

1756

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: OKADA, ShigejiHOME ADDRESS: Burrard Cannery 7th Ave., Steveston, B.C.REGISTRATION NUMBER 02360 SEX: Male AGE: 22OCCUPATION: Fisherman

(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: B.C. Packers, Steveston, B.C. *(Formerly)*MARRIED? NoNAME OF WIFE OR HUSBAND: NoneADDRESS OF WIFE OR HUSBAND: NoneNAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: NoneAGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: 2 Lots Lot f "A" and 5 "B" - Block 15of Section 10 - Block 3 in the district of New Westminster, B.C.Corner of Chatham and 7th Ave., Steveston, B.C.2. BUILDINGS AND OTHER IMPROVEMENTS: 1 7 room house (2 storeys,wooden construction), 1 3 room house (2 storeys, wooden construction)3. INSURANCE (Give particulars; state where policies are) None4. TAXES (Amount and where payable) \$21.20 paid to the municipality of
Richmond - 1941 taxes paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarant's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None
2. LANDLORD'S NAME AND ADDRESS: None
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: 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: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

1 bicycle approx. value \$25.00	)	Will be stored in home at Burrard Cannery, 7th Ave., Steveston, B.C.
Carpenter's tools " 60.00	)	

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None8. BANK ACCOUNTS: None9. LIFE INSURANCE: Mutual Life Assurance Co., 20 years endowment-
Premium for \$1,000 yearly payment of \$48.09, Policy No. 559361,
Beneficiary - brother, Shigesu Okada. Policy in owner's possession.10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None**LIABILITIES:**1. PERSONAL DEBTS: None2. TRADE DEBTS: NoneREMARKS: Key to house at ~~Bonners~~ ^{None} Cannery will be
delivered to the Custodian upon evacuation

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 4th day of April 1942.A. S. McArthur

Witness

(Signature)

Shigesu Okada

FOR DEPARTMENTAL USE

INFORMATION FROM R.O.M.P.

DATE August 6, 1943

File No. 1756

11 Name OKADA, Shigeji
(Surname in Block Letters)

Registration No. 02360

☒ Male - Female
(Check)

Age January 26, 1920

Former Address Steveston, B. C.

Date Evacuated May, 1942

☒ Naturalized - Canadian-Born - National
(Check)

Present Address c/o Phil Baker, Box 302, Raymond, Alberta

☒ Married - Single
(Check)

Name of Wife ---

Name of Husband ---

Name of Mother SAKURAI, Hatsuyo

Name of Father Kiwazo #04893

Names of Children under 16

Requested by G. M.

Registered with Custodian yes
(Yes or No)

Additional Information Fisherman. 2 houses and land

September 24, 1946.

RP
10

REAL PROPERTY SUMMARY

JAPANESE NAME: Shigeji OKADA, Registration No. 02360, File No. 1756

CATALOGUE NO: 866

PROPERTY ADDRESS: 7th Avenue on Dyke, Steveston, B. C.

LEGAL DESCRIPTION: Lots 5A and 5B, Block 15 of Section 10, Block 3 North, Range 7 West, Map 249, Municipality of Richmond in the District of New Westminster.

CLASSIFICATION: Two dwellings and two lots.

ASSESSED VALUE:

Land	(5A) \$225.00	(5B) \$225.00
Improvements	(5A) \$250.00	(5B) \$450.00
Annual Taxes	(5A) \$ 9.00	(5B) \$ 11.20
Appraisal - Both lots 5A and 5B.....	\$650.00	

TITLE: Registered in the name of Shigeji Okada.

ENCUMBRANCES: Registered: #77435-0 Covenant re building encroachment contained in deed deposited 122911E. No indication of any unregistered.

Vesting Order No. 24234 - June 29, 1942.

HISTORY OF
ADMINISTRATION:

The Custodian's representative reports on April 28, 1942, "These are two city lots with a two-storey frame, shingle roof dwelling, containing 7 rooms, no basement. The house is in very poor condition and has been used more as a store house, Okada living in two of the rooms. There is also a 4 room shack on the property, occupied by a tenant, one K. Tanaka. This shack is in very bad shape and should be condemned."

This report was later found to be inaccurate, as on lot 5A there is a seven-room house, uncompleted, with just the main floor being occupied. This was very roughly constructed and is in very bad condition. On lot 5B there is a seven-room house, which he refers to, which had been finished and shingled on the outside. Photographs are attached to this file.

The house on lot 5B was rented to Argadie Becker, through Thomas C. King, Custodian's agent, in August 1942 and the house on lot 5A was rented to one Frank Leaman (also spelled Lehman) in August 1942. Both these tenants turned out to be what we might term, 'no good.' Becker during the time of his tenancy paid only a total of \$80.00 rent and Leaman paid only a total of \$30.00 rent. The arrears could not be collected, even after we placed the collections in the hands of the Custodian's solicitors, Locke, Lane, Guild and Sheppard.

...24 INHIBIT NO

DATE

FILED BY

609-6
Aug. 25/48
G. R. A. Rice

REAL PROPERTY SUMMARY

September 24, 1946.

SOLD: Both properties were sold to C.E. Bevan in the amount of \$650.00, adjustments being calculated as of February 27, 1945.

Funds released to the credit of Shigeji OKADA on May 2, 1945.

Title No. 185986-E was delivered to the purchaser on August 16, 1945.

A complete statement of the transaction was sent to OKADA on November 19, 1945.

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



George Peters,
Administration Department

GP/1c

September 24, 1946.

PERSONAL PROPERTY SUMMARY

Re: Shigeji OKADA
Registration No. 02360

Chattels:

See Chattel Summary.

Specified
Articles:

There are no cameras, radios, fire arms or motor vehicles revealed in the registration or the file.

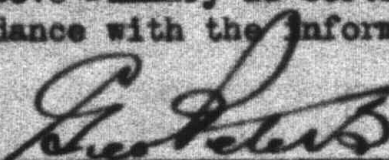
Life
Insurance:

Mutual Life Assurance Company, policy no. 559361, in owner's possession.

As this did not come under the control of the Custodian, no action required.

No property interests other than those mentioned above are found on the file.

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



George Peters,
Administration Department.

GP/ic

September 23rd, 1946.

CHATTEL SUMMARY

Re: Chattels of the following
persons

To clarify the chattel situation of the following persons, it is necessary to state that Shigeji Okada, file #1756, was the owner of lots 5A and 5B on 7th Avenue, Steveston, B.C. Located on each lot was a dwelling, one occupied by himself, and one rented to his brother-in-law, Kasuo Tanaka, file #5050.

FILE 5024 — KIWAZO OKADA — Father

On evacuation, the father declared no chattels left in the protected area. He lived in one of the B.C. Packers Company Houses. This Company supplied the head fish collector with a ledger to record any chattels or fishing equipment which was left on their property, taking no responsibility for same. A copy of this ledger sheet dated March 6, 1946, is on his file. This shows considerable fishing equipment and chattels which the father listed in the ledger as being left in the Fishing Company's House in his name.

Appearing in Shigeji Okada's name, file no. 1756, is a removal slip showing some manilla rope which Mr. Robinson removed to the Custodian's net house. Two items of manilla rope were sold. These must have been tagged in the father's name as they were credited to his account.

FILE 1756 — SHIGEJI OKADA — Son — Owner of the two houses.

In his declaration of April 4, 1942, Shigeji Okada declared only one bicycle and carpenter tools left in the protected area.

However, Mr. Mather, Custodian's agent, inventoried chattels and fishing equipment in Shigeji's name as being situated in his two houses on 7th Avenue. This inventory checks with the list supplied by his father to the Cannery, so we must assume his father moved the chattels and fishing equipment to his son's house or informed Mr. Mather he was doing so.

On August 10th and 11th, 1942, Mr. Robinson, the Custodian's agent, inventoried and removed to storage all the chattels in the two houses under the name of Shigeji Okada, except

- 1 cook stove
- 1 round heater
- 3 chairs
- 1 wooden wardrobe
- 1 glass cabinet

which we think were left for the use of the tenant. On these inventories, Mr. Robinson has marked, "This house has been broken into and ransacked."

September 23rd, 1946.

FILE 4989 — Shigeto OKADA — Son

Shigeto Okada declared on April 16, 1942, he left chattels and nets at his brother's house on 7th Avenue, Steveston, B.C. See last paragraph of this summary.

FILE 1389 — Shisue KAJIRO — Daughter

Shisue Kajiro on evacuation declared no chattels, but on August 25, 1943, she supplied the following list of chattels left at Shigeji's house:

- 2 trunks
- 1 box books
- 1 box chinaware
- 1 box carpenter tools
- 1 box effects

No goods were removed or found in her name by the Custodian.

FILE 5050 — Kazuo TANAKA — Son-in-law — Who lived in one of Shigeji's houses.

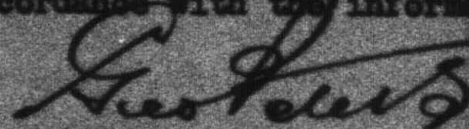
Kazuo Tanaka in his declaration of April 16, 1942, declared certain chattels which he states were left at the Atlas Cannery, Steveston, B.C.

On investigation, these could not be located at the Cannery, and in a letter received in answer to our inquiry on April 10, 1943, he states he stored his chattels at Shigeji's house at 7th Avenue, Steveston, B.C. All chattels that could be identified as belonging to TANAKA were transferred after auction to his file, and his schedule will show the disposition.

The fishing equipment declared by the father and the son Shigeto was never found by the Custodian. The chattels of the daughter Shisue Kajiro were never found. We must assume these stolen before Mr. Robinson inventoried and removed what was in the two houses.

The proceeds of the sale of chattels not credited to the son-in-law TANAKA will be sent out in the joint names of the father and two sons so that they can make their own arrangements as to the division of funds.

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



George Peters
Administration Department

GP/1c

CHattel Schedule

Re: Shigeji OKADA
Registration No. 02360

INVENTORIED BY CUSTODIAN AUGUST 10 - 11TH, 1942

8 chairs 9 Auctioned, 3 transferred to son-in-law, file #5050
6 iron beds & springs. . . . 4 Auctioned and transferred to #5050
1 kitchen cabinet. Auctioned and transferred to #5050
2 tables 1 Auctioned and transferred to #5050, 1 missing
1 wash stand Auctioned
1 heater Missing
1 dress/round mirror Auctioned and transferred to #5050.
2 chest drawers, 1 mirror. . 1 Auctioned and transferred to #5050, 1 missing
1 large gramophone Auctioned, belongs to father
2 clocks 1 Auctioned and transferred to #5050, 1 missing
1 dresser stool. Auctioned and transferred to #5050
1 coil vanilla rope. Sold on father's file #5024
1 coil mesh wire Missing
3 bdlas tools. Auctioned 2 hoes, tree pruner, rest missing
4 crutches Auctioned
1 bdlc clamps. Missing
1 scale. Auctioned
1 cook stove Auctioned, sold on file #5050
1 lounge Auctioned, sold on file #5050
1 basket nets. Missing
1 large brown net. Missing
4 running lights Missing
1 couch Auctioned
2 chairs Auctioned
1 heater Auctioned
1 high chair Auctioned and transferred to #5050
1 iron bed and spring. . . . Missing
1 trunk. Auctioned
1 dresser. Auctioned and transferred to #5050
1 mirror separate. Missing

LEFT IN HOUSE

1 cook stove Missing
1 round heater Missing
3 chairs Missing
1 wooden wardrobe. Missing
1 glass cabinet. Missing

The above Summary is certified to be
in accordance with the information on
files


George Peters,
Administration Department

File No. 1756

September 24, 1946.

INSURANCE SUMMARY

Re: Shigeji OKADA
Registration No. 02360

Shigeji OKADA had no insurance on his property,
known as The House on Dyke, Steveston, B.C., and same was placed
by the Custodian.

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

George Peters

George Peters,
Administration Department

GP/1a

File No. 1756

September 24, 1946.

LIABILITY SUMMARY

Re: Shigeji OKADA
Registration No. 02360

There are no claims against the above Evacuee
revealed on the file.

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


George Peters,
Administration Department

GP/1c

file 1756 3299 RP1
Registration Number 02360

OKADA, Shigeji

Hurrard Cannery, 7th Ave., Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

Lots 5 "A" and 5 "B", Block 15,
Sec. 10, Block 3 North, Range 7 West,
Map 249, Dist. of New Westminster.

OWNERSHIP

I have inspected the Certificate of Title,
which is in the name of the above Shigeji Okada.

LAND AND BUILDINGS

Wrong
These are two city lots with a two-storey
frame, shingle roof dwelling, containing 7 rooms, no basement.
The house is in very poor condition and has been used more
as a store house, Okada living in two of the rooms.
There is also a 4 room shack on the property, occupied by
a tenant, one K. Tanaka. This shack is in very bad shape
and should be condemned.

INSURANCE

There is no fire insurance and I doubt if it
is insurable in its present condition.

TAXES

Taxes paid to December 31, 1941.

FINANCIAL POSITION

Claims to have no liabilities. Inventory
of personal effects and nets attached hereto.

RECOMMENDATION

As the owner states that he does not wish
to rent this property, and in any case, I do not consider
it could be rented, I would recommend that it be boarded up
and the personal effects stored elsewhere. It is to be
noted that there are a number of Nets and Fishing equipment
included in the inventory, which I would recommend be sold.

April 28, 1942.

A. Mather

Registration Number 02360

OKADA, Shigeji

INVENTORY

(Stored in the Tanaka house.)

13 Bundles Shingles
5-5 Gall Cans
1 4' Saw
3 1 Gall "
1 8' Saw
1 Pump
1 Transmission
3 Anchors
1000' Manila Rope
1 Hand Truck
1 Funnel
1 45 Gal Drum
2 Wheelbarrows

Stored in Okada's House

1 Gramophone
12 Chairs
5 Tables
1 Kitchen Stove
1 Heating Stove
7 Beds and Springs
1 Clock
3 Cupboards
9 yds. Wire Gauge
400' Flooring (Lumber)
11 Bales. Shingles
2 Baskets
1 Bundle Manila Rope
1 Water Tank
2 Peaveys
2 Shovels
2 Sledge Hammers
3 Double Bit Axes
2 Lanterns
6 Wrenches
1 Clamp
1 Tub
1 5 Gal. Tank
1 8' Cross Cut Saw
1 Box Sundry Kitchen Utensils.

April 28, 1942.

*This part of inventory
made by Mr. Walker*

Registration No. 02360

OKADA, Shigeji

INVENTORY

NETS & FISHING EQUIPMENT

3 Shrimp Nets

2 Net Covers

1-200 Fath. 5" Mesh Sockeye Net with Lines

1-400 " 5 $\frac{1}{2}$ " " " " "

1-300 " 10" " Spring Net

1-300 " 9" " " "

1-300 " 6 $\frac{1}{2}$ " " " "

1-400 " 7" " Cohoe Net

7 Complete Sets Lead & Cork lines 200 Fath.

April 28, 1942.

POST OFFICE DEPARTMENT
ADMINISTRATION DES POSTES
CANADA

This side to be filled in by office of origin
La partie est à remplir par le bureau d'origine

REGISTERED ARTICLE
Envoi recommandé

ENTERED AT THE OFFICE OF
Enregistré au bureau de poste

DATE _____ UNDER NO
sous le

ADDRESSED TO Charles L. Bryan
Addressed à STEVENSON, B. C.

AT 1
250,000-5-1-42

Rec'd AUG 24 1945

To be filled in by sender who will
indicate below his full address
À remplir par l'expéditeur qui doit
insérer ci-dessous son adresse
complète.

Referred
21354

RETURN TO
Retourner à

506 Royal Bank Building
Custodian Office

STREET AND NUMBER
Rue et numéro

PLACE OF ORIGIN OF REGISTERED ARTICLE
Lieu d'origine de l'objet recommandé

(1) IN PRINTED CHARACTERS
En lettres moulées



Name: OKADA, Shizeji

File: 1756

Reg. No. 02360

LIST OF CHATTELS

8 Chairs	1 High chair
6 Iron beds	1 Iron bed
6 Springs	1 Spring
6 Sides	1 Sides
1 Kitchen cabinet	1 Trunk
2 Tables	1 Dresser
1 Wash stand	1 Mirror separate
1 Heater	
Dresser with round mirror	
2 Chests drawers, 1 mirror	<u>Left in house:</u>
1 Large gramophone	1 Cook stove
2 Clocks	1 Round heater
1 Dresser Stool	3 Chairs
1 Coil Manila rope, new, 160 lbs.	1 Wooden wardrobe
1 Coil small mesh wire	1 Glass cabinet
3 Bundles tools	
4 Crutches	
1 Bundle clamps	
1 Scale	
1 Cook stove - put in #4 Whse	
1 Lounge	
1 Basket nets	
1 Large crown net	
4 Running lights	

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

Date _____ Signed _____

Please sign and return one copy to this office.

APPRAISAL

Lot 5A, Block 15, Section 10, B3N/7W, Map 249, Steveston.

Located on the 7th. Avenue Dyke this property consists of a 4 room frame dwelling approximately 18 feet x 36 feet, on a 25 x 132 foot sand fill lot. The exterior is shiplap which is weatherbeaten and unpainted. The roof is fair and the foundation of wooden posts is in very poor condition. The interior is finished with building paper tacked on the walls and ceiling. The house is rented to Mrs. Brecker for \$5.00 per month. The only plumbing is a sink in the kitchen, there is an outside toilet. The brick chimney is on a bracket.

The condition of this structure is such, that it should be demolished.

<u>VALUATION:</u>	House	300 00
	Lot	<u>50 00</u>
		<u>350 00</u>

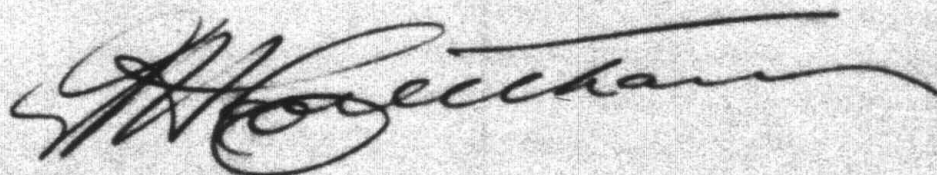
Lot 5B, Block 15, Section 10, B3N/7W, Map 249, Steveston.

Located on the 7th. Avenue Dyke, on a sand fill lot 25 feet x 132 feet, the dwelling is approximately 18 feet x 36 feet and consists of 7 rooms. The main difference between this one and that on Lot 5A, is that there are a few more flimsy partitions. The exterior is shiplap with battens nailed over the cracks and the front is shingled. It is unpainted and weatherbeaten. The roof is fair and the wooden post foundation is in poor condition. The interior is finished with building paper tacked on walls and ceiling. There is a brick chimney on a bracket. The house is rented to Mrs. Lehman for \$5.00 per month. The only plumbing is an outside toilet.

This structure should be demolished.

<u>VALUATION:</u>	House	300 00
	Lot	<u>50 00</u>
		<u>350 00</u>

COULTHARD, SUTHERLAND & CO. LTD.



File No. 1756.
Catalogue No. 866.

March 19th, 1945.

MEMORANDUM

TO: Mr. E. W. Wright

FROM: Mr. D. A. Cramer

Shigeji OKADA - Reg. No. 02360
Etn. of Richmond
Lots 5A and 5B, Blk. 15 of
Sec. 10, Tlk. 3 N., Range 7 W.,
Map 249, D. N. W. Certificate
of Vesting No. 24234.

We attach herewith the following documents in connection
with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate..... CHARLES EDWARD NEVAN.
4. Copy of letter showing to whom sold and price paid
for the property.
5. Memorandum from the Administration Department con-
firming valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.

Certificate of Indefeasible Title No. 122911-E, is believed
to be in the owner's possession.

Please have the above documents forwarded to Ottawa, BY
AIR MAIL, for signatures.

DMC:JE
Atch.



Map No. 866,
lot No. 1796,
on Avenue near Dyke, Stevenson, B.C.
lots 5A and 5B, Blk. 15, of Sec. 10,
Blk. 15, of Sec. 10, Blk. 3 North, Range 7
West, Map 249, Mun. of Richmond.

April 27th, 1945.

CHARLES EDWARD BEVAN

(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at February 27th, 1945)

	DEBIT	CREDIT
Purchase price	\$650.00	
Cheques received		650.00
Seller's proportion of 1945 taxes 57/365 x 23.28		3.64
Water, 57/184 x 24.00		7.43
Amount of rent collected		
Lehman - February 27th to March 31st 33/31 x 7.00		7.45
Recker - February 27th to March 15th, 17/31 x 7.00		3.84
Registration fees on deed, \$650.00	5.30	
Water paid to June 30/45	24.00	
Balance owing by purchaser		6.94
	<u>\$679.30</u>	<u>679.30</u>

BALANCE OWING BY PURCHASER - \$6.94

Catalogue No. 866
File No. 1756
7th Avenue near Dyke, Steveston.
5A & 5B/15/10/B3N/R7W/249
Certificate of Title No. 185986-E

Control of property covered by Certificate of Title No. 185986-E is by
me hereby acknowledged and I agree that all adjustments and incidents
connected with the sale to me of this property have been settled.

Dated at Steveston B. C., this 16 day of Aug. 1945.

Signed C.E. Bevan

Return to the Custodian

02360
OKADA Shigeji

EVACUATION SECTION	
Rec	AUG 21 1945
File No.	
Ans.	
Referred	Peter

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

Dear Sirs:-

Re: 7th Avenue near Dyke, Steveston

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

C. E. Brown
.....Signed

Return to the Custodian

File No. 175⁶

June 9th, 1944
Copy made.

COPY OF COVENANT.

Certificate of Title 122911E. Particulars of covenant
re encroachment in Deed 122911E. Shigeji OKADA.

It is hereby Covenanted and Agreed between the Grantor and the Grantee that no warranty or representation, express or implied, as to the location of buildings situate on the within lands exists, and the Grantee releases the Grantor from all and any claims and demands of him in respect of buildings encroaching upon the within lands or buildings situate thereon but encroaching upon adjoining lands, then the adjoining owner of such buildings shall have the right to use and remove same during a period within one year from the date hereof and the Grantor and Grantee hereby transfer, assign and set over unto such adjoining owner the right, title and benefit of this covenant.

IM:ML

MEMORANDUM

File No. 1756

April 23rd, 1945.

TO: The File

FROM: Mr. R. B. Mackenzie

RE: Shigeji OKADA

Mr. Harris reports on 28th of March, 1945, that there are no chattels in the house occupied by Mrs. Lehman at Seventh and Dyke. One home made table was thrown out. Also one kitchen stove which was burned out was discarded. The following have been added to List 41 on file from the house occupied by Mrs. Becker:

1 Couch
2 Kitchen chairs
1 Heater

HEM:LEW

MEMORANDUM.

File #1756

July 26, 1943.

TO: File

FROM: Mr. R. B. Mackenzie

Re: OKADA, Shigeji

Some of the chattels appearing on the lists
41 and 42 of August 10th and 11th, 1942, on this file,
may belong to Mrs. Shizue KAJIRO as in a letter to
Mr. T. C. King 20/1/43, she states that her chattels
are at the house of Mr. Shigeji OKADA. *See INT. file 1389*

RBM/WFP

R. B. Mackenzie

MEMORANDUM

Files #1756
#4989

May 18, 1943.

TO: Files
FROM: Mr. R. B. Mackenzie.

Re: OKADA, Shigeji - #02360
OKADA, Shigeto - #02218

The chattels of both brothers have been stored as per lists #41 and #42, August 10th and 11th, 1942, appearing on file #1756.

As the tenant of Mr. Shigeji Okada's house is away most of the time, it has not been possible to get his acknowledgment of the few chattels left in the house.

REM/MFP

R. B. Mackenzie

NAME OKADA, Shigeji

REGISTRATION NO. 02360

FILE NO. 1796

The following chattels were sold by public
auction at Steveston, B.C. on April 27, 1945

Couch	\$ 0.25
2 Kitchen chairs	2.00
Round heater	5.50

Total	(Auctioneer's Fee: 30.77	\$ 7.75
	(Advertising: 0.52	
Less Expenses:	(Moving: 0.90	\$ 2.19
Net Proceeds Credited:		\$ 5.56

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 33.

Remarks.

NAME OKADA, Shigeji

REGISTRATION NO. 02360

FILE NO. 1736

The following chattels were sold by public
auction at Steveston, B. C. on April 6, 1945.

Trunk

\$ 2.75

Total

Less Expenses: (Auctioneer's Fee) \$ 0.27
(Advertising) 0.12
(Hauling) 0.23

2.75

0.62

Net Proceeds Credited:

2.13

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 32.

Remarks.

NAME OKADA, Shigeki

REGISTRATION NO. 02360

FILE NO. 1756

The following chattels were sold by public
auction at Stevenson, B. Co. on May 12, 1944.

Base scale

\$ 2.50

Total

\$ 2.50

Less Expenses: (Auctioneer's Fee: \$0.25
(Advertising: 0.12
(Moving: 0.23

\$ 0.60

Net Proceeds Credited:

\$ 1.90

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering list No. Stevenson 13

Remarks.

NAME ORADA, Shirell

REGISTRATION NO. 02360

FILE NO. 1756

The following chattels were sold by public
auction at Stevenson, B. C. on January 14, 1944.

4 Crutches

\$.75

Total:

Less Expenses: (Auctioneer's Fee) \$.07
(Advertising) .03
(Moving) .06

Net Proceeds Credited:

\$	.75
\$	.16
\$	.59

Members of Custodian Staff Present. Mr. G. G. Robinson

Extracted from Auctioneering list No. Stevenson 3

Remarks.

NAME OKADA, Shiroji

REGISTRATION NO. 02360

FILE NO. 1756

The following chattels were sold by public
auction at Steveston, B.C. on November 26th, 1943

2 hoes, 1 tree pruner	\$2.75
6 chairs	3.15
Wash stand	2.00
Upright gramophone	2.50

Total	(Auctioneer's Fee: \$1.04	10.40
Less Expenses	(Advertising: 0.43	2.21
	(Moving: 0.74	
Net Proceeds Credited:		8.19

Members of Custodian Staff Present. Mr. C.C. Robinson

Extracted from Auctioneering List No. Steveston 1.

Remarks.

1756

Rents 19
appt 5
Send 40



C Bus
Shigeki Okada
H. P. Baker
302 Raymond,
Alta

at present. Dec. 2. 1942
Both rented at \$7⁰⁰
rent on one house paid to end
7 Jan

British Columbia S. C.
Marion Bldg
Van. B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 10 1942

Dear Sir:

write call in letter

Due to this circumstances I change my
destination to Alberta. Since I was in
Steveston I registered the Custodian. Here I
tell him no one must not allow to live in
my two houses. Then he promise O.K. is the word.
But on the other hand I know that someone is
living in my houses. In account of this will
you please kindly get the rent from them
people and kindly send it to me at the above
address I will very glad when I can get it
because just working on but we can't live
through the winter seasons.

Yours truly
S. Okada

1756.

December 10, 1942.

Mr. Shigeji OKADA,
c/o P. Baker,
Box 302,
Raymond, Alta.

Dear Sir:

In reply to your letter of December 2nd addressed to the B. C. Security Commission and forwarded to us, we beg to advise you that both the houses on your property at Steveston are at present rented at the rate of \$7.00 monthly and on one house, the rent has been prepaid until January 15th next. If we are able to keep these houses rented, they will yield approximately \$170.00 a year which, less water rates and taxes, should allow approximately \$100.00 per year net rentals.

Up to the present time we have collected the sum of \$49.00 in rents less \$5.00 agent's commission which leaves a balance of \$44.00 to your credit. Of this amount, we are enclosing herewith our cheque amounting to \$40.00 leaving a balance of \$4.00 to your credit.

It will be necessary in the future to gradually accumulate sufficient funds for the payment of water rates and taxes and we will not be able to forward you any further monies from rentals for the next two months at least.

Hoping that the above meets with your approval,
we remain,

Yours truly,


G. H. Peers,
Administration Department.

GHP/P.
Encl.

MEMORANDUM

January 16, 1943

To: File No. 1756

From: H. B. Mackenzie

Re: Shigeki OKADA

Mr. C. C. Robinson reports that Frank Lehman is away most of the time and the house at 7th Avenue and Dyke is locked up.

Mr. C. C. Robinson hopes to locate Frank Lehman through the Queen Charlotte Fisheries, where he is supposed to work. If not found shortly, he will try and re-rent the house.

HBM:RDS

R. S. M.

C
O
P
Y

File No. 4989

May 18, 1943

Mrs. Shigeto (Katsuko) OKADA,
Reg. No. 02212,
c/o Phil Baker,
Raymond, Alta.

Dear Madam:

As we found that the house of Mr. Shigeji Okada has been broken into and ransacked, we had the goods removed to our storage warehouses #3 and #4 for safe-keeping. A few items were left in the house for the use of the tenant. Most of the items declared by your husband are safely stored.

Yours truly,

R.B. Mackenzie
Protection Department

REM:LM

File 1756

Steveston, B. C.
July 26, 1943.

To: George Peters

From: C. C. Robinson

Re: OKADA Shigezi

I have had great difficulty re tenants in lot B Block 15
Section 10 Block 3 N R 7 W.

Mr. King first rented to Frank Lehman who paid rent till
September 30, 1942 and who then moved into 5B.

A Mrs. George took possession on October first unknown to
us and has paid no rent although promising to do so when her
husband got work. There is a water bill here on which I
insisted she must pay something and I have to-day collected
\$10.00 against the amount of \$15.00. She has moved out now
to another house of the B. C. Packers here and I will
endeavour to get something more from here later on.

I enclose notice re discontinuance of water service and will
try and get another tenant and one who will be able to pay
the rent as they go. The place is not very desirable and
I may have to reduce rental.

C. C. Robinson

File No. 1756

MEMORANDUM

ENEMY SECTION	
Rec'd	DEC 28 1944
File No.	
Ans'd	
Refer'd	MR. Pears

To: Mr. K. W. Wright

December 27, 1944

From: Mr. G. D. Wilson

Re: OKADA, Shigeji
7th Ave. & Dyke
Steveston, B. C.

In connection with the above property which was originally rented to Frank Lehman on September 1, 1942 upon payment of one month's rent of \$7.00, we have not been able to obtain any further payments. We understand that Mr. Lehman moved out but that his wife is still living there with a Mrs. MacDonald. They absolutely refuse to pay any rent and Mr. Harris informs us that it is rumoured that they are undesirable characters and should be evicted.

GDM/GH

*Pls refer to file
following perusal of reports
on file from C.C. Robinson
K.W.W.*

G. Maclean

File Nos. 4989 &
1756

MEMORANDUM

To: Mr. Mackenzie
From: Mr. Wilson

January 3, 1945

Re: Shigeto OKADA &
Shigeji OKADA

Referring to your letter of May 18, 1943 on files 4989 and 1756, there are apparently some chattels left in the house which was rented to Frank Lehman. Mr. Lehman has vacated these premises and has left his wife there. We are having her evicted so all the chattels should be removed at once.

GDM/GH

L. M. Wilson

File No. 1756

MEMORANDUM

To: Mr. Peters

February 26, 1945

From: Mr. Wilson

Re: Catalogue No. 866
7th Avenue nr. Dyke

Attached find Real Property Memorandum
in connection with the above property.

Please note that one of the dwellings
is rented to Frank Lehman at \$7.00 per month, and
the other house is rented to Mrs. A. Becker for
\$7.00 per month. Also note that both these tenants
are very much in arrears of rent and the purchaser
should be advised to take over the rental management
as soon as possible.

SPM

GDM/GH

P.S. Frank Lehman is in arrears since September 30, 1942
and the matter is now in the hands of Locke, Lane, Guild
& Sheppard.

Mrs. Becker is in arrears from August 15th, 1944,
however, she states that she will keep her current rent
up but is unable to pay anything on the arrears. Her
husband is in the army.

1756

February 28, 1945.

Mr. Shigeji OKADA,
Reg. No. 02360,
c/o Phil Baker,
Box 302,
Raymond, Alberta.

Dear Sirs

Re: Catalogue No. 866,
7th Ave. nr. Dyke, Steveston,
SA & SB/15/10/BTH/R78/249.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$650.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

GP:AS
encl.

1756

April 21st, 1945

Mr. Charles E. Bevan,
Steveston, B.C.

Dear Sirs:

Re: Catalogue No. 866
7th Avenue near Dyke
Steveston, B.C.
SA 5B/15/1083N/K7W/249

This is to inform you that as far as we
know there is no insurance on the above property which
you are purchasing.

If you wish to carry insurance on this
property will you kindly make your own arrangements.

Yours truly,

Insurance Department

KT

REAL PROPERTY CLAIM

CLAMANT Shigeji OKADA Regn No 02360 (CATALOGUE # 866)

PROP. SUBJECT OF CLAIM Lots 5A and 5B, Blk 15 of Sec 10,
E3N/7W, Map 249, Mun. of Richmond, D.N.W.

known as

7th Ave., on Dyke, STEVESTON, B.C.

CLAM	Est. value: Land and buildings	\$1500.
	Custodian credit	643.93
	CLAIM	\$ 856.07

(Correct Gross Sales Price \$650.00)

REFERENCESHISTORY

- JP Described on JP Regn Form 4 Apr 42:
 1 7 room house (2 storeys, wooden construction)
 1 3 room house (2 storeys, wooden construction)
- RP.1 J.D. Mather incorrectly reported on the property 28 Apr 42. SEE RP.10
- RP.2 C of E #52352 d/27 Aug 43 notes:
 Vesting in Custodian
 Covenant re building encroachment
 Title in name of Claimant
- RP.3 Copy of Covenant as per C of E.
- RP.4 Both houses photographed 13 Apr 43.
- RP.5 Assessed 1943: Land \$ 225.
 Improvements 250. \$ 475.
 TAXES: Rates Bylaw 7.70
 Dyking chge 1.30 9.00
- RP.6 Offer to purchase 19 Feb 45 C.E. Bevan \$650.00
- RP.7 Approval of Advisory Committee to Bevan offer 22 Feb 45
- RP.8 Sold to Bevan as at 27 Feb 45 \$650.00
- RP.9 Appraised by Coulthard, Sutherland & Co. 22 Apr 44 \$350.00
- RP.10 Real Property Summary of Administration 24 Sep 46.

JC/..

*See
Standard
Appraisal*

Defence Brief

Shigeji OKADA

File No. 1756

Case No. 609

LETHBRIDGE
25 August 1948

REAL PROPERTY CLAIM

(All claims shown are Gross)

Lots 5A, 5B, Block 15, Sect. 10, Map 249, Steveston.

Claim

\$1500.

Appraised at

\$700.

Sale Price

\$650.

Witness: Appraisers, Coulthard Sutherland.

Appraisers (Coulthard Sutherland) report
Lot 5A - Four room frame dwelling. The exterior is shiplap which is weatherbeaten and unpainted. Roof - fair, foundation in very poor condition. The condition is such that it should be demolished.
Lot 5B - Seven room dwelling. The main difference between this house and that on Lot 5A is that there are a few more flimsy partitions. It is unpainted and weatherbeaten, roof fair, foundation in poor condition. This structure should be demolished.

An amended appraisal, which includes both houses, is now filed in place of the original.

One tender only was received for this property, which was \$650., this was accepted.

It is submitted that the real estate was sold for its fair market value.

BMP/mw

CASE NO. 609.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

(HIS HONOUR JUDGE L.M. STACK, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
 August 25th, 1948.

IN THE MATTER OF THE CLAIM OF
SHIGEJI OKADA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICH, Esq., K.C.,

appearing for the
 Dominion Government.

L.S. TURCOTTE, Esq.,

appearing for the
 Claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

S. Okada,
In Chief.

THE SECRETARY: Case No. 609, Shigeji Okada.

SHIGEJI OKADA, the claimant herein, being
first duly sworn, testified through
the Interpreter as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mr. Okada, you are claiming for the loss arising
out of the sale of your house at the Coast?

A Yes.

10 Q I am showing you a statement setting out the
particulars of the house and other facts
(indicating). Is that statement correct to the
best of your knowledge and memory?

A Yes.

MR. TURCOTTE: I would like to file that as an exhibit,
sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. TURCOTTE Q How many houses did you own, Mr.
Okada?

A: Two houses.

Q And were they on the same property?

20 A They were on Lots "A" and "B".

Q They were on Lots "A" and "B"?

A Yes.

Q Well were those two lots adjoining one another?

A Yes.

Q Now coming to the first house; who owned that
house originally before you did?

A That was owned originally by a white man.

Q No, but I mean just before you owned it?

A My father bought it from a white man.

30 Q I see. Now how many rooms were in that house?

A About eight rooms.

Q Eight rooms?

A: Yes.

Q I notice you have in your farm here seven?

A If you include the bathroom it is eight.

Q I see. How did you buy these houses from your father?

A: Yes.

Q How much did you pay him?

A \$400.00.

10

Q Now on this house that had seven or eight rooms, after you bought it did you make any improvements to it?

A: Yes, I did.

Q What did you do?

A Put in new flooring and a new chimney.

Q A new chimney?

A: Yes; and

then new shingles.

Q New shingles?

A: Yes, and

new water pipes.

Q New water pipes?

A: Yes, and

repaired the roof.

20

Q And repaired the roof?

A: Yes, and

also the foundation and fixed the siding.

Q Fixed the siding?

A: Yes.

Q Now how large was the second house; how many rooms?

A Three good rooms.

Q Three good rooms?

A: Yes.

Q Well was there mother room that was not good?

A There was a small porch.

Q A small porch?

A: Yes.

30

Q And after you got that from your father, did you do anything about that in the way of improvements?

A Repaired the shingles on the roof and the flooring and the chimney.

Q Did you build a chimney?

A Yes, built a new chimney.

Q What about waterworks?

A And fixed the water pipes.

Q Now I mean did you put in new pipes or install the waterworks, or what?

A No, installed water pipes.

10 Q You installed water pipes?

A Yes.

Q What facilities did you have for lights in these houses?

A I put in electricity.

Q You put in electricity, did you?

A Yes.

Q After you bought these houses?

A In the small house; I put it in the small house.

Q In the small house?

A: Yes.

Q But both houses had electricity, had they?

20 A Yes.

Q What about water?

A: Yes, both houses had water.

Q Both houses had water?

A Yes.

Q I see. You are claiming that these two houses together were worth \$1500.00?

A Yes.

Q Can you tell the Court how you arrive at that valuation?

30 A: One house was fairly new and the other one had been repaired,

and when I figured out the cost of the lumber and materials, I reckoned that to be a fair price.

Q The \$1500.00 for both houses?

A Yes.

Q Plus what you had paid your father for them, I presume?

A: The improvements and repairs, I figured it out at about \$1100.00 plus the \$400.00 that I paid my father.

Q And that made the \$1500.00?

10 A Yes.

MR. TURCOTTE: Will my learned friend admit that the assessments were as follows: On Lot "A" land \$225.00, improvements \$250.00; On Lot "B" land \$225.00, improvements \$450.00? making a total of \$1150.00?

MR. RICE: That is the assessment notice that I have, your Honour. These are the same figures contained in this notice that I have.

20 MR. TURCOTTE: And I notice also, your Honour, that the appraisal forwarded by Coulhard, Sutherland & Company, Limited, although it refers to both lots, only refers to one house which they have valued at \$300.00 and the lot at \$50.00, making a total of \$350.00. I point that out in view of the fact that according to the claimant there were two houses on the property and according to the assessment it would appear that there were two houses because Lot "A" has an assessment for improvements and Lot "B" has also an assessment for improvements. That is all I have.

30

S. Okada,
Cross-Exam.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

CROSS-EXAMINATION BY MR. RICE:

Q I show you a photograph (indicating). Do you recognise it?

A Yes, this is my house.

Q What is that, the front or the rear of the house?

A It is the front.

10 Q That is the front? A: Yes.

Q I show you another photograph (indicating). That is a picture of the same house, is it not?

A No, this is the second house.

Q The second house? A: Yes.

Q And these are the two houses that you claim were on Lots "A" and "B"? A: Yes.

MR. RICE: I wish to tender these photographs, your Honour, as one exhibit.

MR. TURCOTT: They probably should be filed separately.

20 MR. RICE: Very well. This will be Exhibit 2.

Q That house is on Lot "A" or do you know?

A I don't know. They are side by side but I don't know which is which.

MR. TURCOTT: Q: Which is the larger house and which is the smaller one?

A This first picture that I was shown is the large house.

Q That is the photo of the large house?

A Yes.

30 THE SUB-COMMISSIONER: Is that on Lot "A"?

MR. RICE: He doesn't know, your Honour.

MR. TURCOTTE: It would appear that it was on Lot "B" because the assessed value of improvements on Lot "B" is \$450.00, whereas on Lot "A" the improvements are only \$250.00 so that I would imagine it would be on Lot "B".

THE SECRETARY: The first photograph will be Exhibit 2, and the second one will be Exhibit 3.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

10 (PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. REE: I will submit as an exhibit, your Honour, an appraisal made by Coulthard, Sutherland & Company Limited which refers only to one house, and the valuation for the house and lot is set at \$350.00.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. REE: I also wish to tender as an exhibit, your Honour, the assessment notice as submitted by the Corporation of Township of Richmond, Richmond Town Hall, Brighouse, British Columbia, respecting
20 both parcels of this property. That is an assessment and tax notice, I believe.

(TAX NOTICE MARKED EXHIBIT NO. 5).

MR. REE: I also submit, your Honour, as an exhibit a real property summary showing this land was appraised at \$650.00 and sold to C.E. Bevan for that amount on February 27th, 1945.

(SUMMARY MARKED EXHIBIT NO. 6).

MR. TURCOTTE: I would just like to point out, your
30 Honour, that if the valuator took as much care in

8
S. Okada,
Cross-Exam.

valuating one house as he did in endeavouring to find out whether there were two houses, the valuation is not of much value. I have never seen these photos before, your Honour, and I was just wondering whether the witness has any comment to make on them.

10 THE WITNESS: When I left there was a tree to the left hand side of the larger house and that does not appear in the picture. It grew in front of the windows on the left hand side of the house but it isn't there now.

MR. TURCOTTE Q: But that is a picture of the house all right, isn't it?

A Yes.

Q And do these pictures show the houses in about the same condition as you left them with regard to the exterior except for the tree?

A They seem to be in about the same condition.

Q All right.

20 (Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

W. B. Howard
W. B. HOWARD
Official Reporter.

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

SUB-COMMISSIONER.

Name of Claimant

OKADA, Shigeji

Case

609

Custodian File

1756

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 Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
		690.00		.00 12.50						77.50
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 & 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			
TOTAL RECOMMENDATION										77.50