

4837

Haney
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: OMA SozaburoHOME ADDRESS: Dewdney Trunk Rd., Whonnock, B.C.REGISTRATION NUMBER 13679 SEX: Male AGE: 39OCCUPATION: 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: NoneMARRIED? YesNAME OF WIFE OR HUSBAND: YatsukoADDRESS OF WIFE OR HUSBAND: Dewdney Trunk Rd., Whonnock, B.C.NAMES OF ANY LIVING CHILDREN: Majime (M)ADDRESS OF CHILDREN: Dewdney Trunk Rd., Whonnock, B.C.AGE OF CHILDREN: 10

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

1. LOCATION AND DESCRIPTION: 5 acres - Dewdney Trunk Rd., Whonnock, B.C. - Township 12 - Subdivision 3 New quarter - Section - Lot 15.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 storey, 6 room house - 2 room house, chicken house, barn.

3. INSURANCE (Give particulars; state where policies are) \$1,000.00 Fire Insurance on house - particulars unknown.

4. TAXES (Amount and where payable) \$20.70 paid to the corporation of the district of Maple Ridge, B.C. 1941 taxes paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Leased to Wilfred Woolsey - for \$40.00 per year for strawberry crop and house etc.,

EXHIBIT No. 629-5DATE August 30/48FILED BY G. S. A. Rice

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN 1/2 acre of strawberries - a few fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, Section 2.
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
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:
- 2 incubators - 2 brooder stoves, 2 heaters - garden tools - will be left in the custody of Mr. Wilfred Woolsey, Lessee.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS:
- 1 goat - 2 dogs -
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)
\$100.00 Victory Bond - 1941 loan - in owner's possession.

8. BANK ACCOUNTS. Bank of Montreal, Naney, B.C. - \$14.80 -
Sun Life Assurance Co., for \$2,000.00 - Beneficiary -
9. LIFE INSURANCE. wife - Iatsuko - Premium \$82.00 annual payment -
25 year endowment - Policy in owner's possession.
Son's policy - Sun Life Assurance Co., for \$1,000.00 - Beneficiary -
father - Sozaburo - premium \$49.70 annual payment - 20 year endowment.

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 20th day of April 1942.

(Signature)

S. Oka.

J. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Jan. 5/43.

Full Name OKA, Sozaburo
(Surname in Block Letters)

Registration No. 13679

☒ Male - Female
(check)

Age June 26, 1903

Former Address RR#1, Whonnock, B.C.

Date Evacuated May 6/42 ^(?) Naturalized - Canadian-Born - National
(check)

Present Address c/o E. J. Dawns, Box 26, Raymond, Alta.

☒ Married - Single
(check)

Name of Wife nee (OKA) Yatsuko - 13680

Name of Husband _____

Name of Mother nee (OKA) Matsuno (dead) Name of Father Tojiro (dead)

Names of Children under 16 Hezime - Aug 18/32.

Our File No. 4837

Registered with Custodian Yes
(yes or no)

Requested By B. McKin

Additional Information Farming 5 acres, house, 100 chickens

REAL PROPERTY SUMMARY

File 4837.

V.L.A. B.C. 122-P

JAPANESE NAME: Sonaburo OKA - - Reg. No. 13679.

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

PROPERTY ADDRESS: 2908 - Dewdney Trunk Road, Whonnock, B. C.

LEGAL DESCRIPTION: Lot 3 of part of the North West quarter of Section 15 Township 12 Map 1973 Municipality of Maple Ridge in the District of New Westminster.

TITLE: In the name of Sonaburo OKA.

EXHIBIT No. 629-7

DATE August 30/48

FILED BY E. J. A. Rice

ENCUMBRANCE: Vesting 24907 - 3rd November 1942.

ASSESSED VALUE: 1942 -
Land \$450.00
Improvements \$700.00 Total \$1150.00 Taxes \$22.67.

CLASSIFICATION: Inspector reported September 2nd, 1942, farm of 5 acres, 3½ of which were cleared with 1/8 acre in strawberries and 7 fruit trees, 1½ storey frame house 24 x 40, 5 rooms, good condition; also 1 storey frame house 18 x 36, 3 rooms, fair condition, not occupied; storage shed 12 x 16, good; 2 chicken houses 12 x 16, good; manure shed 12 x 12, fair; chicken house 20 x 130, fair. Property occupied at date of inspection by Wilfred WOOLSEY.

**HISTORY OF
ADMINISTRATION:**

This property was rented on the 21st March 1942, by the owner to Wilfred WOOLSEY for 1 year from the 1st March 1942 with option to extend, the lessee to pay taxes so long as occupied. Lessee paid the taxes of 1942 - \$22.67 on the 16th July 1942.

Property leased on the 12th April 1943 by the Secretary of State to Abram A. REMPEL for 8 1/3 months from the 21st April 1943 to the end of the year with storage space reserved at a rental of \$65.00 of which rental \$40.00 was paid to the Custodian and allowed as accrued rental to The Director The Veterans' Land Act. Lease handed to The Director The Veterans' Land Act on the 11th August 1943.

SOLD: To The Director The Veterans' Land Act for \$1276.00 as at 1st January 1943.

Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Sonaburo OKA, sale price \$1276.00 less Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$19.00. Net amount released \$1257.00.

TITLE: Included in C. of T. 171304-E and payment of consideration included in cheque to the Custodian dated 22nd March 1944.

John Macpherson

OLD C. OF T.
NO. 78725-B:

In possession of Sosauro Oka.

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

DATED May 21st, 1946.

John Macpherson

IM:ML

FIRE INSURANCE SUMMARY

File 6437

Re: Osaka City

Reg. No. 13679

Owner declared in his 32 form insurance of
\$1000.00 on the house. Particulars not given. Our insurance
department wrote to Mr. OSA for these particulars on the 17th
August 1943 and no reply has been received. There is no
other evidence of insurance.

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

Julius S. [Signature]

DATED May 21st, 1946.

IN-30

LIABILITY SUMMARY

File 4837

Rai Sosauro OKA

Reg. No. 13679.

No personal liabilities were declared by OKA. A claim of \$16.33 was filed by L. HOFFMAN & Son on the 12th April 1942. This claim was disputed by Mr. OKA and who reported that he had no business relations with this firm. See letter dated 18th February 1944. *(L. Hoffman & Son advised)*

A claim from the Pacific Co-operative Union of \$32.29 was placed on file. When brought to the attention of Mr. OKA, he denied the liability and on the 23rd February 1944, the Pacific Co-operative Union advised that they had no account against Sosauro OKA.

A claim of \$1.75 from Komura Bros. was placed on file and upon investigation this claim was, in fact, one against Shiro OKA.

Dr. G. Morse filed a claim of \$69.50 against Mrs. Sosauro OKA's file 4809. Mr. OKA admitted that Dr. Morse had at one time attended Mrs. OKA but states that this claim had been paid. This denial of the claim was reported to Dr. MORSE on the 16th February 1944 from whom no reply has been received. Dr. Morse was advised that the Custodian, unless report were received, would take no further action in respect to this claim.

From the above it would appear that there are no liabilities extant against Sosauro OKA.

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

A. H. Thompson

DATED May 21st, 1946.

IM:ML

TEMPORARY PERSONAL PROPERTY SUMMARY

File No. 4837

7th November, 1946.

Re: Sozaburo OKA - Reg. No. 13679

CHATELS: The above Japanese registered with the Custodian on the 20th April, 1942, and declared he was leaving a quantity of chattels with the lessee of his property. He was evacuated on the 6th May, 1942. On the 2nd September, 1942, our fieldmen inspected the property and inventoried the chattels. It was found that a few items had been taken with them but there was still a considerable quantity of low value merchandise there. They had the tenant sign his responsibility for the items he was using. OKA acknowledged our inventory was correct on the 28th October, 1942.

Some of the smaller personal and household articles were shipped to him by the tenant at OKA's request.

All saleable chattels remaining on the property were removed to public auction on the 22nd February, 1945, where they were sold for the net sum of \$21.50. A quantity of the small tools could not be located and were apparently stolen, and a number had to be abandoned as not being worth the expense of handling.

The platform scales left with the next door neighbour are still to be sold by appraisal in the near future. *See letter Dec. 3/46*

LIVESTOCK: The above Japanese declared a goat and two dogs. These however were apparently disposed of prior to their evacuation as there were none on the property when inspected.

ACCOUNTS RECEIVABLE: The B.C. Electric Railway refunded the sum of \$12.14 to this office to OKA's credit being their security deposit with them.

BONDS & INVESTMENTS: OKA declared having a Victory Bond, but this was not brought under control by the Custodian.

BANK ACCOUNT: OKA declared a bank account at Haney, but this also was not brought under control by the Custodian.

LIFE INSURANCE: OKA declared having Sun Life Insurance policies covering his own and his children's lives. These were not brought under the administration or control of the Custodian.

This file reveals no other personal property assets.

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

WEA:HA

W. E. Lumsden

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Sozaburo Oka

File No. 4837

*B.P.T. Fawcett
Box 26, Raymond, Alta*

Reg. No. 15679

Company Sun Life

Agency Vancouver Agency

Policy No. 2298738

Premium - \$ 49.70

X

Payable: Annually, Semi-annually or monthly

Month August Day 18

REMARKS:

Letter sent 13/9/43

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Sozaburo Oka

File No. 4837

W.C.T. Fawcett

Reg. No. 13679

Box 26, Raymond, Alta

Company Sun Life

Agency Vancouver Agency

Policy No. 2220014

Premium - \$ 42.45

Payable: ^X Annually, Semi-annually or monthly

Month August Day 1

REMARKS:

Letter sent 13/9/43

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Sozaburo Oka

File No. 4837

% E. J. Lums

Reg. No.

13677

Box 26, Raymond, Alta

Company Sun Life

Agency

Vancouver Agency

Policy No. 2172073

Premium - \$ 40.20

X

Payable: Annually, Semi-annually or monthly

Month December Day 1

REMARKS:

letter sent 13/9/43

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MAPLE RIDGE.

Date: Sept. 2, 1942.

NAME: OKA, Sozabura

REGISTRATION NO. 13679.

ADDRESS: 2908 Dewdney Trunk Rd., Whonnock, B.C.

PROPERTY:

ACREAGE: 5. 3½ acres cleared, rest bush.

KIND OF CROPS: Straws. Fruit Trees.

APPROXIMATE ACREAGE OF EACH: ½. 7 only mixed.

HOUSE: 1½ Storeys. VACANT:

OCCUPIED: Yes, by Mrs. E.L. Rimple.
Rents from lessee.

DESCRIPTION: Frame.

ROOF: Shingle.

SIZE: 24 x 40

NO. OF ROOMS: 5.

CONDITION: Good.

OTHER BUILDINGS: 1 storey frame house, shingle roof, size 18 x 36,
electric ligh. 3 rooms, condition fair, not occupied.
Storage shed 12' x 16' (good). 2 Chick. houses 12' x 16' (good).
Manure shed 12' x 12' (fair). Chicken house 20' x 130' (fair)
NAME OF LESSEE OR RENTOR: Wilfred Woolsey, 2912 Dewdney Trunk Rd.

TERMS: From April, 1942 for 2 yrs. @ \$40.00 per yr. Taxes each yr.
are to be paid out of this amount. 1 yr. paid in full.

WATER: Well.

ON:

OFF:

LIGHT: Yes.

ON:

OFF:

REMARKS: Main house mostly plain boarded inside, hall has been painted,
but poorly, kitchen is papered. V joint used upstairs. Basement
is rough, dirt floor.
The heater mentioned on the JP has been taken with them.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

See attached lists.

Signed:

J. Mayhew.
R.M. Anderson.

✓

OKA, Sozabura #13679.
2908 Dewdney Trunk Rd., Whonnock, B.C.

In 3 room house. (cont.)

Box. (4-qt. sealers & vinegar btles.)
Box. (5-2qt. btles. of preserves &
(2-pt. " " ")
Box. (5-2qt. btles. of preserves &
(2-2qt. " empty, & 4-1qt.
btles. empty.)
1gal. Glass jug. (cont. unknown)
Box. (4-2qt. btles. of preserves &
(2-qt. " empty & 1-pt. empt)
Ctn. (2-2qt. btles. of preserves)
Ctn. (7-qt. btles. of preserves)
Deep crockery bowl.
Sml. scythe.
Paper bag. (cont. socks)
18-3 1/2' lengths of V joint.
) Lantern.
Electric light cord.
Lunch pail.
Camp stove.
Buck saw.
Stove pipes. (in wall)
28 Egg holders (cardboard, each 36)
4 Benches. (homemade)
Copper wash boiler.
4 Sml. tables. (homemade)
Lge. rice tin.

9 Berry trays.
Egg scales.
2 Kitchen chairs.
Sack.(cont. 25# salt.)
Ctn. (cont. rags)
Door mat.
Ctn.(cont. books)
20' 1" rope.
Bdle. of sacks.
Pr. rubber boots.
Candy pail(dishes & 2-qt. sealers)
Sack.(cont. 20# dried peas)
Framed picture.
1-6gal. Stone crock lid.
Hammer.
2 Candy pails & 1 bucket.
Pot.(cont. light bulbs)
Enameled pot.
110 Bricks. (used)
Box.(cont. rags)
Pick.
Weed scratcher.
Broom.(broken handle)
Jap. tub.(100' insulated wire &
(2 aerials & insulators)

Signed J. Mayson.
T. M. Anderson.

Signed J. Mayson.
R. M. Anderson.

22nd October, 1942.

INVENTORY OF CHATTELS LEFT ON
S. OKA'S PROPERTY AT 2908 Dewdney
Trunk Rd., Whonock, B.C.

In Storage Shed (locked)

2 Brooder covers.
~~2 stoves.~~
~~5 bales, shingles.~~
3 metal chick troughs.
1 shovel. *Shipped*
metal scraper (long handle)
~~Wheelbarrow.~~
Manure fork. *Shipped*
Potato fork. *Shipped*
D.B. Axe.
15 lengths galv. stove pipe
& roof fitting.
~~Lge. switch box & outlet attached &~~
Sml. rat-trap.
Kalsomine brush.
~~2 Boxes (cont. window glass)~~
Sml. quantity of stove wood.
Aluminum pot. *Shipped*

In 3-room house (locked)

~~2 Charters Incubators (oil)~~ & 8 egg screens.
2 Bread pans.
Carpenters brace.
Water pitcher.
Tether chain.
2 gal. Stone crock.
Window (loose, 4 panes)
4 gal. Stone crock.
Window blind.
Lge. Pkg. White Wonder Flakes.
Enamelled dish pan. *Shipped*
3 Boxes (cont. dishes)
Bath board.
2 Boxes (cont. misc. NV)
Wicker Basket (cont. vin. btles) *Shipped*
Potato fork (poor)
2 Japanese tubs.
Watering can.
Sml. Towel rack & cabinet (HM)
Iron hoop.
~~300' mixed lumber~~
~~Box (4 qt. sealers & vinegar btles)~~
Box (5-2 qt. btles. Preserves & 2-pt. " ")
Box (5-2 qt. btles. Preserves & 2-2 qt. " empty, & 4-1 qt. btles. empty)
1 gal. Glass jug (cont. unknown)
Box (4-2 qt. btles Preserves & 2-qt. " empty & 1 pt. empty)
Ctn. (2-2 qt. btles. Preserves)
Ctn. (7-qt. btles. Preserves)

In 3-room house (cont.)

Deep crockery bowl.
Sml. scythe
Paper bag (cont. socks)
18-3 1/2' lengths of V joint.
~~Lantern.~~
~~Electric light cord.~~
Lunch pail.
X Camp stove. X
~~Duck saw.~~
Stove pipes (in wall)
28 Egg holders (cardboard, each 36)
4 Benches (homemade)
Copper wash boiler. *Shipped*
4 small tables (homemade)
Lge rice tin.
9 Berry trays.
~~Egg scales.~~
2 Kitchen Chairs
Sack (cont. 25# salt.)
Ctn. (cont. rags)
Door mat.
Ctn. (cont. books)
~~20' 1 1/2" rope.~~
Bdle. of sacks.
Pr. rubber boots.
Candy pail (dishes & 2-qt. sealers)
Sack (cont. 20# dried peas) *Shipped*
Framed picture.
~~1-6 gal. Stone crock lid.~~
~~Hammer.~~
2 Candy pails & 1 bucket.
Pot (cont. light bulbs)
Enamelled pot.
~~110 Bricks (used)~~
Box (cont. rags)
Pick.
Weed scratcher.
Broom (broken handle)
Jap. tub (100' insulated wire & 2 aerials & insulators)

*S. sold by auction 3-10-11-12/45
& Harry 13.*

M. missing or abandoned.

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

Confirmed:

DATE: *28th October 1942* SIGNED: *Sozofuro Oka*

please sign and return one copy to the Custodian.

Extract from lease.

Lease No. 476.

File No. 4837.

Lessor: The Secretary of State. (Sozaburo OKA)

Lessee: Abram A. REMPEL.

Date: 12th April, 1943.

Term: 8-1/3 months from 21st April, 1943 to 31st December, 1943.

Consideration: \$65.00 - payable \$8.00 monthly in advance on 21st every month commencing 21st April, 1943, final payment to be \$9.00.
No Taxes.

Property:

Land: Lot 3 of part of N.W. 1/4 of Section 15 Tp. 12, C. of T. 78725 E.
(On Dewdney Trunk Road) Municipality of Maple Ridge.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

Lease handed S.S.B. 11/8/43.

Canada

J.L. No. 242

R.P. 4

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JUN 16 1944

JAPANESE EVACUATION SECTION

File No. 4837

Reg. No. 13679

506 Royal Bank Building,
Vancouver, B. C.Mr. Sonaburo OKA,
c/o Mrs. Clark,
Stirling, Alta.

Dear Sir:

Re: Dewdney Trunk Road, Whonnock, B. C.
Lot 3 of part of the North West quarter of Section 15,
Township 12, Map 1973, District of New Westminster,
C. of E. 50497.

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

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

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

Sale price of above described property - - - - - \$ 1276.00

Add:

Unexpired insurance premium as at January 1st, 1943 - - - - -
\$ 1276.00

Less:

Tax arrears to December 31st, 1942 - - - - - \$
Registration fee - - - - - 3.00
Encumbrance—Principal - - - - -
—Interest - - - - -
Net proceeds of sale - - - - - \$ 1273.00

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

Yours truly,

F. G. SHEARS,
Director.

1943

Jan. 1

Credit re Sale of Property

Land Registry Office C. of E.

Debit

Credit

Balance

\$

\$1273.00

\$

1.00
\$1.00

\$1273.00

CR \$1272.00

BC-122-P
BC-1881-B

BC/122-P Page 1
BC/1881-B

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

Farm Appraisal Report

File No. JL-242

R.P.3

Land Description Lot 5 of N.W. 1/4 Sec. 15, Tp. 12.

Containing 5 Acres

Owner's Name S. OKA

Post Office Address R.R. #1, Haney, B.C.

Nearest Rail Point Haney - C.P.R.

Distance 2 1/2 miles

Market Town Haney - 2 1/2 miles; New Westminster - - -

Distance 22 "

Church (give denomination) All in Haney

Distance 2 1/2 "

Nearest School A. Robinson

Distance 120 yards

State how property was identified: Posts on South end.

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

Yes. It fronts on the Dewdney Trunk Road, hard surfaced.

Is this district a good one? Normally - yes.

Employment opportunity Limited to cannery, brickyard and 2 mills - 1/2 - 4 miles.

Preponderating Nationality and religion: British - Protestant.

Describe Fencing and its condition: No fencing.

Value \$

Water supply: Usual dug well in clay - normally sufficient domestic supply.

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22 x 32	Frame	1 1/2 st.	Shgl.	est. 10	Wood	fair	800.00
Poultry Hse.	20 x 128	"	8'	Shke.	3-4	"	"	300.00
BARN	12 x 24	"	10'	"	3-5	"	poor	40.00
BARN Cabin.	x							
GRANARY	x							
Brooder Hse.	12 x 14	"	7'	"	4	"	good	30.00
"	12 x 16	"	7'	"	4	"	"	30.00
"	12 x 16	"	7'	"	3-4	"	"	30.00
	x							

Electric light installed.

Total present day value \$ 1230.00

Total Value Buildings add to farm

\$ 1000.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? From looking through windows suggest whole interior needs

re-decorating

\$ 50.00-\$60.00.

Describe the basement and chimneys: Full basement. Earth floor only. Brick chimney to ground.

I judge No. rooms downstairs? 3 Upstairs? attic How finished Wood papered.

Are buildings painted? House was Condition of paint poor.

Distance from nearest bush All clear

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

Cultivated Land

BC/122-P
BC/1881-B

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.5	Practically level	Clay loam, average 7"	Clay	Small garden, few poor oats & weeds.	100.00	250.00
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
2.5	Level	Clay lm. 8"-10"	Clay	Clear logged off land & second growth.	150.00	20.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 300.00

Total added by buildings to value of farm \$ 1000.00

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

Total value of farm \$ 1300.00

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

Owner has left the district and rented for nominal figure & taxes to adjoining neighbor. A dirty piece of land.

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

Make useful homestead to work out from. Equipped to carry 600 poultry.

Noxious weeds:

Bad.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:Municipality Maple Ridge - Land, School & Library.
\$22.67.

Date: June 9th, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 5 day of June 1942.

Inspector's Signature

"T. GODFREY"

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

JL-342 - S. OKA

Farm Appraisal Report

Remarks:

This property is vacant. Mrs. W. Woolsey adjoining this lot on the East, informs me that she has arranged with the owner to pay the taxes & \$20.00 a year. She has the privilege of having a tenant in the house if she wishes. In an effort to keep down thistles, Mrs. Woolsey has put in a patch of oats in front and has a small vegetable garden under way, and hopes to get sufficient strawberries from a small patch just about hidden by weeds. Unless thistles are cut more than once, there will be a forest of them by August. Otherwise there are no outstanding features of the property.

Am informed the owner normally worked at the Box Mill on his sister's lots adjoining on the West.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general use of land, fertility of soil, irrigation, drainage or dyking and reclamation.
Better drainage is required; land is dirty and has had little care.

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.)

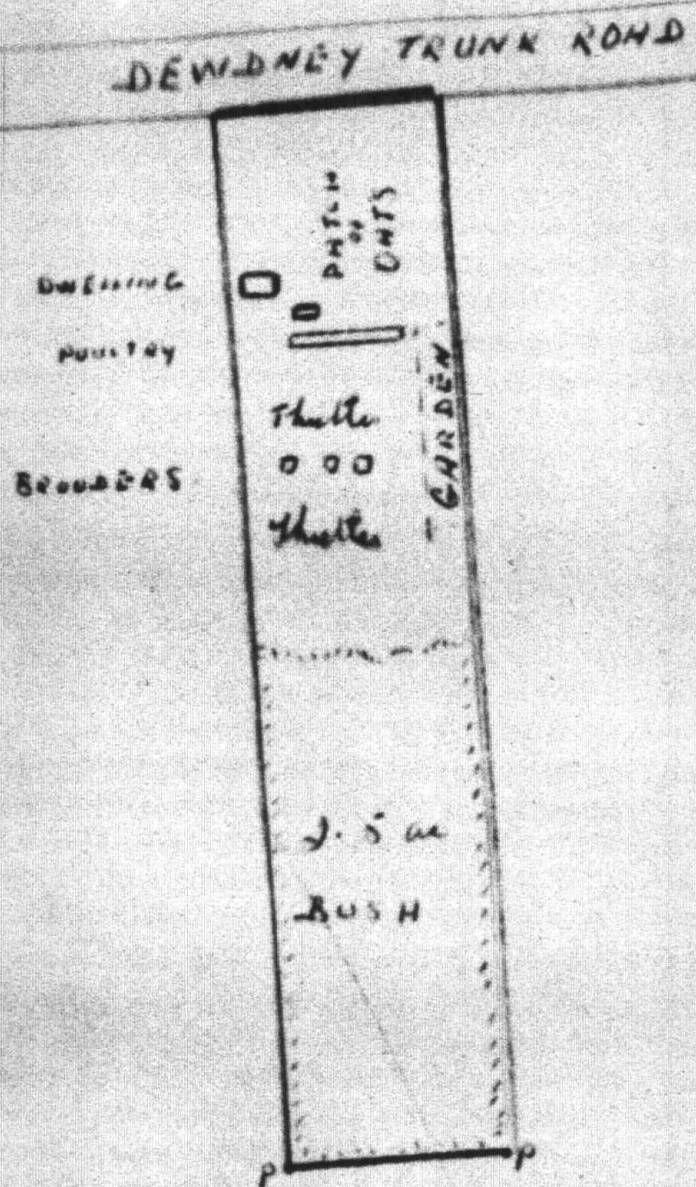
Present Value

\$
\$
\$
\$
\$
\$
\$
\$
\$
\$
\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



Scale 200' = 1"

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

value is \$ 1300.00

Date 11th June 19 42.

"I.T. BARNET"
District Superintendent.

File #4837.

22nd October, 1942.

OFFICE OF THE CUSTODIAN
1000-1001

NOV 5 1942

INVENTORY OF CHATTELS LEFT ON
S. OKA'S PROPERTY AT
2908 Dewdney Trunk Rd., Whonnock, B.C.

In Main house.

✓ 2 Beds & Springs.
Dresser.
4 Window blinds.
4 " screens.

In Basement.

22 lge. Wooden frames
1-24' length $\frac{1}{2}$ " pipe.
2 sml. Tables (home-made)
4 Berry trays.

In Chicken house.

Metal trough.
2 Drinking fountains.

At Lessee's home.

Platform scale.

EXHIBIT No. 629-8
DATE August 30/48
FILED BY Gracie

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

Confirmed:

DATE: 28th October 1942 SIGNED: Soyabara Oka.

Please sign and return one copy to the Custodian.

COPY

c/o Mrs. Clark,
Sterling, Alta.,
Dec. 14th, 1943.

Dear Mrs. Woolsey:

Please excuse me for not letting you know before that I received the boiler you sent us. I didn't have the opportunity to have the letter written for me. I am enclosing 80¢ in stamps to cover the transportation fare.

If it is possible will you send the following list of things, freight collect:

- 1 Aluminum tray
- 1 Hand wood saw with handle
- 1 Flour sifter
- 1 Steamer - pan without bottom
with lid attached
- 1 Embroidery ring (in the room
upstairs)
- 1 Clothes basket
- 2 Shovels
- All hoes of various sizes
- 2 Rakes

Also will you let me know whether you have paid this year's taxes or not.

Yours sincerely,

"Y. Oka (Mrs. S. Oka)"

Per T. Tsuchi

to Mrs. Clark,
Stirling, Alta.,
Dec. 14th. 1943

Dear Mrs. Woolsey;

Please excuse me for not letting you know before that I received the boiler you sent me. I didn't have the opportunity to have the letter written for me. I am enclosing 80¢ in stamps to cover the transportation fare.

If it is possible will you send the following list of things, freight collect:

- 1 aluminum tray
- 1 hand wood saw with handle
- 1 flour sifter
- 1 steamer - pan without bottom with lid attached
- 1 embroidery ring ^{in the room} (upstairs)
- 1 clothes basket
- ✓ shovels
- all hoes of various sizes
- ✓ rakes

Also, will you let me know whether you have paid this year's tax or not.

Yours sincerely,
Y. Oka (Mrs. S. Oka)

10011 Avenue

June 5/46.
R.N. Woolsey.
B.C.

Dear Sir.

Re. Signature

Reg. no 13679.

EVACUATION SECTION	
DATE	JUN 7 1946
FILE NO.	4837
Ans.	
Referred	Anderson

We have the set of
Platform scales here, would
you please let me know how
much they would be worth.

Yours truly.

R.N. Woolsey.

3rd December, 1946.

Mr. Sozaburo OKA,
Registration No. 13679,
Stirling, Alberta.

Dear Sir:

We received your letter of the 25th November, to which was attached our letter and cheque to you.

We note you desire an itemized statement of auction results on chattels sold from your property, and we have accordingly attached hereto a detailed statement of your auction results which included the sale of all saleable articles that could be found on your property. It is noted on your file that Mr. W. Woolsey still has in his possession your platform scales which you left with him. We would suggest that you write to him and arrange that he purchase the scales from you. The Custodian would have no objection to him sending the funds to you direct in this matter.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA
Encl.

Sept. 2, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF

OKA, Sozabura #13679.

2908 Dewdney Trunk Rd., Whonnock, B.C.

Leased by--Wilfred Woolsey, 2912 Dewdney Trunk Rd., Whonnock, B.C.

In Main house.

2 Beds & springs.

Dresser.

4 Window blinds.

4 " screens.

In basement.

22 lge. Wooden frames.

1-24' length $\frac{1}{2}$ " pipe.

2 Sml. tables. (homemade)

4 Berry trays.

In chicken house.

Metal trough.

2 Drinking fountains.

At lessee's home.

Platform scale.

I have the use of the articles listed above, and will be responsible for their safe keeping.

Witness: J. Maydon.
Office of the Custodian.

Signed

F. Woolsey.

MEMORANDUM

File Nos.: 4837
4809

March 24th, 1943

To: FILES

From: Mr. Green

Re: Mr. & Mrs. Sozaburo OKA

Mrs. Woolsey called on March 20th with a letter from Mrs. Oka asking for her boiler, dishpan, and sundry seeds, to be shipped to her. Mrs. Woolsey was so kind as to say that with our permission she would make the necessary arrangements.

The remaining property of these Japanese is well cared for as lists signed both by the tenant and by the Japanese appear on file 4837.



HFG:IF

NAME OKA, Sogaburo

REGISTRATION NO. 13679

FILE NO. 4837

The following chattels were sold by public
 auction at Haney, B. Co. on February 3, 10, 17, 22, 1945.

- Switch box	\$ 1.75 M
- Chest of drawers	1.00 F
✓ Brown bed and spring	8.00 -
✓ White bed and spring	2.00 -
- Tools	1.50 T
- Brooder and pipe	6.00 M
- Shingles (4 bundles)	4.00 M
Δ Wheelbarrow	3.00 -
- Cultivator	2.00 F
- Rice bowl, flour bin and tray	1.00 M
- 110 Bricks	0.75 M
- Pick and hammer	0.35 T
- Sash	1.00 M
- Cups and saucers	2.25 K
- Electric wire	0.35 M
- Lantern	0.65 M
- Buck saw	0.75 T
- Square	1.00 T
- Egg candler	0.60 M
- Egg Scale	0.70 M
- Door mat	0.75 M
- Brace and sundries	0.35 M
- Dog chain	0.25 M
- 2 Aerials	0.45 M
✓ Box of sealers	0.45 M
✓ 2 Incubators	7.00 -

Total

\$ 47.90 M

Less Expenses: (Auctioneer's Fee: \$4.79
 (Advertising: 0.35
 (Moving: 21.26

\$ 26.40

Net Proceeds Credited:

\$ 21.50

Members of Custodian Staff Present. Mr. Moryson

Extracted from Auctioneering List No. Haney 13

Remarks.

File No.

4837

Date

Feb 22/45

SUMMARY

Name:

O.K.A. Lozano Reg # 13679

Address:

Alvarado St. Alhambra, B.C.

(1) - We have today moved to auction room at Haney effects as per enclosed list at a total cost of \$21.12 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at none where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$none for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

Platform scale - Broader stone
Sm. front garden tools
2 Boxes window glass
2 brooks - 300' thick lumber
20' 1/2" rope

The tenant gave us the following explanation:

Has not seen missing articles

Mr. A. McAlister
Claims Dept.
Office of the Custodian

Feb 10, 1944

EVACUATION SECTION	
Rec'd	FEB 14 1944
File No.	4837-4809
Ans.	618
Referred	17th Floor

Dear Sir:

In reply to your letter to me of Feb 4th inst. your file 4837, 4809, regarding claims lodged against me by number of firms in B. C. I am sorry to say that I cannot recall having dealt with any of those mentioned firms during the past, and those claims are of which I do know nothing about. As for Dr. G. Morse, I recall that he has taken care of my wife some 20 years ago, when my first son was born, and I am sure that payment for the same was made promptly after the baby was born.

Now, I imagine, as I had quite the similar case once before, that those claims were not laid against me, but a another person whose name appears somewhat similar to mine. I believe that there was another party by the name of L. Oka residing in the district of Naney B.C. before the evacuation and if you would get in touch with them you may find the right person for these claims. At any rate please give this matter a

Further investigation. Meanwhile
I remain,

Yours truly,
Sogaburo Oka
Reg. No. 13679.

4837

17th June, 1946.

W. Woolsey, Esq.,
R.R. No. 1,
Whonnoek, B.C.

Dear Sir:

Re: Sozaburo OKA - Reg. No. 13679

We received your letter of the 5th June, acknowledging your having possession of a set of Platform scales of the above Japanese.

The Custodian would be prepared to accept a valuation placed on them by Mr. Spencer Pallot, Auctioneer of Haney, and it would be in order for you to pay him for the scales as he will in turn forward the money to this office.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

5th September, 1946.

Mr. Spencer Pallot,
Hansy, B.C.

Dear Sir:

Re: Sozaburo OKA - Reg. No. 13679

On the 12th July, we wrote to you asking that you appraise a set of Platform Scales owned by the above Japanese, left in the care of W. Woolsey, who lives just past 2908 Dewdney Trunk Road.

The Custodian is desirous of completing the administration of the file of this Japanese, and we would appreciate your appraising the scales for Mr. Woolsey as soon as possible, remitting the proceeds to this office.

Yours truly,

W.E. Anderson,
Administration Dept.

WEA:HA

4837

8th November, 1946.

REGISTERED

Mr. Sasaburo Oka,
Registration No. 13679,
c/o Thomas T. Ogden,
Stirling, Alta.

Dear Sir:

Your request for funds has been forwarded through the Department of Labour and in accordance with same, we are attaching hereto Custodian cheque in the amount of \$290.64, representing your full remaining credit at this office at this time derived from the sale of assets in the Protected Area. We are also enclosing a detailed statement of your account since the date when one was last sent to you, showing how this balance was arrived at.

It is noted that we have not as yet received the Title of the property and request that you send it to us without delay as it has been cancelled at the Land Registry Office.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Administration Dept.

WEA:HA
Encls. 3 (cheque)

Stirling. Alberta.

Nov. 25, 1946

Mr. W. E. Anderson.
Custodian

File no 4837.

Dear Sir:

I received your letter of Nov. 8, 1946
also cheque dated Nov 15, 1946 amt \$290.65.
which represents the final payment of
my property held by you.

Being unsatisfied with this amount I am
returning same to you, stating, that to
accept this would prejudice legal
rights and claims to full ~~restitution~~ restitution.

I would appreciate an itemized
statement and account of the auction
of my property.

Respectfully yours.

Sozaburo Oka. REG # 13679..

4837

14th September, 1948.

REGISTERED

Mr. Sozaburo OKA,
Regn. No. 13679,
Stirling, Alberta.

Dear Sir:

We enclose herewith a cheque for \$290.64, representing balance of your account accruing from sale of your real and personal property.

As acceptance of a similar amount was previously rejected by you, we would point out that Justice Bird has ruled that acceptance of Custodian cheques by claimants in no way prejudices their claims before the Commission.

Please acknowledge receipt.

Yours truly,


H.L. Brown,
Office of the Custodian.

MLB:HA
Encl. (cheque)

V.L.A.

NOV 24 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.

N 242
PC 122P 1881E 4837
Surv. 14

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

- (1) NAME OKA Sosauro (RCMP) Reg. No. 13679
(Print) Surname Given Name
- (2) Pre-Evacuation Address Haney, B.C.
- (3) Present Address Stirling, Alberta
- (4) REAL ESTATE
- (a) Street Address (if any) Haney, B.C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)
Dowdney Trunk Road, Khonnoek, B.C.
Lot 3 of part of the North West quarter of Section 15,
Township 12, Map 1973, District of New Westminster,
C. of B. 50197
- (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 - - - - - \$
(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 re-
ceivable) - - - - - \$
(iv) Total value (if you cannot give separate values for lands and buildings just
fill in total value) - - - - - \$ 2870.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 1276.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1594.00
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
on property
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
In house and ~~in~~ incubator house
- (c) How stored or packed at time of evacuation
left in houses

(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 custody of the Custodian.

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

1. (1) 2 incubators	Estimated value \$35.00		Estimated Value \$	
2. Custodian's selling price	7.00	Loss	Estimated Value \$	28.00
3. (2) wheel barrow	Estimated value 10.00		Estimated Value \$	
4. Custodian's selling price	3.00	Loss	Estimated Value \$	7.00
5. (3) white bed & spring. Est. value	10.00		Estimated Value \$	
6. Custodian's selling price	2.00	Loss	Estimated Value \$	8.00
7. (4) Brown bed & spring. Est. value	15.00		Estimated Value \$	
8. Custodian's selling price	8.00	Loss	Estimated Value \$	7.00
9. (5) kitchen range			Estimated Value \$	25.00
10. (6) 2 heaters			Estimated Value \$	15.00
			Estimated Value \$	
			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)) **\$ 1684.00**

- (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, Sozaburo OKA
of Stirling
in the **VILLAGE**
of 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 RAYMOND

in the *Province of Alberta*
this *15* day of *November*

A.D. 1947.

S. Oka
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 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
 August 30th, 1948.

IN THE MATTER OF THE CLAIM OF
SOZABURO OKA.

PROCEEDINGS AT HEARING.

20 A P P E A R A N C E S:

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

appearing for the
 Dominion Government.

L.S. TURCOTTE, Esq.,

appearing for the
 Claimant.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANDFORD,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

S. Oka,
In Chief.

THE SECRETARY: Case No. 629, Sezaburo Oka.

SEZABURO OKA, the claimant herein, being
first duly sworn, testified through
the Interpreter as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mr. Oka, you are making a claim to the Commission
for loss which you say you suffered as a result of
the sale of your five acre farm at the Coast?

A Yes.

10 Q I am showing you a statement showing when you
bought the farm, how much you paid for it, what you
did with it afterwards, what buildings you built on
it, and how much you think it is worth (indicating).
Is the information on that true to the best of your
memory and belief?

A Yes, this is correct.

MR. TURCOTTE: Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. TURCOTTE: Q: Now when you bought this farm, how much
20 did you pay for it?

A \$625.00.

Q And what was on that farm when you bought it?

A There was only bush on there.

Q Any buildings?

A No.

Q So that all the improvements that are shown on your
farm now were bought, or put on by yourself, is
that correct?

A Yes, put on by myself.

30 Q Now you show on here \$800.00 paid for labour to

S. Oka,
In Chief.

contractor. Was that in one amount?

A Yes.

Q I mean, you gave a contractor a contract to build the house?

A: Yes.

Q Who supplied the material? Who paid for the material?

A I bought the material myself and had the building made by a carpenter.

10 Q And you say the material cost you \$800.00 and you paid \$800.00 to the contractor?

A Yes.

Q Now these are round figures. Would that be exactly correct, or to the best of your memory, approximately what you paid?

A I am certain of the amount I paid for the lumber but the other is just an estimate.

Q An estimate? A: Yes.

Q I see. And in what buildings did you have electricity?

20 A In all the buildings.

Q Well, what about the breeder houses?

A I had electricity in my own dwelling and the two room cabin and the chicken house.

Q Now what did you use those five acres for, what business were you in?

A I had chickens there and I was also growing strawberries and raspberries.

Q How many chickens did you usually keep?

A About 600 chickens.

30 Q About 600 chickens? A: Yes.

S. Oka,
In Chief.

Q Now you are also claiming for the loss arising from the loss of your chattels for which you are claiming \$90.00 for incubators, wheel barrow, two beds, a stove and two heaters. Is the information on that form (indicating) true to the best of your memory and knowledge?

A Yes, this is correct.

MR. TURCOTTE: Exhibit 2.

(STATEMENT MARKED EXHIBIT NO. 2).

10 MR. TURCOTTE: Q Now you are claiming \$35.00 for two incubators. Do you remember how much you paid for them?

A: When I bought them one cost me \$30.00 and the other cost me \$35.00.

Q I see. And do you remember when you bought them?

A In 1939.

Q '39?

A: Yes.

Q Now you are claiming for a kitchen range. May I have the J.P. form, Mr. Rice? Was there any inventory taken in this Mr. Rice?

20

MR. RICE: Yes.

MR. TURCOTTE: And in this connection, if my learned friend will file the analysis of personal property first.

THE SUB-COMMISSIONER: Are you going to file the analysis of personal property now, Mr. Rice?

MR. RICE: Yes, I will, your Honour.

(ANALYSIS MARKED EXHIBIT NO. 3).

MR. RICE: There was a long list of chattels in this case, your Honour, but apparently the claimant

30

5
S. Oka,
In Chief.

received most of them or they were disposed of
to his satisfaction, and so the claim has been cut
down for that reason.

MR. TURCOTTE: There is no evidence that he has received
anything.

MR. RICE: There is evidence of what his claim is.

MR. TURCOTTE: Pardon?

MR. RICE: There is evidence of what his claim is.

10 MR. TURCOTTE: I would like to point out, your Honour,
about the Custodian always arguing about a man
forgetting something. He didn't put it into his
J.P. form, or he didn't put it into this form or
that form, and in many a case the Custodian comes
along with a two page list and the claimant claims
for about five articles only.

MR. RICE: Why should we clutter up the record by
showing a list such as this when only a few
of the items are being claimed by the claimant?

20 MR. TURCOTTE: The shoe is on the other foot, your
Honour, in this case.

MR. RICE: Is my learned friend trying to amend his
claim now, the one that he has filed?

MR. TURCOTTE: No, but I am just pointing out that in
a large number of cases such as this one, the
claimant has forgotten many articles that he
left on the place and makes no claim for them.

I would like to file the inventory, your
Honour.

THE SUB-COMMISSIONER: Exhibit 4.

30 MR. TURCOTTE: Have you got an original copy of the J.P.

form, Mr. Rice?

MR. RICE: No, I don't think so.

MR. TURCOTTE: Q Well, Mr. Oka, the Custodian says --

MR. RICE: -- Hold on, I am wrong.

MR. TURCOTTE: Q: Do you remember before you left
the Coast the Custodian had you sign a form?

A Yes.

Q Is that your signature (indicating)?

A Yes, that is my signature.

10 MR. TURCOTTE: A I will put that in as an exhibit.
(J.P. FORM MARKED EXHIBIT NO. 5).

MR. TURCOTTE: Q: Now the Custodian says that in
Exhibit No. 5, which you signed, and also in
the inventory which he took, Exhibit 4, that there
is no record whatever of the kitchen range for
which you are claiming \$25.00 for. Did you have
a kitchen stove?

A I am sure I had a kitchen range.

Q Well you were married?

20 A Yes.

Q And did you have any family?

A Yes.

Q How many? A: One.

Q So that you must have had something to cook on,
is that right?

A Yes.

Q Now did you sell the kitchen stove yourself?

A No.

Q Where was it when you left?

30 A It was left in the house.

S. Oka,
In Chief.

Q Now then you are blaming for two heaters and they say they can't find either of them, but they say that you took one heater with you. Did you bring a heater to Alberta, or wherever you went to, or was it shipped to you?

A I left both behind. One was left in the house and the other was left in the cabin.

Q I see. Could I look at Exhibit 4, please.
(Exhibit 4 to Mr. Turcotte).

10 Q Now by heaters, do you mean stoves that you used for heating the house, or the houses, or had they anything to do with the chickens?

A No, they were being used in the house.

Q That is for heating the house?

A Yes.

Q I notice in addition to that there are two brooder stoves; that has nothing to do with your heaters, has it?

A They were quite different.

20 Q They were quite different?

A Yes.

Q I see. That is all. Oh, I would just like to make a comment on the farm appraisal report.

THE SUB-COMMISSIONER: That is not in yet.

MR. TURCOTTE: Pardon?

THE SUB-COMMISSIONER: I say it has not been filed yet.

MR. TURCOTTE: If my learned friend will file it now.

(APPRAISAL REPORT MARKED EXHIBIT NO. 6).

MR. TURCOTTE: Referring to Exhibit 6, your Honour, I

30 Note that the examination of the house was made in

this manner, "From looking through windows suggest whole interior needs redecorating". I would suggest that the appraiser did not make a very careful examination of the house for the purpose of making a careful value of it.

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

10

I am submitting, your Honour, as well that the property sold or disposed of by the Custodian was sold for its fair market value. I am submitting that the kitchen range, there is no record of it at any time, and the Custodian is not responsible for the same, and if the Custodian is responsible for the same, or any other articles, the claim made with regard to it by this claimant is exorbitant.

I wish to submit as an exhibit, your Honour, a real property summary, and we can attach perhaps to it the temporary personal property summary and have them as one exhibit.

20

(DOCUMENTS MARKED EXHIBIT NO. 7).

CROSS-EXAMINATION BY MR. RICE:

Q I show you a document (indicating). Is that your signature? A Yes.

MR. RICE: This is an inventory dated the 22nd of October, 1942, and signed by the claimant on the 28th of October, 1942, showing the chattels left on the claimant's property.

30

MR. TURCOTTE: Your Honour, I do not like to raise this objection at this moment but this is the third case

S. Oka,
Cross-Exan.

10 this morning in which my learned friend has produced documents which were not in the Custodian's file which was presented to me. Now up to the present time we have got along very well in that the Custodian has made available to the counsel for the claimant the complete file of the documents which were going to be used. I realise, of course, that that is a sort of way of checking up on the truthfulness of the claimant to some extent, but at the same time this is not a lawsuit. This is an investigation by a Commission, and, so far as I am concerned, I have endeavoured to present our claim honestly and if there is anything out of the way in any of them I have informed the Court, and I certainly do not like these documents being presented without having an opportunity to see them.

THE SUB-COMMISSIONER: Where have they been?

20 MR. RICE: They have been in some other file and the reason that they were not left on the main file is because they have not been claimed by the claimant. All I am saying is that some of the items claimed by him were not claimed by him at another time. It has nothing to do with the claim that has been presented here.

THE SUB-COMMISSIONER: You mean the whole document does not refer to the claim.

30 MR. RICE: For instance, this inventory that I am submitting now covers two beds, and springs, a dresser, four window blinds, four window screens, wooden frames, length of half-inch pipe, two tables,

S. Oka,
Cross-Exam.

small tables, berry trays, metal trough, two drinking fountains and a platform scale.

THE SUB-COMMISSIONER: He isn't claiming any of them.

MR. RICE: I do not think there are any of those that are claimed.

MR. TURCOTTE: Yes, but my learned friend now comes along and says at one time this man signed that that is all the property he had in British Columbia.

10 MR. RICE: That is right. That is what he signed, "This represents all my chattels remaining in any protested area in British Columbia", and that is signed by him.

THE SUB-COMMISSIONER: Under those circumstances it seems to me that that document should have been made available to them at the very beginning, don't you think so?

MR. RICE: No, it has nothing to do with the claim filed.

20 THE SUB-COMMISSIONER: Inferentially it states that the things for which he now claims were not then available or were not claimed for.

MR. RICE: There are only two items in dispute, your Honour, that is there is a kitchen range filed with us that we have no record of at any time, and there are two heaters, one of which was sold, no, oh yes, two heaters, one of them was apparently sold and the other was not found. Now this list here doesn't show that there were any heaters.

30 THE SUB-COMMISSIONER: Of course for that very reason the thing should have been made available to him.

S. Cha,
Cross-Exam.

MR. RICE: All I am putting it in for is that it does not cover the chattels and when he signed it he might have made a mistake, it is true, but in October, 1942, he signed the statement that these were all the chattels that he had left at that time.

THE SUB-COMMISSIONER: Yes.

10 MR. RICE: That is all I have to say. There are only two items here in dispute. Of course, if my learned friend might dispute the amounts that we received when we sold them as not being enough, but I am not arguing about that at all. They were sold at auction.

THE SUB-COMMISSIONER: Of course in an ordinary lawsuit, if you did not include it in your affidavit of production, you couldn't produce it now, and in the preparation of affidavits you have got to show everything that in any way relates to the case.

20 MR. RICE: I have not been trying to hide anything. As a matter of fact, every file that has been sent to me by the Custodian was turned over first to my learned friend.

MR. TURCOTTE: Yes, but this is the third case this morning that we have run up against the same thing, and it puts me in an awkward position.

MR. RICE: I do not know that it puts you in an awkward position. It may put your client in an awkward position, and it doesn't give him a chance possibly to disabuse his mind.

30 THE SUB-COMMISSIONER: When you put Mr. Turcotte in an

S. Oke,
Cross-Exam.

awkward position you also place the claimant in an awkward position. It seems to me that the claimant should have the benefit of knowing all the documents that are available. However, I think that should be kept in mind as far as future claims are concerned. I do not know whether it makes an awful lot of difference now.

MR. RICE: Is it all right for this to go in as an exhibit, your Honour?

10 THE SUB-COMMISSIONER: The inventory, you want to have it filed, is that right?

MR. RICE: Yes, your Honour.

THE SUB-COMMISSIONER: That will be Exhibit 8.

(INVENTORY MARKED EXHIBIT NO. 8).

MR. RICE: Q: Are you sure you did not ship a heater with the rest of your goods when you came to Alberta?

A No, I am sure it was not.

Q Why didn't you claim it when you signed that document in October?

20 A The man to whom I leased the house had sub-let it and I thought that he still had the heater in the house.

THE SUB-COMMISSIONER: There is another thing to be said about these forms here, and that is that they were obviously prepared in the office of the Custodian.

MR. RICE: Yes, I believe that is right.

THE SUB-COMMISSIONER: And set to the claimant.

MR. RICE: Well I think when it is sent, he is asked to sign it whether it is correct or not.

30 THE SUB-COMMISSIONER: Well then you can easily understand

S. Oka,
Cross-Exam.

how some of these people who are not conversant with our language, like ourselves, when they go to complete this form right, as a matter of form, complete it.

MR. RICE: As a rule, your Honour, a person hesitates in signing anything until somebody explains it to him.

THE SUB-COMMISSIONER: I know.

10 MR. RICE: It was not as though he was brought into the Custodian's office and told to sign the document, that they were in a hurry; they have had plenty of time to have these explained to them.

THE SUB-COMMISSIONER: Have you got the letter that they wrote when they sent this document, because this says as follows: "This represents all my chattels remaining in any protected area in British Columbia."

Now, it might very well be accurate in that sense that all the rest of the chattels had disappeared and he signed it on that basis.

20 MR. RICE: I have not before me, your Honour, a copy of the letter.

MR. TURCOTTE: May I have a look at that, your Honour?

THE SUB-COMMISSIONER: Yes.

(Document to Mr. Turcotte).

THE SUB-COMMISSIONER: At the very bottom of that document there is that statement, Mr. Turcotte.

30 MR. TURCOTTE: I might point out, your Honour, that in 1945 the Custodian sold two incubators and I cannot see any incubators on this inventory signed in 1942.

S. Oka,
Cress-Exam.

THE SUB-COMMISSIONER: Yes.

MR. TURCOTTE He sold a switch box, sold a chest of drawers, sold tools, 110 bricks, pick, hammer, cups and saws, chinaware, bucksaw, all of those things, and none of them are mentioned in that inventory.

THE SUB-COMMISSIONER Yes. So that it may have been signed on the basis of the very last statement made in Exhibit 8.

10 MR. RICE: Q I think you told my learned friend that you paid \$800.00 for the building material, but you were not sure just what you paid the contractor?

A I paid \$800.00 for the materials, and the carpenter's estimate was \$600.00 but I included \$200.00 for labour put in by my brother.

Q Did you actually pay your brother \$200.00?

A Yes, I did.

Q And what you paid for material, was it exactly \$800.00? A: Approximately \$800.00.

20 Q Approximately \$800.00?

A Yes.

Q Do you know definitely what it was or are you guessing? A: It was not under \$800.00.

Q Well, what about the contractor? Did you pay him exactly \$600.00?

A It was actually about \$610.00.

Q Have you got any record?

A No, I have not.

30 Q Then you are speaking, you are relying on your

S. Oka,
Cross-Exam.

memory of something that took place about 18 years ago, is that it?

A Yes.

Q And the same way with the building material? Have you any record of that?

A The amount includes some paint that I paid \$22.00 for.

Q But where do you arrive at the figure of \$800.00? Have you any record of that?

10 A It is too long ago for me to remember accurately.

Q Then why do you say it was \$800.00? Is that as near as you can guess?

A Yes, it is as near as I can remember.

Q All right.

THE SUB-COMMISSIONER: Is that all?

MR. RICE: Yes, your Honour.

THE SUB-COMMISSIONER: That is all, thanks.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

20

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


"S.R. HOWARD"
Official Reporter.

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

SUB-COMMISSIONER.

S. Oka,
Discussion.

Lethbridge, Alberta.
August 31st, 1948.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT).

MR. RICE: If it please your Honour, I would like to speak to a case that was heard yesterday, Case No. 629, Senaburo Oka.

THE SUB-COMMISSIONER: Yes.

10 MR. RICE: Your Honour inquired about a letter that was forwarded to the claimant enclosing an inventory.

THE SUB-COMMISSIONER: Yes, I know.

MR. RICE: Enclosing an inventory of the claimant's goods which document was filed as Exhibit No. 8.

THE SUB-COMMISSIONER: Yes.

MR. RICE: I have that letter now and I would like to submit it as part of Exhibit 8.

THE SUB-COMMISSIONER: All right, you can attach it to Exhibit No. 8.

(LETTER MADE PART OF EXHIBIT NO. 8).

20 MR. RICE: I would like to point out, your Honour, that in addition to these claims files there is another file that is called the master file and from the master file there are certain documents segregated that make up the claim file, and those that do the work in the Custodian's office when they make up the claim file consider that all relevant matters have been segregated from the master file. It so happened yesterday that there were two or three items that my learned friend was interested in and I
30 think on one or two occasions I even showed him what

S. Oka,
Discussion.

I was intending to use against the witness or claimant but there has been no intention or desire on the part of the Custodian to hide any material that is in any of those files, either the master or the claimant's file.

THE SUB-COMMISSIONER: Oh no.

MR. RICE: And that letter, as your Honour pointed out, was a sort of mandatory request. It is not a letter that perhaps should have been written to tell the claimant to revise the list if it was not correct. It just says to sign and return the form as soon as possible.

THE SUB-COMMISSIONER: Of course, I imagine that these men in these offices are not too particular in dictating the communications to the claimants.

MR. RICE: You must take into consideration, your Honour, that when the war was on it was not easy to get competent men and the Custodian was placed in the position that he had to hire a large staff to take care of 15,000 or more people who were evacuated and it was impossible to employ adequate help.

THE SUB-COMMISSIONER: At the same time one can only interpret the documents and the correspondence in the light of what is actually said. However, I suppose that Mr. Justice Bird will look after all that.

MR. RICE: Yes, all right.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

"S.R. HOWARD"; Official Reporter.

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

SUB-COMMISSIONER.

Defence Brief

Sosaburo Oka

File No. 4837

Case No. 629 ^

LETHBRIDGE

30 Aug. 48

V.L.A.

REAL PROPERTY CLAIM

1. Real Property Claim

\$2870.00

Appraised at

\$1300.00

Sold for

\$1276.00

Witness: T. Godfrey, Appraiser^

Ex. 1 - Real Estate Statement

Ex. 6 - S.S.B. Appraisal

Ex. 7 - Real property summary with
p.p. summary attached.

PERSONAL PROPERTY CLAIM

2. Chattel Claim

\$110.00

(a) Goods valued by claimant at \$70.00 Sold at auction \$20.00

Witness: C. S. Pallot, Auction
^ Thompson, attended Sale.
Moryson

(b) Goods valued at 15.00 Declared but not found.
(2 heaters)

Witness: J. Moryson
R. M. Anderson

See Ex.629-4. Inventory taken on premises by above witnesses. It is to be noted that the inventory was not taken until 2 Sept. 42 but that claimant's tenant had been in possession since 1 Mar. 42 and claimant declared in his J.P. Form "will be left in the custody of Mr. Wilfred Woolsey Lessee".

see further note on analysis re heater.
Trans. 7 - Claimant declares he did not take one away with him, and perusal of both master and claim files reveals no evidence that he did, or that they ever came into the possession of Custodian.

(c) Goods valued at 25.00 Lost, destroyed, or stolen.

Not declared on J.P. form but a "Camp Stove" was inventoried 2 Sept. 42 which is a small edition of a "Kitchen Range". It will be noted that claimant states on Ex.629 - 2 that he bought it second hand in 1930 for 25.00 and claims \$25.00 after 12 years usage. Although

37

Sosaburo OKA
Case No. 629

-2-

there is not supporting evidence on file, it is reasonable to suppose that claimant's tenant discarded it as junk.

A rearrangement of the personal property analysis to correspond with above has been made below the original entries.

RWN/mw

7

Name of Claimant

OKA, Seaburne

Case

629

Custodian File

4837

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		Sale Price			Total Award 125% of all Sale Prices	
						% of Total	Amount				% of Total	Amount
					1276.		1065.01				1065.01	
PERSONAL PROPERTY												
Motor Vehicles		Boats and Boat Gear										
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing		45% of amount in next preceding column				
NETS												
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price		
MISCELLANEOUS CHATTELS												
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price					
70.00	20.00	6.00	28.57	40.00	11.42			17.42				
TOTAL RECOMMENDATION										1082.45		

4837

October 3rd, 1950.

Mr. Sonaburo OKA,
Stirling, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 629

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$1,082.43.

Cheque for \$1,036.76 is enclosed herein, and the sum of \$45.67 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

FGS/js
1 encl.

F. G. Shears,
Director.