

3281

GANGES, B.C.

FILE No. 3281

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: OKANO, Kumanosuke /
 HOME ADDRESS: Ganges, B.C.
 REGISTRATION NUMBER 10122 / SEX: M AGE: 68
 OCCUPATION: 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.)

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: RIYO

ADDRESS OF WIFE OR HUSBAND: Ganges B.C.

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: —

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

1. LOCATION AND DESCRIPTION: ① 50 acres, being 1/2 of Section 3 Range 2 East, except the East 25 feet thereof; also all that part of the North 20 feet of Section 3, Range 1 East, lying East of the Subic Road as shown on Plan 2143. All in North Division of S.S. 1 Section 1 Range 1 E, North S.S. 1, Comstock District. (Councilman Dist.)

2. BUILDINGS AND OTHER IMPROVEMENTS:
 On: ① 2 story frame dwelling house, 6 chicken houses, 1 hatching house, 2 brooder houses, 2 sheds, 1 garage, 1 wash-house, 2 wood sheds, 2 tool sheds
 On: ② 2 packing houses, 1 barn + 7 greenhouses, total square feet 22,800.

3. INSURANCE (Give particulars; state where policies are) \$1000 on house ① in Guardian Assoc. Co. issued in Ganges. Policy No 7493695. in declarant's possession. Premiums paid for 1942. ① \$50.35 for whole year paid to Ganges collector

4. TAXES (Amount and where payable) ① 10.80 " " 1942

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

NONE.

6. OCCUPANCY AND LEASES (If vacant so state) ① SELF. Small pieces of land also leased to (a) Ariano - already registered (b) Ohana - farm house, on which they have both built dwelling houses - verbal agreements

(2) VACANT.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: *In declarant's possession*
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: *Slot ② held jointly with son Masahiko*
9. IF FARM LAND STATE CROPS SOWN: *Tomatoes in 7 greenhouses totaling 10,000 plants. Asparagus 1 3/4 acres. 3 strawberries &c all on property ①. (one 1/4 acre)*

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: *Dwelling House*
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE: *NONE*
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid):
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

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 *Furniture & household effects as per list herewith all stored in farmhouse at ^{B.C.} Gauger occupied by declarant.*
- ② *Farm implements, tools &c as per list herewith all stored in outbuildings on above farm.*
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 Montreal, Victoria B.C. branch Savings A/c

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:

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.

(Signature)

R. O. O'Connell

Witness

FOR DEPARTMENTAL USE

14591

NO. 1
balance 1/7

INFORMATION FROM R.C.M.P.

Date Sept. 30/43

File No. 3281

Full Name OKANO, Kumanozuke
(Surname in Block Letters)

Registration No. 10122

Male - Female
(check)

Age Aug. 20, 1873

Former Address Ganges, B. C.

Date Evacuated May 5/42

Naturalized - Canadian-Born - National
(check)

Present Address c/o D. H. Kieler, Box 91, Magrath, Alta.

Married - Single
(check)

nee

Name of Wife (KIMURA) Ryo #10088

Name of Husband -

Name of Mother Dec'd

Name of Father Dec'd

Names of Children under 16

Requested by C. M.

Registered with Custodian Yes.
(Yes or No)

Additional Information Farming. Owns 50 acres, house & greenhouse.

1. 122		NAME OKASO, S. MANDSUKE		FILE NO. 3281 ✓		
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Horvick Union Fire Ins. Soc. Ltd.	102-3476	\$2000.00	July	2	46	West half of Section 3, Range 2 East, North Salt Spring Island, B.C.
	<i>Cancelled July 3/44</i>					

INSURANCE CANCELLED (July 3/44).

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

12th February, 1947.

W. Bell

RGE/P.

✓
LIABILITIES SUMMARY

File 3281.

Kumanosuke OKANO.

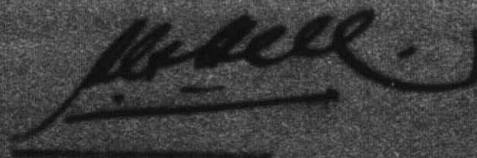
Reg. No. 10122.

89.15 Nansimo-Dunstan Utilities Ltd. Extract (July 31/42).
Light Account. Paid August 1st, 1942.

There are no other claims recorded in this file.

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

12th February, 1947.



RGB/P.

✓
REAL PROPERTY SUMMARY

Catalogue No. S.S.B.

File No. 3281

File No. 2139

Kumanosuke OKANO

Masatoshi OKANO

Reg. No. 10122.

Reg. No. 10063.

Address: Ganges, Salt Spring Island, B. C.

Legal Description: Section 1, Range 1 East, North Salt Spring Island,
COWICHAN DISTRICT.

Classification: Wild land. (100 acres).

Registered in the names of: KUMANASUKE OKANO and MASATOSHI OKANO.

State of Title (No. 97872-I): Clear.

Sold to: THE DIRECTOR, SOLDIER SETTLEMENT & VETERANS' LAND ACT for \$245.00.

As at: January 1st, 1944.

Payment received: December 29th, 1944.

Receipt of new Title (147657-I) acknowledged by Purchasers on: December 20th, 1944.

Completed statement to Evacuees sent on: January 24th, 1945.

Net proceeds (\$242.00) released to credit of Kumanosuke OKANO and Masatoshi OKANO
(Joint Account 3281 & 2139) as of: January 1st, 1944.

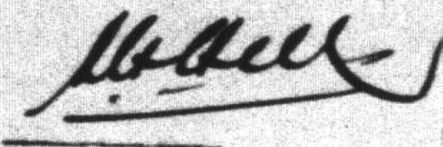
Chattels: Not involved.

Insurance: None.

Administration: This property consists of 100 acres of Wild Land, the second
growth timber on it being used for firewood to heat greenhouses on father's
(Kumanosuke OKANO) other property.

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

12th February, 1947.



RGB/P.

REAL PROPERTY SUMMARY

Catalogue No. S.S.B.

File No. 3281.

Name: Kumanosuke OKANO.

Reg. No. 10122.

Address: Ganges, Salt Spring Island, B. C.

Legal Description: The Fractional West half of Section 3, Range 2 East, EXCEPT the East 25 feet thereof; also all that part of the North 20 feet of Section 3, Range 1 East, lying East of the Public Road as shown on Plan 2143; all in North Division of Salt Spring Island, COWICHAN DISTRICT.

Classification: Over 20 Buildings, including 3 Dwellings, 7 Greenhouses and numerous Outhouses.

Registered in the name of: Kumanosuki OKANO

State of Title (No. 51239-I): Clear.

Sold to: THE DIRECTOR, SOLDIER SETTLEMENT & VETERANS' LAND ACT for \$2,926.00.

As at: January 1st, 1944.

Payment received: December 29th, 1944.

Receipt of new Title (No. 147656-I) acknowledged by Purchasers on: December 20th, 1944.

Completed statement to Evacuee sent on: February 3rd, 1945.

Net proceeds (\$2,925.70) released to credit of Kumanosuke OKANO as of: Jan. 1/44.

Chattels: Not involved in sale of real property.

Insurance: Cancelled (July 3/44).

Administration: This Salt Spring Island property consists of 49.2 acres on which stood the owner's own residence, 7 greenhouses (22,800 sq. ft.) and numerous chicken and other outhouses, over 20 in all, besides the dwellings and outhouses of two friends, one, that of Keichiro HIRANO (File 1554) being of recent construction and said to have cost over \$2,000.00. Efforts to reconcile principals' conflicting views on the subject of Hirano's acknowledged equity have failed and this matter is still in dispute between the parties concerned.

At date of evacuation, acreage under cultivation by owner was declared in "JP" form to be: 3 acres of Strawberries; 1 $\frac{1}{4}$ acres Asparagus and about 10,000 Tomato plants in Greenhouses.

(Over)

GENERAL SUMMARY

File 3281.

Kumanosuke OKANO.

Reg. No. 10122.

This 68-year old Naturalized-Canadian Farmer from Ganges, Salt Spring Island, signed a Custodian "JP" form on the 4th April, 1942. He was evacuated on the 5th May, 1942.

His wife, Ryo (File 15370), signed a Custodian "No Property" card on the 6th December, 1943. She was evacuated on the 5th May, 1942. Her file carries no evidence of any personal assets.

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: See Real Property Summaries for 2 parcels of Salt Spring Island property purchased by The Director, Soldier Settlement & Veterans' Land Act; (1) consisting of 49.2 acres with Dwelling, Greenhouses (22,800 sq. ft.) and numerous outhouses, the purchase price of which was \$2,926.00 (net \$2,925.70); and (2) 100 acres of Wild Land which realized \$245.00 (net \$242.00).

A Dwelling erected by Keichiro HIRANO (File 1554) on (1), said to be of recent construction and to have cost over \$2,000.00, has been the subject of a dispute between the landowner and his friend. Ref.: Feb. 6/45; Feb. 14/45; Apr. 3/45; May 5/45; Sept. 21/45, etc.

Net proceeds were credited to the account Kumanosuke OKANO as of January 1st, 1944, complete statements of each transaction being mailed to him on Feb. 3/45 and Jan. 24/45, respectively.

According to Mr. K. W. Wright's letter of May 26th, 1947, parcel (2), for which the Soldier Settlement & Veterans' Land Act paid \$245.00 was sold by them for \$2,000.00.

Personal Property: A list of furniture and household effects, and also one of farm implements and tools, is mentioned in "JP" form, but is not in file and has not been found. See Chattels Schedule for particulars of everything disclosed in file.

Bills Receivable: None.

Specified Articles: None.

Bonds, Shares, etc.: None.

Bank Accounts: A Savings Account with the Bank of Montreal, Victoria, declared on "JP" form, did not come under our administration.

Life Insurance: None.

Liabilities: None.

(Over)

3281
Mr. G.W. MacPherson,
Deputy Custodian,
Vancouver, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 24 1942

Further with regard to my rental offer of April 18th, 1942, re K. Okano's property, I now offer to rent Mr. K. Okano's dwelling house from now until the expiration of the rental agreement for the monthly sum of \$10.00 per month, payable in advance and commencing 1st May, 1942.

This offer is subject to the following conditions:

1. That I shall have the use of the said dwelling house and any furniture therein
2. I covenant and agree to ~~exercise~~ all reasonable care to protect and preserve this said dwelling house and all furniture therein and upon the termination of my occupancy to delivery all of the same in good condition
3. I am not to be responsible for damage caused by enemy action
4. I am to be given possession of the house on April 22, 1942.

I covenant and agree that if my offer is accepted I will on the acceptance of same

1. During my occupancy, keep the said dwelling house in a good state of repair at all times
2. Make all payments of money herein agreed to be made to the Office of the Custodian

Dated this 21st day of April, 1942.

Garn Emmet

Witness

Wong I Ling

for W. L. Chew

21st day of April, 1942.

I, the undersigned, being the owner of the dwelling house mentioned in the above offer hereby accept the same and request and authorise the Custodian to approve such acceptance and to carry out the transaction on my behalf, and I hereby request the Custodian to credit the rent to my property.

Garn Emmet
Witness

for K. Okano
V. M. Okano

It is further expressly agreed that the house is to be occupied by Mr. Wong Chew & family or by his brothers or father & their families at all times.

Witness Garn Emmet

Wong I Ling

Files 3281, 3275,
1364, A/69.

Copy of Salt Spring Island Agreement, dated
May 4th, 1942, between

Lessors (Kumanosuke OKANO (File 3281)
(Morihei MURAKAMI (File 3275)
(Katsuyori MURAKAMI (File 1364)

"Renewed 1/8/1943
to 31/7/1945 @ \$600.00
per annum- R.G.B."

AND

W.L. CHEW, Lessee.

EXHIBIT No. 498-14

DATE 1 Apr 1948

FILED BY

J.E.G. Hunter

I, W.L. CHEW of 248 East Georgia Street, Vancouver, B.C. hereby offer to purchase in their present state of maturity all crops on the properties belonging to K. Okano, M. Murakami and K. Murakami on Salt Spring Island for the sum of Three Thousand Dollars to be paid One thousand Dollars herewith (as a deposit with this offer to be returned to me in the event this offer shall not be accepted) and the balance One Thousand Dollar to be paid on June 15th and the remaining One Thousand Dollars to be paid on July 15th. This offer is on and subject to the following conditions:-

1. That I shall have the use of the said lands, the greenhouses thereon, and necessary living quarters free of any rent until the first day of August, 1942.
2. That the said lands, greenhouses and necessary living quarters shall be leased to me for a period of one year from the first day of August 1942, and I covenant and agree to pay on such date for such land, greenhouses and living quarters on Salt Spring Island the sum of \$840.00 in advance.
3. During the continuance of my occupancy I am to have the use on the properties above mentioned only of all garden and cultivating tools belonging to the owners of such properties and now situated thereon, and I covenant and agree to exercise all reasonable care to protect and preserve all such tools and to return and where necessary replace upon the termination of my occupancy all such tools, subject however to any reasonable wear and tear.
4. I am not to be held responsible for damage caused by enemy action.
5. I am to be given possession of the properties as above mentioned on or before 21st April 1942, but will get possession at my own expense.

I covenant and agree that if my offer is accepted I will on the acceptance of same:-

1. Execute and deliver all necessary leases and agreements, such leases and agreements to be prepared by and to be in form satisfactory to the Custodian and his solicitor, and that other than the foregoing I will not require the preparation or production of any documents of title.
2. To operate the said farms during my occupancy in a proper husband-like manner in accordance with the usual accepted methods and practices of agriculture and husbandry in the districts where such farms are situated.
3. During my occupancy, keep the said properties, greenhouses and living quarters in a good state of repair at all times.
4. Make all payments of money herein agreed to be made to the Office of the Custodian.

Dated this 4th day of May 1942.

Witness:

(Signed) "Gavin C. Mount"

(Signed) "W.L. Chew"

Which agreements will provide for all crop to be consigned in the joint names of the Custodian and myself until such time as I shall have paid the balance of \$2,000.00

(Signed) "G.C.M."

(Signed) "W.L. Chew"

(Signed) "K. Okano"
"M. Murakami"
Per: "V.M. Okano"
For: "K. Murakami"

(Signed) "G.C.M."

We, the undersigned, being the owners of the properties mentioned in the attached offer hereby accept the same and request and authorize the Custodian to approve such acceptance and to carry out the transaction on our behalf, and we hereby request the Custodian to divide the proceeds of the said sale of our crops as follows:-

	<u>Sale of Crops</u>	<u>Annual Rent</u>
K. Okano	\$1500.00	\$420.00
M. Murakami	923.00	240.00
K. Murakami	577.00	180.00

Witness:

(Signed) "Gavin C. Mount"

(Signed) "K. Okano"
"M. Murakami"
"K. Murakami"
Per: "V. M. Okano"

I, C. L. Drewry, Manager of the Japanese Evacuee section of the Office of the Custodian, pursuant to the within request and authorization hereby approve the acceptance of the within offer on behalf of the Office of the Custodian.

Copy of Assignment (dated October 7th, 1942)
from W. L. CHEW TO WONG HING.

(CONTINUED ON PAGE 3)

Copy of Assignment (dated October 7th, 1942)

from W. L. CHEW TO WONG HING.

Vancouver, B. C.
October 7th, 1942.

Mr. G. W. McPherson,
Deputy Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Owing to unforeseen circumstances, I now wish to assign my agreements with your office, known as the Salt Spring Island Agreements, and affecting the properties of K. Okano, M. Murakami, K. Murakami, T. Murakami, and M. Mikado, to my brother Wong Hing.

Mr. Wong Hing will make arrangements with you to carry out the agreement in a satisfactory manner, and I would ask you to deal direct with him in respect to these properties during the tenure of my lease, which I understand expires August 1st, 1943.

Yours truly,

(Signed) "W. L. Chew"

Copy of Acknowledgment (dated October 7, 1942)

from WONG HING TO W. L. CHEW.

Ganges, B.C.
October 7, 1942.

Mr. G. W. McPherson,
Deputy Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

I agree to take over the Salt Spring Island agreements from my brother, Wong Chew, and I agree that all rents and other charges now due or to become due shall be a first charge against the crops from the several properties, and I offer to pay all such charges in three equal payments on the first day of the months of May, June, and July, 1943. I further agree that if payment is in default on any of the above mentioned dates, that thereafter all produce shall be shipped to the order of yourself until all said rents and other charges shall have been paid in full.

Yours truly,

(Signed) "Wong Hing"

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

DATE: May 7, 1948

B. I. Hansen

File 3281

The following goods
belonging to K. Okano, File 3281
have been sold to the tenant
bringing for the sum of
\$45.00

1 kitchen stove

1 heater

3 old beds

1 table

6 kitchen chairs

1 small desk.

#45⁰⁰/_{xx}

Sammond

NAME OKANO, KumanosukeREGISTRATION NO. 10122FILE NO. 3281

The following chattels were sold by public
auction at Salt Spring Island, B.C. on November 3, 1943

8 Kitchen chairs	\$ 2.00	\$ 8.00
1 settee & 2 armchairs	1.50	15.00
1 gramophone case	0.25	15.00
1 table 3 leaves	6.50	15.00
1 Mirror	0.75	2.00
1 square table	0.75	2.00
6 pictures	0.60	6.00
3 oil lamps	1.00	1.00
1 china ornament	0.75	.75
Chest of drawers	1.75	5.00
1 Kitchen table (large)	0.75	10.00
Chair	1.00	2.00
Chair	1.00	2.00
Chest of drawers	1.50	5.00
Washstand	1.00	3.00
Electric Lamp	0.50	2.00
Electric Lamp Stand	9.00	25.00
Roll picture frames - floor polisher	1.00	1.00
4 Paint brushes etc. - Electric fixtures	1.25	3.00
Zinc nails etc.	0.50	.50
Whitting machine	0.50	2.00
2 gross fish hooks - Roll coat hangers	0.50	2.00
1 automobile pump - 3 dishes	0.85	2.00
3 lots miscellaneous articles	0.75	.75
box garden tools	0.25	1.00
Jar of spices	0.60	.60
Harrow	2.25	5.00
Flaw	2.00	5.00

Total Carried forward \$ 41.05 \$141.60

Less Expenses:

Net Proceeds Credited:

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Remarks:

498-13
EXHIBIT No. _____
DATE 1 Apr. 1948
FILED BY W.E. Huckvale

NAME OKAWAO, KumanesakaREGISTRATION NO. 10122FILE NO. 3281

The following chattels were sold by public

auction at Salt Spring Island, B.C. on November 3, 1943.

Total Brought forward:	\$ 41.05	\$141.60
Bringer	1.50	3.00
2 DeLaval Separator	5.00	30.00
1 Washing Machine	26.00	50.00
2 Brooders and equipment	2.00	20.00
Quantity of lead lines.	2.00	5.00
Odd netting	3.00	3.00
1 Bamboo pole - Pair of springboards	2.00	3.00
4 Crosscut Saws	1.00	4.00
Stump puller	6.00	10.00
Length of Hawser	0.25	1.00
Pair of worn logging hooks	0.25	1.00
1 Spray pump	1.75	3.00
1 Spray pump	1.00	3.00
2 Iron bars	0.50	.50
1 new axe handle	0.70	.70
Jap garden tools	0.50	2.00
5 Garden hoes	1.50	3.00
Box of small garden tools	0.50	.50
Blow torch	4.75	4.75
5 Mattocks	0.50	3.00
1 Funnel (gas)	0.25	.25
1 Fr. heavy jacks & bar	10.00	15.00
1 Car jack	0.50	1.00
1 Truck jack	1.50	3.00
3 traps	1.00	1.00
1 pair universal joints	1.25	1.25
Box of fish hooks	0.25	.50
Total Carried forward	\$116.50	\$314.05
Less Expenses:		
Net Proceeds Credited:		

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Remarks:

NAME OKANO, Kumanosuke

REGISTRATION NO. 10122

FILE NO. 3281

The following chattels were sold by public

suction at Salt Spring Island, B.C. on November 3, 1943

Total Brought Forward:	116.50	\$314.05
2 MacGregor dogs	0.25	.50
3 cow chains - 1 Frow	3.00	6.00
1 brush hook - 1 blood axe	2.00	3.00
2" sugar	0.70	1.00
7 wedges	1.00	3.50
1 single pulley - 1 single pulley	2.50	3.00
1 brass propeller - 1 brass shaft 15' - 1 Pr. iron collars	2.00	20.00
3 boxes of nails.	1.00	2.00
8 irrigation sprays	2.00	2.00
Box galvanized hardware	0.50	.50
7 stove dampers	0.25	1.00
Pipe fittings & pipe - 1 box old hinges	1.50	3.00
1 Pipe-cutting tool	1.00	2.00
Bundle of curtain rods - Box of bolts	0.75	.75
Miscellaneous tools	0.50	.50
6" roof plate	0.25	.25
2 Marine Gas tanks	2.75	5.00
Brooder stove etc.	1.00	3.00
Car cushions	0.25	.25
Bundle Building paper	0.25	1.00
Cultivator parts	0.50	2.00
2 4 gal. crocks	0.50	2.00
Jap buck saw	0.50	3.00
1 spring scales	0.25	.25
2 Primus stoves	1.50	2.00
1 butter churn (hand)	1.50	3.00

Total Carried forward

\$144.70 \$384.55

Less Expenses:

\$

Net Proceeds Credited:

\$

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Remarks:

NAME OKANO, Eumanosuka

REGISTRATION NO. 10122

FILE NO. 3281

The following chattels were sold by public
 auction at Salt Spring Island, B.C. on November 3, 1943

	Total brought forward:	\$144.70	\$384.55
2 Coleman lanterns		\$ 2.50	5.00
3 Oil lanterns		0.25	3.00
2 Coal oil lamps and hangers		0.25	1.00
3 porcelain flower pots		1.00	1.00
Bucket of nails		0.10	.10
Quantity of bottles and sealers		0.75	1.00
1 wash boiler		3.00	3.00
1 Milk can		4.50	6.00
5 gal. oil can		0.50	1.00
20 gal. crock		0.50	5.00
20 gal. crock		2.25	5.00
3 large barrels		2.00	6.00
Fish net		3.25	3.25
1 Harness		3.50	5.00
Odd tools		0.25	.25
Incubators		5.00	60.00
Incubators		2.00	60.00
1 Cream Separator		15.50	15.50
1 Wash chassis		7.00	50.00
Quantity of old brick		32.00	75.00
			<u>\$690.65</u>

Total (Auctioneer's Fee: \$23.08
 (Advertising: 1.82
 Less Expenses: (Moving: 29.48

\$230.80

\$ 54.38

176.42

Net Proceeds Credited:

Members of Custodian Staff Present. Mr. Carlsen

Extracted from Auctioneering List No. Salt Spring Island 1.

Remarks:

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

DATE: May 7, 1948

B. J. Hansen

W. M.

MEMORANDUM

File No.: 3281

March 14th, 1944

To: FILE

From: Mr. Green

Re: Kumonosuke OKANO

Our agent, Mr. Gavin Mouat, advises the following sale to the tenant of this farm as per manuscript note stapled to this memorandum. This is here repeated for easy reference.

"The following goods belonging to K. Okano, file 3281, have been sold to the tenant Wong Hing for the sum of \$45.00.

1	Kitchen stove
1	Heater
3	Old beds
1	Table
6	Kitchen chairs
1	Small desk"

It will be noted that the valuation on G/185 shows \$45.25 but Mr. Mouat explains that he could only collect \$45.00.

(attached to
G/185 from
GCR 2-3-44)

HFG:IF

BC-714-P

BC/714-P

Page 1 497-2 S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

1 Apr. 1948

J. L. A. Hunter
File No. JL 796

Land Description $\frac{1}{2}$ of Sec. 3, Rge. 2E, except the East 25 ft. thereof, also the north 20 ft. of Sec. 3, Rge. 1 E lying east of Public Road as shown on Plan 2143, North Salt Spring Island.

Containing 49.32 more or less Acres

Owner's Name OKANO, Fumonosuki Post Office Address Ganges, B. C.

Nearest Rail Point Ganges shipping point by C.P.R. steamer Distance $1\frac{1}{2}$ miles.Market Town Ganges - $1\frac{1}{2}$ miles, Victoria and Vancouver approx. 40 miles DistanceChurch (give denomination) Anglican and Presbyterian, Ganges. Distance $1\frac{1}{2}$ milesNearest School Consolidated school, Ganges Distance $1\frac{1}{2}$ "

State how property was identified: Line fences, map check and neighbours, etc.

Roads: State whether property has access to main road, the kind of road and its condition.
Access only at S.E. corner by a gravelled road (25') which leads out $\frac{1}{2}$ mile to main road.
Also has access by a 20' lane from N.W. corner to a gravelled Public Road.

Is this district a good one? Fair, but too far out from outside markets.

Employment opportunity Very limited.

Predominating Nationality and religion: British Nationality; Protestant Religion.

Describe Fencing and its condition: Old picket, rail and wire - Fair to poor. Value \$

Fairly adequate gravity supply from creek on place and recorded
Water supply: under Water Licence #10361 - 2000 gal. daily. Piped to Value \$
greenhouses and old dwelling (#1) in S.E. corner of property.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE #1	22 x 14	Lumber	14	Shingle	30 yr	Post	Only fair	600.00
" Addn.	10 x 16	"	8	"	"	"	" "	
" "	14 x 20	"	8	"	10 "	"	" "	
HOUSE #2	24 x 26	"	10	"	2 "	"	Fair	350.00
" shed	12 x 14	"	8	"	" "	"	"	20.00
HOUSE #3	24 x 34	"	14	"	" "	"	"	600.00
Greenhouse	90 x 180	glass & sash	8	Glass	5 "	"	"	1200.00
Greenhouse	30 x 100	"	8	"	10 "	"	"	150.00
Greenhouse	20 x 76	"	8	"	" "	"	"	70.00
"	10 x 20	"	6	"	" "	"	"	10.00
Garage	20 x 20	Rough lumber	8	Shake	" "	"	only fair	10.00
12 old henhouses and sheds	"	"	"	"	20-30 yrs.	"	to poor salvage	140.00

Electric light installed in #1 dwelling and some of the adjacent outbuildings.

Total present day value \$ 3150.00

Total Value Buildings add to farm \$ 2200.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? All 3 dwellings habitable, but one at least is surplus to requirement or size of farm.

Describe the basement and chimneys: Cement cellar 14' x 20' x 5'6" under part of #1 Dwelling and brick chimney to ground. No cellars under No.'s 2 & 3 and brick chimneys on bracket in each of latter.

How many rooms downstairs? 5 Upstairs? 2 How finished V Joint

Are buildings painted? #1 house only Attic Ship lap Condition of paint V Joint Poor.

Distance from nearest bush Unexposed.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
12.0	About 3 aces. level or bottom. Blce. undulating N. & S. slopes	Clay or shaly loam 6" to 8"	clay or shaly	about 2 $\frac{1}{2}$ acres canes and asparagus, only fair.	50.00	600.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
37.32	Undulating, stony, and shaly slopes on sidehills including about 20 aces. rough sidehill pasture among stumps and small scrubs.			Approx. 15 acres 2nd growth bush; unmarketable but will provide domestic fuel for years.	5.00	186.60

Total value of Land \$ 786.60

Total added by buildings to value of farm \$ 2200.00

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

Total value of farm \$ 2986.60

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
A rough shut in farm, poorly located and in poor tillage. Occupied for about the last
20 years by the Japanese owner and a Chinese tenant now in residence.

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

Noxious weeds: Not bad on the whole, but thistle abundant in spots and will spread if
uncontrolled.

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

Province of B.C. Salt Spring Island assessment District.
1942 land and school taxes - \$50.64.

Date: August 19, 1942.
Place: Victoria, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 10th day of August 19 42

Inspector's Signature

"J. D. Patterson"

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

BC/714-P
Farm Appraisal Report

Page 3

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

J.L. 795

Re: K. Okano

Remarks: Property shut in and poorly located in a small valley, in at the end of a hilly 25' lane. Cultivated area of about 12 acres cut up undulating land and bulk of it light soil. Remainder largely stony, shaly sidehill or slopes, rough stumps, pasture and some timber. Fairly adequate water supply to old dwelling and greenhouses, recorded on small creek on place under Water Licence No. 10361 - 2000 gallons daily.

Greenhouses on wood posts and sills are of cheap construction. While in fair condition they are at the stage when maintenance costs will be heavy to preserve them in serviceable condition. The heating is a crude arrangement of converted oil drum stoves set on the ground and stove pipe chimney's. No hot water pipes. There is still sufficient fuel on the property for some years.

In conjunction with the M. Murakami and one or two adjacent places, Okano's has been rented this season (mainly for the greenhouse tomato crop on these two places) to the International Produce Co. Ltd., a Vancouver Chinese firm, for \$3000.00. Details of the lease can be secured from the Custodian.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation. Lies in a narrow shut in valley about 1 1/2 miles west of Ganges. Cultivated land, about 12 acres is largely light soil and not very fertile. Fair natural drainage to Booth Canal outlet in bottom of valley.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil.

ORCHARDS, SMALL FRUITS, ETC.

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

Approx. 1 1/2 acres raspberries and logans, only fair,
1 1/2 " asparagus

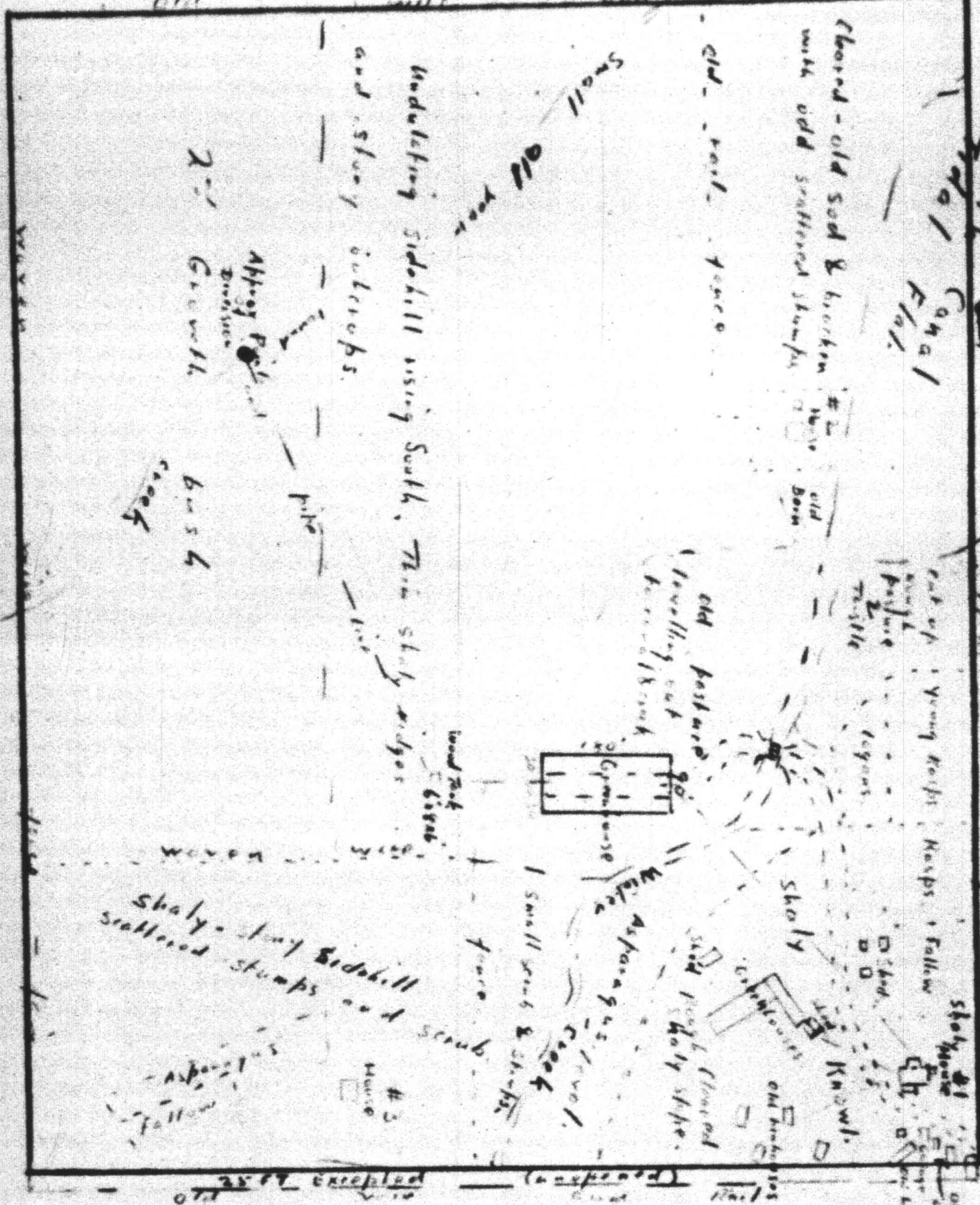
Present Value

Total \$

Amount fruit trees add to value of farm \$

K. OKANO. - 1. Inst. -

2 The North 20 FT. of Sec. 3, Rge 1. E., lying East of Public Road as shown on Plan 2143, North Salt Spring Island.



Soft/oi - H. A. Robinson
D. C. 1378.

21 A.S.
T. Murakami property

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

value is \$ **3000.00**

Date 21st August 19 42

"I. T. Barnet"
District Superintendent.

BC-715-P

BC/715-P

Page 1

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

Farm Appraisal Report

File No. JL 798

Land Description Section 1, Range 1 East, North Salt Spring Island.

EXHIBIT No.

DATE

100

W. L. Huchvale

Acres

Containing

Owner's Name Kumanosuki OKANO

Post Office Address Ganges, B. C.

Nearest Rail Point N.A. C.P.R. boats to and from Ganges

Distance 1 1/2 miles

Market Town Vancouver or Victoria

Distance 40 "

Church (give denomination) Protestant - Ganges.

Distance 1 1/2 "

Nearest School Ganges Consolidated

Distance 1 1/2 "

State how property was identified: From 1 Corner post and map.

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

Ec. It has no road access opened.

Is this district a good one? The Island is fair.

Employment opportunity Very limited. Farms in woods. Fishing.

Predominating Nationality and religion: British Protestant.

Describe Fencing and its condition: N I L

Value \$

Water supply: Probably ample on this water shed.

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X	N I L						
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable?

\$

Describe the basement and chimneys:

No. rooms downstairs?

Upstairs?

How finished

Are buildings painted?

Condition of paint

Distance from nearest bank

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE
100	A rocky, wooded hill.			Chief value for fuel supply.		2.50 250.00

Total value of Land \$ 250.00

Total added by buildings to value of farm \$

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

Total value of farm \$ 250.00

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

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

Noxious weeds:

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

Provincial Government wild land - \$10.80.

Date: 21st August 1942
Place: Victoria, B. C.I certify that the above report is based on a personal examination
of the whole farm made on the 11th day of August 1942

Inspector's Signature

"T. Godfrey"

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

Farm Appraisal Report

Re: K Okano

J.L. 795

Remarks: Wild land. Just a steep, wooded hillside with no access to public road.

Long time source of firewood.

(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

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of PropertyScale 1 inch = 1"

A steep wooded rugged rocky hillside
rising to the South
Part of the main Island Range
from Burgoyne in the South

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

value is \$ 250.00

Date 25th August 1942

"I. T. Barnet"

District Superintendent.



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT
DEPARTMENT OF VETERANS AFFAIRS

YOUR FILE NO. 3281

PLEASE QUOTE BC/714P

518 Rogers Bldg.,
Vancouver, B. C.

March 9, 1945

F. G. Shears, Esq.,
Director, Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Rec'd	MAR 10 1945
File No.	3281
Ans.	
Referred	

Dear Sir:

Re: The Fractional $\frac{1}{2}$ of Sec. 3, Range 2 East,
exs. the East 25' thereof; also all that part
of the North 20' of Sec. 3, Range 1 East, ly-
ing East of the Public Road as shown on Plan
2143; all in North Division of Salt Spring
Island, Cowichan District

I have your letter of the 6th instant with reference to
the above lands, formerly the property of K. Okano, evacuated Japanese.

Our records shown that when this property was appraised
the appraisal covered numerous buildings, included therein being the
following:

1	Greenhouse	90 x 180 Ft.
1	"	30 x 100 "
1	"	20 x 76 "
1	"	10 x 20 "

also twelve old hen houses and sheds.

The state of repair of the greenhouses was said to be
fair and that of the hen houses and sheds "fair to poor, salvage value".

All the buildings on the property collectively were said
to add \$2200.00 to the value of the land which in turn was appraised at
\$786.60.

The Appraiser's remarks indicate the following:

"Greenhouses on wood posts and sills are of cheap con-

struction. They are at a stage when maintenance costs will be heavy to preserve them in serviceable condition. The heating is a crude arrangement of converted oil drum stoves set on the ground and stove pipe chimneys. No hot water pipes."

I trust that this gives you the information you wished.

Yours truly,

T. Tedrick,
SOLICITOR, VETERANS' LAND ACT.

TV/MI

PRESIDENT: D. S. HARRIS

VICE-PRESIDENT: G. J. MOUAT

SECRETARY-TREASURER: A. INGLIS

SALT SPRING LANDS, LTD.

AGENTS FOR:
GUARDIAN ASSURANCE CO.
NORWICH UNION FIRE INSURANCE CO.
PHOENIX ASSURANCE CO.
THE UNION MARINE & GENERAL INSURANCE CO. LTD.
QUEEN INSURANCE COMPANY

BOX 35
GANGES, B.C.

REAL ESTATE
STOCKS AND BONDS
MORTGAGES
CONVEYANCING

PHONE: GANGES 3-M

April 17, 1945.

file 3281 & 1554.

R.G. Bell, Esq.,
Administration Department,
Office of the Custodian,
Vancouver, B.C.

EVACUATION SECTION	
DATE	APR 18 1945
FILE NO.	3281, 1554
ANS.	
REFERRED	Bell

Re Kumanosuke Okano - Reg. #10122
Keichiro Hirano - Reg. #10430

Dear Sir;

In reply to your letter of April 3rd, I beg to advise that on April 3rd 1942 I made a report, addressed to Mr. C.L. Drewry, the then Manager of the Office of the Custodian, in re Keichiro Hirano, and I have on file a copy of this report, together with a letter dated April 23, 1942, from Mr. Drewry acknowledging receipt of same, and instructing me to rent the house.

If you will look up the above mentioned report you will find in paragraph 1 and 2, some information in connection with the rental of the land and the ownership of the house, and you will also note that the rental agreement, which was signed by K. Okano, was enclosed therewith.

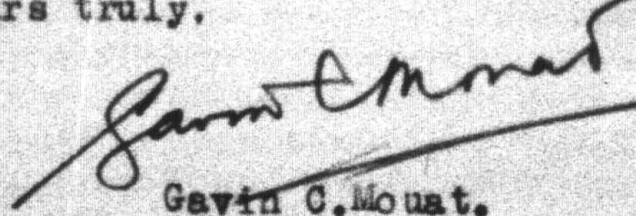
I also have a copy of that agreement on my file.

You will find also that we did rent the Hirano place and on one or two occasions rent was collected and credited to Hirano, as evidenced by your letter to me dated April 2, 1943.

I am of the opinion that there is another house on the K. Okano property which may not belong to K. Okano. I have reference to the house known as the Oharo house, which is a fairly good little recently built house. I do not appear to have a copy of the Oharo J.P. form. Mr. Oharo died at Lemon Creek, Slocan, sometime about the end of 1942, and the last address I had of Mrs. T. Oharo was at Slocan.

I have taken a look at the situation with regard to appraising the place, and I would think it would be highly desirable to have someone other than myself make this appraisal, and I would therefore recommend that you employ a Mr. J.W. Graham, a Contractor and Builder of this Island, to carry out this appraisal. Mr. Graham's address is Fulford Harbour, B.C.

Yours truly,


Gavin C. Mouat.

281
Ganges, B. C.,
April 21st, 1942.

I, the undersigned, being the owner of certain properties now vested in the Custodian do hereby request and authorize the Custodian to rent or otherwise manage to rent my said property to the best of his ability, and I hereby request the Custodian to credit any rents or other revenue to my property. *also to sell any expendable supplies such as fire wood berry crates etc for such price as he may deem proper*

Saw Choudhary

H. Kano

Witness

G. J. MOUAT: PRESIDENT
D. S. HARRIS: TREASURER

GAVIN C. MOUAT:
VICE-PRESIDENT AND MANAGER
RES. PHONE: GANGES 33-1

A. INGLIS: SECRETARY
W. M. MOUAT: DIRECTOR

SALT SPRING LANDS, LTD.

AGENTS FOR:
GUARDIAN ASSURANCE CO.
NORWICH UNION FIRE INSURANCE CO.
PHOENIX ASSURANCE CO.
THE UNION MARINE & GENERAL INSURANCE CO. LTD.
QUEEN INSURANCE COMPANY

BOX 35
GANGES, B.C.

REAL ESTATE
STOCKS AND BONDS
MORTGAGES
CONVEYANCING
PHONE GANGES
OFFICE B.B.M.

April 26-1945.

file 1554-
3281.

Rec'd	APR 27 1945
File No.	3281
Ans.	Bell
Replied	

R.G. Bell, Esq.,
Administration Department,
Office of the Custodian,
Vancouver, B.C.

Re: Keiichihiro Hirano, - Kumanosuke Okano.

Dear Sir;

In reply to your letter of April 19th, I beg to report that I have gone into the matter of an appraisal of the Hirano house, and my estimate of the value of this house is \$1900.00.

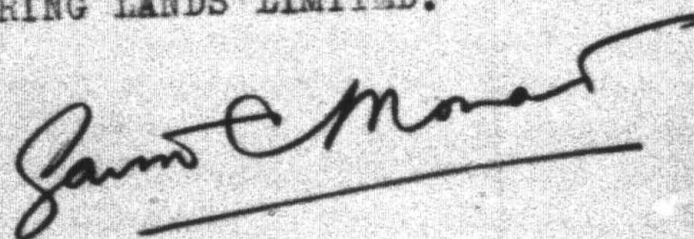
I have made a rough estimate of the Okano house, that is the two-story dwelling, the Ohara house, the twenty out-buildings, and the seven greenhouses, - \$7,750.00, or a total, including the Hirano house, of \$9,650.00.

If you wish to bring the value of the Hirano house into relation with the whole at \$2200, I think you will find it works out at about \$433.

Hoping this information will be useful to you,

Yours truly,

SALT SPRING LANDS LIMITED.



Gavin C. Mouat,

57 Albion Ave.,
Mimico Ont.,
May 17th/46.

Mr. R. G. Bell,
Administration Dept.,
506 Royal Bank Bldg.,
Hartings & Granville,
Vancouver B.C.

EVACUATION SECTION	
Rec'd	MAY 25 1946
File No.	3281 + 1554
Ans.	
Referred	Bell

Dear Sir:

Referring to file 3281 + 1554 I am still waiting the results of the settling of my property.

I have been very patient about this matter but as yet there has not been anything definite. The settling price you listed as \$450 I had accepted as satisfactory, hoping this matter could be settled immediately.

This price is far from being a fair price as I spent over \$2000 for the material cost of building the house and clearing (the cost of labour being excluded). I only lived in the house for 3 yrs. However, under the circumstances over which I have no control, I am willing to forget all this upon the receipt of your stated price.

I have been informed people are living in my house. Should this matter take much longer, I should be entitled to collect the rent for the time of their residence.

You have had my cooperation to the fullest up to this time. As with no

misunderstanding again I repeat please
send me the \$450 and call this matter closed.
Hoping to meet with your immediate
attention.

Remain,

Yours truly,

K. Hirano.

(reg no. 10430)

SALT SPRING LANDS, LTD.

BOX 35
GANGES, B.C.

July 4th, 1947.

Mr. F. G. Shears, Director,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: Sec. 1, Rge. 1 East, North Division,
Salt Spring Island, Cowichan District

I have had your letter of the 24th ultimo in re the above property and have made an examination of the property. There is approximately 400,000 ft. of timber standing on this property which is the reason that it was sold for \$2,000.00. Some loggers think there is a possibility of there being 600,000 ft. Recently considerable timber has been sold on the Island at the rate of \$5.00 per thousand feet stumpage.

I would think that at the time the V.L.A. bought this property timber was probably not worth more than \$2.00 or \$2.50 a thousand.

The man who now owns the above property is a logger and did buy it for its timber value. The property has no access to government road and I often wondered why the Soldier Settlement Board ever took it at all and have since wondered why they did not sell it to a returned man and let him benefit. Once the timber is off I do not think there will be much value to the land.

I might add that shortly after the time the V.L.A. acquired this property we had a client who was willing to pay up to \$1,000 for the property on account of its timber value at that time.

Hoping this information will be helpful to you.

Yours truly,

SALT SPRING LANDS LTD.

Gavin C. Mouat

EXHIBIT No. 497-7
DATE 1 Apr. 1948
FILED BY J.W.C. Hunter

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

DATE: May 6, 1948

B. I. Hunter J.M.

3281.

Mailed 10/10/47

October 10th, 1947.

REGISTERED MAIL.

Mr. Kumanosuke OKANO,
Registration No. 10122,
P. O. Box 152,
Magrath, Alta.

Dear Sir:

Your file has been up for review and we take advantage of this opportunity to give you a brief resume of our administration of your affairs.

As you know, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada, and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out those policies in as careful and fair a manner as possible.

Real Property: As advised you at the time your Salt Spring Island property, consisting of 49.2 acres of Land on which stood your Dwelling, Greenhouses and numerous outhouses, was purchased by The Director, Soldier Settlement & Veterans' Land Act, for \$2,926.00, the net proceeds (\$2,925.70) being credited to your account as of 1st January, 1944.

Included in the above purchase price was a Dwelling, said to have been constructed recently by Keihiro HIRANO (File 1554), and which he reported (Mar. 6/45) cost him over \$2,000.00. We regret that this building has been the cause of some dispute and we desire to know whether any agreement has been reached between yourself and Mr. Hirano as to the extent of the latter's acknowledged equity.

Another Salt Spring Island property, in which you had a half-interest with your son, Masatoshi (File 2139), consisted of 100 acres of Wild Land. This property also was purchased by The Director, Soldier Settlement & Veterans' Land Act, the price paid being \$245.00, the net proceeds credited to the Joint Account in which the property was carried being \$242.00.

Personal Property: Our records show all chattels--household and personal effects and farm equipment--having any sale value to have been included in an auction sale held on the 3rd November, 1943, as per auction sheet, with the exception of the following articles sold to Wong Hing (tenant at the time) for the sum of \$45.00:

Kitchen Stove
Heater
Old beds (3)
Table
Kitchen Chairs (6)
Small Desk.

(Over)

Mr. Kumanosuke OKANO.

Page 2.

October 10th, 1947.

Bank Account: A Savings Account with the Bank of Montreal, Victoria, declared by you, did not come under our administration.

Liabilities: The only outstanding liability on file is that of undetermined amount owing to Mr. Keishiro HIRANO (File 1554). Sufficient funds (say \$450.00) must be ear-marked for this liability until it is liquidated, and if you are still unable to arrive at a mutually acceptable figure we would suggest that you endeavour to have Mr. Hirano request us in writing to remit you the amount in dispute for direct settlement between you.

Funds: There is a balance of \$3,097.43 standing at the credit of your account at the present time, being balance as per last statement (Feb. 3/45) less valuation fee (\$5.00) and share of legal expenses (\$15.00) connected with sale of real property.

This balance, less a sufficient margin to cover the acknowledged liability referred to above, is available to you, and if you will advise us of the name and address of your Bank we shall be pleased to remit the above balance (less say \$450.00) to them for the credit of your account. If we do not hear from you within a reasonable time, say by the end of this month, we will make this remittance to you direct to enable us to close your account, which is now on the inactive list of accounts that are being closed.

This would appear to account for all property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this, we enclose a stamped addressed envelope for your convenience.

Yours truly,

R. G. Ball,
Office of the Custodian.

RGB/P.
Encl.

NOT VALID UNTIL SIGNED BY
AN AUTHORIZED OFFICER

DOMINION OF CANADA
SUCCESSION DUTY ACT

S.D. 50
REV. SEPT. 1948

CONSENT TO THE TRANSFER OF PROPERTY
(NOT VALID TO RELEASE PROPERTY, DELIVERY OF
WHICH IS PROHIBITED BY SECTION 80 OF THE ACT.)

SERIAL NO. **AF 73194**

DATE **Nov. 1, 1950**

IN THE MATTER OF THE ESTATE OF **OKANO, Kumanosuke,**
Cardston, Alberta.

WHO DIED ON **November 5, 1949.**

TO ALL PERSONS:

WHO MAY ON CONSENT "DELIVER, ASSIGN, TRANSFER, PAY OR PERMIT THE DELIVERY, ASSIGNMENT,
TRANSFER OR PAYMENT OF ANY PROPERTY" TAKE NOTICE THAT CONSENT IS HEREBY GIVEN TO THE DELIVERY,
ASSIGNMENT, TRANSFER OR PAYMENT OF—

Japanese Property Claims, Commission Cases, 497 and 498, \$5,724.74


DEPUTY MINISTER OF NATIONAL
REVENUE FOR TAXATION

DOMINION SUCCESSION DUTIES OFFICE AT **Calgary**
BY 
AUTHORIZED OFFICER

CANADA
PROVINCE OF ALBERTA

By the oath which you have taken as Administrator you are bound to render a true account of your administration whenever required by law so to do. You are required to file within two years after the grant, in the office of the Clerk of the Court which made the grant, a statement of account, duly verified under your oath, showing how the estate has been dealt with.

In the District Court of the District of SOUTHERN ALBERTA
JUDICIAL DISTRICT OF LETHBRIDGE.

Be it known that on the 9th day of November A.D. 19 50,

the last Will and Testament - - - - - of KUMANOBUKU OKANO, - - -

late of the Town of Cardston, in the Province of Alberta, Retired Farmer, - - - - -

deceased, who died on or about the 5th - - - - - day of November - - - - - A.D. 1949,
at Cardston, in the Province of Alberta, - - - - -
and who at the time of his - - death had a fixed place of abode at Cardston aforesaid, - - -

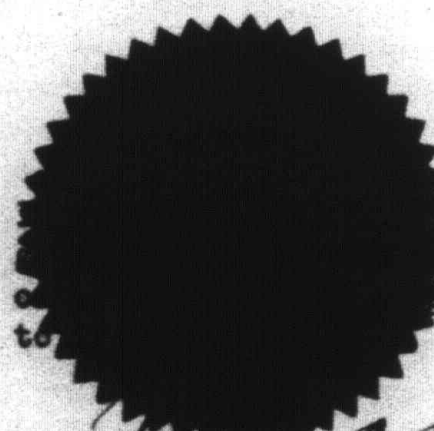
was proved and registered in the said District Court, a true copy of which said last Will and
Testament - - - - -

is hereunder written, and that the administration of all and singular the property of the said deceased
and any way concerning his - Will was granted by the aforesaid Court to - - - - -

JAMES OKANO, of the Town of Cardston, in the Province of Alberta, Restaurateur,
as the natural and lawful son and one of the next-of-kin of the said deceased,
and the sole Executor named in the Will of the deceased, - - - - -

the ~~execut~~ named in the said Will he - - - - - having been first
sworn well and faithfully to administer the same by paying the just debts of the deceased, all taxes
and duties payable in respect of his - - - estate and the legacies contained in his - - Will
- - - - - so far as he is - - thereunto bound by law, and by distributing the
residue (if any) of the property according to law, and to exhibit under oath a true and perfect inventory
of all and singular the said property, and to render a just and true account of his - - executorship
and to surrender this grant whenever required by law so to do.

In Witness Whereof this grant has been issued, under the
Seal of the Court, pursuant to the fiat of
His Honour Judge J.H. Sissons.



the fore-
of the
surports
to

[Signature]
Deputy Clerk of the Court.

(Sgd) J.H. Fooks
Deputy Clerk of the Court.

**LAST WILL AND TESTAMENT OF
KUMANOSUKE OKANO**

THIS IS THE LAST WILL and TESTAMENT of me, KUMANOSUKE OKANO, of the Town of Cardston in the Province of Alberta, Retired Farmer, made this the 5th day of February A.D. 1949.

I HEREBY REVOKE all former Wills and other testamentary writings at any time heretofore made by me. (Sgd) Kumanosuke Okano

I APPOINT my son, JAMES OKANO, to be the Executor of this my Will (Sgd) James Okano

I REQUEST my Executor to first pay all my just debts, my funeral and testamentary expenses. (Sgd) Briant W. Stringam

AFTER THE payment of my just debts, my funeral and testamentary expenses, I devise and bequeath all my property both real and personal wheresoever and whatsoever unto my son, JAMES OKANO, absolutely and forever.

IN WITNESS whereof, I the said KUMANOSUKE OKANO have this to this my last Will and testament set my hand the day and the year

(Sgd) Kumanosuke Okano
J. H. Fooks

- 2 -

first written above.

SIGNED, Published and Declared
by the above named Kumanosuke
Okano, testator, as and for his
last Will and Testament, in the
presence of us both present at
the same time, who at his request
and in his presence have hereunto
subscribed our names as witnesses. (Sgd) Kumanosuke Okano

(Sgd) Emma Lou Briggs
Cardston, Alberta.
Stenographer

(Sgd) Briant W. Stringam
Cardston, Alberta
Barrister

(Sgd) J. H. Fooks,
Deputy Clerk of the Court

NOV 25 1947

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

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

72 795
B.C. 714 P
Snr. 46.

3281

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

- (1) NAME OSAKO KUBOYAMA (RCMP Reg. No. 16132)
(Print) Surname Given Name
- (2) Pre-Evacuation Address R.M.D. #1, Ganges, Salt Spring Island, B.C.
- (3) Present Address Box 152, Wainwright, Alberta.
- (4) REAL ESTATE
- (a) Street Address (if any) _____ City or Municipality _____ Province _____
- (b) Legal description (lot number, block number, section number, etc.)
The Fractional East half (W/2) of Section three(3), Range Two(2) East
Except the East twenty-five(25) (25) feet thereof, also that
part of the North twenty(20) feet of Section three(3), Range One (1)
East, lying East of the public road as shown on Plan 2143 all in
North Division, of Salt Spring Island, Cowichan District.
Title No. -- 51239 -1.
- (c) Type of Real Property (cross out words which do not apply):
(i) Farm _____
(ii) ~~Residence~~ _____ Type of business _____
(iii) ~~Business~~ _____
(iv) Any other type of property (describe) _____
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) _____
Sole Owner.
- (e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land _____ \$ 5750.00
(ii) Buildings greenhouse, chicken house, _____ \$ 13055.00
dwelling, and etc.
(iii) If business, put value on business as going concern
(including land and buildings, tenancies, chattels,
fixtures, stock-in-trade, goodwill and accounts re-
ceivable) _____ \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just
fill in total value) _____ \$ 18805.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 2470.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 16335.00
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
Ganges, Salt Spring Island, B.C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
In work shed and dwelling.
- (c) How stored or packed at time of evacuation
Packed and piled.

(over)

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

In care of the Custodian

(e) Itemized description of personal property which is the subject of the claim:	
1. <u>See Supplement.</u>	Estimated Value \$
2. <u>Household goods and Farm Equipment ---</u>	Estimated Value \$
3. <u>Received from Custodian</u>	Estimated Value \$1500.00
4. <u></u>	Estimated Value \$
5. <u></u>	Estimated Value \$
6. <u></u>	Estimated Value \$
7. <u></u>	Estimated Value \$
8. <u></u>	Estimated Value \$ 777.77
9. <u></u>	Estimated Value \$ 200.30
10. <u></u>	Estimated Value \$
	Estimated Value \$

TOTAL CLAIM FOR PROPERTY LOSS \$17500.70

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) - - - - - \$17500.70)

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

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

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,
of
TO WIT;

I, Rumanosuke OKANO
of Nagath

in the town
Province of Alberta.

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 town
of Nagath
in the Province of Alberta,
this 21 day of November
A.D. 1947.

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.

NOV 25 1947

VLA

Claim "B"

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.

795
715P
46

3281

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

(1) NAME OKANO KUNIAOSUKE (RCMP) Reg. No. 10122
(Print) Surname Given Name

(2) Pre-Evacuation Address Ganges, B.C.

(3) Present Address Magrath Alberta. -- Box 152.

(4) REAL ESTATE

(a) Street Address (if any) _____
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

Section one (1) Range one (1) East, North Salt Spring Island,
Cowichan District.

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

(i) Farm

(ii) Residence

(iii) Business

(iv) Any other type of property (describe)

Type of business

(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.)

Owner of one half interest.

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

(i) Land - - - - - \$ 2000.00

(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) - - - - -

\$ 2000.00

(v) Amount at which Custodian sold property and credited your account - - - \$ 200.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1780.00

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(over)

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

In care of the Custodian

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

1.		Estimated Value \$
2.		Estimated Value \$
3.	nill	Estimated Value \$
4.		Estimated Value \$
5.		Estimated Value \$
6.		Estimated Value \$
7.		Estimated Value \$
8.		Estimated Value \$
9.		Estimated Value \$
10.		Estimated Value \$

TOTAL CLAIM FOR PROPERTY LOSS \$

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)) - - - **Loss of one half interest** - - - - - **\$ 800.00**

- (6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no. **Yes**
(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Lethbridge.

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,

of

TO WIT:

I, **Kumanosuk Okano**
of **Magrath**

of the town
in the Province of **Alberta.**

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 town

of **Magrath**

in the province of **Alberta.**

this **21st** day of **November.**

A.D. 1947.

Kumanosuk Okano
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.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Lethbridge, Alberta,
April 1st, 1948.

IN THE MATTER OF THE CLAIM OF
KIMANOSUKI OKANO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

W.E. HUCKVALE, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

G.N.R. UPTON, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

K. Okano,
In Chief.
Discussion.

MR. HUCKVALE: The case that will be next, sir, there are two of them, and they are both together, 43 and 44.

THE COMMISSIONER: Do you wish to combine them, Mr. Huckvale?

MR. HUCKVALE: I have separate forms for them, sir, but that will be quite all right.

THE COMMISSIONER: Well we will hear them both together.

MR. HUCKVALE: Yes, sir. They are actually filed as two separate claims.

10 THE COMMISSIONER: Well we will call them 497 and 498, but we will combine them for the purposes of this hearing.

THE SECRETARY: Yes, my lord. Cases 497 and 498,
Kumanosuke Okano.

KUMANOSUKE OKANO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

20 Q Mr. Okano, your first claim for real property deals with part of the west half of Section 3, Range 2, in Plan 22,3 of the Cowichan District, Salt Spring Island? A: Yes.

Q And with respect to that parcel you have instructed me, have you not, to prepare that form (indicating)?

A Yes.

Q And have you had it read over to you?

A My son read this out to me.

Q And have you signed it? A: Yes.

30 Q And are the statements made in that form true and correct according to your best recollection,

E. Okano,
In Chief.

Knowledge and belief?

A: Yes.

MR. HUCKVALE: I will file that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Now, if my learned friend would be good enough to file the appraisal relating to that piece of property now.

MR. HUNTER: There appears to be a mathematical error, my lord, here; it mentions the total area of 23,000 square feet at \$500.00 per square foot.

10 MR. HUCKVALE: At five thousand square feet. I think it works out that way. I am going to call a witness to go into those figures, sir.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: Now what kind of business did you carry on on this first farm, Mr. Okano?

A As a farmer.

Q Well what did you grow?

A Strawberries, asparagus, raspberries, loganberries, poultry. That was my chief source of business.

20 Q Did you have any greenhouses?

A Yes, I had some greenhouses.

Q What did you grow in the greenhouses?

A Tomatoes.

Q Did you have any difficulty in getting any of your products to market and selling them?

A I was able to sell it quite easily.

Q Where were your principal markets for your produce?

A Both Vancouver and Victoria.

30 Q I show you two photographs. Will you tell me what they are photographs of?

E. Okano,
In Chief.

A These are photographs of my greenhouses.

Q And can you tell me when those photographs were taken to the best of your recollection?

A 1937 or '38 or '39.

Q Somewhere between '37 and '39, is that right?

A Yes, sir.

Q I will submit them, sir. There are two photographs, different views of the same buildings. They can go in as one exhibit.

10 THE COMMISSIONER: Yes.

(PHOTOGRAPHS MARKED EXHIBIT NO. 3).

MR. HUCKVALE: Now I think I have covered pretty well in the real property form, sir, the details with respect to this farm, except that I want to call the son later with respect to costs of these buildings. He has them detailed out and I think I can get them faster from him.

THE COMMISSIONER: Yes.

20 MR. HUCKVALE: Perhaps my friend would admit with respect to this farm, No. 1, that the 1942 assessment was \$2250.00 for the land, and \$3500.00 for the improvements, making a total of \$5750.00.

MR. HUNTER: That is correct.

MR. HUCKVALE: Q: Now, Mr. Okano, you had another piece of property described as Section 1, Range 1, East North Salt Springs Island, Cowichan District?

A Yes.

Q And you were the owner of a half interest in that real property, is that correct?

30 A Yes, it was owned jointly by myself and my son, a

half interest.

Q Now with respect to that real property, have you
instructed me to prepare that form (indicating)?

A Yes.

Q And have you had it read over to you?

A Yes.

Q Will you sign it, please?

A (Witness complies).

Q And are the facts true and correct in this form to
the best of your knowledge, recollection and belief?

A Yes.

MR. HUCKVALE: I will file that, sir.

(STATEMENT MARKED EXHIBIT NO.4).

MR. HUCKVALE: Q: Now in that form you estimated, Mr.
Okano, that in 1942 there were 500,000 feet of
lumber on that lot? A: Yes.

Q Did you ever have a chance to sell that yourself?

A Yes.

Q Can you remember who offered to buy it from you?

20 A I don't know, but my son knows.

Q Your son knows? A: Yes.

Q Do you remember how much you were offered on a
board foot basis? A: \$400.00.

Q \$400.00 for what? A: For the whole thing.

Q Was that for his interest or somebody else's interest?

A I don't think he quite understands the question.
Could you frame it in another way?

Q Before he was evacuated did he have any opportunity
of selling the lumber on this land, and, if so, for
how much?

K. O'Connell,
In Chief.

A Yes, he has already replied to that and said for \$400.00 for the whole lot. And did you ask him for his interest?

Q Well he had a half interest and his son had a half interest. A: It is for both.

Q For both? A: Yes.

MR. HUCKVALE: Perhaps my learned friend will file the appraisal in connection with this, my lord.

(APPRAISAL MARKED EXHIBIT NO. 5).

10 MR. HUCKVALE: And also the correspondence with an outfit, I believe, known as Salt Springs Lands Limited, between the Custodian -- pardon me, and I think there is also some correspondence between the Custodian and the Veterans Land Act dealing with this particular piece of land.

MR. HUNTER: The Soldiers Settlement Board appraisal I have already filed, sir. There is no correspondence with the Veterans Land Act.

MR. HUCKVALE: Well there is correspondence dealing with
20 the number of board feet and the price in 1947.

MR. HUNTER: There is a copy of a letter from Mr. Wright from the Custodian's office in Ottawa to Mr. Shears of the Custodian's office in Vancouver, B.C.

MR. HUCKVALE: That is the one I am referring to.

MR. HUNTER: There is also a letter from the Salt Springs Lands Limited. Is that the one you are referring to?

MR. HUCKVALE: Yes, that is the one.

MR. HUNTER: I don't see that this letter proves anything,
30 my lord. It is an inter-office letter, but I will

E. Osano,
M. Chief.

put it in, if you wish to see it.

THE COMMISSIONER: Since it is on your file, Mr. Hunter, I think it might be put in, and if there is any explanation necessary you will be free to call the writer of the letter or the recipient.

10 MR. HUNTER: I think what is behind this letter is something that occurred in certain cases where the Veterans Land Act purchased land which wasn't suitable for veterans and they re-sold with the understanding that if they made a profit on it in re-selling, the Custodian would receive the profit. Apparently the Veterans Land Act said that wasn't their understanding. There are a number of appraisals mentioned that were in that category, my lord.

THE COMMISSIONER: In the circumstances I think that information might be of value to me.

MR. HUCKVALE: I only refer to an extract from that letter dealing with this particular property.

THE COMMISSIONER: Very well.

20 MR. HUNTER: This is a letter dated May 26th, 1947, my lord, from E.W. Wright, counsel to the Custodian at Ottawa, to Mr. Osano and addressed to the Custodian's Office in Vancouver.

(LETTER MARKED EXHIBIT NO. 6).

30 MR. HUNTER: And this, my lord, is a letter dated July 4th, 1947, from Salt Spring Lands Limited to the Custodian and it has a typewritten signature. Whether it is a copy or whether the man forgot to sign it, I don't know. It deals with Section 1, Range 1 East, North Division, Salt Spring Island

K. Okano,
IN Chief.

Cowichan District. It is in reply to an inquiry by the Custodian who was apparently trying to find out information for the negotiations which I previously mentioned, my lord.

THE COMMISSIONER: Yes.

MR. HUNTER: I will read that letter, my lord. (Reading).
(LETTER MARKED EXHIBIT NO. 7).

MR. HUCKVALE: That is all the evidence I tend to submit with respect to that, my lord.

10 Q Now, Mr. Okano, you also claim against the Custodian on account of chattels, household goods and farm equipment, is that correct?

A Yes.

Q And with respect to some of those goods and chattels you asked me to prepare that form; is that correct?

A Yes.

Q And did you sign it?

A Yes.

Q And is it true and correct as far as your memory goes?

20 A Yes.

MR. HUCKVALE: May I tender that, sir?

THE COMMISSIONER: Yes.

(STATEMENT MARKED EXHIBIT NO. 8).

MR. HUCKVALE: My learned friend perhaps noticed that after this form was typed, I scratched out the item called "1200 bread pans" because I thought I might have got it wrong. It appears in type there, sir, but I scratched it out before this man signed it.

30 THE COMMISSIONER: 1200 what?

MR. HUCKVALE: Bread pans. I thought certainly I had been seeing double or something of that sort, but I perhaps should ask him about those.

THE COMMISSIONER: Very well.

MR. HUCKVALE: Q: What did you use those bread pans for on your farm?

A: Oh, they are pans for the tomato plants, to put in tomato plants.

Q: Roughly how many were on your farm at the date you left?

A: These bread pans were used for the tomato plants.

10 Q: I know that, but I asked him how many, roughly speaking, were on the farm when he left?

A: He says there were about 400 or 500 or so.

Q: 400 or 500? A: Yes, of these pans.

Q: And do you know how much they cost?

A: Five or six cents. He is talking about some things for the tomato plants now. I don't know whether they are included in this 1200 or not.

Q: He hasn't told me anything about 1200 yet.

A: He said 400 or 500 of these pans.

20 MR. HUCKVALE: Now I don't think my learned friend has filed the claim analysis yet, sir, and if you will do that now.

(ANALYSIS MARKED EXHIBIT NO. 9).

MR. HUCKVALE: I propose, sir, dealing with certain values of buildings and with the remaining chattels through the son.

THE COMMISSIONER: Very well.

MR. HUCKVALE: At the present time I have finished with this witness.

30 MR. HUNTER: It is submitted, my lord, that the real

K. Okano,
Discussion,
Cross-Exam.

properties were sold for their fair market value. It is submitted that the personal property was sold for its fair market value. It is submitted that the prices claimed for property other than that sold by the Custodian are exorbitant. As I understand it, the claim made consists of the items which were sold and shown on the analysis which is Exhibit 9, as I understand it, plus the items shown in Exhibit 8.

10 MR. HUCKVALE: Plus the items shown in the personal property form. I haven't got its number, sir.

THE COMMISSIONER: That is right, Exhibit 8.

MR. HUNTER: So that as far as the ones shown in Exhibit 9, the analysis, are concerned, it is entirely a question of value, my lord, because they are merely claiming on the individual items which are shown there and putting their own values on them.

MR. HUCKVALE: I propose, sir, as I told my learned friend some time ago, to submit the auction sheets.

20 THE COMMISSIONER: Yes.

MR. HUCKVALE: And each item will be shown on there.

THE COMMISSIONER: These are sales at auction here, are they?

MR. HUCKVALE: That is right.

THE COMMISSIONER: Very well.

MR. HUNTER: Now as far as the items shown on Exhibit 8, the personal property statement, my lord, --

THE COMMISSIONER: Yes.

MR. HUNTER: -- the 6 double beds with springs, the 6
30 double bed mattresses, they were sold to

L. Q. Q. Q.
Cross-Ex.
Discussion.

Mount, that 10 3 old beds were sold to Mount as shown on the analysis. These other three beds, I can't say, but 3 beds were included in the things sold to Mount. It will also be noticed that the kitchen stove which is the next item claimed there is included in that. The heater is also included in that. The table and the 6 kitchen chairs and a small desk for which claim is not made in Exhibit 8. That is also included there.

10 THE COMMISSIONER: What were they sold to Mount at?

MR. HUNTER: A total of \$45.00.

MR. HUCKVALE: That is right, my lord.

THE COMMISSIONER: Yes.

MR. HUNTER: And these were sold by Mr. Mount to the tenant, Wang King, for the sum of \$45.00. The explanation given for what appears to be a fairly small value for these items was that they cost too much for shipping, that is, if they had been shipped to be sold at auction where they would get a higher price, but it would eat up the difference, the shipping of them.

20

THE COMMISSIONER: Unquestionably the market on Salt Spring Island would be a very limited one.

MR. HUNTER: As far as the remaining items, my lord, it will be noticed that they appear to be all, with the exception of the sewing machine, all items of equipment which were used in connection with the farm and possibly in that case they might be considered as being included in the declaration of farm implements, tools, etc. They are obviously

30

K. Okano,
Discussion.

not implements or tools, but if they are included in the electors, why they then can be considered as having been declared. However, all I can say then is that there is no record of them at any time. The sewing machine is obviously included in furniture and household effects, and all we can say there is that it was declared and not found. I should have mentioned the dresser there as well. The dresser would also be included in the furniture and household effects, my lord. That is the item below

the heater.

THE COMMISSIONER:

Q That wasn't found, Mr. Hunter?

MR. HUNTER: Not unless it is considered one of these chests of drawers that were sold at auction. There were a number of those sold at auction but I couldn't see anything in the auction sheets that actually corresponded to a large dresser which I would distinguish from a chest of drawers. There was a chest of drawers sold for \$7.00. The other items, as I say, they were either declared or were not declared, but in any case they were not found.

THE COMMISSIONER: I see.

MR. HUNTER: That is all I have, sir.

THE COMMISSIONER: Do you wish to re-examine this witness?

MR. HUCKVALE: No, sir.

THE COMMISSIONER: That is all, thank you, Mr. Okano.

(Witness aside)

J. Okano,
In Chief.

JAMES OKANO, a witness called on behalf of
the claimant herein, being first duly
sworn, testified as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Okano, you are the son of the last witness, is
that correct?

A Yes.

Q And were you brought up on this farm on Salt Springs
Island? A: Yes, I was.

10 Q And did you ever work any place else than that
before your evacuation?

A No.

THE COMMISSIONER: Will you speak up so that Government
counsel can hear you as well as myself?

A Yes, sir.

MR. HUCKVALE: Q: And you are familiar with the houses,
the greenhouses and the other buildings on the place?

A Yes, I am.

Q Do you remember me asking you to make an estimate of
the cost of the dwelling house?

20 A Yes.

Q On your main farm? A: Yes.

Q Q Does this document that I now show you give your
detailed estimate of the cost of the material that
went into that dwelling house?

A Yes.

Q Has that been prepared by you?

A Well it wasn't prepared by myself, but it was
prepared between my brother and my dad and myself,
the three of us.

30 Q Did you have anything to do with it?

J. Okano,
In Chief.

A I helped them out, too.

Q Are you prepared to say if those estimates are correct or not?

A Well I think it is correct.

Q Well, did you assist? A: Yes.

Q Do you know the value of lumber, and so on?

A Yes.

Q Well are those estimates correct or not?

A It is correct.

10 Q You are prepared to swear that they are correct?

A Yes.

Q All right. Tell me what your estimate is of the lumber that went into the dwelling house?

A Do you mean the whole price?

Q Yes, all the material, the price of all the material as listed there? A: Well do you want me to read this out?

Q No, I want you to give me the total.

A Oh. The total cost is \$2,000.01 with labour and
20 hauling included.

Q \$2,000.01? A: Yes.

Q What about the material?

A The material itself is \$1175.01.

Q \$1175.01? A: Yes.

Q Did you assist in the preparation of that document?

THE COMMISSIONER: Well he has already said he did.

MR. HUCKVALE: I will tender that with respect to the dwelling house, sir.

(STATEMENT MARKED EXHIBIT NO. 10).

30 MR. HUCKVALE: Q: Did I also ask you to find out for me

J. Okano,
In Chief.

the cost of material necessary to construct a greenhouse?

A: Yes.

Q Can you tell me what basis you took that on?

A Well we took that on the 20 x 100.

Q You took it on the basis of a greenhouse 20 x 100, is that correct?

A: Yes, 20 x 100, and

it came to 2000 square feet.

Q Is that the result of your efforts together with the other members of your family?

10 A Yes.

Q What did you find out the cost of the greenhouse, 20 x 100, amounted to, for material alone?

THE COMMISSIONER: As at what date?

MR. HUCKVALE: Q What year prices are you taking?

A Well, this year is taken from 1937, I believe it was.

Q From prices prevailing in 1937?

A Yes.

Q Is that true of the dwelling house, too?

20 A The dwelling house is a little earlier.

Q The dwelling house is a little earlier?

A Yes, the dwelling house.

Q The dwelling house here?

A: Yes,

because there was a piece built on earlier.

Q The greenhouse you took on a 1937 cost basis, is that correct?

A: Yes.

Q And you arrived at what for the material in the greenhouse 20 x 100 feet?

A \$430.00.

30 Q \$430.00?

A: Yes.

J. Okune,
In Chief.

Q For material alone? A: For material alone.

MR. HUCKVALE: I will tender that, my lord.

(STATEMENT MARKED EXHIBIT NO. 11).

MR. HUCKVALE: Q: I did ask you to find out the cost of the material in the chicken house?

A Yes.

Q And did you go about that in the same way?

A Yes.

Q In what year did you base your cost on?

10 A Well, you see some of them chicken houses were earlier and some later. I believe we took it around '35 to '37, I think, or somewhere around there.

Q Is this the result that you arrived at?

A Yes.

Q And what size of a chicken house is that?

A It is 16 x 30.

Q The chicken house? A: Yes.

Q And what did you arrive at for material alone in a chicken house of that size?

20 A \$120.93.

Q \$140.93? A: No, \$120.93.

Q \$120.93? A: Yes.

Q Now, is a chicken house a building that is better or worse constructed than the average farm building?

A Well, a chicken house is not -- I mean there is a brooder house which is better, but the chicken house it is just boarded, a single board.

Q Assuming I was going to go into the chicken business, would my brooder house, in your opinion, cost more or less than a chicken house or an equivalent house?

30

J. Okano,
In Chief.

A What was that?

Q That is, is a brooder house a more expensive building
or a less expensive building?

A More expensive.

MR. HUNTER: I wonder, my lord, if we could have a review
of these exhibits as far as the expense sheets go.

THE COMMISSIONER: Yes.

MR. HUCKVALE: May I enter the last one first, sir?

THE COMMISSIONER: Yes.

10

(STATEMENT MARKED EXHIBIT NO. 12).

THE COMMISSIONER: The Custodian's claim analysis was
Exhibit 9 and that was the last one put in when
the claimant himself was in the witness box.
Then we have the estimate of the cost of the
dwelling and I take it that would be Exhibit 10,
is that correct, Mr. Secretary?

THE SECRETARY: Exhibit 10, my lord.

THE COMMISSIONER: And then the one on the greenhouse
would be Exhibit 11, and the one on the chicken house
is Exhibit 12.

20

MR. HUNTER: Thank you, I have them in order now.

MR. HUCKVALE: Q: Now, Mr. Okano, you have heard your
father give evidence with respect to certain
chattels?

A: Yes.

Q Did you have a conference with the rest of your
family about the chattels that were sold, chattels
that appear on these orange-coloured sheets?

A Well, what is it?

Q Have you gone over those figures?

30

A Yes.

J. Ogano,
In Chief.

Q Can you tell me what the figures in pencil on the left hand side of this document -- I am sorry, in the right hand side?

A These here (indicating)?

Q Yes, what do they represent?

A Well then prices there, that is what we figured they were worth at the time of our evacuation.

Q At the time of your evacuation?

A Yes.

10 Q Would you look at the other sheets and just tell me if that is true of them all?

A Yes, all three of us have gone over these and we figure that is true.

Q And that is true of every sheet that you have produced?

A Yes.

THE COMMISSIONER: Q That is to say that the figures in pencil are your own and your family's estimate of the value of those goods at the time of your evacuation?

20 A Yes, sir.

MR. HUCKVALE: I will tender these four auction sheets, sir, as one exhibit, and, as my learned friend knows, that makes up the balance of the chattel claim.

THE COMMISSIONER: All right.

(SHEETS MARKED EXHIBIT NO. 13).

MR. HUCKVALE: In view of the fact, sir, that this property was also subject to a lease to this fellow Chew, perhaps my learned friend would also file in this case a copy of that same arrangement.

30 THE COMMISSIONER: What was the last property in which

J. Okune,
In Chief.

the Chew lease was in force?

MR. HUCKVALE: Murakami.

THE COMMISSIONER: Murakami?

MR. HUCKVALE: Yes, sir.

MR. HUNTER: I haven't it on this file, my lord. I will just see if it is on the other file.

MR. HUCKVALE: I would be quite content to have the same exhibit apply to the two cases.

10 THE COMMISSIONER: That is what I thought you intended to do. I was just looking for the number of it here. Yes, the Chew lease, Mr. Hunter, was Exhibit 8 in the Murakami case. Why not file it as an exhibit in this case and simply quote it as being Exhibit 8 in the Murakami case?

MR. HUNTER: We have another copy here, sir.

THE COMMISSIONER: Are there other cases in which this applies?

MR. HUCKVALE: I think there are three properties to which it refers.

20 THE COMMISSIONER: Just as you will, Mr. Hunter.

MR. HUNTER: I think it would be more convenient, my lord, if I filed one in this case as well.

(LEASE MIXED EXHIBIT NO. 14).

MR. HUCKVALE: That is all the questions I have of this witness, my lord. Mr. Okune, will you answer to my learned friend, please.

MR. HUNTER: Parcel 1, my lord, was sold for \$2926.00. Parcel 2, the assessed value is \$300.00, and it was sold for \$235.00.

30 THE COMMISSIONER: The assessed value was \$200.00, was it?

J. Okano,
Cross-Exam.

MR. HUNTER: \$300.00.

THE COMMISSIONER: \$300.00 and sold for \$245.00?

MR. HUNTER: Correct, sir.

CROSS-EXAMINATION BY MR. HUNTER:

Q How old are you now, Mr. Okano?

A Twenty-five.

Q Pardon? At 25.

Q You are 25? At Yes.

10 Q How this house of yours was built about 1927 to '30, was it? At Well, no, it was 1922, because there was a little house standing when my father first bought this land.

Q Yes, but in Exhibit 1 which applies to real estate, it shows that the main dwelling, 24 x 40, with drop siding, was built in 1927 to '30 at a cost of \$1175.00 for the material with the value of labour \$825.00? At Yes.

20 Q Is that the house that you referred to when you gave the estimate of cost?

A No, that house is a house that they extended.

Q Well you show a second dwelling, 22 x 24, with drop siding, built in 1937. Is that an extension of the first dwelling?

A Yes, they are both extensions because there was two parts to it.

THE COMMISSIONER: I don't know that I understand you. Perhaps counsel does.

MR. HUNTER: I know this counsel doesn't, my lord.

30 THE COMMISSIONER: Q: Was that building a small one and

J. O'Connell,
Cross-Exam.

then extended?

A: This main dwelling, it is all one house, but I believe when they typed this out from, I think it should be the main dwelling and then made some extension to it.

MR. HUCKVALE: Just a minute now, the main dwelling, 24 x 40, that is the big dwelling, and the second building, I understand, 22 x 24, it isn't connected together, is that right?

A That is a little ways off, that is right.

10 MR. HUNTER: Q: Now when you gave this estimate of the cost of that dwelling house, which building were you referring to?

A Do you mean --

Q The cost of material. A: Oh, the cost of material, that is on the main dwelling.

MR. HUNTER: Q: I guess I understand it now. That is in the main dwelling, is it? A: Yes.

Q I see. A: And the second dwelling is built about the same way.

20 Q And you were approximately 5 to 7 years old when that was built, were you?

A Yes.

Q And you really didn't know much about the cost of construction then, did you?

A No, but that is 1927 to '30, and there was a building extended at a later date than that.

Q I see. A: But as far as 1927 or earlier is concerned, I wouldn't know much about it.

30 Q You would be pretty young to know much about

J. O'Connell,
Cross-Exam.

building costs then?

A: Yes.

Q This 1937 one, you were then about 14 years of age, I judge?

A: Yes.

Q Were you at that age interested in the costs of construction?

A: This 1937, I kind of remember, because I helped build this house.

Q Do you remember the costs at that time, the building costs at that time, at the age of 14, were you keenly interested in building costs then?

10 A Well, actually I can't give you right up the correct prices of the lumber on those days but I helped on the building, and I didn't do much of the buying or anything like that.

Q These figures that you have supplied, they were really figures given to you by your father, weren't they, on that property?

A Yes. I have a soldier brother and my father.

Q But you haven't really any personal knowledge of that at that age?

A: Well in 1937 I

20 didn't buy the lumber but I can remember building the house.

Q But you have no personal knowledge of building costs at that time. The information that you have given wasn't your own, but your brother's, isn't that right?

A Well this house here, the second dwelling here, I believe these were all from my brother and my father because they would know.

Q The information as to costs is their information really, isn't it?

A: Yes.

J. Okano,
Cross-Exam.

Q It isn't your recollection? A: No.

Q That is all, thanks.

MR. HUCKVALE: That is all, thank you, Mr. Okano.

THE COMMISSIONER: Just one moment. There are one or two questions I would like to ask you.

Q Now, Salt Spring Island, is served by boat only to connect it to Victoria?

A Yes, both Vancouver and Victoria.

Q And there is only one boat?

10 A Well, from Vancouver there is a boat coming in three times a week, when we lived there, and from Victoria in the summer time they used to have about four trips and there used to be a truck. There was a freight truck hauling our goods every day.

Q I see. A: It was coming through there, and Vancouver used to get our tomato crop and we used to send to the Vancouver wholesalers there and we used to send it three times a week.

20 Q You used to pick three times a week and then ship it?

A: Yes, that would make it just about right because it gives it time to ripen.

Q All right, that is all, thank you, Mr. Okano.

(Witness aside)

MR. HUNTER: Are both of these cases 197?

THE COMMISSIONER: We are taking them together but treating them as two different claims.

MR. HUNTER: As Cases 497 and 498?

30 THE COMMISSIONER: That is right, Mr. Hunter.
(PROCEEDINGS ADJOURNED SINE DIE)
Certified a true and accurate transcript.

John Howard
"J. R. Howard"
Official Reporter.

Name of Claimant OKANO, Kumanosuke

Case 497 & 498

Custodian File 3261

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		
					X					500.00 500.00
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
690.35	230.00	69.24	33.42%	690.00	230.59	145.00	17.40			
							317.23			
TOTAL RECOMMENDATION										6976.33

December 5, 1950.

REGISTERED MAIL

B.V. Stringer, Esq.,
Barrister & Solicitor,
Cardston, Alberta.

Dear Sir:

Re: Estate of Kumanosuke OKANO, Case 497
Japanese Property Claims Commission

We enclose herein cheque in favour of James OKANO,
Executor of the Estate of the above, in the sum of \$769.96.

We have today paid the Co-Operative Committee
\$47.27, the sum authorized for payment of legal fees in this
case.

Will you kindly acknowledge receipt of same.

Yours very truly,

F.G. Shears,
Director.

FGS/ON
Encl.

December 5, 1950.

REGISTERED MAIL

B.W. Stringam, Esq.,
Barrister & Solicitor,
Cardston, Alberta.

Dear Sir:

Re: Estate of Kumanosuke OKANO
Case 498. Japanese Property Claims Commission

We enclose herein our cheque in favour of James OKANO
Executor of the Estate of the above, in the amount of \$4,954.78.

We have today paid the Co-Operative Committee the
sum of \$304.22, the amount authorised for payment of legal
fees in this case.

Kindly acknowledge receipt of this cheque.

Yours very truly,

F.G. Shears,
Director.

FCS/GN
Encl.