Employment opportunity Very limited.

Predominating Nationality and religion: Immediate neighbourhood,largely Japanese.

Describe Fencing and its condition: Unfenced bush property. Value $

Water supply: Undeveloped,but adequate supply obtainable by digging a well 12'-15'. Value $

PARCEL B

BUILDINGS ON FARM

6970

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x	NO BUILDINGS ON PROPERTY.						
	x							
	x							
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Electric light line about ½ mile distant or West of Kanaka Creek,but not likely to be available for years.

Total present day value $

Total Value Buildings add to farm $

Describe repairs needed to make buildings serviceable and give approximate cost of same.

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush

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

BC-130-P

EXHIBIT No. UCA-6 S.S. Form No. 43
DATE OCT 27 19 (Sheet 1)
FILED BY K.F.B

BC/130-P Page 1

Farm Appraisal Report

File No. JL-219

Land Description Lot 8 of N.E.¼, Sec.11, Map 1363, N.W.D.

Containing 9.70 more or less Acres

Owner's ~~Solicitors~~ Name T. OKI Post Office Address Haney, B.C.

Nearest Rail Point Albion on C.P.R. Distance 2½ miles

Market Town Haney-4 miles; or New Westminster-26 miles. Distance

Church (give denomination) All denominations-Haney - 4 miles. Distance

Nearest School Public School - 2 miles; Haney High School Distance 4 miles

State how property was identified: Regst.,plan, road and adjoining owner.

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

Has 325' frontage on a fair gravel road along North boundary.

Is this district a good one? No. Sparsely settled small holdings too far out in the bush.

Employment opportunity Very limited.

Predominating Nationality and religion: Immediate neighbourhood,largely Japanese.

Describe Fencing and its condition: Unfenced bush property. Value $

Water supply: Undeveloped,but adequate supply obtainable by digging a well 12'-16'. Value $

6970

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	NO BUILDINGS ON PROPERTY.						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Electric light line about ½ mile distant or West of Kanaka Creek,but not likely to be available for years.

Total present day value $

Total Value Buildings add to farm $

Describe repairs needed to make buildings serviceable and give approximate cost of same.

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL

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
9.70	Undulating slope towards North.	Clay loam about 8"	Clay	Clear scrub bush and stumps.	150.00	5.00	48.50

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 $ 48.50

Total added by buildings to value of farm $ -

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

Total value of farm $ 48.50

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

Undeveloped bush.

~~What is the average yield per acre of this farm?~~

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

Too limited in acreage to make an economic farm unit, but adaptable for mixed farming along with adjacent bush acreage when cleared.

Noxious weeds:

Bush land and fairly clean.

~~State type of family recommended for this property:~~

~~How soon can a settler be reasonably expected to begin paying full annual instalments.~~

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

1942 Taxes - $12.91.
Municipality of Maple Ridge.

Date: June 6th, 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 29th day of May 19 42.

Inspector's Signature "J.D. PATTERSON"

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

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

JL-219 - T. OKI

Farm Appraisal Report

Remarks: Undeveloped logged over bush except for about an acre in the N.E. corner which was cleared a few years ago but is again growing up in small alder.

(FOR ORCHARD LANDS ONLY)

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

Undulating Northerly slope towards Kanaka Creek which flows S.W. about ¼ mile from the property.

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

$

$

$

$

$

$

$

$

$

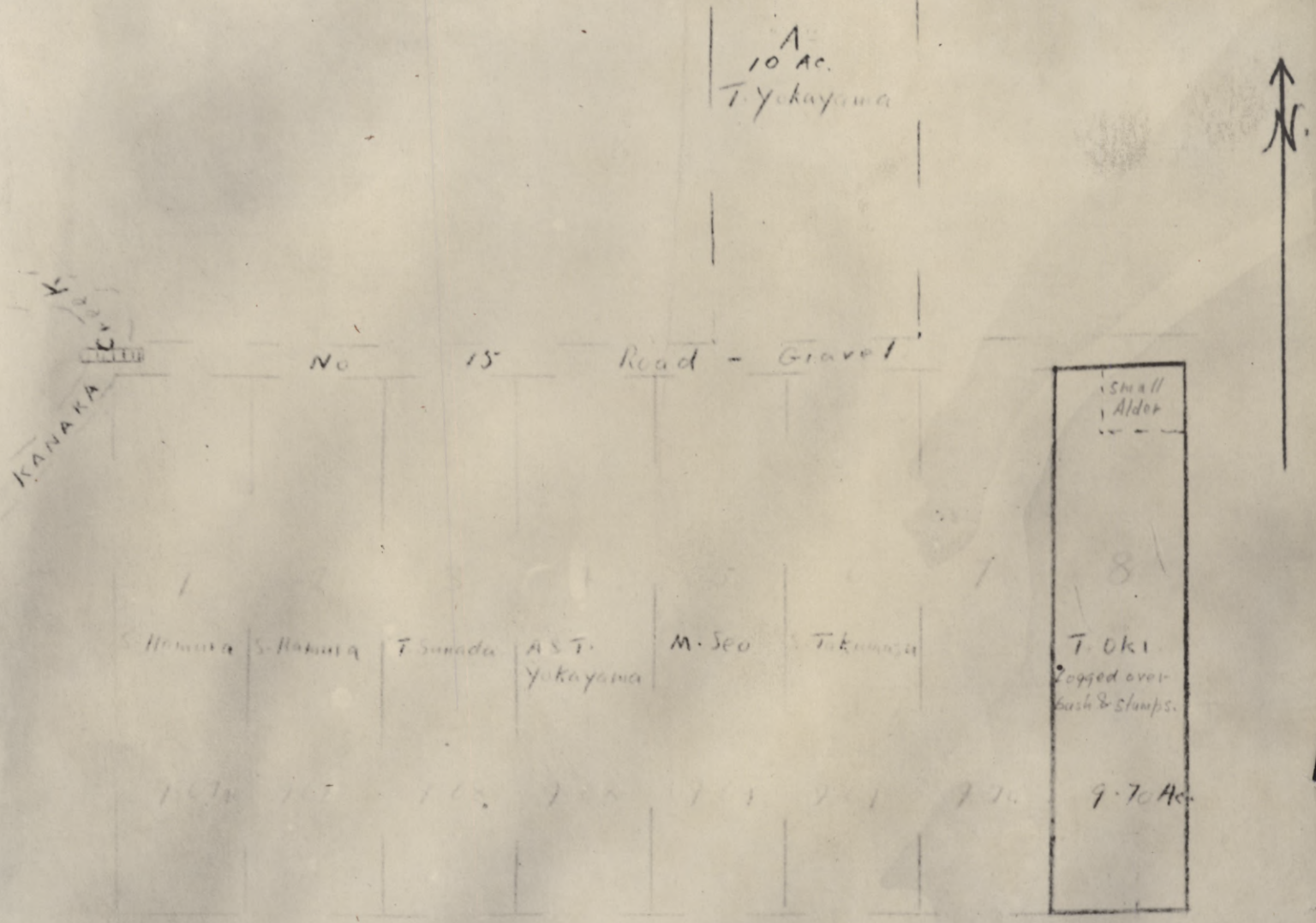
Total $

Amount fruit trees add to value of farm $

Scale 400' = 1 inch

Diagram of Property - In Rod. - T. OKI property.

Lot 8 of N.E. ¼ Sec. 11, Map 1363 N.W.D. - 9.70 Acs more or less.



Following careful review of this appraisal report, it is my opinion that the present value is $ 50.00

Date 9th June 1942.

"I.T. BARNET"

District Superintendent.

#15

EXHIBIT No. 1180-7
DATE OCT 27 1948
FILLED BY
R. A. Christie

R.P. 2

6970

Notice of Assessment, 1943. Corporation of The District of Maple Ridge

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements	
								Improved	Wild
2065	8	N.W.	11	12	1363	9.67	$ 100 —	$ 350 —	$
								100	
								450	

TAKE NOTICE that the above property is assessed as above for the year 1943 The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February, 1943, at 10.30 a.m. Section 234 of the Municipal Act reads as follows:

"234. (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may personally, or by means of a written communication over his signature, or by a solicitor, or by agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

"(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

"(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision."

(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

L. W. Hawkins, Assessor, Haney, B.C.

EXHIBIT No. 1160-7
DATE OCT 27 1948
FILLED BY
K. A. Christie

R.P.2

Dashio Oki,

R.R. #1

Haney, B.C.

c/o Custodian.

1180 - 8

EXHIBIT No.

DATE Oct. 27 1948

FILED BY K. A. Christie

R. P. 1

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

No. 50408
Your File Nos. 6974
6970

New Westminster, B. C.

- - - minutes 10 o'clock 6th day of November, 1942

I HEREBY CERTIFY that the following is the state of the title to - - - - - - - - - - Lot 23 of the North East quarter of Section 16 Township 12 Map 1676 Municipality of Maple Ridge in the District of New Westminster

viz:

Registered Owner: HATSU OKI and TOSHIO OKI "Joint Tenants"

Reg. # 13934 A Reg. # 13809 A

Register of Indefeasible Fees Folio No. 139339E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 24873

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"E. S. Stokes"

Registrar.

To: Office of the Custodian.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Feb. 1, 1949

C. Fairbairn
BT

4

596

Fraser

Attached to 1180 - 8

No. 50747

Your File No. 6970

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

New Westminster, B. C.

- - - minutes 10 o'clock 9th day of December, 1942.

I HEREBY CERTIFY that the following is the state of the title to - - - - - - - - - - -
Lot 8 of the North West quarter of Section 11 Township 12 Map 1363 Municipality of Maple Ridge in the District of New Westminster.

Registration 13809

Registered Owner: TOSHIO OKI viz:

A

Register of Indefeasible Fees Folio No. 118794E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 25115

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"E. S. Stokes"

Registrar.

To Office of the Custodian.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Feb. 1, 1949

E. McGlughan
B.P.

OKI, Toshio
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. HFO - 10
DATE OCT 27 1948
FILLED BY F A. Brewin.

13809
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
2 Heaters, 1 Kitchen Stove	1930	New	$125.00	Good	$ 30.00
Tables & Desk	1939	"	100.00	"	20.00
5 Beds (complete)	1934 over a period of years		200.00	"	60.00

For detailed list of chattels see letter to Custodian Jan. 7 - 48. Attached to Personal Property Analysis.

Description of Storage of Goods:

Chattels were left in house under the care of Custodian.

General Statement as to Chattels not Described above:

Additional Comments, if any:

Summary

Estimated value	$ 150.00
Sold for	23.60
Amount of claim:	$ 126.40

Signature

FORM "JP" FILE No.

Haney, B. C.

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

EXHIBIT No. 1180-11
DATE Oct. 27 1948
FILED BY K. A. Christie

PERSONAL INFORMATION

NAME: OKI Toshio

HOME ADDRESS: 19th Rd., R. R. #1., Haney, B. C.

REGISTRATION NUMBER 13809 SEX: Male AGE: 22

OCCUPATION: Millworker

(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: Hammond Cedar Lumber Co.

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

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: (1) Lot 8, of N. W. ¼ of Section 11, Township 12, Map 1363. District of New Westminster, B. C.
(2) Mother ~~XXX~~ Has half interest in land. Lot 23, N. E. ¼ of Section 16, Township 12, Map 1676 District of New Westminster, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1½ acres cleared.
Co-Tenant. 2 Storey wood frame dwelling house, Barn Garage Out-buildings.

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

4. TAXES (Amount and where payable) (1) Taxes $11.93, payable at Maple Ridge 1941. Paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) (1) Vacant
(2) Occupied by owner. Leased, but name and address of tenant unknown.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarants possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Yes, Mother, Hatsu Oki

9. IF FARM LAND STATE CROPS SOWN (2) Strawberries

STATEMENT OF REAL PROPERTY OCCUPIED

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

Lot (2)

2. LANDLORD'S NAME AND ADDRESS: none

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

no

none

4. STATE WHEREABOUTS OF LEASE: none

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

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: As above

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Sewing machine, 4 tables, 9 chairs, 4 doubleand 1 single bed.

Writing Desk, 1 Divanette, 3 Cupboards, Chinaware. 2 Heater and 1

Cook Stove, All to be left in house on 19th Rd., Haney, B. C.

Piano, Washing Machine, Chesterfild suite. all to be stored with Mr.

Bennetson, R. R. #1., Haney, B. C.

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

1 Dog, 2 cats to be left.

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

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: Sun Life Assurance Co. $1500.00. Policy No. 2275561. Beneficiary Mother, Hatsu. Policy in declarants possession

10. INTEREST IN ANY ESTATES OR TRUSTS none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 30th day of April 1942

(Signature) "Yoshio Oke"

"T. F. Williams"
Witness

I hereby certify the foregoing words to be a true copy of the original whereof they pupport to be a copy.

FOR DEPARTMENTAL USE

Feb. 1, 1949

E. McClughan
BY

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 6970 EXHIBIT No. D

NAME OKI, Toshio Jack REG. No. 13809

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
Declaration Apr.30/42. Evacuation May 27/42.	Taken by Custodian Date Sept.23/42.			AUCTION	TENDER &c		
Sewing Machine 4 Tables 9 Chairs 4 Double & 1 Single bed. Writing Desk 1 Divanette 3 Cupboards Chinaware 2 Heater & 1 Cook Stove, All to be left in house on 19th Rd., Haney,B.C. Piano Washing Machine Chesterfield Suite All to be stored with Mr. Bennetson, R.R.#1, Haney, B. C.	See list attached which was enclosed with letter dated June 7/48.	2 heaters, 1 kitchen stove tables and desks chairs (9) beds (5) miscellaneous A complete detailed list of chattels is available. NOTE: A detailed list was requested from this Japanese, and in reply he submitted Custodian Inventory which is attached hereto.	30.00 20.00) 10.00) 60.00 30.00 (M) 150.00	5.50 7.00 3.75 7.35 23.60			
Reported in letter Nov.25/42. 3 blocks (logging) 300 ft. approx. of ½ galv. soft wire cable (with choker hooks) 2 Simonds "Chinook" saws crosscut (fairly new) 3 double bladed axes (1 falling 2 snaps) "These chattels should be in the basement of house ".							

EXHIBIT No. 11 PO - 12

6970

EXHIBIT No. DATE OCT 27 1948

13809

FILLED BY K A Hinkley

CASE No.

VENUE Toronto

ALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
					1 heater		
					1 H.M. bunk		

J. Spratt

COPY

346 Merton St.,
Toronto 12, Ont.,
June 7th, 1948.

The Commissioner,
The Office of the Custodian
Dept. of the Secretary of State
Vancouver, B. C.

Dear Sir:

Some time ago I received a letter from your office requesting a detailed and itemized description of the personal properties for which I had made a claim.

In my reply to said letter I informed that I would attend to it at the earliest opportunity.

I had been intending to write earlier, but have not done so for various reasons. One being that, in my opinion, I thought I had made as detailed a description as I thought possible under the circumstances without indulging in lengthy trivialities.

I have enclosed an itemized list of the chattels left in the Custodians hands. This list was made out by the Custodian.

I hope that this list will be of assistance in the analysis of my claim.

Yours very truly,

Toshio J. Oki

File No: 6970

Name: Toshio OKI

Reg. No: 13809

Address: 24 Fifteenth Avenue, Haney, B. C.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In the house downstairs

Wagner piano and bench(sml.amt.sheet music)
2 framed pictures
3 pc. chesterfield suite,covers
2 plant stands (cont. plants)
lge. bookcase,drawers,cupboards,
(cont. wooden lamp stand)
1 foot stool
3 sml. cactus plants in flower pots
sml. table (hm)
1 desk
bookends (hm)
wooden inkstand,with jar
1 smal. cardboard bill holder (hm)
1 heater (Hickory Treasure)
3' x 3' sheet galv. iron.
1 metal heater pad
3 kitchen chairs
6 dining chairs (not matched)
2 cushions
1 broom
bookshelf (with cupboards)
2 glass ornamental flower holders
1 wicker basket lid
1 glass flower vase
1 wooden settee (hm),cushion,compartment
1 bamboo bookstand
1 wooden ornamental hall stand (hm)
1 tin of 3-in-one oil (sml)
1 coat rack with 8 hooks
1 lamp shade
1 bed cot (hm) with springs,poor mattress
1 wall clock
1 round dining table (hm) with cloth cover
1 large sideboard
1 sml. wicker sewing basket
kitchen range (Gurney Oxford)
1 lid lifter and 2 pokers
sml. coal shovel
sml. wood basket
sml. woodbox (hm)

In the House downstairs (cont'd)

2½' x 4' tin sheet
lge. wardrobe (hm) new
shoe rack (hm)
1 12' round pole (new)
lge. box (equipped with casters)
bed, spring, mattress
chest of drawers with 2 cupboards
2 sml. suitcases
wash stand (hm)
part of wooden lamp stand (unfinished)
2 sml. wooden 3 slot pipe holders
3 window screens
1 screen door on front
rubber door mat
enameled sink,cupboards, cont.
2 aluminum pots,1 enamel lid,
1 aluminum lid, 1 metal tea
leaf holder, 2 sml. enameled
cups
kitchen cabinet (hm)
lemon squeezer (crockery)
3 sml. kitchen tables (hm)
sml. kitchen table (hm)
sml. childrens table (hm)
telephone and directory
wooden bill holder (hm)
tin box (cont. school paints)
Qt. tin "Easycoat Ivory Paint"
(sml. quantity)
broom rack (hm)
stove shaker
ash rake
Qt. tin Miracle Varnish, ½ full
Pt. tin, B-H Enamel Varnish Stain
(sml. amount)
2 shelves (hm)
1 yard stick
white kitchen light unit
large cooky tin
Bank of Montreal cheque book

File No: 6970 October 6, 1942

Name: Toshio OKI

Reg. No: 13809

Inventory of Chattels continued

Metal towel rack (sml)
bread board (hm)
3 prs. curtains
7 window blinds
4 curtain rods
6 light bulbs (in use)
extension cord

Behind Wall (upstairs)

sml. round leather case
sml. box (cont. bark)
sml. sack (cont. bark)
lge. quant. cardboard 2' x 2½'
wicker basket (old clothes)
ice cream freezer

In Locked Room (upstairs)

lge. quant. school books,misc.mag.
bed, spring, mattress
5 15' lengths new ¼ round base molding
1 6' " " " " " "
1 8' " " " " " "
3 6' " " " " " "
sml. quantity of misc. lumber
sml. quantity of building paper
carpenter's nail box (cont. 1# nails)
1 window blind
2 ladies purses
1 window screen
1 ctn. (cont. Xmas decorations)
lge. picture frame
4 ctns. (cont. old clothes and rags)
sml. ctn. (cont. medicines, salves)
2 sml. ctn. (cont. doll, misc. articles)
wooden cabinet, shelves
1 lunch kit
aluminum coffee pot
sml. shrine case
sml. iron flowerpot stand
1 bakelite bowl
sml. shelf, 2 brackets (loose)
box (cont. meat grinder, leather bound flask, pr. elec. curling irons,1 wooden gavel,misc. articles)
1 sml. mattress
1 pr. curtains
1 sml. bookstand (cont. books)
1 box (cont. misc. wood ends)

In house (upstairs)

sml. built-in cupboard
2 beds, springs, mattresses (1 mat. poor)
1 bed, spring, mattress (single)
extension cord
2 prs. curtains
3 light bulbs (in use)
2 curtain rods

In the Basement

lge. cupboard containing:

large lard pail
wooden bucket
lge. candy pail
2 water pails
5 gal. Imperial oil grease tin
lge. Christie Biscuit tin
2 Carpenter's boxes with compartments containing misc. light sockets etc.
Jap. tin
½ gal. coal oil tin
sewing basket (cont. scissors, 2 bicycle grips)
electric iron
ctn. (cont. yarn, incense, curtain, chop sticks)

In large cupboard (continued)

2 framed pictures
ladies purse
lge. roasting pan
2 enameled pails
1 round Jap. box
sml. ctn. (cont. sml. Jap. playing cards)
ctn. Ocont. misc. school articles
narrow wooden box (hm)
sml. quantity of wire
6' of extension cord
wire dish holder

File No: 6970 October 6, 1942.

Name: Toshio OKI, #13809

Inventory of Chattels continued

16' copper wire, insulated (heavy)
lge. picture frame
2 4 gal. tins
2 sml. shelves (hm)
2 aluminum pots
1 wooden bucket
1 porcelain sink
1 metal soap holder
1 sml. mirror
1 sml. bench
1 heater
1 tool box (locked)
1 wooden bunk (hm) cont. 2 benches, sml. roll building paper, misc. articles
child's blackboard and stand
lge. shallow box
punching bag holder (hm)
clothes drier (hm)
lge. barrel (cont. misc. articles)
lge. cupboard cont 9 misc. bottles
suitcase (cont. misc. magazines)
lge. wooden rice block(round)
set 4 shelves (loose)
pr. rubber boots
sml box with 2 shelves, wire handle
1 old coat
1 oilcloth with pockets (cont. ball twine, eye glasses)
1 pr. curtains
1 hockey stick (hm)
wooden towel rack (hm)
1 light bulb (in use

In large shed (rear of house)

1 hand cultivator (poor)
7' ¾" pipe
1 work bench (poor)
1 gal. oil can
lge. quantity used lumber
5 cross cut saws
1 wooden bucket (cont. oil)
4' 1½" pipe
2 ladders (hm)
1 auger
3 saw horses (hm)
1 saw vise (hm)
58 berry trays
lge. quantity of misc. berry, bean poles
lge. packing table (hm)
6 berry sorting trays
lge. wooden box
34 berry crates
sml. quantity of berry crates, knock-down
1 wheelbarrow
1 buck saw
7 hoes
2 DB axes (poor)
1 hatchet
3 shovels (broken handles)
1 shovel (long handle)
4 grub hoes
1 scare crow
2 sml. scythes
1 lge. scythe
1 potato fork
1 lge. meat hook
2¼ cords of stove wood
6' iron bar with strap loop
1 bobsled (hm)
1 fishing rod (metal)
1 lge. barrel (poor) containing sml. quantity blasting fuse, 5 blasting caps
1 crow bar
2 sml. pulleys (on rafters)
1 light bulb (in use)
box (cont. frying pan, poor)
1 mattock
1 bench
1 wedge

In large shed (upstairs)

1 sml. dog house
10 berry crates

File No: 6970 October 6, 1942

Name: Toshio OKI, #13809

Inventory of Chattels continued

In large shed (continued)

1 lge. wooden box
1 lge. shallow box
bdle. of paper (tied up)
60# misc. wire
1 screen door (poor)
sml. quantity netting
2 sections of Jap. box.

On the Back Porch

1 wicker chair (poor)
1 clothes line and pulleys
1 wooden door mat (hm)

In the Yard

1 wash tub (galv)
1 wooden bucket (cont. cactus plant)

In the Well House

water bucket, rope, wooden block
1 Jap. tub
1 enameled wash basing (poor)
1 hatchet

In the bathhouse

1 broom (old)
1 lamp globe (in use)

In the Garage

2 Jap. tubs
1½ gal. oil can
1 berry tray
1 radiator cap (old)
1 1 qt. milk bottle

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

Confirmed:

DATE: ..... SIGNED: .....

Please sign and return one copy to the Custodian.

1180 - 13

EXHIBIT No.

NAME OKI, Toshio DATE Oct. 27 1948

FILED BY K. A. Christie

REGISTRATION NO. 13809 FILE NO. ~~6970~~

The following chattels were sold by public auction at ~~Mission, B. C.~~ on ~~March 7 and 14, 1945.~~

Old stove	$ 4.50
2 Tables	0.25
9 Chairs and small table	2.25
Dining table	1.50
2 Beds	0.50
1 Brown bed (no spring	2.25
1 White bed	1.00
Desk	3.00
Side board (no mirror)	1.00
Kitchen cabinet	0.50
Box of dishes	0.35
Box of dishes	0.25
Books	0.25
Clock	3.00
Box stove	1.00

Total	(Auctioneer's Fee:	$2116	$ 21.60
	(Advertising:	0.28	
Less Expenses:	(Moving:	5.95	$ 8.39
Net Proceeds Credited:			$ 13.21

Members of Custodian Staff Present. Mr. W. E. Anderson

Extracted from Auctioneering List No. Mission 18.

Remarks: I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Feb. 8, 1949

E. Fred Gingham

NAME OKI, Toshio

REGISTRATION NO. 13809 FILE NO. 6970

The following chattels were sold by public auction at Haney, B. C. on 7/4/45 and 10/5/45.

1 Box Crockery	$ 1.25
Oilstone	0.75

Total	(Auctioneer's Fee:	$ 0.20	$ 2.00
	(Advertising:	0.02	
Less Expenses:	(Moving:	0.22	$ 0.44
Net Proceeds Credited:			$ 1.56

Members of Custodian Staff Present. W. E, Anderson

Extracted from Auctioneering List No. Haney 15.

Remarks: "See inventory."

File No. 6970 Date Mar. 14/45

SUMMARY

Name: Toshio Oki

Address: 19th Rd., Haney.

(1) - We have today moved to auction room at Mission, effects as per enclosed list at a total cost of $_____ as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at _____ 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 $_____ 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:

"Heater supposed to be shipped to owner"

"See report June 5/42"
"No further evidence of shipment"
"either on record or on file"

The tenant gave us the following explantion:_____

"W. Anderson"

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.

Feb. 9, 1949

C. McLaughlan
BI

EXHIBIT 1180 - 14

DATE Oct. 27 1948
FILED BY

K. A. Christie

REAL PROPERTY SUMMARY

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

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

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

LEGAL DESCRIPTION: Lot 23 of the North East quarter of Section 16, Township 12, Map 1676, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the names of Hatsu Oki and Toshio Oki "Joint Tenants."

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 24873, dated November 3rd, 1942.

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

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

HISTORY OF ADMINISTRATION: Toshio Oki was not evacuated till September 10th, 1942 - occupying the house and property till then.

A lease was given by the Custodian, dated 16th December, 1942, to William Van Der Ven. Term - 1 year from 1st September, 1942 to 31st August, 1943. Consideration - $168.00 payable at the rate of $14.00 monthly. First payment to be made 1st September, 1942, and $14.00 on the first day of each and every month thereafter until the said term has been completed.

SOLD: To the Director, the Veterans' Land Act for $1,551.00 as at January, 1st, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the Joint Credit of Toshio Oki and Hatsu Oki, as at June 5th, 1944, against which were charges for Registration Fees - $3.00, Legal Fees - $15.00, leaving a net credit of $1,533.00 from said transaction.

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

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

The Fire Insurance Policy -
Michigan Fire and Marine Insurance Co., Policy No. 6018818 - $2,000.00, covering the 1½ storey dwelling, was transferred to the Director, the Veterans' Land Act.

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

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

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

March 8th, 1946.

"D. A. Cramer"
D. A. CRAMER

DAC:JS

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Feb. 10, 1949

E. McGlaughan
BI

REAL PROPERTY SUMMARY

JAPANESE NAME: Toshio Oki Reg. No. 13809 File No. 6970.

CATALOGUE NO.: Sold by Special Arrangement, the Director, the Veterans' Land Act.

BC/130-P. First Offer.

PROPERTY ADDRESS: Baker Road, R. R. No. 1, Haney, B. C.

LEGAL DESCRIPTION: Lot 8 of the North West quarter of Section 11, Township 12, Map 1363, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Toshio Oki.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 25115, dated 10th December, 1942.

ASSESSED VALUE: Land - $350.00
Improvements - $100.00 7/8 $450.00 Taxes - $12.91.

CLASSIFICATION: This appears to be an uncleared bush lot with no buildings thereon. The District Assessment Statement gives the area as 9.67 acres.

HISTORY OF ADMINISTRATION: It appears that nothing was done with this property until it was turned over to the Director, the Veterans' Land Act.

SOLD: To the Director, the Veterans' Land Act for $47.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

Fundsrreleased to the credit of Toshio Oki as at June 5th, 1944, against which were charges for Registration Fees - $3.00. Legal Fees - $15.00, leaving a net credit of $29.00 from said transaction.

Certificate of Title No. 171299-E in the name of the Director, the Veterans' Land Act.

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

March 11th, 1946.

"D. A. Cramer"
D. A. CRAMER

DAC:JS

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Feb. 10, 1949