

2837

Haney, B.C.

FILE NO. 2837

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

R 10

NAME: OKANO, Kameo

HOME ADDRESS: 10th Ave., Haney, B. C.

REGISTRATION NUMBER 13823 SEX: Male AGE: 31

OCCUPATION: Millhand : Farmer

(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.)

Formerly..... Last place.....
EMPLOYER: Hamond Cedar Co., Hamond, B. C. --- Stave Lake Cedar Co. Ltd.,
Dewdney, B. C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: E Aiko 28 99

ADDRESS OF WIFE OR HUSBAND: 10th Ave., Haney, B. C.

NAMES OF ANY LIVING CHILDREN: Yoshiro

ADDRESS OF CHILDREN: 10th Ave., Haney, B. C.

AGE OF CHILDREN: 3 years.

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

1. LOCATION AND DESCRIPTION: 10th Ave., Haney, B. C. - 10 acres.

Lot 55 and 56 West half of Sec. 20, T. 12 Map 1161

97179E

2. BUILDINGS AND OTHER IMPROVEMENTS: 2-storey, 9-room wooden frame
house; 1-barn; 2-storey chicken house; 1-root house; 1-garage;
1-small hot house.

3. INSURANCE (Give particulars; state where policies are) \$1,500.00 British Empire

Insurance Co.-Hal. Menzies, agent Haney, B. C., beneficiary-

M. Okano(father)...Policy 40651 left in Safety deposit box 104

4. TAXES (Amount and where payable) \$49.69 paid 1941. Bank Montreal, Haney, B.C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

Owner.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Box 104 Bank of Montreal, Healey, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None

9. IF FARM LAND STATE CROPS SOWN 2 acres strawberries; 1 acre raspberries; 1 acre asparagus; 1 acre rhubarb; 2 acre hay; 20 fruit trees.

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.

see attached list.

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

1-dog; 1-cat.

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: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

Fernridge Lumber Co., Haney, B. C. -- about \$30.00*and paid
Feb 7-2-44
12-2-44*

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

5-War Saving Certificates each \$5.00 - Box 104 Bank of Montreal, Haney,
B. C.8. BANK ACCOUNTS Sav. Acc. 6660 Bank of Montreal, Haney, B. C. about \$60.009. LIFE INSURANCE \$2,000.00 Manufacturers Life Ass. Co., beneficiary-Aiko (wife) Policy No. unknown. - Box 104 Bank of Montreal, Haney, B. C.10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: Box 104, Bank of Montreal, Haney, B. C.**LIABILITIES:**1. PERSONAL DEBTS: None2. TRADE DEBTS: NoneREMARKS: Power of attorney being given to father (M. Okano) in careof H. Mensies, Haney, B. C. All goods as listed will be storedin house on 10th Ave & father who is to be evacuated
at this date will hold key.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 8th day of April 1942.

(Signature)

M. OkanoW. McCormick

Witness

FOR DEPARTMENTAL USE

Statement of Personal Property owned....

Kasuo OKANO, Reg. 13823

April 8, 1942.

Farm implements...
Logging tools...

1-plough
1-harrow
1-disc
1-cultivator
1-portable saw mill.
100 ft. rope
150 wire cable
5-5gal. container
1-logging outfit; 2-cross cut
saws; 2-falling saws; 1-spring
board; 1-sledge hammer and
4-wedges; 4-axes)
150 ft. galv. pipe
1-hand pump
2-wooden barrels
2-steel barrels
2-drum stoves
70 tiles
2-forks
1-scythe
2-sprayer
1-duster
5-shovels
2-oveners
2-powders
5-steel blocks
50 ft. garden hose
2-pair logging dogs
1-logging chain

Household furnishings....

1-3 piece chesterfield
1-3 piece bedroom suite
1-dining room suite
1-bookcase
1-cooking stove
1-heater
1-porcelain sink
1-electric clock
1-portable sewing
machine (electric)
1-baby crib
2-dressers
1-chiffonier
7-sets of steel beds.
1-kitchen cabinet
18 yds. inlaid
linoleum
1-congolian rug

INFORMATION FROM R.C.M.P.

Date

Oct. 25/43.

Our File No.

2837

Full Name

OKANO

KAZUO

(Surname in Block Letters)

Registration No.

13823

Male - Female
(check)

Age

Jan. 8, 1911

Former Address

10th Ave., Naney, B.C.

Date Evacuated

Apr. 11/42.

Naturalized - Canadian-Born - National
(check)

Present Address

Portage la Prairie, Man.

498 Logan Ave.

Married - Single
(check)

Name of Wife

(NOGAMI) Aiko #13822

Name of Husband

Name of Mother

OKANO, Tane

Name of Father

Mosaburo #13819

Names of Children under 16

#14396

Yashihisa (m) Feb. 27/39

Requested by

EEG

Registered with Custodian

(Yes or No)

Additional Information

Millhand Owner of 10
acres. bldg.

<u>AMENDED CLAIM</u>				
<u>Items</u>	<u>Est. Value</u>	<u>Auction S.P.</u>	<u>Recorded. Now Missing</u>	
1. 5 Sashes	15.00	5.00		
2. Cable (100' #2) (100' #2)	25.00	1.50	12.50	(proof of 1 cable sold)
3. 4 Hatch Blocks	10.00	4.75	5.00	(2 only sold)
4. 2 Cross-cut Saws	10.00	3.75		
5. Dining Table	3.00	.50		
6. Crutches	1.00	.25		
7. 4 Bentwood Chairs	6.00	2.00		
8. Anchor	5.00	1.00		
9. Sprayer	3.00	1.75		
10. 2 Clocks, Pan & Sundries	2.00	.35		
11. Meat Grinder	3.00	3.00		
12. Meat Grinder	7.00	3.00		
13. Power Saw, Circular Rip 24", Circular Crosscut 24"	50.00	12.00	25.00	(power saw sold)
14. Child's Car	15.00	9.00		
15. 2 Silver Vases	3.00	.50		
16. Dinner Set	15.00	11.50		
17. Bx. of Hardware	5.00	1.25		
18. Marble Table Top	2.00	.50		
19. Dishes	3.00	1.25		
20. Rowboat	10.00	4.00		
21. Vagon	25.00	11.00		
22. Bedroom Suite of Bed, Dresser Stool Chest of Drawers	100.00	46.00		
23. Bedroom Suite of Bed Dresser Chest	125.00	60.00		
24. Dresser	15.00	5.00		
	<u>460.00</u>	<u>187.85</u>	<u>42.50</u>	

Smadison

AMENDED CLAIM			
Items	Est. Value	Auction B.P.	Recorded. Not Missing
1. 4 Sashes	15.00	5.00	
2. Cable (100' #)			
(100' #)	25.00	1.50	15.50 (proof of 1 cable sold)
3. 4 Patch Blocks	10.00	4.75	5.00 (1 only sold)
4. 1 Couch-out Saw	10.00	5.75	
5. Dining Table	3.00	.50	
6. Crutch	1.00	.25	
7. 4 Bentwood Chairs	6.00	2.00	
8. Asher	5.00	1.00	
9. Sawyer	3.00	1.75	
10. 1 Clock, Pen & Sundries	2.00	.35	
11. Meat Grinder	3.00	3.00	
12. Meat Grinder	7.00	3.00	
13. Power Saw,			
Circular Rip 24",			
Circular Crosscut 24"	50.00	12.00	25.00 (power saw sold)
14. Child's Car	20.00	9.00	
15. 2 Silver Vases	3.00	.50	
16. Dinner Set	15.00	11.50	
17. Box of Hardware	1.00	1.25	
18. Marble Table Top	2.00	.50	
19. Mirror	3.00	1.25	
20. Bedstead	10.00	4.00	
21. Trunk	25.00	11.00	
22. Bedroom Suite of			
Bed,	100.00	46.00	
Dresser Stool			
Chest of Drawers			
23. Bedroom Suite of			
Bed	125.00	60.00	
Dresser			
Chest			
24. Dresser	15.00	12.50	
	460.00	187.50	

fin

<u>ASSIGNED CLAIM</u>		<u>Est. Value</u>	<u>Auction E.P.</u>	<u>Recorded. For Bidding</u>
1.	4 Boxes	15.00	5.00	
2.	Cable (100' x 1/2")	25.00	1.75	12.50 (proof of 1 cable sold)
3.	4 Match Boxes	10.00	4.75	5.00 (2 only sold)
4.	2 Crutch-cut Saws	10.00	2.75	
5.	Dining Table	3.00	.50	
6.	Crutches	1.00	.25	
7.	4 Bentwood Chairs	6.00	2.00	
8.	Anchor	5.00	1.00	
9.	Sprayer	3.00	1.75	
10.	1 Clock, Fan & Sundries	2.00	.35	
11.	Hand Grinder	5.00	3.00	
12.	Hand Grinder	7.00	3.00	
13.	Power Saw, Circular Rip 24", Circular Compound 24"	50.00	12.00	25.00 (power saw sold)
14.	Child's Car	25.00	9.00	
15.	3 Silver Vases	3.00	.80	
16.	Dinner Set	15.00	11.50	
17.	Box of Hardware	5.00	1.25	
18.	Marble Table Top	2.00	.50	
19.	Dishes	3.00	1.25	
20.	Refrigerator	10.00	4.00	
21.	Vases	25.00	11.00	
22.	Bedroom Suite of Bed, Dresser, Stool, Chest of Drawers	100.00	46.00	
23.	Bedroom Suite of Bed, Dresser, Chest	125.00	60.00	
24.	Dresser	15.00	5.00	12.50
		<u>460.00</u>	<u>157.85</u>	

Fin

127P
OC-2282-A

Farm Appraisal Report

File No. FL-186

Land Description Lots 55 & 56 of W $\frac{1}{2}$ of Sec. 20, Plan 1161.

Containing 9.08 Acres

Owner's Name OKANO, Kase Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C. Distance $\frac{1}{2}$ mile

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

Church (give denomination) Haney, B.C. All denominations Distance $\frac{1}{2}$ "

Nearest School Haney, B.C. Distance $\frac{1}{2}$ "

State how property was identified Map location and corner posts.

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

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

Is this district a good one? Yes, Co-operative marketing. EXHIBIT No. 849-2

Employment opportunity Two sawmills and brickyard. DATE 15 Oct 1948

Predominating Nationality and religion Mixed, Japanese predominating. FILED BY A. M. Charnick

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

Water supply Two shallow wells and one 50'-for domestic supply. Value \$

Electricity-Power available; electric lights installed in house.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	28 x 36	Frame	1 $\frac{1}{2}$	Shgl.	8 yr.	Cone.	Good	2000.00
Garage	12 x 16	"	8'	"	"	Wood	Fair	25.00
BARN Shed	24 x 30	Pole & Fr.	12-20	Shks.	-	"	"	75.00
ADD'n.	12 x 30	"	7-12	"	-	"	"	
BARN	"	"	"	"	"	"	"	"
Root shed	16 x 40	Frame	8'	Shgl.	old	"	Poor	-
BARN	"	"	"	"	"	"	"	"
Poultry -	18 x 40	"	14'	Shks	"	"	Fair	100.00
Glass Hse.	10 x 10	Glass	6-7'	Glass	-	"	"	50.00
	"	"	"	"	"	"	"	"
	"	"	"	"	"	"	"	"

Total present day value \$ 2350.00

Total Value Buildings add to farm \$ 1500.00

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

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

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

Are buildings painted? Yes. Condition of paint Fair.

Distance from nearest bush Over 100 yards.

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

Cultivated Land

BC/127-P
BC/2282-A

Page 2

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8.93	Level	Clay loam 10" to 20"	Clay	Mixed fruits and asparagus & clover	100.	893.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, 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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
.15	Level	Clay lm. 10-20"	Clay	Clearing Brush		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 \$ 904.25

Total added by buildings to value of farm \$ 1500.00

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

Total value of farm \$ 2404.25

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Farm in good condition. Fertility of soil maintained by plowing in clover and green crops. Presently occupied by tenant - Chris Damkjar.

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

Noxious weeds:

None of consequence.

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

1942 (Lot 55-\$18.28 - District of Maple Ridge.
(" 56-\$36.35
J.J. 63

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

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

Inspector's Signature

"H.L. SINCLAIR"

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

JJ-186 - K. OKAMO

Reviews

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

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

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

Electric light installed in house.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUIT, ETC.

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

Present Value

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

2

1

100

10

1

1

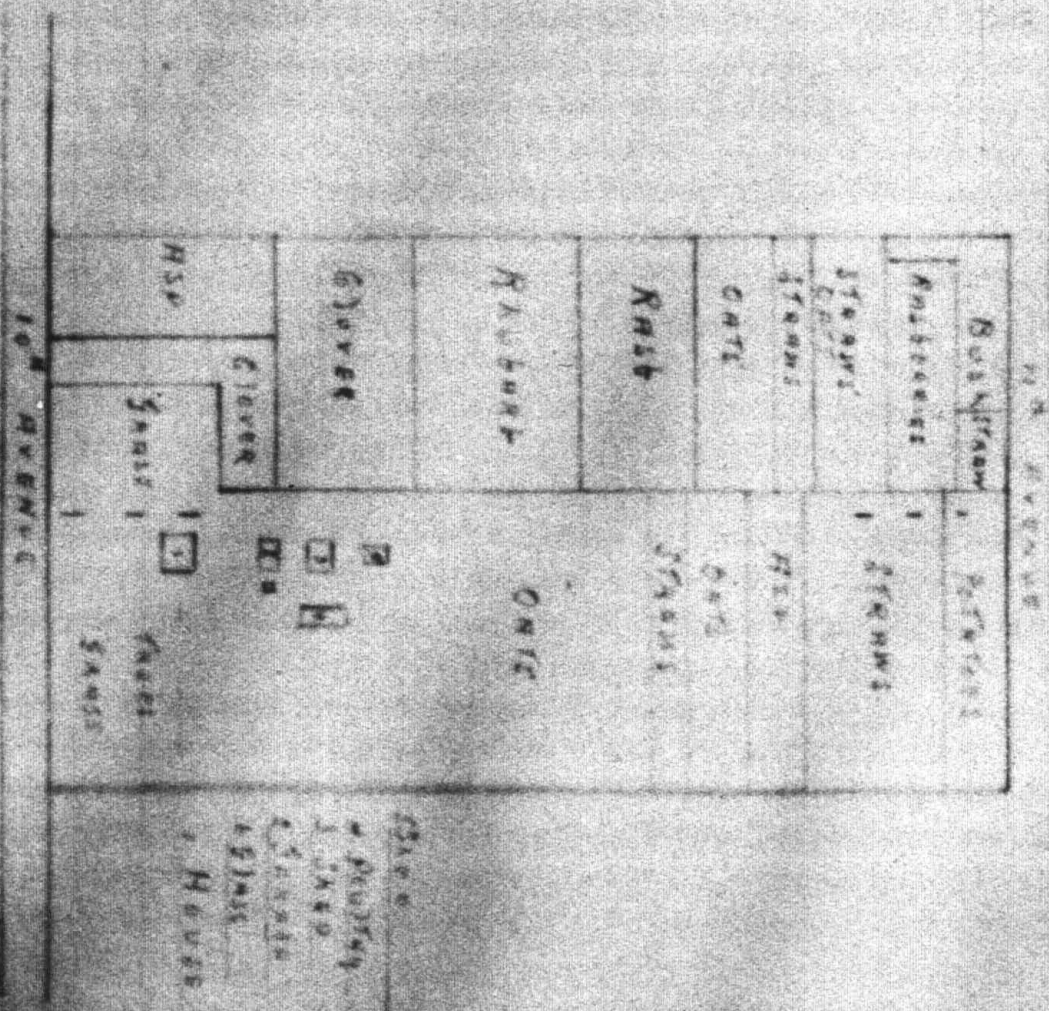
1

Total 8

Amount fruit trees add to value of farm 3

Diagram of Property

Depth 200 ft. 01-1408



606.5000 of 4x of Set 20. Plural

MS. A. 9. 2. 11. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847. 848. 84

1910. CHAM.

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

Date 2nd June 1942.

"I.T. BARNET"

District Superintendent.

NOV 28 1947.

12186

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.

2837 BC 127 P 2282A
Nov. 14

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

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

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

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

(4) REAL ESTATE

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

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

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

- (i) Farm
(ii) Residence Type of business
(iii) ~~Business~~
(iv) ~~Industrial or commercial property~~

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

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

- (i) Land - - - - - \$
(ii) Buildings - - - - - \$
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 5,000.00 5000.00
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 2,383.55 2383.55
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 2,616.45 2616.45

(5) PERSONAL PROPERTY

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

10th Avenue, R. R. 1, Haney, B. C.

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

House

(c) How stored or packed at time of evacuation

Packed loose into basement and upstairs room

(over)

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

Registered with Custodian

(e) Itemized description of personal property which is the subject of the claim:	
1. Bedroom Furniture (mentioned Feb. 10/44 as per letter August 9, 1946 at Hmay)	Estimated Value \$
2. Dresser	Estimated Value \$
3. Bed, Dresser stool and chest of drawers	Estimated Value \$
4. Bed, Dresser and chest	Estimated Value \$
5. Bed, Dresser and chest	Estimated Value \$
6. Household effects (Furniture, garden tools, carpenter tools etc.) as per list attached	Estimated Value \$
7. Estimated Value \$	
8. Estimated Value \$	
9. Estimated Value \$	
10. Estimated Value \$	
TOTAL CLAIM FOR PROPERTY LOSS \$ 222.44	

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

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

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

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

DOMINION OF CANADA
Province of Manitoba
TO WIT:

I, **Kenneth James**
of **Old Kildonan**
in the **Province of Manitoba**

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the **City**

of **Winnipeg**

in the **Province of Manitoba**

this **14th** day of **November 1947**

A.D. 1947.

A Notary Public at Law entitled to practice in the Province of Manitoba

A Commissioner &c.

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

LIST OF CHATTELS

Item	Estimated Value	Amount Received
2 Batches	\$ 15.00	\$ 5.00 ✓
Cable (3/8" - 100' - 1/2" - 100')	\$ 25.00	\$ 1.50 ✓
4 Scotch Block	\$ 10.00	\$ 2.50 ✓
2 Cross Cut Saws	\$ 10.00	\$ 2.75 ✓
Dining Table	\$ 5.00	\$.50 ✓
Cutlery	\$ 1.00	\$.25 ✓
4 Bentwood Chairs	\$ 4.00	\$ 2.00 ✓
Anchor	\$ 5.00	\$ 1.00 ✓
Sprayer	\$ 5.00	\$ 1.75 ✓
2 Clocks, pen and sundries	\$ 2.00	\$.35 ✓
Meat Grinder	\$ 5.00	\$ 3.00 ✓
Meat Grinder	\$ 7.00	\$ 3.00 ✓
Power Saw, 1 circular rip 24" - 1 circular cross-cut 24"	\$ 50.00	\$ 12.00 ✓
Child's car	\$ 15.00	\$ 9.00 ✓
2 Silver Vases	\$ 5.00	\$.50 ✓
Dinner Set	\$ 15.00	\$ 11.00 ✓
Box of Hardware	\$ 5.00	\$ 1.25 ✓
Marble table top	\$ 2.00	\$.50 ✓
Dishes	\$ 5.00	\$ 1.25 ✓
Boat	\$ 10.00	\$ 4.00 ✓
Wagon	\$ 25.00	\$ 11.00 ✓
Miscellaneous	\$ 22.00	
	\$242.50	\$74.50
	\$ 74.50	
	\$167.90	

LOSS

460.
191. 85
268.15

240.00
366.51
606.51

15.00
100.00
125.00
240.00
268.15
493.15

MEMORANDUM

File No. 2637

6th November, 1945.

Re: Kamuo OKANO - Reg. No. 13812

TO: Jack Horyson

FROM: W.E. Anderson

Upon reviewing the file of the above Japanese, it would appear that the following articles left in the care of Mr. Kris. Dankjar, 138 10th Avenue, Bangy, have not as yet been disposed of:-

Flaw
Harrow
Disc
Cultivator
100 ft. of rope
Logging tools
8 wooden barrels
3 steel barrels
3 drum heaters
70 drain tiles
2 Forks
Scythe
Duster
5 shovels
3 Evaners
2 peevess
3 steel blocks
Book case
Number of chairs
Arm chair.

Please arrange that they be disposed of as soon as possible either by appraisal or auction.

WEA:HA

*Unable to locate - turned her not
seen. Oke*

Canada

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

JAPANESE EVACUATION SECTION

JUN 28 1944

File No. 2837

Reg. No. 13823

506 Royal Bank Building,
Vancouver, B. C.

Mr. Kazuo OKANO,
Registration No. 13823,
459 Balmoral Street,
Winnipeg, Man.

Dear Sir:

Re: Mun. of Maple Ridge - Lots 55 and 56 of the west half
of Sec. 20 Township 12 Map 1161, District of New
Westminster, C. of E. 49980.

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	2,360.00
Add:	
Unexpired insurance premium as at January 1st, 1943	26.55
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	<u>2,383.55</u>

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.

100 100 100

Balance Brought Forward

CR. re Sale of Property

Land Registry Office - Certificate of Encumbrance

May 24 Fire Insurance Premium

June 10 Transfer from Acct. of

March 22 Proceeds of Auction Sale

June 8 Transfer to Acct. of
MOSABURO OKANO

H. C. Security Commission -
freight charges

2,772.53

REAL PROPERTY SUMMARY

File 2837

V.L.A. B.C. 127-P

JAPANESE NAME: Kazuo OKANO - - Reg. No. 13823.

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

PROPERTY ADDRESS: 10th Avenue, Haney, B. C.

LEGAL DESCRIPTION: Lots 55 and 56 of the W $\frac{1}{2}$ of Sec. 20, Twp. 12, Map 1161, Municipality of Maple Ridge, District of New Westminster.

TITLE: In name of Kazuo OKANO.

ENCUMBRANCE: Vesting in Custodian No. 24585, September 4th, 1942.
No other known.

ASSESSED VALUE: 1942 - 9.08 acres.
Land \$1000.00
Improvements \$2025.00, Total \$3025.00, Taxes \$54.63.

CLASSIFICATION: Berry and vegetable farm with dwelling. Custodians' representative reported on May 20th, 1942, farm of 10 acres, of which 2 acres were in crop of strawberries, 1 acre in raspberries, $\frac{1}{4}$ acre in asparagus, 1 acre in rhubarb and an unspecified acreage in hay. Okano declared 2 acres in hay and 20 seedling fruit trees. Agent reported as on farm a 2 storey frame house of 9 rooms, a barn, a chicken house, root house, garage and a 10 x 12 hothouse.

HISTORY OF ADMINISTRATION: 1. By Custodian, subject to existing lease.
2. The farm with buildings was leased by the owner on 20th April 1942 for the duration of the war to Christian Damkar, the rental being \$1.00 plus taxes and an account of \$109.28 due the Maple Ridge Co-operative Produce Exchange (paid August 25th, 1942. Taxes for 1942 paid.)
3. The buildings were insured for \$1500.00 and policy transferred to The Director, The Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act for \$2360.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Kazuo OKANO - No operating account. Capital account, sale price \$2360.00 plus refund on two insurance premiums \$26.55 total \$2386.55 less Certificate of Encumbrance \$1.00, insurance \$24.00, registration fee \$3.00 legal fee \$15.00, total \$43.00. Net total released \$2343.55.

TITLE: Included in C. of T. 171296-E issued to The Director, The Veterans' Land Act on March 22nd, 1944.

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

DATED October 23rd, 1945.

Paul H. Simpson

File No. 2837.

CLAIMS DEPARTMENT

January 24th, 1944.

Karuo OKANO - Reg. No. 13823

CREDITORS:

NO CLAIMS ON FILE

DEBTORS:

Ferridge Lumber Co., Naney, B.C. about \$30.00 J.P.

OKano says ok paid
12-2-44

Claims closed
12-2-44
—B

File No. 2857 ✓

Date Feb. 8, 1944

SUMMARY

Name: OKANO, K

Address: 138-10th Ave., Haney, B.C.

(1) - We have today moved to auction room at Haney, B.C. effects as per enclosed list at a total cost of \$ 2.4 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at None 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 \$ None 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:

These articles were in storage at the Judo Hall, Haney, B.C.

As yet no other chattels have been sold which belong to the

above. 7 out of 8 6" distributed proportionately

The tenant gave us the following explanation: _____

LIABILITY SUMMARY

File No. 2837

29th October, 1945.

Re: OKANO, Kazuo - Reg. No. 13823

The above Japanese declared no liabilities to the Custodian on April 8, 1942 but however on April 23, 1942 he stated that he owed the Maple Ridge Co-operative the sum of \$107.43. This account although actually \$109.28 was paid by C. Dankar, lessee of the property owned by the Japanese as part consideration of his lease for 1942.

This file reveals no other liabilities against the above Japanese.

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

Dated: October 29th, 1945
WEA:EH



Original
sent 5/7/44.

NAME OKAMO, Kameo

REGISTRATION NO. 13823

FILE NO. 2837

The following chattels were sold by public
auction at Honolulu, H. C. on June 15, 1944.

6 Bunkies	X	5.00	1.5
Cable	X	1.50	2.5
Hose	X	11.00	
2 Cross Cut Saws	X	2.75	4.0
Sketch Block	X	2.50	3.0
Shoe Pipe		0.25	
Lamp	X	15.00	
Truck Wheel	X	5.00	
Dining table	X	0.50	5.0
Dresser	X	5.00	
Curtain rods		0.50	
Rack		0.75	
Crutches		0.25	6.0
Washboard & kettle	X	0.50	
Shelves	X	0.25	
Clock	X	11.00	
Electric Lamp	X	3.50	
Chest of drawers	X	5.00	
Chest of drawers	X	6.00	
Wooden bed & spring	X	10.00	23.0
Brown bed & spring	X	6.00	11.0
Dresser	X	8.00	
4 Bentwood chairs	X	2.00	7.0
4 Chairs	X	9.00	
3 Chairs	X	3.50	
Electric Lamp	X	1.00	
Baby buggy	X	7.50	
Heater	X	2.00	
Total			
Carried Forward			
			129.25

~~Less expenses~~

~~Net proceeds credited~~

~~Members of Auctioneer Staff Present~~

~~Excluded from Auctioneering List Not~~

~~Remarks~~

NAME OKANO, KasuoREGISTRATION NO. 13823FILE NO. 2837

The following chattels were sold by public
 auction at Haney, B. C. on June 15, 1944.

Brought Forward

Anchor
 Sprayer
 Miscellaneous
 Coal scuttle and miscellaneous
 Sundries
 Sundries
 Electric Iron ✓
 Electric Plate ✓
 2 Clocks, pan & sundries
 Meat Grinder
 Meat Grinder
 Power Saw
 Child's car
 Tea Tray
 2 Silver vases
 Plated plate
 Plated dish & vase
 Cabinet
 Jars
 2 Crocks
 Packing paper
 Glasses
 Tricycle
 Kiddy car
 Glassware
 Crockery
 Jug & tumblers

\$129.25
 1.00
 1.75
 0.50
 1.50
 0.50
 0.45
 3.50
 2.00
 0.35 - 10
 3.00 - 11
 3.00 - 12
 2.00 - 13
 7.00 - 19
 2.50
 0.50 - 15
 2.00
 1.50
 6.00
 0.50
 2.25
 1.50
 0.25
 0.75
 0.50
 2.00
 1.50
 1.50

Carried Forward

Total

\$ 191.05

Less Expenses:

\$

Net Proceeds Credited:

\$

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Remarks

NAME OKAND, KamaREGISTRATION NO. 13523FILE NO. 2537

The following chattels were sold by public
 auction at Waco, E. C. On June 15, 1944.

	Brought Forward	
Casserole		\$191.05
Pyrex ware		✓ 2.00 K
Umbrella		✓ 1.75 K
Box of glass		✓ 3.00 <i>misc</i>
Box of glass		✓ 1.25 K
Platters etc.		✓ 0.35 K
Platters		✓ 2.75 K
Trays		✓ 1.75 K
Dishes		✓ 2.00 K
Gas Stove		✓ 3.05 K
Fish bowl		✓ 0.25 <i>misc</i>
Dinner set		✓ 0.50 <i>misc</i>
Sundries		✓ 11.50 - 16
Cupboard		✓ 2.00 <i>misc</i>
Box of hardware		✓ 0.50 F
Sundries		✓ 1.25 17
Iron saucepans		✓ 0.50 <i>misc</i>
Glassware		✓ 0.50 K
Cake tins etc.		✓ 2.00 K
Decorations		✓ 1.95 K
Picture frames		✓ 1.75 <i>misc</i>
Trays		✓ 1.00 F
Box of small dishes		✓ 1.45 K
Smoker's stand		✓ 0.35 K
Vases etc.		✓ 2.00 F
Vases & jugs		✓ 0.25 <i>misc</i>
Table tennis		✓ 1.00 <i>misc</i>
Total	Carried Forward	✓ 0.50 <i>misc</i>

\$ 237.90

~~Amount Paid~~~~Amount Received~~~~Amount of Custodian's Staff Fee~~~~Amount of Custodian's Staff Fee~~~~Amount~~

NAME ORLANDO, Emma

REGISTRATION NO. 13823

FILE NO. 2837

The following chattels were sold by public
 auction at Hanney, B. C. on June 15, 1944.

Brought Forward

Grocery
 Dishes
 Marble table top
 Clothes hangers
 Boat
 Wagon
 Switch Block
 Gramophone

\$237.90

✓ 0.75 K
 ✓ 1.25 19
 ✓ 0.50 18
 ✓ 1.00
 ✓ 4.00 20
 ✓ 11.00 21
 ✓ 2.25 2
 ✓ 3.00

Total

\$ 261.65

Less Expenses: (Auctioneer's Fee: \$26.16

(Advertising: 3.47

(Moving: 33.11

\$ 62.74

Net Proceeds Credited:

\$ 198.91

Members of Custodian Staff Present. Mr. Moryson

Extracted from Auctioneering List No. Haney 8

Remarks

NAME OKANO, Kameo

REGISTRATION NO. 13823

FILE NO. 2837

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

1 Box crockery
1 Box crockery

\$ 2.40 K
3.75 K

Total

(Auctioneer's Fee \$ 0.61
Less Expenses: (Advertising) 0.08
(Moving) 0.71

\$ 6.13
\$ 1.40
\$ 4.75

Net Proceeds Credited:

Members of Custodian Staff Present.

W. E. Anderson

Extracted from Auctioneering List No. Nasey 15.

Remarks.

Original sent
5/7/44

NAME OKANO, Kameo

REGISTRATION NO. 13823

FILE NO. 2837

The following chattels were sold by public
auction at Hanay, S. C. on February 10, 1944.

Dresser
Dresser, Stool, Chest of Drawers
Dresser & Chest of Drawers

\$ 9.00 ✓
40.00 ✓ 22-
50.00 ✓ 23

Total:

(Auctioneer's Fee) \$ 9.90
Less Expenses: (Advertising) 1.24
(Moving) 3.40

Net Proceeds Credited:

\$ 99.00
\$ 14.54
\$ 84.46

Members of Custodian Staff Present. Mr. J. Moryson

Extracted from Auctioneering list No. Hanay 5.

Remarks.

PERSONAL PROPERTY SUMMARY

File No. 2837

9th November, 1946.

Re: Kazuo OKANO - Reg. No. 13823

CHATELS: The above Japanese registered with this office on the 8th April, 1942, and declared at that time a quantity of chattels being left on his property at Haney. He was evacuated on the 11th April, 1942, leaving everything in the care of the tenant, C. Damskar. Our fieldmen inspected the property on the 20th May, 1942, and inventoried the chattels at that time. Our inventory was forwarded to the Japanese, who acknowledged it as being correct on the 3rd August, 1942, with the exception of a few farm tools.

Two requests for shipments of chattels were received from him, and made with the co-operation of the tenant and the Department of Labour, to whom we paid the sum of \$5.50 as part of the shipping expenses.

Chattels were removed and sold by public auction on the 10th February, 1944 net proceeds from which amounted to \$84.46 and from second auction 15th June, 1944 net proceeds of \$198.91. A considerable quantity of personal property were removed to our Haney storage. Of these latter a quantity of crockery was sold by auction on the 7th April, 1945 for the sum of \$4.75, and at OKANO's request, the balance was shipped to him at Winnipeg, on the 27th March, 1946. The charges covering this shipment amounting to \$19.98 were paid from his account here.

The chattels are fairly well accounted for on this file with the exception of farm tools of which a number were missing but were of low value in any case.

OKANO's brother-in-law, Hisao HAMADA, File 1019, declared he was leaving some chattels at this property. He was written on the 5th June, 1945, regarding this matter but as no reply was given our enquiries, full payment is being made to OKANO and any adjustment necessary will have to be made between themselves.

ACCOUNTS RECEIVABLE: OKANO declared an account of \$30.00 owing him by the Fernridge Lumber Company. He advised us on the 7th February, 1944 that collection was made prior to evacuation.

The Provincial Income Tax department made a refund of his 1941 tax in the amount of \$5.01 which was sent to this office for his credit.

BONDS & INVESTMENTS: OKANO declared having a few War Savings Certificates in his safety deposit box. These were not brought under control by the Custodian.

According to the records of the Maple Ridge Co-operative Exchange. This Co-operative has been liquidated through F. Field & Co. and upon instructions from Ottawa, when distribution of proceeds is made OKANO will be entitled to his proportion.

BANK ACCOUNT: OKANO declared a bank account at Haney. This was not brought under control by the Custodian.

LIFE INSURANCE: OKANO declared he had a \$2000.00 Manufacturers Life Insurance policy. This was not brought under the control of or administered in any

PERSONAL PROPERTY SUMMARY (Cont'd)

File No. 2837

9th November 1946.

way by the Custodian.

SAFETY DEPOSIT BOX:

OKANO declared he had a Safety Deposit box at the Bank of Montreal, Haney. This also was not brought under control by the Custodian.

This file reveals no other personal property assets.

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

WEA:HA

W.E. Lawson
.....

2837

October 5th, 1950.

Mr. Kasuo OKANO,
Box 20B,
R. R. #1,
Winnipeg, Man.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 849

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$2,708.29.

Cheque for \$2,551.63 is enclosed herein, and the sum of \$156.66 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FGB/ja
1 encl.

September 13, 1949

Est. No. 0001

Frank F. Hathorn

Case No. 243, Name SEANOR File 2877

Est. Analysis

Est. No. - 211.00 sold at auction for \$85.00
Total Claim 211.00

Miscellaneous Chattels

2000.00 sold at auction for \$182.85
42.50 recorded, now missing
Total Claim 242.35

TOTAL PERSONAL PROPERTY CLAIM: \$460.00

Remarks

Asset sheet shows total claim as for Miscellaneous Chattels, and the
figures being- 2417.50 sold for \$185.85
42.50 recorded, now missing

/s/

2837

4th October, 1949.

REGISTERED

Mr. Kazuo OKANO,
Regn. No. 13623,
Box 208,
R.R. No. 1,
Winnipeg, Manitoba.

Dear Sir:

We wrote to Mr. Eizao HAMADA on the 7th September, asking for a copy of the list of goods for which you made payment to him of \$87.00. A copy of this letter was also sent to you, and we asked that this list be forwarded to this office either by Mr. Hamada or yourself.

We have not received a reply and would advise that no award in connection with your claims will be made until this list is received.

Yours truly,

HA

Office of the Custodian.

Reply on Case file

875.

1 Chest of drawers	\$5.00
Clock	14.00
Chair	4.00
Trunk	50.00
	\$73.00

7th September, 1949.

Mr. Ritsuo HAMADA,
Regn. No. 03919,
577 Stella Ave.,
Winnipeg, Manitoba.

Dear Sir:

With reference to your chattels left at the time of evacuation with Mr. Kazuo OKANO and sold together with his property, would you please forward to this office as soon as possible a copy of the list of goods for which you received payment amounting to \$87.00 from Mr. Okano.

It is noted from the transcript of the Hearing that you stated that you could not find your list. If you have not already been able to find this list, would you please obtain a copy from Mr. Okano and forward it to this office.

A copy of this letter has been sent to Mr. Okano.

Yours truly,

Office of the Custodian.

HA
Encl. (Return addressed envelope)
C.C. to Mr. Kazuo OKANO.

Feb. 24, 1944

2837

CHATELS BELONGING TO
OKANO, Kazu #13823
138-10th Ave., Haney, B.C.

Which have been shipped to him.

* 1 Sewing machine-portable.

* 1 Kitchen range.

SIGNED

Morgan

Charlotte

File No. 2837

Name: OKANO, Kazuo

Address: 138 10th Ave., Haney, B. C.

Reg. No: 13823

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
AUG 6 1942

INVENTORY OF CHATELS LEFT ON PROPERTY

STORED IN HOUSE. Main Floor

- 1 kitchen range
- 1 heater
- 1 cabinet gramophone & records

STORED AROUND ATTIC

- 2 beds, complete
- 6 kitchen chairs
- quantity of $\frac{1}{2}$ " cable
- 1 baby's carriage
- 4 cartons (contents unknown)
- 1 box glassware, etc.
- kitchen utensils
- 2 coils rubber hose, $\frac{1}{2}$ "
- kiddies toy auto

STORED IN LOCKED ROOM IN ATTIC

- 1 rocking chair
- 1 floor lamp
- 1 roll linoleum
- 1 bureau

- 2 dressers
- quantity of bedding
- 1 table model, Singer sewing machine (electric)
- 1 chest of drawers (contents unknown)
- 2 cartons
- 2 trunks
- 1 arm chair
- 1 bed, complete
- 1 bureau
- 1 bedroom suite, 3 pcs., bed, dresser and bench, chiffonier
- 1 rocking chair
- 1 dining table and 4 chairs
- 2 small tables
- 14 kitchen chairs
- 1 book case
- 1 wardrobe containing clothes
- 2 beds, complete
- 1 cigarette stand
- 2 chiffoniers (new)
- 1 box, 3 cartons dishes
- 3 beds

Confirmed:

DATE: Aug 3rd / 42.

Signed: K. Okano

Please return this copy *ADW*

October 12, 1949.

Mr. Kasuo OKANO,
Registration No. 13823,
Box 208,
R. R. No. 1,
WINNIPEG, Manitoba.

Dear Sir:

We wrote you on September 19th, 1949, regarding 2 wooden fixtures, and a Box books presently in Custodian storage in Vancouver, which appear to belong to you, but to date we have not received a reply to our letter.

The Custodian has extended the date for receiving requests from those who have not written for their goods, and this letter is to advise you that you now have until October 31st, 1949 to make known your desire regarding disposition of same.

In the event that you do not wish the articles in our possession shipped to you, it is the intention of the Custodian to dispose of same at his discretion. If you desire to have the goods, however, they will be shipped without cost to you.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/CH

PHONE PACIFIC 6151

PLEASE REFER TO

FILE NO. 2837

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

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

9th November, 1946.

REGISTERED

Mr. Kazuo OKANO,
Registration No. 13823,
498 Logan Avenue,
Winnipeg, Manitoba.

EVACUATION SECTION	
Rec'd	NOV 29 1946
File No.	
Ans.	
Referred	

Dear Sir:

Your file has now been reviewed and we are attaching hereto Custodian cheque in the amount of \$64.48 which sum is your full remaining credit at this office at this time derived from the sale of your assets in the Protected Area which vested in the Custodian. A detailed statement of your account showing entries made since the date one was last sent to you is attached for your information.

According to your file it would appear that there is a possibility of your brother-in-law having some interest in chattels that were left on your property. We wrote to you both some time ago in this matter but received no reply, and we are now leaving this matter entirely in your hands to make any adjustment necessary between yourselves. We are notifying Hisao HAMADA to that effect.

You no doubt received the shipment of personal property to you, expenses of which amounting to \$19.98, were pre-paid from this office from your account.

It is noted that you are the registered holder of shares in the Maple Ridge Co-operative Produce Exchange. This Co-operative has been liquidated under instructions from the Custodian and in due course when proceeds from liquidation are distributed, you will receive your proportion.

We have not as yet received the Title document covering your property and would request that you send it to this office without delay as it has been cancelled at the Land Registry Office.

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,
Office of the Custodian.

WEA:HA
Encls. 3 (cheque)

File No. 2837

STATEMENT OF ACCOUNT
LEUO OKANO - Registration No. 13823

9th November, 1946

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945				
Nov. 1	Balance as per statement sent 6th October, 1945.		\$2631.18	
1946	Cheque to you	\$1500.00		
Jan. 22	Cheque to you	800.00		
Aug. 13	Cheque to you	246.72		
Sept. 7	Freight & shipping charges on personal effects	19.98		
		<u>\$2566.70</u>	<u>\$2631.18</u>	
				<u>\$64.48</u>

1919
2837

June 5th, 1945.

Mr. Hisao HAMADA,
Registration No. 03915,
444 Spence Street,
Winnipeg, MANITOBA.

Dear Sir:

It is noted that when registering with this office certain of your chattels were left at Steveston and also a quantity with your father-in-law at Haney.

Your sewing machine and trunk were shipped to you in 1943, and the balance have now been sold by public auction in accordance with a policy of liquidation decided upon by the Canadian Government. It is noted, however, that the proceeds derived from the sale of your chattels and the individual items are listed under your father-in-law's account. We are enclosing an itemized statement showing goods sold and ask that you get in touch with Mr. OKANO and decide what amount of the proceeds is yours, and what is his. When you have arrived at a satisfactory adjustment between yourselves, please notify this office and a transfer of funds will be made which will be available to you.

Yours truly,

W. E. Anderson,
Farm Department.

WEA:OH
Enc.

File No.

2837

Date June 9, 1924

SUMMARY

Name: OKING, Esau #13823

Address: 132 10th Ave., Haney, B.C.

(1) - We have today moved to auction room at Haney, B.C. effects as per enclosed list at a total cost of \$ 29.25 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at Budd Temple 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 \$ None 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:

~~No shortages some tools to be gathered up yet will be in next~~
~~auction sale.~~

The tenant gave us the following explanation:

June 9, 1944.

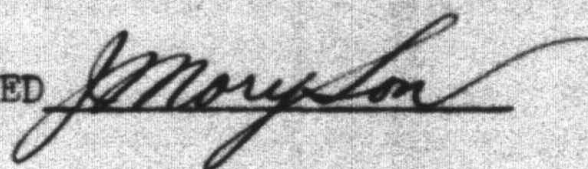
CHATELS BELONGING TO

OKANO, Kazuo #13823
138-10th Ave., Haney, B.C.

Now stored in Buddhest Temple, Haney, B.C. (Personal)

40 Boxes & ctns. cont. misc.

SIGNED

A handwritten signature in cursive script, appearing to read "Mary Lou", written over a horizontal line.

5278
2837

June 8, 1944

Mr. Mossburne OKANO,
Registration No. 13819,
c/o Mr. Thos. Wishart,
Portage La Prairie, Man.

Dear Sir:-

Re: North West Policy No. 210060
Kazuo OKANO

On May 31, 1943 you wrote giving us authority to advance funds from your account with this office to your son's account, Kazuo Okano in order that he might be able to pay premium on North West Policy No. 210060 being fire insurance protection on his property on Land Road, Haney, in the municipality of Maple Ridge.

After receiving that authority from you we transferred to your son's account \$19.99.

There are now sufficient funds in your son's account derived from the sale of his property to take care of this advance made by you, and we are today transferring that same amount \$19.99 from your son's account No. 2837 to your account No. 5278.

We trust that this action on our part meets both with the approval of yourself and your son.

Yours truly,

S. M. Gibson
Insurance Department

SMG:OH

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Kazuo Okano

File No. 2837

*Manitoba Sugar Co.
Superior Man*

Reg. No. 13823

Company Manufacturers Life Ins. Co.

Agency Winnipeg

Policy No. 519,914

Premium - \$ 76.60

Payable: Annually, Semi-annually or monthly

Month August

Day 31st

REMARKS:

Letter sent 4/9/43

Bill

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 2837

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

August 7th, 1942.

Mr. Kristian Damkjar,
138 - 10th Avenue,
Haney, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 13 1942

Dear Sir:-

re Chattels of Kazuo OKANO
REG.#13823

We are trying to confirm a full list of chattels left by the above person at your address. Mr. Okano states that the majority of his goods have been stored in a locked room in the attic, but he has left on the main floor the following:

- 1 kitchen range
- 1 heater
- 1 cabinet gramophone and records

and the following articles apparently have not been locked up:

- 2 beds complete
- 6 kitchen chairs
- quantity of $\frac{1}{2}$ " cable
- 1 baby's carriage
- 4 cartons (contents unknown)
- 1 box glassware
- kitchen utensils
- 2 coils rubber hose - $\frac{1}{2}$ "
- kiddie's toy auto.

In addition to these Mr. Okano states that he left on the farm one old disc, one plough and a harrow, which should be in the barn.

Will you please confirm that these articles are there.

There was also a claim against Mr. Okano from the Maple Ridge Co-Operative Produce Exchange at Haney for \$108.38, and Mr. Okano states that his understanding is that this debt would be settled by you from the crop money. We would much appreciate

2837

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 6 1942

Bill

C. J. T. Wishart,
Portage La Prairie
Man.

Aug. 3rd / 42.

Office of the Custodian,
Vancouver B.C.

Dear Sir,

In answer to your letter of
July 20th / 42. The only farm implements I brought
out here are 1 shovel, 2 hoes, + 1 rake. The rest
is still on the farm, 1 old Disc, + 1 plough +
1 harrow should be around the barn or Mrs
Dankar may be using it. The rest should be
stored in basement.

The heater + the Gramophone cabinet is ours.
The kitchen range should be stored in the small
room adjoining the kitchen.

My debt to Maple Ridge Co. is supposed
to be paid by Mrs Dankar. Out of the crop.

Yours Truly
K. Okano.

2837

July 20, 1942.

Mr. Kazuo OKANO, #13823,
c/o Manitoba Sugar Co. Farm,
Dufferin, Manitoba.

Dear Sir:

Re: Chattels at 138-10th Ave., Haney, B.C.

We are advised that your farm has been rented to Mr. Chris Danker, and our agent reports to us that the goods listed in duplicate and enclosed herewith were found on the property on the 20th of May.

We note that there do not appear to be any farm implements as shown in your declaration of April 8th, and there are also some discrepancies regarding your household goods. We presume that you have made some disposition of these goods and would ask you to advise us concerning same, and also to confirm the enclosed list, if correct, and return the marked copy without delay to this office.

Although it appears by the terms of the lease that the tenant is not to have the use of the chattels we presume that the kitchen range, heater, cabinet gramophone and records which were left on the main floor are to be used and cared for by Mr. Please state if this is correct, in your letter.

We note a claim against you of the Maple Ridge Co-Operative Produce Exchange, Haney, B.C. in the sum of \$108.38, and also that they are holding a \$50.00 Victory Bond as security for same. Kindly confirm this, if correct, and advise us as to your plans for meeting this indebtedness.

Please let us hear from you by return mail.

Yours truly,

H. F. Green,
Manager, Protection Department.

AGH:AS
encl.

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

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

Winnipeg, Manitoba,
April 15th, 1948.

IN THE MATTER OF THE CLAIM OF
KAZUO OKANO,
(also known as Kase Okano).

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

S.M. CHERNIACK, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANFORD, Esq.,

Official Interpreter (acting
as check interpreter).

H. SHIGARU, Esq.,

Interpreter.

30 H. H. LANGFELD, Esq.,

Official Reporter.

2
K. Okano,
In Chief.

THE SECRETARY: Case No. 849, Kazuo Okano.

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

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

DIRECT EXAMINATION BY MR. CHERNIACK:

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

A Yes.

Q And that is your signature? A: Yes.

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

20 A Yes.

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

(STATEMENT MARKED EXHIBIT NO. 1).

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

(APPRAISAL MARKED EXHIBIT NO. 2).

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

A Yes.

30 Q What building is it?

A: That is my house.

- Q On this property? At Yes.
- Q Will you speak up so that his Lordship can hear you?
Do you know when this snapshot was taken?
- A In the early part of January, 1948.
- Q In the early part of January, this year, 1948?
Will you examine the picture closely and tell me
whether you note any change in the appearance of the
house since your evacuation?

10 A No, I cannot. The hedges along the side are over-
grown, that's all I notice.

Q There is no actual change to the house?

A No.

MR. O'HARA: I will file this as Exhibit 3, my lord.
(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. O'HARA: Exhibit 1, my lord, sets out that the
claimant purchased the property in 1920 from Mr.
Koska at which time one acre was cleared. He
himself cleared about eight acres of land, con-
structed about 4000 feet of ditching, partly
cedar and partly tile, and planted about 30 mixed
20 fruit trees at an estimated cost of \$45.00. Dug
two wells with the necessary cribbing for the wells
and he sets out the houses which were built by
him. That is the buildings all of which were
built by him and the years in which they were built.
He further sets out the estimated costs of the
buildings and the dates when they were built.
The appraiser in Exhibit 2, my lord, sets out that
the property is half a mile from Nancy, has
30 direct access to 10th Avenue, is a corner lot and

K. Skene,
In Chief.

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

20

(STATEMENT MARKED EXHIBIT No. 4).

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

5
E. Okano.
In Chief.

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

10
THE COMMISSIONER: Of what type was the power saw?

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

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

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

THE COMMISSIONER: Yes, Mr. Hunter?

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

CROSS-EXAMINATION BY MR. HUNTER:

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

A It was walnut. It was the real walnut.

Q Do you think it was the real walnut?

A Yes.

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

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

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

10 A I don't know.

Q It seems pretty cheap for a real walnut.

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

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

Q I see.

MR. HUNTER: Have you a family?

A: Yes.

Q How many children?

A: One.

Q Not a very large family?

A No.

20 Q How old is he or she?

A He is nine years old.

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

A Yes.

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

A "River Fish".

Q River Fish Co-Operative, at Steveston?

A Yes.

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

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

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

Q Wire rope, would it be?

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

Q How long had you had that?

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

Q Yes, for stump pulling? A: Yes.

Q Did you buy it new? A: Yes.

Q Do you know how much you paid for it?

A I don't know quite that. No.

Q Where did you leave it?

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

MR. HUNTER: That's all thank you.

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

A: Yes.

Q Where did you get it?

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

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

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

K. CHASE.
Cross-exam.
Discussion

Q It was not, eh?

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

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

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

(Witness aside)

10

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

H. N. Langfield

H. N. LANGFIELD*,
Official Reporter.

Name of Claimant **OKANO, Isamu**
 Custodian File **2637**

Case **849**

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
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		
					2366	2631.21			2631.21	
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
417.50	191.85	57.55	45.92%	42.50	19.55				77.00	
TOTAL RECOMMENDATION									2708.39	

V.L.A.
CHATELS
WINNIPEG, MAN.
April 15, 1948.

DEFENCE BRIEF

Kazuo OKANO

File No. 2837

Case No. 849

REAL PROPERTY CLAIMS

<u>1. Real Property Claim</u>	<u>Appraised at</u>	<u>Sold For</u>
\$5000.00	\$2404.25	\$2360.00

(a) Witness - appraiser - Sinclair (V.L.A.)

Question of fair market value only.
Pages 3 and 4 Transcript, discussion
re property and improvements.

(b) Property wholly owned by claimant.

PERSONAL PROPERTY CLAIMS

(All Claims shown are Gross)

<u>2. Chattel Claim</u>		<u>Sale Price</u>
\$460.00	Total Realized	\$191.85

All sold by auction.

Witnesses - As to attendance.
Mr. Moryson.

Question of Valuation Only.

JLG/ma