

2287

MISSION
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: OKAMURA Sai (Mrs. Isaburo)

HOME ADDRESS: Horne Ave., Mission, B. C.

REGISTRATION NUMBER 13287

SEX: (F)

AGE: 54

OCCUPATION: None

(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: None

MARRIED? Widow

NAME OF WIFE OR HUSBAND: deceased

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: Sec. 21 T 17 part of lots 204 and 205
Horne Ave., Mission, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: partially finished house, woodshed,

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

4. TAXES (Amount and where payable) \$16.50 paid for 1941 at Corp. of the Village of Mission

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

6. OCCUPANCY AND LEASES (If vacant so state)

owned

occupied by

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None
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: 4 room frame dwelling (partially finished)
at Horne Ave., Mission, B. C.
2. LANDLORD'S NAME AND ADDRESS: _____
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 stove, 5 chairs, table, gramophone, quilts, linen and some clothes.
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: 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: Bank of Commerce, Mission, B. C. \$350.00
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None /
2. TRADE DEBTS: None /

REMARKS: Declarant is taking Gull's linen clothes with her & leaving balance in house

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 7th day of April 1942.

A. J. McCombs
Witness

(Signature)

G. Okamura

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Sept. 1/43

Our File No. 2287

Full Name OKAMURA, Sai (Mrs. Isaburo)
(Surname in Block Letters)

Registration No. 13287

Male - Female ^V
(Check)

Age Oct. 17/1887

Former Address R.R.#1, Mission City, B.C.

Date Evacuated April 11/42

Naturalized - Canadian-Born - National ^V
(Check)

Present Address c/o E.E. Marjerison, Kipp, Alberta.

Widow
~~Married~~ - Single
(Check)

Name of Wife _____

Name of Husband Isaburo (Dec'd)

nee
Name of Mother (UCHIYAMA) Kimi (Dec'd) Name of Father FUJII, Eijiro (Dec'd)

Names of Children under 16 _____

Requested by K. Corker

Registered with Custodian
(Yes or No)

Additional Information Farmer (Vegetable) Owner of 4 acres & house.

REAL PROPERTY SUMMARY

File 2287

V.L.A. B.C. 322-P

JAPANESE NAME: Sai OKAMURA - - Reg. No. 13287.

CATALOGUE NO: Part of The Director, The Veterans' Land Act first offer.

PROPERTY ADDRESS: Horne Ave., Mission, B. C.

LEGAL DESCRIPTION: Part 1.52 acres more or less of Lot 204 and part 2.2 acres more or less of Lot 205 of Section 21, Township 17, Map 955 as shown and outlined Red on Sketch No. 8139, Village of Mission in the District of New Westminster.

TITLE: In name of Sai OKAMURA.

ENCUMBRANCE: Vesting in Custodian No. 25239, 19th December 1942.

ASSESSED VALUE: 3.72 acres.
Land \$372.00
Improvements \$600.00 Total \$972.00 Taxes \$10.40.

CLASSIFICATION: Farm with dwelling. Custodian's representative reported on 20th May 1942, about $\frac{1}{2}$ acre cleared in garden, and a 1 storey house, frame, vacant at that date. Doors locked windows not boarded. Okamura declared no crop put in, and house unfinished.

HISTORY OF ADMINISTRATION: Administered by the Custodian. Okamura was evacuated 11th April 1942. Not having prepared the land for crop, the property remained vacant in 1942. On 22nd March 1943, it was leased to Edward Dunnett as from April 1st to the end of the year at \$5.00 per month, and 4 months rental collected by the Custodian and allowed the Director, The Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act for \$294.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to Sai OKAMURA 10th May 1944. Operating account credited with 4 months rent \$20.00 and debited with taxes \$18.89 and rent allowance to The Director, The Veterans' Land Act \$20.00 total deficit \$18.89. Capital account credited with sale \$294.00 and debited with Certificate of Encumbrance \$1.00 registration fee \$3.00 and legal fee \$15.00, total credit \$275.00. Net released \$275.00 less operating deficit of \$18.89. Net released \$256.11.

TITLE: Included in C. of T. 169404-E issued to The Director, The Veterans' Land Act and payment of consideration to Custodian made 4th May 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED October 24th, 1945.

Handwritten signature

FIRE INSURANCE SUMMARY

File No. 2287

30th October, 1945

re: OKAMURA, Sai (Mrs. Isaburo)
Reg. No. 13287

This file reveals no Fire Insurance interest.

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

Dated: 30th October, 1945
WEA:EH

W. E. L. L. L.

LIABILITY SUMMARY

File No. 2287

30th October, 1945

Re: OKAMURA, Sai (Mrs. Isaburo)
Reg.No. 13287

The above Japanese declared no liabilities to the Custodian and none were filed against her at this office.

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

Dated: 30th October, 1945
WEA:EH

W.E. Lawrence

PERSONAL PROPERTY SUMMARY

File No. 2287

30th October, 1945.

Re: OKAMURA, Sai (Mrs. Isaburo)
Reg.NO. 13287

CHATELS: The above Japanese declared the following when registering with the Custodian on April 7, 1942: 1 stove, 5 chairs, table, gramophone, quilts, linen and some clothes.

She was evacuated on April 11, 1942. Our representative checked the property and inventoried the chattels on May 20, 1942 at which time the only articles there were: 1 range, 1 heater, 1 chair and an old gramophone.

The premises were vacant until April 1st, 1943 and the tenant in his letter of March 31, 1943 acknowledged the chattels as still being there.

The writer visited this property in March 1945 preparatory to liquidation at auction and found the place had been apparently vacant for some time and the property in very poor shape. The stove and heater were rusted beyond value and the chair and gramophone were both broken. As the cost of removing to auction would have exceeded the price obtained from their sale they were abandoned on the property.

BANK ACCOUNT: The above Japanese declared a bank account of \$350.00 at Mission. This was not brought under control by the Custodian.

This file reveals no other Personal Property interest.

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

Dated: October 30, 1945
WEA:EH

W.E. Channon

2287.

October 20, 1942.

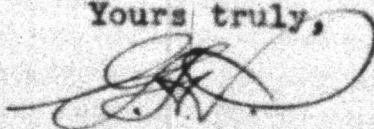
Mrs. Isaburo (Sai) OKAMURA,
Registration #13287,
c/o E. E. Marjerison,
Kipp, Alta.

Dear Madam:

We beg to advise you that we are in receipt of tax notices on your property at Mission described as Part of Lots 204 and 205, Section 21, Township 17, District Lot 1, Group 3 amounting to \$10.40 to the Village of Mission and \$6.12 school tax to the District of Mission. Both the above amounts are now subject to a 10% penalty.

As this property is not revenue producing, we would suggest that you remit to this office sufficient funds so that we may make payment of these taxes on your behalf.

Yours truly,



G. H. Peers,
Administration Department.

GHP/P.

Box 45

Mission B.C.

Mar. 31 1943.



Mr. McKay.
506 Royal Bank Bld.
Van. B.C.

as declared
except for
table

Dear Sir.

Enclosed you will find postal note
for five dollars. Being rent for month
of April for Okamura house on Howe
Ave. Mission.

There is a lot of articles on the premises
1 stove. - 11 airtight heater ✓,
bedstead ✓, chair (kitchen) and a
broken gramophone ✓

Would you please send me a lease
for the balance of the year with an
option of renewing for 1944.

Yours truly

(Mr.) E. Dunnell.

File 2287
Reg. 15287

OKAMURA, dai
(Mr. feature)

Rent from April to 30/43

EVACUATION SECTION	
Rec'd	APR 1 1943
File l.o.	
Ans.	
Referred	Anderson

File No. 2297

August 25th, 1944

TO: E. A. Anderson

FROM: W. J. Evanson

Re: OKAMURA, Sei (Mrs. Isaburo)
Boxing Ave. Mission

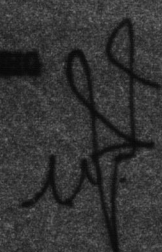
Re: Chattels

Tenant was E. Dunnett and effects are:

1 stove
1 airtight heater
bedstead
1 kitchen chair
broken gramophone

If any of these are salable will you please remove to auction.

WJ/EAS



Farm Appraisal ReportVILLAGE OF MISSION

File No. J.L.183

Land Description Part 1.5 aco. of Lot 304 and part 2.2 aco. of Lot 205, Sec. 21, Tp. 17.
Map 955.Containing 3.72 AcresOwner's Name S. OkamuraPost Office Address MissionNearest Rail Point MissionDistance 1/2 mileMarket Town "Distance "Church (give denomination) All denominationsDistance "Nearest School MissionDistance "State how property was identified: By Map and Roads

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

On Horne Avenue, gravel, fairIs this district a good one? Only fairEmployment opportunity SeasonalPredominating Nationality and religion: British; ProtestantDescribe Fencing and its condition: Barbed wire along part of north side. Value \$Water supply: From creek on roadway, or spring on property Value \$BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 24	Frame	8'	Shingle	5 yrs	Cedar posts	Fair	\$ 300.00
Woodshed	8 x 18	"	"	"	"	"	"	"
BARN	12 x 16	"	7'	Shakes	5 "	" "	"	No value
BARN	X							
BARN	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$ 300.00Total Value Buildings add to farm \$ 200.00Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? House looked so I was unable to go inside, but it appears to be unfinished from looking in the window. \$Describe the basement and chimneys: Stovepipe chimney - no basement.No. rooms downstairs? 4 Upstairs? Unfinished How finishedAre buildings painted? No Condition of paintDistance from nearest bush 25 yards

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

Cultivated Land

BC/322P

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
.25	Level	Sandy clay loam 8"	Sand and gravel	Just a garden around the house	\$50	\$ 12.50
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
3.47	Level and rolling	Sandy & clay loam 8"	Sand and Gravel	Clearing of bush	\$150	\$25
						86.75
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 \$ 99.25

Total added by buildings to value of farm \$ 200.00

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

Total value of farm \$ 299.25

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

Only a patch of cleared land around the house on this property.
Now vacant.

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

Small fruits when cleared.

Noxious weeds:

Nil.

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

Taxes - \$10.40
Village of Mission.

Date: May 28th, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 26th day of May 19 42.

Inspector's Signature

"R. W. BROWN"

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

Farm Appraisal Report

Remarks: Property is located on Horne Avenue in the Village of Mission about one half mile from the centre of town. It can hardly be called a farm as there is only a little land cleared around the house, the balance being fairly heavy clearing. The soil is mostly a sandy clay loam of fair depth. It was not possible to get in the house as it was locked, but it appears to be unfinished inside. There is only a short stretch of barbed wire fence on the north side. Domestic water obtained from a creek running along the roadway. No electric light in the house, but the power line runs down Horne Avenue to the corner of this lot and electricity is available.

(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

No small fruit

\$

\$

\$

\$

\$

\$

\$

\$

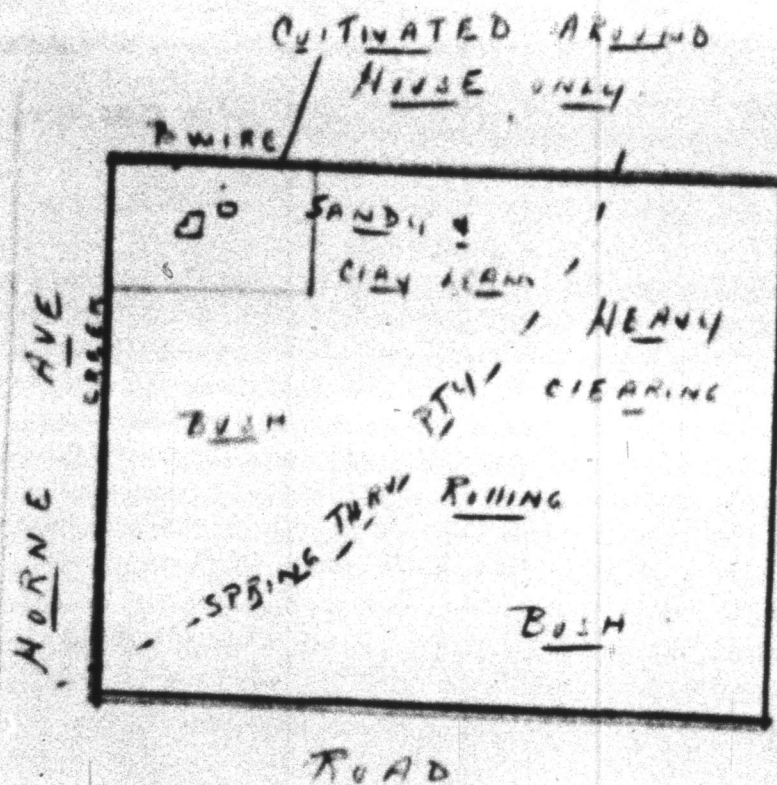
\$

Total \$

Amount fruit trees add to value of farm \$

N
Diagram of Property

SCALE 1 INCH = 100 FEET



PART 1 1/2 AC. LIT. 2 1/4 AC. 2 1/2 AC.
1 1/2 AC. 2 1/2 AC. 2 1/2 AC. 2 1/2 AC.
S. CHAMURA

T. W. BROWN

Following careful review of this appraisal report, it is my opinion that the present value is \$ 300

Date 1st June 1942.

sgd. I. T. BARNET

District Superintendent.

Canada

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

JAPANESE EVACUATION SECTION

File No. 2287
Reg. No. 13267

506 Royal Bank Building,
Vancouver, B. C.

MAY 27 1944

Mrs. Sai OKAMURA,
c/o E. E. Marjerison,
Kipp, Alberta.

Dear Sir:

Re: Horne Avenue, Mission, B. C.
Village of Mission, Part 1.52 acres more or less of Lot 204
and part 2.2 acres more or less of Lot 205 of Sec. 21,
Twp. 17, Map 955, as shown and outlined red on sketch No. 8139,
Dis. of New Westminster, C. OF E. 50883.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 294.00
Add:	
Unexpired insurance premium as at January 1st, 1943	294.00
Less:	
Tax arrears to December 31st, 1942	\$ 16.89
Registration fee	3.00
Encumbrance—Principal	
—Interest	21.89
Net proceeds of sale	\$ 272.11

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,

Director.

R

1963

Jan. 1

Credit re Sale of Property

Land Registry Office C/E

\$1.00

\$272.11

Balance

Debit

Credit

\$1.00

\$272.11

CR \$271.11

169388

No.

LAND REGISTRY ACT
FORM A. (Section 124.)

Application for Registration of Fee-Simple

Date Jan. 5, 1944

I, **Geo. C. Cruz**, solemnly declare that I am [or Solicitor for or the duly authorized Agent of The Honourable the Secretary of State of Canada, and that he is] entitled to be registered as the owner in fee-simple of the land hereunder described, and hereby make application under the provisions of the "Land Registry Act" and claim registration accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner is The Honourable the Secretary of State of Canada, acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943), Victoria Building, 7 O'Conner Street, Ottawa, Ontario.

* Not applicable where the applicant is a corporation. Strike out words not applicable.

I am a British subject.* [Or]

I am not a British subject.* [Or]

I am informed by

(Adapt to suit circumstances.)

† For use where the application is made by a solicitor or agent.

verily believe, that the person so entitled to be registered as owner is a British subject [or] is not a British subject.*†

The fee-simple is registered in Vol. , Fol. , of the Register.

DESCRIPTION OF LAND

MUNICIPALITY OR ASSESSMENT DISTRICT	LOT OR SECTION	ADMEASUREMENT OR ACREAGE
Village of Mission	Part 1.52 acres more or less of lot 204 and part 2.2 acres more or less of lot 205 of Sec. 31, Township 17, Map 955, as shown and outlined red on sketch No. 8139, Dist. of New Westminster, C. of B. 50883,	

LIST OF INSTRUMENTS

DATE	PARTIES	CHARACTER OF DEED
Dec. 20, 1943.	Sai Okamura #13287 Transmission pursuant to the provisions of the Defence of Canada Regulations (Consolidation) 1941 to The Honourable the Secretary of State of Canada, acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy 1943) Tax Certificate herewith	Certificate vesting in the Custodian No. 25239

And I solemnly declare that I have investigated and ascertained the value of the said land, and that the market value thereof at the date of this application, including all buildings and improvements thereon erected, is **\$224.00** dollars, and that the title deeds mentioned hereon are all those in my custody, possession, or power, relating to the said land, [in the case of a Solicitor or Agent, add] and to the best of my belief there are no other title deeds in the custody, possession, or power of the owner, relating to the same; and I am duly authorized by the above-named owner to make this application, [in the case of an Agent, add] and I reside in the Province of British Columbia, and am of the full age of twenty-one years.

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 this **5th** day of **Jan.**, 19**44**,
at Vancouver, British Columbia.

(Signature)

(Full Post-office address) 308 Randall Building, Vancouver, B. C.
For mailing notices and documents.

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 2287

MUNICIPALITY:

Date: May 20/42

NAME: OKAMURA, Mrs. Sai

REGISTRATION NO. 13287

ADDRESS: Horne Ave. Mission

PROPERTY:

ACREAGE:

KIND OF CROPS: about $\frac{1}{2}$ acre cleared in garden

APPROXIMATE ACREAGE OF EACH:

HOUSE: shingle VACANT: X OCCUPIED

DESCRIPTION 1 storey ROOF:

SIZE: NO. OF ROOMS

CONDITION:

OTHER BUILDINGS:

NAME OF LESSEE OR RENTOR:

TERMS:

WATER: ON: OFF:

LIGHT: ON: OFF:

REMARKS: doors locked, windows not boarded

INVENTORY OF CHATTELS LEFT ON PROPERTY

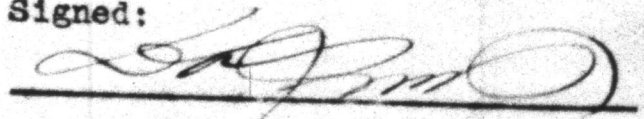
1 range
1 heater
1 chair
1 old gramophone

Verified by R.P.A.

15-6-43

1 signed on duplicate I.P.

Signed:



File No 2287

Mr Sai Okamura,

Reg. # 13287,

Kipp, Alta

Dec. 1st 45

Office of the Custodian,
Japanese Evacuation Section,
306 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JAN 2 1946
File No.	2287
Ans.	✓
Referred	Under Sec

Dear Sir,

Received cheque for \$256.01 on Nov. 8th
covering the sale of property at Mission City.
I have accepted the cheque as full payment from
the Custodian Office.

Yours Truly

S. Okamura

2287

REGISTERED

2nd November, 1945.

Mrs. HET OKAMURA,
Registration No. 13287,
c/o E.E. Warjerison,
Kipp, Alta.

Dear Madam:

Your file has come under review prior to being closed, and we take this opportunity of giving you a brief summary of your affairs.

Upon making your declaration to the Custodian on the 7th April, 1942, your property in the village of Mission, registered in your name, became vested in the Custodian. Because of its condition no tenant was found to rent your property prior to its sale, and therefore, no revenue accrued to your credit at this office.

Your property was sold to the Director of Veterans' Land Act in accordance with the statement already sent to you. However, \$15.00 being legal fees in connection with the conveyance of your property was later charged to your account.

You declared a quantity of chattels being left on your property at Mission. When checking your property, no quilts, linen or clothes were found and we presume that these were taken with you upon your evacuation. In accordance with the policy of liquidation decided upon by the Canadian Government, all chattels in the protected area were to be sold. Our representative visited the property and found the stove and heater to be in a very rusted condition and the remainder of the chattels of very low sale value. As the cost of removing them to Auction would have exceeded the price obtained from the sale, they were abandoned on the property.

Your bank account at Mission was not brought under control by the Custodian.

We have attached hereto a cheque in the amount of \$256.11, representing all the funds held to your credit at this office, and as it would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Enclosures (2)