

4948

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: OIKAWA, Eikichi

HOME ADDRESS: R.R. #1, New Westminster, B.C.

REGISTRATION NUMBER 10595 SEX: Male AGE: 26

OCCUPATION: Fisherman

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Great West Packers, Steveston, B.C.

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: Lot 6 - DL 131, Group 2, Corporation of
Delta, Ladner, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 7 room frame dwelling, woodshed,
piles driven for warehouse, smoke house.

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

4. TAXES (Amount and where payable) about \$20.00 owing in arrears, to corporation
Delta, Ladner, B.C.

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

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In Land Titles Office, New Westminster B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Lives in dwelling at Sunbury, Corp. of Delta Ladner, B.C.
2. LANDLORD'S NAME AND ADDRESS: Self
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: 1934 Buick Sedan, c/o Y. Sasaki, R.R. #3 Kamloops Rd., Vernon, B.C.
28 Ft. Gillnet boat, in custody of Naval Authorities,
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)
\$5.00 in War Savings Certificate, in owners' possession
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: Great West Packers, Steveston, B.C. - \$400.00 ✓

2. TRADE DEBTS: ✓

*Not on list
127-3-43
in file 968
MEND-14-5-43
D*

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)

Eiki Oikawa

[Signature]
Witness

FOR DEPARTMENTAL USE

FRASER VALLEY

STRAWBERRY HILL
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO.

4948

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: OIKAWA, Eiki

HOME ADDRESS: R.R. No. 1. New Westminster, B.C.

REGISTRATION NUMBER: Unknown SEX: Male AGE: 25

OCCUPATION: Fisherman

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: My father

MARRIED? No

NAME OF WIFE OR HUSBAND: ---

ADDRESS OF WIFE OR HUSBAND: ---

NAMES OF ANY LIVING CHILDREN: ---

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: Lot 8, of Subdivision of a portion
of District lot 131 group 2, map. District of New Westminster
Title No. 131050E

Leased to A. Allen along with
Lot 5 owned by Misako Oikawa #5613

2. BUILDINGS AND OTHER IMPROVEMENTS: 10-room dwelling house,
net house and rack, 1 wharf, 8 boom logs, 4 piles, 8 boom chains
1 wood shed, (2 rooms) 1 smoke house, shed full of garden tools,
floating bath house.

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

4. TAXES (Amount and where payable) \$8.72 for 1941, payable at Delta

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

6. OCCUPANCY AND LEASES (If vacant so state) My family is living in it.
It will be rented when they leave.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office New Westminster
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Black currants, fruit trees

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1
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 See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
- Household furniture including kitchen stove, ~~and~~ kitchen utensils,
2 bureaus, 8 chairs, 2 tables, 2 gramophones, Wikstrom engine
8-10, 2 chains 30' long, 2000' 3/4" rope, 10,000 shakes in woodshed,
2 floating houses, on my property at R.R. No. 1. New Westminster, B.C.
See 26/5/44 28' x 7' gas fishing boat registration no. NW5135, McLaughlin Buick
72 H.P. engine, in custody Navy control No. NW001F
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: None

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

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 7th day of May 1942.

William

Witness

FOR DEPARTMENTAL USE

(Signature)

On behalf of OIKAWA, Eiki (Now
at JACKSON Camp, Ontario)

Zemathin Oikawa

P.D. 11/12/42.
 INFORMATION FROM R.C.M.P.

Date

Sept. 12/43.

No.

4948

Name

OIKAWA

Eiki

(Surname in Block Letters)

Registration No.

10595

Male - Female
(check)

Age

21 | 11 | 1916

Former Address

R.R. #1

New Westminster, B.C.

Date Evacuated

April 21, 1942

Naturalized - Canadian-Born - National
(check)

Present Address

Nov. 16/46

Great Lakes Sawmill

Fort William Ont.

Married - Single
(check)

Name of Wife

Name of Husband

Name of Mother

HATAKE YAMO

maam

Name of Father

OIKAWA

Japanese

Names of Children under 16

#10578

#05507

Requested by

CCF

Registered with Custodian

(Yes or No)

Additional Information

Fisherman

REAL PROPERTY SUMMARY

File 4948

V.L.A. B.C. 428-P

JAPANESE NAME: Eiki OIKAWA - - Reg. No. 10595.

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

PROPERTY ADDRESS: River Road, New Westminster, B. C.

LEGAL DESCRIPTION: Lot 6 of part of a 30 acre portion of Lot 131, Group 2, Map 6284, Municipality of Delta, in the District of New Westminster.

TITLE: In the name of Eiki OIKAWA.

ENCUMBRANCE: 8 Vesting 26252 - 17th September 1943.

ASSESSED VALUE: 1942 -
Land \$269.00
Improvements \$50.00 Total \$319.00 Taxes \$6.54.

CLASSIFICATION: Inspector reported on the 25th August 1942, a farm with 2.69 acres cleared, with $\frac{1}{2}$ acre black currants, 10 fruit trees and the remainder of the cleared area - hay meadow. A $1\frac{1}{2}$ storey frame house 24 x 58, 10 rooms, and a woodshed 18 x 50, and a smoke house 6 x 8. On the property were 2 shacks on one float 12 x 18 and 12 x 14 and another shack on float 20 x 50.

HISTORY OF
ADMINISTRATION:

Lot 6 was leased along with Lot 5 on the 18th May 1942 by Eiki OIKAWA and Hisashi OIKAWA to Leon August ALLEN, at \$10.00 per month payable in advance from the date of lease for a period of 7 months and thereafter from month to month. The lease included buildings and chattels. The revenue was to be credited to Kennashin OIKAWA who held a Power of Attorney dated the 20th April 1942 authorising him to receive the rentals from the joint properties - Lots 5 & 6. No rentals were paid to the Custodian. The lease was handed to The Director The Veterans' Land Act on the 29th July 1943. Lease did not include any of the floats and buildings thereon above described. Two floats were destroyed by storms and the shacks on them valued at \$5.00 each and 2 other shacks on a float valued at \$25.00 were sold as moveable property to the Canadian Fish Co., for \$50.00. They do not properly enter into this statement and this amount is not included as Real Property credit.

SOLD:

To The Director The Veterans' Land Act for \$236.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS:

Released to the credit of Eiki OIKAWA, sale price \$236.00 less Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$19.00. Net amount released \$217.00.

TITLE:

Included in C. of T. 166894-E and payment of consideration included in cheque to the Custodian dated February 9th, 1944.

OLD C. OF T.
NO. 131050-Si

In the Land Registry Office, New Westminster.

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

DATED June 24th, 1946.

William Macpherson

IM:ML

FIRE INSURANCE SUMMARY

File #12

Re: EMI OIKAWA

Reg. No. 10595.

The buildings on Lot 6 carried no insurance.

[Handwritten signature]

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

DATED June 24th, 1946.

INCL.

PERSONAL PROPERTY SUMMARY

File No. 4948

Re: Eiki OIKAWA - Reg. No. 10595

25th Sept. 1947.

CHATELS: Eiki OIKAWA registered with this office on the 20th April, 1942, and at that time did not declare owning any chattels. He was evacuated on the 21st April, 1942 to Ontario, and his father, Zennosuke OIKAWA, who had Power of Attorney for him, registered on his behalf, on the 7th May, 1942, and declared chattels as shown on attached schedule.

This property was inventoried by our fieldmen on the 25th August, 1942. The property had been leased by the Oikawa's through H.G. Johnston, Solicitor, New Westm. 19th May, 1942, to a Mr. L.A. Allen, and was still occupied by this tenant, when our fieldmen inspected the property in January, 1945, and removed saleable chattels to auction. These were sold in Surrey, 31st January, 1945, for the net sum of \$94.74.

There is a memorandum on file signed by Mr. R.M. Anderson, dated 7th Mar. 1945 which states that there were still a number of chattels to be sold at next sale. The next auction sheet dated 27th June - 3rd July, 1946, however lists only a coat and a box sold for the net sum of 40¢.

This memo also gives a list of goods which were abandoned and goods missing. A fencing outfit which is noted on this memo as having been moved to storage at Buddhist Temple, New Westminster, does not appear at this date on the list of goods still in storage in New Westminster.

A wheelbarrow and a clock were appraised by Trapp Motors and sold to the tenant Mrs. Allen, Feb. 21/45.

Goods listed on the attached schedule as having been inventoried by our fieldmen, but having no note as to their disposition are probably covered in the list of goods sold as sundries etc., listed at the end of the schedule.

NETS: There is a Great West Packing Co. memo on file dated 10th July, 1942, in connection with 3 nets, and also a copy of a telegram dated 22nd August, 1942, sent to OIKAWA, regarding sale of nets mentioned by the Great West Packing Co. There is nothing further on the file regarding these nets, but it would appear that these referred to nets belonging to Eiki's father, File 8628, as they are accounted for on that file.

Our fieldmen inventoried 200 lbs of fishing net and 300 lbs of fishing net when listing chattels, but there is no further mention of them and it can only be presumed that they were either stolen or deteriorated and were abandoned.

FLOAT HOUSES: Our fieldmen inventoried 25th August, 1942, a woodshed, 2 shacks and a smoke house on floats. These were inspected 8th May, 1944, and there is a memo on file from Mr. H.F. Green dated 9th May, 1944, that these consisted of 1 woodshed on waterlogged float, 18 x 50'
2 shacks 12 x 18' and 12 x 14' on one float, floated on shore
Float shack 20' x 50'

All in poor condition.

These floats were appraised by Mr. S.C. Carlsen 15th Sept. 1944 at \$35.00. Appraisal fee of \$5.00 charged to OIKAWA's account.

Advertised for sale by public tender 26th, 28th & 29th Aug. 1944. An offer was received from the Canadian Fishing Co. for \$50.00, and accepted 20th Sept. 1944.

25th Sept. 1947

Advertising costs of \$5.32 were charged to OIKAWA's account.

SPECIFIED ARTICLES: Riki OIKAWA declared a 28 x 7' gas boat with 72 H.P. Engine. This was sold Oct. 29/42 for the net sum of \$319.25, as per attached summary, and the funds credited to OIKAWA's account.

He also declared a 1934 Buick Sedan in the care of Y. Sasaki, Kamloops, B.C. In reply to our enquiry, the Motor Vehicle Department, Victoria, advised us 22nd April 1944, that licence on this car had not been renewed since Feb. 1942.

No further action in regard to this car has been taken by the Custodian.

BONDS & INVESTMENTS: OIKAWA declared a \$5.00 War Savings Certificate, but this was not brought under control by the Custodian.

This file reveals no other personal property assets.

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

HA

H. Allan

CHattel Summary

25th Sept. 1947.

File No. 4948

Re: Kiki OIKAWA - Reg. No. 10593

Declared by Kiki OIKAWA's Father Iemochiro OIKAWA on Kiki's behalf. 7th May. 1942.	Inventoried by S.O. Carlson Aug. 25/42 (See last sheet RP Sen.)	Auctioned/Sold	Other Dispositions
--	---	----------------	-----------------------

Household furniture
Kitchen stove
Kitchen utensils
2 bureaus
6 chairs
2 tables
2 gramophones
Wibron engine 8-10
2 chains 30' long
2000' 3/4" rope
10,000 shakes

" (See below)

Quantity of shakes

1 bed complete
1 part roll paper
2 lamps
1 heater

1 book cabinet
1 end table
1 round table

1 dresser
1 bureau

2 wall clocks
6 window shades
1 fire extinguisher
2 kitchen chairs
4 folding chairs
1 arm chair

1 small table
2 large tables
1 bed couch

1 ironing board
1 glass display cabinet
1 Pkge Xmas decorations
1 ctn old clothing
5 cartons dishes, utensils etc.

1 set head phones
1 ctn belts etc.
1 bag old clothing
1 sealed straw basket
1 pkge pictures
1 granite pot
1 basket misc.

1 sealed black box
1 lge bamboo fish pole
6 duck decoys
1 wicker basket books

1 bag blocks
7 boxes engines, parts etc.
1 wringer
1 violin & case

Jan. 31/45

Jan. 31/45

Jan. 31/45

Jan. 31/45

1 sold tenant Feb. 21/45, 1 Jan. 31/45

Jan. 31/45

Jan. 31/45

Jan. 31/45

Missing

3 H.M. abandoned

Abandoned

Abandoned

Lge quantity nuts bolts
Metal pieces etc.

Declared	Inventoried by S.O. Carlsen Aug. 25/42	Auctioned/Sold	Other Dispositions
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1 pipe cutter
 2 steel blocks
 2 wood blocks
 1 knife cleaver
 4 sledge hammers
 6 potato diggers
 4 weed diggers
 3 brush hooks
 1 adze
 1 18" wrench
 1 18" monkey wrench
 3 hoes
 5 broad axes
 2 handled wedges
 1 froe
 Sal. garden forks & trowel
 5 pipe poles
 1 crow bar
 4 propellers
 1 used 716 tire
 3 bicycle tire & tubes
 1 sal. stove
 Qunty 3" & 4" balting
 1 braise
 1 boiler dishes
 1 boiler paint
 1 basket bedding
 18 qt. sealers
 1 ten gallon crock
 1 portable gas stove
 1 basket old clothes
 2 fencing swords
 1 wood box bedding
 5 cans
 7 light bulbs etc.
 3 glass containers
 2 one gal oilcans
 1 meat saw
 1 long glass frame etc.
 2 pictures
 1 platter
 4 boxes bds etc.
 3 pieces 1/2" pipe, 10' long
 1/2" rod 14' long
 Propeller shaft
 1" rod 8' long
 1 1/2" pipe galvanised, 10' long
 1 1/2" pipe 5' long
 1 compass
 300 lbs fish net
 1 loud speaker
 1 gas lantern
 1 X cut saw
 1 buck saw
 2 sealed cartons
 100 ft. 3/32" cable

Jan. 31/45

Abandoned

* Storage, New Westminster

* Not on present list
 of goods still in
 storage at New Westr.

Missing
 See Pers Ppty Summary

Declared	Inventoried by S.C. Carlsen Aug. 25/42	Auctioned/Sold	Other Dispositions
	2 1 gal. crocks		
	20 lbs nails		
	1 lever		
	2 boxes misc.		
	1 garbage can		
	1 spade		
	1 wheelbarrow		
	200' 1/2" rope	Tenant Feb. 21/45	
	50 lbs salt		Abandoned
	6 shaft bases		
	2 fish pipe poles		
	Galv. tank full boat parts		
	2 scrub brushes		
	2 boom chains	1 Jan. 31/45	1 Missing
	1 wedge		
	1 air rifle		
	1 broken peavey		
	1 small sleigh		
	2 pieces rubber tubing 4' long		
	2 gourds		
	1 blackboard		
	10 Jap tubs		Abandoned
	1 kiddy car		
	gas tanks		
	1 bicycle tire		
	3 5 gal. oil cans		
	1 cupboard		Abandoned
	1 oil heater		
	1 milk can		
	2 5 gal. grease cans		
	1 carton utensils		
	2 lanterns		
	2 watering cans		
	5 pairs rubber boots		
	1000 ft. lumber		Used for chicken house
	3 buoys		
	200 lbs fish net		See Pers. Ppty Summary
	1 Jap tub		Abandoned
	1 display cabinet		
	2 crock jars		
	2 gas lanterns		
	1 gas lamp		
	9 sealers		
	2 flat bottom row boats	1 Jan. 31/45	1 stolen
	1 lantern		
	2 pairs oars		Broken abandoned
	1 pickeroon		
	2 5 gal. oil cans		Abandoned
	1 5 gal. grease can.		
	1 x cut saw		
	100' 2" rubber hose		Fixture part water system

25th Sept. 1947.

Declared	Inventoried by S.C. Carlsen Aug. 25/42	Auctioned/Sold	Other Dispositions
	1 30 gal. water tank		Fixture part water system
	1 10 gal. oil can		
	1 bench		Abandoned
	15 lbs wire		
	2 wooden tubs		
	1 cross cut saw		
	1 table		Abandoned
	1 heater		"
	1 cook stove		"
	1 1 gal. lantern		"
	2 oil drums		"
	1 roll paper		"
	1 lge bread box		"
	1 peavay		"
	1 box boots		"
	1 seat		"
	1 portable gas stove		"
	1 gas lantern		"
	4 oil lanterns		"
	1 35 gal. coal oil tank		"
	1 gas tank		"
	2 5 gal. oil cans		"
	1 Jap tub		Abandoned
	1 buck saw		
	1 car muffler		
	1 bundle fish net		
	1 x cut saw		
	1 sm. gas can		
	12 qt. sealers		
	1 box lead weights		
	100' 1 in. rope		
	Rope Jan. 31/45		
	Floats & lead line		
	2 iron beds pipe & pole		
	Anchor		
	2 Lots of tools		
	Lot axes		
	Bag net bobbins etc.		
	Tin of pots & cupboard		
	Box 2 pans & bowl		
	Box sundries		
	Auctioned June 27/July 3/46		
	Coat		
	Box		

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

H. Allan

SUMMARY TAKEN FROM VESSELS RECORDS

Date: May 26, 1944
Name: OIKAWA, Eiki
Reg. No. 10595 File: 4948
Boat File No.: JFVDC 683
Name of Vessel: "E.O." 29'x8'x3' (1932) Buick 72 HP (1928)
Lic. or Reg. No.: New Westminster 3133
Naval No.: NW.001-F
Owner's Valuation: \$800.00
JFVDC Valuation: 300.00 - Survey #430 NW
Custodian Valuation: None
Date of Sale: *see also 10/5/45*
B/S Oct. 29, 1942 - Release of vessel 5/6/42
Purchaser: J. W. Hutchison
Signature on Sales Papers: Custodian
Selling Price: \$325.00
Paid to JFVDC ~~or Custodian~~: 325.00
Supervision Costs: 5.75
Balance due Owner: 319.25
Paid to: Custodian on behalf of Eiki OIKAWA, Nov. 4, 42
Location of Boat at Sale: New Westminster
Claims Against Canadian Govt.:
Repairs: Star Shipyard Job 27 - \$246.58 (paid)

Additional Information:

J. W. Hutchison

EXHIBIT NO. 881-10
DATE Sept. 8/48
FILED BY Crown

LIABILITY SUMMARY

File 4948

Re: Eiki OIKAWA

Reg. No. 10595.

A claim was filed by Mitsuyoshi TSUIDA on
the 9th April 1942 for \$503.40. This claim was reported
to Eiki OIKAWA from whom no reply was received in this
connection and Tsuida was advised on the 16th September
1944 to contact the debtor direct.

**Paid*

Jack Macpherson

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

DATED June 24th, 1946.

IN:ML

24th Sept 1947

** Pa. in full as requested by Oikawa 17th Sept 1947*
chd.

Know all Men by these Presents

Chat 1. Eiki Oikawa, Fisherman, of River Road,
Rural Route #1, New Westminster,
in the Province of British Columbia

for divers good causes and considerations, thereunto moving,

HAVE nominated, constituted and appointed, and by these Presents **DO NOMINATE, CONSTITUTE**
and **APPOINT**

*Zennoshin Oikawa, my father, Retired,
of River Road, Rural Route #1, New
Westminster, in the Province of British
Columbia*

MY true and lawful Attorney for me and in my name and on my behalf and for my sole and exclu-
sive use and benefit, to demand, recover and receive from all and every or any person or persons
whomsoever all and every sum or sums of money, goods, chattels, effects and things whatsoever which
now is or are, or which shall or may hereafter appear to be due, owing, payable or belonging to me
whether for rent or arrears of rent or otherwise in respect of my real estate, or for the principal
money and interest now or hereafter to become payable to me upon or in respect of any Agreement,
Mortgage or other Security, or for the interest or dividends to accrue or become payable to me for or
in respect of any shares, stock or interest which I may now or hereafter hold in any Joint Stock or
Incorporated Company or Companies or for any moneys or securities for money which are now or
hereafter may be due or owing or belonging to me upon any Bond, Note, Bill or Bills of Exchange,
balance of Account Current, consignment, contract, decree, judgment, order or execution, or upon any
other account.

ALSO to examine, state, settle, liquidate and adjust all or any account or accounts depending between
myself and any person or persons whomsoever. **AND** to purchase, sell, sign, draw, make, endorse,
accept, discount, transfer, renew, negotiate and in every way deal with any Cheque or Cheques or
orders for the payment of money, Bill or Bills of Exchange, or Note or Notes of Hand, promissory
notes, deposit receipts, bonds, debentures, coupons, agreements of sale, or other security which shall
be requisite. **AND** also in my name to draw upon any Bank or Banks, Individual or Individuals,
for any sum or sums of money that is or are or may be to my credit or which I am or may be entitled
to receive, and the same to deposit in any Bank or other place, and again at pleasure to draw from
time to time as I could do. **AND** upon the recovery or receipt of all and every or any sum or sums
of money, goods, chattels, effects or things due, owing, payable or belonging to me for me and in my
name and as my act and deed to sign, execute and deliver such good and sufficient receipts, releases
and acquittances, certificates, re-conveyances, surrenders, assignments, memorials, or other good and
effectual discharges as may be requisite.

EXHIBIT NO. 881-8
DATE Sept. 8/48
FILLED BY Crown

AND in case of neglect, refusal or delay or on the part of any person or persons to make and render just, true and full account, payment, delivery and satisfaction in the premises, him, them or any of them thereunto to compel, and for that purpose for me and in my name to make such claims and demands, arrests, seizures, levies, attachments, distrains and sequestrations, or to commence, institute, sue and prosecute to judgment and execution such actions, ejections, and suits at law or in equity as my said Attorney or Attorneys shall think fit. **ALSO** to appear before all or any Judges, Magistrates or other Officers of the Courts of Law or Equity, and then and there to sue, plead, answer, defend and reply in all matters and causes concerning the premises.

AND ALSO to exercise and execute all Powers of Sale or Foreclosure, and all other powers and authorities vested in me by any mortgage or mortgages now or hereafter belonging to me as Mortgagee.

AND ALSO in case of any difference or dispute with any person or persons concerning any of the matters aforesaid, or any other matters that may arise in connection therewith, to submit any such differences and disputes to arbitration or umpirage in such manner as my said Attorney or Attorneys shall see fit. **AND** to compound, compromise and accept part in satisfaction for the payment of the whole of any debt or sum of money payable to me, or to grant an extension of time for the payment of the same either with or without taking security, and otherwise to act in respect of the same as to my said Attorney or Attorneys shall appear most expedient.

To purchase, rent, sell, exchange, mortgage, lease, surrender, and in every way deal with real estate, lands and premises and any interest therein now owned by me or hereafter acquired by me, and execute and deliver deeds, mortgages, agreements, leases, assignments, surrenders, and all other instruments.

AND ALSO for me and in my name, or otherwise on my behalf, to take possession of and to lease, let, sell, manage and improve my real estate, lands, messuages, tenements, and hereditaments whatsoever, and wheresoever situated, now owned by me or hereafter acquired by or for me and from time to time to appoint any agent or agents, servant or servants, to assist him or them in managing the same, and to displace or remove such agents or servants, and appoint others, using therein the same power and discretion as I might do if personally present.

AND ALSO as and when my said Attorney or Attorneys shall think fit, to sell and absolutely dispose of or mortgage and hypothecate said real estate, lands and hereditaments, now owned by me or hereafter acquired by or for me, and also such shares, stocks, bonds, mortgages, and other securities for money as hereinbefore mentioned, either together or in parcels, for such price or prices, and by public auction or private sale or contract as to my said Attorney or Attorneys shall seem reasonable and expedient; **AND** to grant, remise, release, convey, confirm, assign, transfer, and make over the same respectively to the purchaser or purchasers thereof; with power to give credit for the whole or any part of the purchase money thereof; **AND** to permit the same to remain unpaid for whatever time and upon whatever security, real and personal, either comprehending the purchased property or not, as my said Attorney or Attorneys shall think safe and proper.

AND FURTHER, for me and in my name and as my act and deed to sign, seal, execute, deliver, and acknowledge all such assurances, deeds, covenants, indentures, agreements, assignments, mortgages, releases, and satisfactions of mortgage and other instruments in writing, of whatsoever kind and nature, and generally to deal in and with goods, wares and merchandise, choses in action, and other property in possession or action, and to make, do, and transact all and every kind of business of what nature or kind soever as shall be required, and as my said Attorney or Attorneys shall see fit, for all or any of the purposes aforesaid; **AND** to sign and give receipts and discharges for all or any of the sum or sums of money which shall come into his or their hands by virtue of the powers herein contained, which receipts, releases, or discharges, whether given in my name or in that of my said Attorney or Attorneys, shall exempt the person or persons paying such sum or sums of money from all responsibility of seeing to the application thereof.

AND ALSO for me and in my name, or otherwise, or on my behalf, to enter into any agreement or arrangements with every or any person to whom I am or shall be indebted touching the payment or satisfaction of his demand, or any part thereof; **AND** generally to act in relation to my estate and effects, real and personal, now or hereafter acquired, as fully and effectually, in all respects, as I could do if personally present.

AND I HEREBY GRANT FULL POWER to my said Attorney or Attorneys to substitute and appoint one or more Attorney or Attorneys under him or them, with the same or more limited powers, and such substitute or substitutes at pleasure to remove and others to appoint, I hereby agreeing and covenanting for my heirs, executors, and administrators, to allow, ratify, and confirm whatsoever my said Attorney or Attorneys or his or their substitute or substitutes shall do or cause to be done in the premises by virtue of these Presents, including in such confirmation whatsoever shall be done between the time of my decease or of the revocation of these Presents, and the time of such decease or revocation becoming known to said Attorney, or such substitute or substitutes.

AS WITNESS my hand and seal this

20th day of April
in the year of our Lord one thousand nine hundred and forty two.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Thomas A. Dohm
Barrister
678 Howe St.
Vancouver
B.C.

Eiki Oikawa

CANADA,
PROVINCE OF BRITISH COLUMBIA,
TO WIT:

I, Jennoshin Oikawa of River Road, R.R. 1, New Westminster in the
Province of British Columbia do solemnly declare:

1. That I am the Attorney appointed by the foregoing Power of Attorney.
2. That at the time of such appointment, namely, on the 20th day of April 1942, I was of the full age of twenty-one years.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

DECLARED before me at the City of Vancouver
in the Province of British Columbia, this 20th
day of April 1942

Thomas A. Dohm

J.A.D. A Notary Public in and for the Province of British Columbia,
Commissioner for taking affidavits within British Columbia.

*(Fill in date of Power of Attorney here)

Affidavit for Witness

To Wit:

I, _____ of the _____ in the Province of British Columbia, make oath and say—
1. I was personally present and did see the within instrument duly signed and executed by _____ the part _____ therefor, for the purposes named therein.
2. The said instrument was executed at _____
3. I know the said part _____, and that _____ of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.
Sworn before me at _____ in the Province of British Columbia, this _____ day of _____, 19____.

Power of Attorney

Zennoshin Bikawa

TO

Eiki Bikawa

Dated April 20th 1942

Thos A John
678 Main St.
Commercial Bank, Vancouver, B.C.

Vancouver B.C.

For Maker of a Deed

20th

April 1942

I HEREBY CERTIFY that, on the _____ day of _____, 19____, at _____ in the Province of _____

of _____

Eiki Bikawa

proved by the evidence on oath of _____, known to me,

who is personally known to me, appeared before me and acknowledged to me that _____

the person _____ mentioned in the annexed instrument as the maker, thereof, and whose name

was subscribed thereto as part _____ that _____ he knows the contents thereof, and that

he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at _____

Vancouver, B.C. this *20th* day of _____

April in the year of our Lord one thousand nine hundred

and *forty two*

Thomas A John
a Notary Public in and for the Province of British Columbia

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, write words in brackets.

OFFICE OF THE CUSTODIAN
JAPANESE SECTIONRECEIVED
MAY 7 1942*Recd.
from
Omanada*

This Indenture

Made the Sixth day of May in the year of Our
Lord one thousand nine hundred and forty-two.

In Pursuance of the "Short Form of Leases Act"

Between

MIKI OIKAWA (Fisherman) and HISASHI OIKAWA (Fisherman)
both of Rural Route No. 1, Sanbury, in the Province
of British Columbia.

hereinafter called the Lessor of the FIRST PART; and

**LEONARD BRUNSON (Farmer) of Sanbury, Province of British
Columbia.**

hereinafter called the Lessee of the SECOND PART;

Witnesseth that in consideration of the yearly Rents, Covenants and conditions hereinafter
respectively reserved and contained, the said Lessor doth demise and lease unto the said Lessee

Executors, Administrators and Assigns, ALL AND SINGULAR:

that certain parcel or tract of land and premises situate, lying
and being in the Municipality of Delta, New Westminster District,
in the Province of British Columbia, and more particularly known
and described as Lots FIVE (5) and SIX (6) of Subdivision of a
portion of a THIRTY (30) Acre portion of District Lot ONE HUNDRED
AND THIRTY-ONE (131), Group TWO (2), according to Map or Plan
filed in the Land Registry Office at New Westminster, B. C. and
numbered

From the **Sixth** day of **May**
one thousand nine hundred and forty-two.

For the Duration of the War.

for the term of next ensuing
buildings and paying, therefor, to the Lessors, their heirs or assigns
the clear yearly rent or sum of **ONE HUNDREDXX/100 Dollars** of lawful
money of Canada, payable on the following days and times, that is to say:
or before
On/ the FIFTEENTH day of NOVEMBER in each and every year.

And the said Lessee ~~his~~ **Executors, Administrators, COVENANT** with the said Lessors
to pay rent, ~~and to pay taxes,~~ and to repair (reasonable wear and tear and
damage by fire and tempest excepted); **and** that the said Lessor may enter and view state of repair;

And that the said Lessee will repair according to notice (reasonable wear and tear and damage by
fire and tempest excepted);

And will not assign or sub-let without leave; **And** will not carry on any business
that shall be deemed a nuisance on the said premises;

And that **the said Lessee** will leave the premises in good repair (reasonable wear
and tear and damage by fire and tempest excepted);

And also will at all times during the said term maintain the garden of the said premises in good
order and properly planted and watered, and the lawns, if any, properly cut and watered.

And also that if the term hereby granted shall be at any time seized or taken into execution or in
attachment by any creditor of the said Lessee or if the said Lessee shall make any assignment for
the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may
be in force for bankrupt or insolvent debtors, **the** then current quarter's rent shall immediately
become due and payable and the said term shall immediately become forfeited and void.

**the Lessee covenants with the Lessors to pay taxes each year
out of the rental, and to turn the balance of the rental over
to the Lessors.**

And it is hereby declared and agreed that in case the premises hereby demised or any part thereof
shall at any time during the term hereby granted be burned down or damaged by fire, so as to render
the same unfit for the purposes of the said Lessee then and so often as the same shall happen the
rent hereby reserved, or a proportionate part thereof, according to the nature and extent of the injury
sustained, and all remedies for recovering the same shall be suspended and abated until the said
premises shall have been rebuilt or made fit for the purpose of the said Lessee

Provided for re-entry by the said Lessor on non-payment of Rent, whether lawfully demanded or not; or on non-performance of covenants; or seizure or forfeiture of the said term for any of the causes aforesaid.

The said LESSOR COVENANT with the said LESSEE for quiet enjoyment.

Provided Always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted; and the said Lessor shall accept rent at the rate hereby reserved, the new tenancy thereby created shall be a tenancy from month to month and shall be subject to the like conditions and covenants as are herein contained.

In Witness Whereof the said parties have hereunto set their hands and Seals

Signed, Sealed and Delivered
IN THE PRESENCE OF

Amma Chirib

Eiki Oikawa - Jemashi Oikawa
attorney

Hisashi Oikawa

Leonard B. Bruesch

Affidavit of Witness

To Wit:

- I, _____, of the _____, in the Province of British Columbia, make oath and say:—
1. I was personally present and did see the within instrument duly signed and executed by _____ the part thereto, for the purposes named therein.
 2. The said instrument was executed at _____
 3. I know the said part _____, and that _____ of the full age of twenty-one years.
 4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____
in the Province of British Columbia, this _____
day of _____, 194_____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Victoria Ptg. & Pub. Co., 521 Yates St., Victoria, B.C. A. N. MacINTOSH, LTD. 28 Lorne Street, New Westminster, B.C.	House Lease TO	LEONARD BRIDSON HISASHI OIKAWA MIKI OIKAWA	Dated May 6th, 1942.
---	--	--	---

For Maker of a Deed

I HEREBY CERTIFY that, on the **Sixth** day of **May**, 194**2**, at **New Westminster**, in the **Province** of **British Columbia**, **MIKI OIKAWA & HISASHI OIKAWA** [whose identity has been proved by the evidence on oath] who is] personally known to me, appeared before me and acknowledged to me that **they are** the person **is** mentioned in the annexed instrument as the maker **is** thereof, and whose names **are** subscribed thereto as parties, that **they** know the contents thereof, and that **they** executed the same voluntarily, and **are** of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at **New Westminster, B.C.**, this **Sixth** day of **May**, in the year of Our Lord one thousand nine hundred and forty **two**.

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Note.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Lease No. 583

Extracts from Lease.

✓
Files #4948 & 5613.

Lessor: Eiki OIKAWA and Hisashi OIKAWA

Lessee: Leon August ALLEN

Date: 18th May, 1942.

Term: 7th months from 18th May, 1942. and month to month *thereafter*

Consideration: \$10.00 each & every month payable in advance commencing 18th May, 1942.

Property:

Land: Lots 5 & 6 of Subd. of a portion of a 30 acre portion of District Lot 131 Group 2. Municipality of Delta.

House: Included.

Chattels: Included, list in lease.

*Income from lease to be
credited to Josephine Oikawa
File # 8628.*

Chattel: 2 box stoves & stove pipe.
1 kitchen stove.
1 McLaughlin gramophone (in records)
2 wall clocks
1 folding bed
1 round parlour table
2 bureaus.

Lease handed S.S.B. 29/7/43.

JAPANESE FISHING VESSELS DISPOSAL COMMITTEE

Committee
 HONORABLE MR. JUSTICE SIDNEY SMITH
 CHAIRMAN
 COMMANDER D. L. JOHNSON, D.S.O., R.C.N.R.
 KISHIZO KIMURA
 —
 A. E. McMASTER, EXECUTIVE ASSISTANT

1526 MARINE BUILDING
 VANCOUVER, B.C.

June 5th, 1942.

Mr. Oikawa
h

To Custodian of Japanese Fishing Vessels:

This will be your authority to release the
 Fishing Vessel "E.O." Official No. NW 001F
 to her owner J. W. HUTCHISON. NW 3133

The receipt on this page should be signed
 by the new owner and the original retained by you.
 Duplicate to be returned to this office.

A. E. McMaster
 A. E. McMaster

JAPANESE FISHING VESSELS DISPOSAL COMMITTEE

Receipt is hereby acknowledged of the
 Fishing Vessel "E.O."
 Official No. NW 3133 NW 001F

J. W. Hutchison

JAPANESE FISHING VESSELS DISPOSAL COMMITTEE

Committee
THE HONORABLE MR. JUSTICE SIDNEY SMITH
CHAIRMAN
COMMANDER E. L. JOHNSON, O.S.C., R.C.N.R.
KISHIO KIMURA
AND
A. E. McMASTER, EXECUTIVE ASSISTANT

1826 MARINE BUILDING
VANCOUVER, B.C.

June 5th, 1942.

**To The Registrar of Shipping
Vancouver, B.C.**

Sir:

Re Ex-Japanese Fishing Vessel: "E.O." NW 3133 NW 0017

Length: 29' Breadth: 8' Depth: 3'

Engine: Daimler 72 H.P.

The owner of this vessel, E. OIKAWA
declines to sell at a reasonable price.

J. W. HUTCHISON

, whose signature,

for identification purposes, appears below, has offered to purchase the vessel for the sum of
THREE HUNDRED AND TWENTY-FIVE AND 00/100 - - - - - Dollars (\$ 325.00),

which sum is considered reasonable and has been accepted as the purchase price by this Committee,
and is being held in trust by the Committee, pending completion of Bill of Sale.

You are requested to permit the purchaser, J. W. HUTCHISON
to operate this boat until the presently licensed owner, E. OIKAWA
completes the execution of Bill of Sale, or some other provision has been made.

This letter is issued in duplicate, one copy of which is to be retained in your files, the other to
be in the possession of J. W. HUTCHISON
for clearance and navigation purposes.

Yours faithfully,

JAPANESE FISHING VESSELS DISPOSAL COMMITTEE.

A. E. McMASTER,
Executive Assistant.

Signature of:

Agreement for Sale of Vessel

BETWEEN:

KIKI OIKAWA

(hereinafter called the "Vendor")

OF THE FIRST PART

AND

J. W. HUTCHISON

(hereinafter called the "Purchaser")

OF THE SECOND PART

In consideration of the sum of \$1.00, the receipt of which is hereby acknowledged, we agree to the sale and purchase of the vessel hereunder described:

Name of Vessel: "E.O."

Port of Registry: New Westminster, B. C.

Official Number: NW3133

Length: 29'

Breadth: 8'

Depth: 3'

Propelling power: Bubb 72H.P.

For the price or sum of \$THREE HUNDRED AND TWENTY FIVE DOLLARS (\$325.00

Payable as follows: CASH

I
FURTHER, We the said KIKI OIKAWA

for my heirs, covenant with the said J. W. HUTCHISON and his assigns,
that we have power to transfer in the manner aforesaid, the premises hereinbefore expressed to be
transferred, and that the same are free from encumbrances, except as hereunder set out:

~~Balance of purchase price to be secured by mortgage on the vessel.~~

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals this

day of May, A.D. 1945.

SIGNED, SEALED and DELIVERED

in the presence of:

Eiki Oikawa
Barister, &c.
For William, Ltd.
as to signature of Eiki Oikawa

Extract from notebook of G.W. Phillipson, appraiser for
Japanese Fishing Vessels Disposal Committee.

Report No. 430 - New Westminster

9 years E.O. NW.001-F

Condition - Good

Damage - Nil

Engine - 13 years
 Buick 72

Value 1942 - \$250.00

Car Engine

(S.N.P. \$300)

/YH

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 7 1942

Richardson
To D. E. McBean,
Carey, Manitoba,
July 3rd 1942.

Mr. R. D. Richardson,

506 Royal Bank Bldg.,

Hastings and P. Avenue,

Vancouver, B.C.

Rents credited
to Father
Agreement
& Power of Atty

8628 Z. Oikawa.

Dear Sir:

Upon receiving your letter noting
that you want our authority.

I hereby, Hisashi Oikawa¹⁹⁴² authority that you
may credit the money received from
Mr. D. Allen to my father, Z. Oikawa¹⁹⁴².

As for E. Oikawa, if you look back in
the file at the office of the Custodian, there
was an agreement signed by both
Z. Oikawa and E. Oikawa¹⁹⁴² that Z. Oikawa has
the power of attorney in fact and that he
may act without his consent.

But if that is not sufficient we will
try to get in touch with my mother who is
now in Ontario

Yours Truly,

H. Oikawa.

Z. Oikawa

REPORT ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Delta

Date: August 25/42.

NAME: OIKAWA?Eiki

REGISTRATION NO. 10595

ADDRESS: River Road, New Westminster, B. C.

PROPERTY: Acreage 2.00 cleared

ACREAGE:

KIND OF CROPS: Half acre black currants, ten fruit trees, rest hay meadow.

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 1/2 storey

VACANT:

OCCUPIED: yes

DESCRIPTION:

ROOF: shingled

SIZE: 24 x 58

NO. OF ROOMS: 10

CONDITION: Good

OTHER BUILDINGS: wood shed, 18 x 50. Two shacks on one float, 12 x 18, and 12 x 14. Float shack, 20 x 50. Smoke house, 6 x 8.

NAME OF LESSEE OR RENTOR: L. A. Allen

TERMS:

WATER: yes

ON: yes

OFF:

LIGHT: yes

ON: yes

OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY:

House Attic

1 bed complete
1 part roll paper
2 lamps

Downstairs

1 heater
1 book cabinet
1 end table
1 round table
1 dresser
2 wall clocks
6 window shades
1 fire extinguisher
2 kitchen chairs
4 folding chairs
1 arm chair
1 small table
2 large tables
1 bureau
1 bed couch
1 ironing board
1 glass display cabinet

1. skullbarrow

S. add to tenant
40/1/45

Sealed Room, Main Floor

1 pack. Xmas decorations
1 carton old clothing
5 carton dishes, utensils etc.
1 set head phones
1 carton bolts etc.
1 bag old clothing
1 sealed straw basket
1 pack. pictures
1 granite pot
1 basket misc.
1 sealed black box
1 large bamboo fish pole
6 duck decoys
1 wicker basket books
1 bag blocks
7 boxes engines, parts etc.
1 wingman
1 violin case
1 pipe cutter
2 steel blocks Signed:
2 wood blocks
1 knife cleaver

4 sledge hammers
6 potatoe diggers
4 weed diggers
3 brush hooks
1 adze
1 18 in. wrench

1 18 in. monkey wrench
3 hoes
2 broad axes
3 broad axes
2 handled wedges
1 froe
small garden forks and
trowel
5 pipe poles
1 crow bar
4 propellers
1 used 716 tire
3 bicycle tires & tubes
1 small stove
quantity 3 in. 4 in. belt

1 braise
1 boiler dishes
1 boiler paint
1 basket bedding
18 qt. sealers
1 ten gallon crock
1 portable gas stove
1 basket old clothes
2 fencing swords
1 wood box bedding
5 cans
7 light bulbs etc.
3 aridor glass glass cont.
2 one gal. oil cans
1 meat saw

1 long glass frame etc.
2 pictures
1 platter
4 boxes bolts etc.

(continued)

Continued Invoice, re OIKAWA, Riki. Registration No: 10595.

Two Shacks On Float

3 pieces half inch pipe, 10 ft. long
 1 3/4 in. rod 14 ft. long
 1 propellor shaft
 1 1/2 in. rod 8 ft. long
 1 1/2 in. galvanized pipe, 10 ft. long
 1 1/2 in. pipe, 5 ft. long
 1 Wickstrom boat engine
 1 compass
 300 lbs. fish net
 1 loud speaker
 1 gas lantern
 1 x cut saw
 1 buck saw
 2 sealed cartons
 100 ft. 3/4 in. cable
 1 gramophone
 2 1 gallon crocks
 20 lbs. nails
 1 lever
 2 boxes misc.
 1 garbage can
 1 spade
 1 wheel barrow
 2000 ft. 3/4 in. rope
 50 lbs. salt
 200 ft. 1/2 in. rope
 6 shaft bases
 2 fish pipe poles
 1 galv. tank, full of boat parts
 1 scrub brushes
 1 chains 30 ft. long
 1 boom chains
 1 wedge
 1 air rifle
 1 broken peevey
 1 small sleigh
 2 pieces rubber tubing, 4 ft. long
 2 gourds
 1 blackboard

Woodshed

10 jap tubs
 1 kiddy car
 1 gas tanks
 1 bicycle tire
 1 five gal. oil cans
 1 cupboard
 1 oil heater
 1 milk can
 2 five gal. grease cans
 1 carton utensils
 2 lanterns
 2 watering cans
 5 pair rubber boots
 1000 ft. lumber
 quantity of shakes
 3 buoys

First Shed:

200 lbs. fish net
 1 jap tub
 1 display cabinet
 2 crock jars
 2 gas lanterns
 1 gas lamp
 9 sealers

Float Shack

2 flat bottom row
 boats
 1 lantern
 2 pairs oars
 1 pickeroon
 2 5 gal. oil cans
 1 5 gal. grease can
 1 x cut saw
 100 ft. 2" rubber hose

Smoke House

1 30 gal. water tank

Second Shed:

1 seat
 1 portable gas stove
 1 gas lantern
 4 oil lanterns
 1 35 gal. coal oil
 tank
 1 gas tank
 2 5 gal. oil cans
 1 jap tub
 1 buck saw
 1 car muffler
 1 bundle fish net
 1 x cut saw
 1 small gas can
 12 qt. sealers
 1 box lead weights
 100 ft. 1 in. rope

*S. sold by auction 3/1/45
 Surrey 7.*

1 ten gal. oil can
 1 bench
 1 rack
 15 lbs. wine
 2 wooden tubs
 1 x cut saw
 1 table
 1 heater
 1 cook stove
 1 1 gal. lantern
 2 oil drums
 1 roll paper
 1 large bread box
 1 beevy
 1 box boots

*H. K. Hagan
 S. Hagan*

Farm Appraisal Report

File No. J1-651

Land Description Lot 6, of D.L. 131, Group 2, Map 6284.

Containing 2.69 Acres

Owner's Name Hiki OIKAWA

Post Office Address H.R.1, New Westminster, B.C.

Nearest Rail Point New Westminster

Distance 9 mls.

Market Town New Westminster

Distance 9 mls.

Church (give denomination) Lutheran

Distance 2 1/2 mls.

Nearest School Sunbury

Distance 1/2 mile

State how property was identified: Map, L.R.O. sketch, and road on dyke.

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

Is No. 1042 River Road. Gravelled road on the dyke.

Is this district a good one? Yes

Employment opportunity Nearby in peat bogs. At New Westminster in industries, with bus service, also adjacent canneries seasonal.

Predominating Nationality and religion: Scandinavian majority. Lutheran.

Describe Fencing and its condition: None

Value \$

Water supply: Municipal supply.

Value \$

BUILDINGS ON FARM

EXHIBIT No. 881-3

DATE Sept 8/48

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 44	Lumber	8	Shgl.	Old	Piles	fair	
Addition	16 x 28	"	8	"	3 yrs.	"	good	
Addition	8 x 30	"	7	"	"	"	good	720.00
BARN								
Woodshed	18 x 50	Rough Lbr.	8	spl.ced.	old	piles	fair	50.00
BARN								
Smokehouse	8 x 8	Spl.cedar	10	"	"	posts	fair	15.00
GRANARY								
Note:-	My measurements show that the house, on its piling, sits over the line of what was the shoreline when surveyed, only 5 feet of the building being within the area covered by the title. For this reason, I am not including it in my valuation of the farm. (See comments re measurements).							

(Electric light installed).

Total present day value \$ 785.00

Total Value Buildings add to farm

\$ 65.00

Is dwelling habitable without repairs? Yes

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

habitable?

\$

Describe the basement and chimneys: No basement. No chimney.

No. rooms downstairs? 5

Upstairs? attic

How finished

Matched lumber.

Are buildings painted? Old part of house

Condition of paint

old

Distance from nearest bush

No bush.

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

AREA	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.69	Level <i>1.69 acres</i>	6" to 10" peaty loam	clay	Currents and hay. Some pasture.	\$80.	\$ 135.20
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
1	Level <i>1 acre</i>	up to 8" peat 10" peaty loam on clay		Removal of "hard- hack growth, and working in of peat.	\$40.00	40.00
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 \$ 175.00

Total added by buildings to value of farm \$ 65.00

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

Total value of farm \$ 240.00

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

Tillage maintained. Place leased at 10.00 per month for six months period by L.A. Allen. Did not see Allen for dates of tenure.

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

Farm home for fisherman preferably.

Noxious weeds:

None observed.

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

Mun. and school	\$4.62
Water rates	1.92
Dyke tax	.39
Drainage	2.07
	<u>\$9.00</u>

Corporation of Delta
Ladner, B.C.

Date: 24th July 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 23rd day of July 19 42.

Inspector's Signature

"B. C. FORMWORTH"

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

Farm Appraisal Report

Remarks: This place can not be considered as a farming unit in itself. acreage is too limited, and being only 70' wide is too long narrow for comfortable working. For this reason the value is greatly depreciated.

The place is more suited as a farm home for a fisherman or even for an industrial worker, though not too attractive for the latter by reason of being low lying and damp, with the house sitting out over tide-water on piles. The house is out beyond the area covered by the title, but being on piles and definitely fixed, is considered as part of the property. Combined with Lot 5 adjoining, the place would be more attractive from a farming viewpoint.

Since the survey was made, the road has been constructed on the dyke, and also there is evidence of some erosion. The L.R.O. sketch shows that there is 65 feet of foreshore outside of the dyke. It is not there now. With the alteration of the profile of the dyke, and some evident erosion, I have taken measurements from the south side of the dyke ditch, which is the only apparent place from which one may measure with reasonable assurance of correctness. Sketch shows - ditch 30' - Dyke 69' and foreshore 65' a total 164 feet. According to my tape measurements, the house south wall sits 150 feet from the south side of the ditch. Any closer measurement would have to be determined by actual resurvey. High tide comes now to the foot of the dyke, and recedes to low tide carrying the waterline approximately 30 feet beyond the house piling. Access to all buildings is by way of bridging from the shoulder of the dyke. I am therefore forced to assume that the house does not belong to the property and for valuation purposes am not including it. (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

4 young fruit trees not yet producing add no value

Currants 0.18 ac

Rasp 1.07 ac are existing crops.

\$

\$

\$

\$

\$

\$

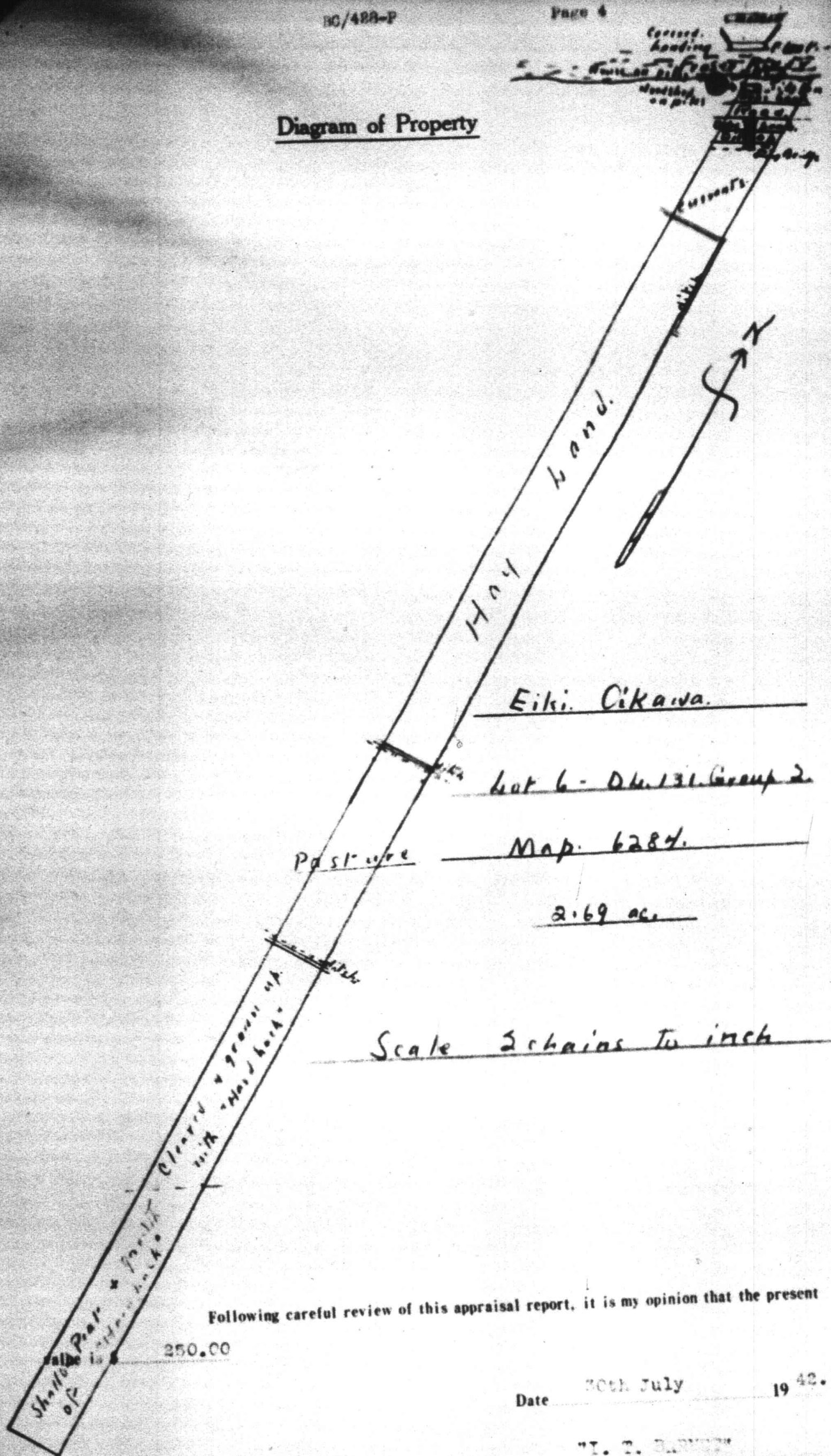
\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



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

Date 30th July 19 42.

"I. T. BARBER"
District Superintendent.

Address all communications to:
THE COMMISSIONER
British Columbia Provincial Police
(Motor-vehicle Branch)
Victoria, B.C.

TELEPHONE - EMPIRE 1111
LOCAL 286

Your File No. 5303

SUBJECT: M.V.R.#138124.



MOTOR-VEHICLE BRANCH

VICTORIA

April 22, 1944.

In reply quote File No. MVR#138124

EVACUATION SECTION	
Rec'd	APR 24 1944
File No.	5303
Ans.	
Referred	<i>Matheson</i>

Incident

F. Matheson, Esq.,
Specified Articles Dept.
Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings & Granville,
VANCOUVER, B.C.

Dear Sir:

I am in receipt of your letter of the 19th instant, and in reply wish to advise you that according to our files, McLaughlin Buick Sedan, Engine #2862166, was transferred on November 10, 1941, under 1941 licence #55-768, from the name of Robert B. Martin, 517 Eighth Ave., New Westminster, to Eiki Oikawa, R.R.#1, Sunbury, New Westminster, B.C. 1942 licence #50-884 was issued in this name, for this motor-vehicle on February 19, 1942. The motor-vehicle licence has not been renewed since that date.

Yours truly,

Geo. A. Hood

GEO. A. HOOD,
Inspr. O/C Motor Branch
for Commr. of Prov'l Police.

/RS

*JP info to this car & in custody of
J. Sasaki, RR#3 Kamloop B.C. Vernon.*

FM

MEMORANDUM

File No.: 4948

May 9th, 1944.

To: FILE

From: Mr. Green

Re: Eiki OIKAWA

Mr. Carlsen and the writer visited Sunbury on Monday, May 8th in order to establish just what buildings were affixed to the property and which might be regarded as movable and subject to arrangements other than those made with the land. Unfortunately, rainy weather prevented any photographs being taken.

7 River Road. (J.L. 651). The movable items on this property consist of the following.

One wood shed on a water-logged float
18' x 50' estimated value - \$10.00.

Two shacks 12' x 18' and 12' x 14', on one float, floated ashore, estimated value \$35.00.

Float shack 20' x 50', estimated value \$20.00.

All these buildings are in poor condition.



HFG:IF

Advertisement appearing in Vancouver and
New Westminster Newspapers on August 26th,
28th and 29th, 1944.

File No. 4948

FLOAT HOUSES FOR SALE

COLUMBIA-28-8-44

The Secretary of State of Canada
and/or Custodian offers for sale by
tender:

PARCEL "A" Small floating bath
house and two-
room float house, opposite 1004 River
Road, Sunbury.

PARCEL "B" Combined float and
net house at 1047
River Road, Sunbury.

PARCEL "C" Net rack float,
Sunbury.

PARCEL "D" Tie-up float, Sun-
bury.

PARCEL "E" One 2-log float walk
and one net rack
float, 1003 River Road, Sunbury.

PARCEL "F" Float, 1007 River
Road, Sunbury.

PARCEL "G" Woodshed on float
and three shacks,
River Road, Sunbury.

PARCEL "H" Two float houses
and net house,
also open float, 1041 River Road, Sun-
bury.

PARCEL "I" Floating net house,
1004 River Road,
Sunbury, formerly occupied by Bun-
goro Goto.

PARCEL "J" Floating net house,
1004 River Road,
Sunbury, formerly occupied by Toshi-
aki Goto.

PARCEL "K" Shack on bank,
walkway float,
square float, net float and float house,
River Road, Sunbury.

PARCEL "L" Float house and
net house, also
float walk and woodshed, end of Salter
Street, New Westminster.

Tenders for the individual parcels
should be addressed to the undersigned
marked "Tender" up to Noon Pacific
Daylight Saving Time on the 16th day
of September, 1944, and must be accom-
panied by a certified cheque payable
to the Custodian for 10% of the amount
tendered.

Arrangements to inspect will be made
by the undersigned.

The highest or any tender not neces-
sarily accepted.

These assets are offered for sale with-
out any warranty whatsoever on the
part of the Custodian as to the condi-
tion or state of repair.

DATED at Vancouver, B. C., this 26th
day of August, 1944.

THE CUSTODIAN,
306 Royal Bank Building,
Vancouver, B. C.

The Canadian Fishing Company Ltd.

PRODUCERS AND DISTRIBUTORS OF FRESH, FROZEN, CURED, AND CANNED FISH
ICE AND COLD STORAGE

PRODUCING AND COLD STORAGE PLANTS:

Vancouver, Canada
Butedale,
Prince Rupert,
Ketchikan, Alaska
Seattle, Wash., U.S.A.
Kelowna,

RESEARCH LABORATORIES:

Vancouver, Canada

SALMON CANNERIES, BRITISH COLUMBIA:

Vancouver
Bosco Bay
Butedale
Castile
Cove Bay
Gulf of Georgia
Haysport
Kildale
Kapric
Lagoon Bay
Lockport
Maitou
Mogart Bay
Newatmo
Oreoch
Pier Island
Pier
Wales Island

PACKERS OF:

NEFCO RAPID FROZEN
PRODUCTS
BELLEMANA, IMPERIAL,
COLUMBIA, SUPERS,
SUPREME AND VALUE
BRANDS
Fresh, Frozen and
Smoked Fish
Mild Cured Salmon
Dry Salt Herring
Fish Meal and Oil

CANNED FISH

REGISTERED BRANDS:

Old Seal, Blue Seal, Red Seal,
New Seal, White Seal,
Aquarium, Angler,
Bell, Colonial,
Conqueror, Excello,
German, Gold Leaf,
Heron, Rover,
Red Breast, Supreme,
Sea Wave, Superb,
Value.



FOOT OF GORE AVENUE

VANCOUVER, B.C.
CANADA

Rec'd AUG 31 1944

File No.

August 30, 1944

The Custodian,
506 Royal Bank Bldg.
VANCOUVER B.C.

Dear Sir:

Re. Parcel G.

We have had an appraisal made of this float including wood shed and shacks and are prepared to make an offer of \$50.00 cash for same.

We feel this is all that this parcel is worth and if you are prepared to consider this offer we will be glad to forward a cheque for this amount immediately but unless you are prepared to consider same there is not much use in sending a cheque.

Hoping to hear from you at your convenience, we remain,

Yours very truly,

THE CANADIAN FISHING CO. LTD.

JSE:AH

Vice-President.

EXHIBIT No. 881-12

DATE Sept 8/44

FILLED BY Crown

The Canadian Fishing Company Ltd.

PRODUCERS AND DISTRIBUTORS OF FRESH, FROZEN, CURED, AND CANNED FISH
ICE AND COLD STORAGE

PRODUCING AND COLD
STORAGE PLANTS:

Vancouver, Canada
Butedale, "
Prince Rupert, "
Ketchikan, Alaska
Seattle, Wash., U.S.A.
Kalama, "

RESEARCH LABORATORIES:
Vancouver, Canada

SALMON CANNERIES:
BRITISH COLUMBIA:

Vancouver
Bosna Bay
Butedale
Carlisle
Goose Bay
Gulf of Georgia
Hayport
Kiddala
Koprino
Lagoon Bay
Lockport
Mou
Narquest Bay
Narmon
Purchar Island
Tallho
Wales Island

PACKERS OF:
NEFCO RAPID FROZEN
PRODUCTS
BELLEANNA, IMPERIAL,
COLUMBIA, SUPRE,
SUPREME AND VALUE
BRANDS:
Fresh, Frozen and
Smoked Fish
Mild Cured Salmon
Dry Salt Herring
Fish Meal and Oil

CANNED FISH

REGISTERED BRANDS:
Seal, Blue Seal, Red Seal,
Pink Seal, White Seal,
Aquarium, Angler,
Colonial,
Superior, Excallo,
Fisherman, Gold Leaf,
Heron, Rover,
Red Breast, Supreme,
Sea Wave, Superb,
Value.

FOOT OF BURE AVENUE

VANCOUVER, B.C.
CANADA

Sept. 14, 1944

Aug 2 20/9

Mr. H.F. Green,
Office of the Custodian,
506 Royal Bank Bldg.
VANCOUVER B.C.

Dear Sir:

Re: Eiki Oikawa,
Parcel "G"

This will refer to your letter dated
September 6th in regard to our offer of \$50.00
for this parcel.

We are actually bidding in behalf
of Harold Olsen one of our fishermen who would
like to get this parcel also the one listed under
"I".

We are therefore enclosing herewith
a cheque for \$50.00 covering the amount of our
tender and we sincerely trust that same will be
acceptable to you.

Yours very truly,

THE CANADIAN FISHING CO. LTD.

James E. Eickman
Vice-President.

JSE:AH



COPY

File No. 2-4-1

19th September, 1944.

MEMORANDUM

TO: MR. F.G. SHEARS
FROM: MR. K.W. WRIGHT

Re: Tenders - "Float Houses for Sale" advertised
on the 26th August, 1944 - tenders to close
16th September, 1944.

The following is a list of the tenders opened in my Office this morning in the presence of Mr. Green. Valuations are also listed.

Will you be good enough to place these on the agenda for the next meeting of the Rural Advisory Committee in order that approval may be given for those tenders that have been accepted.

PARCEL "A"

File No.	Valuation	Ant.	Encl.	Tenderer	Remarks
3377	\$75.00 2 rm. Flt. House \$35.00 Floating Bath House	\$75.00	\$10.00	E. Torvik (tenant)	Reject - Mr. Green to ascertain if Torvik has left premises & then advise Torvik & Alderidge, another prospective purchaser. "K.W.W."

PARCEL "B"

5577	\$65.00	\$65.50	\$66.50	Can. Fishing Co. (tenant)	ACCEPT "K.W.W."
------	---------	---------	---------	------------------------------	--------------------

PARCEL "C"

7548	\$45.00	\$47.50	\$47.50	Can. Fishing Co. (tenant)	ACCEPT "K.W.W."
------	---------	---------	---------	------------------------------	--------------------

PARCEL "D"

8628	\$145.00	\$105.00	\$10.50	T. Sjoblom	Reject "K.W.W."
		\$150.00	\$150.00	Can. Fishing Co. (tenant)	ACCEPT "K.W.W."

PARCEL "E"

1654 5127	No offers received.				Put for sale sign on this property. "K.W.W."
--------------	---------------------	--	--	--	--

Please note that Mr. Carlson values these at \$10.00 and \$35.00 and advises - "I would recommend the immediate disposal of the above floats as I think that if left much longer they will deteriorate on account of weather conditions and storms and become valueless."

PARCEL "F"

5998	\$25.00	\$25.00	\$2.50	M.G. Davidson (tenant)	ACCEPT "K.W.W."
------	---------	---------	--------	---------------------------	--------------------

PARCEL "G"

4948	\$35.00	\$50.00	\$50.00	Can. Fishing Co. for Harold Olsen	ACCEPT "K.W.W." ✓
------	---------	---------	---------	--------------------------------------	----------------------

19th September, 1944.

PARCH. "H"

File No.	Valuation	Ant.	Encl.	Tenderer	Remarks
7540	\$112.50	\$175.00	\$17.50	Peter Peterson & R.V. Nustad	ACCEPT "K.W.W."

Mr. Peterson uses the Net House and Mr. Nustad occupies the Float House; if tender accepted they will make arrangements that will be mutually satisfactory.

PARCH. "I"

8630	\$40.00	\$40.00	\$4.00	G.F. Bakermans (tenant)	Write Bakermans asking if he is willing to increase offer to \$50.00.
		\$50.00	\$50.00	Can. Fishing Co. For Harold Olsen Bakerman	HOLD for reply from "K.W.W."

PARCH. "J"

5612	\$25.00	\$20.00	\$2.00	Ed. Reine (tenant)	Ask Reine to increase offer to \$25.00 "K.W.W."
------	---------	---------	--------	--------------------	--

PARCH. "K"

7549	\$45.00	\$25.00	\$2.50	P. Peterson	Ask Peterson to increase offer to \$45.00. "K.W.W."
------	---------	---------	--------	-------------	--

PARCH. "L"

5447	\$440.00 Westminster Trust \$205.00 Mr. Carlson	\$200.00	\$20.00	Coulthard, Sutherland for R. Goodfellow	Have asked Mr. Green to secure 3rd valuation & report back. "K.W.W."
------	--	----------	---------	---	---

Mr. Carlson reports as follows: "The floats at Sunbury should be disposed of as soon as possible due to winter storms and large steamers. These boats when they go by, they create large waves which loosen the logs and break the beams holding the float together. The logs are getting water logged and should be attended to right away, unless this is done most of them will be submerged by next spring, this would make them valueless."

"K.W.Wright"

K.W. WRIGHT

KWW/DO

P.S. Tenders are being held in safe-keeping by the Accounting Department.

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 4948

NAME: Eiki OIKAWA

DATE ADVERTISED:
(or other information) August 26th, 28th and 29th, 1944

APPRAISER'S NAME: S. C. Carlson

VALUATION: \$35.00

PURCHASE PRICE: \$50.00

COMMITTEE'S APPROVAL:

----- 3 October 1944

PURCHASER'S FULL NAME: The Canadian Fishing Company

ADDRESS: Foot of Gore Ave., Vancouver, B.C.

OCCUPATION:

BILL OF SALE REQUIRED:
(state if purchase
price already paid or
arrangements made)

YES

NO

None prepared
Paid in full

ENCUMBRANCES, IF ANY:

LIST OF CHATTELS SOLD:

Woodshed on float and three shacks,
River Road, Sunbury.

NAME OIKAWA, KIKICopy sent to Seattle,
Washington # 12.9. June 1943REGISTRATION NO. 10595FILE NO. 4948

The following chattels were sold by public
 auction at Surrey, B. C. on January 31, 1943.

- Barrow and wire	\$ 1.25 M
Rope	5.00 / M
Boom chain	1.50 / M
Floats and led line	1.75 M
3 Iron beds, pipe and pole	3.25 F
Skiff	9.00 SPEC
Anchor	2.00 M
Vasea Marine Engine 8-10 H.P.	62.50 / M
- Lot of tools	2.25 T
Hammer wedges	2.25 T
- Lot tools	1.75 T
Sledge, axe and wedge	1.75 T
- Lot axes	1.50 T
- Chest drawers	3.00 / F
- Couch	6.00 F
- Phonograph	1.00 / F
- Chest drawers	0.75 / F
Bag of net bobbins etc.	3.25 F
Tin of pots and cupboard	2.00 F
Box, 2 pans and bowl	2.00 F
- Table	0.50 F
- Iron board	1.75 F
- 4 Folding chairs	2.75 / F
- 3 Chairs	1.75 F
- Violin and bow	4.00 SPEC.
- End table	2.75 / F
- 4 Propellers	5.50 M
Box sundries	0.50 T

Total

Carried forward

133.25

~~Net Expenses:~~~~Net Proceeds of Sale:~~~~Number of Auctioneers Present:~~~~Estimated from Auctioneering List of~~~~Names.~~

NAME OIKAWA, Eiki

REGISTRATION NO. 10595

FILE NO. 4948

The following chattels were sold by public

auction at Surrey, B. C. on January 31, 1948.

-Bringer
Clock

Brought forward

\$ 133.25
6.50 M
3.50 F

Total

Less Expenses: (Auctioneer's Fees \$ 14.33
(Advertising 4.50
(Moving 29.68

Net Proceeds Credited:

\$ 143.25
\$ 48.51
\$ 94.74

Members of Custodian Staff Present.

Mr. Iverson

Extracted from Auctioneering List No.

Surrey 9.

Remarks.

Case 881

891 COLUMBIA STREET

NIGHT PHONES:
GARAGE 2872
SALES 2896

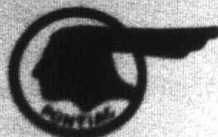


TRAPP MOTORS LTD.

AGENTS FOR GOODYEAR TIRES

AUCTIONEERS

PORT OF
NEW WESTMINSTER, B. C.



February 21st, 1945.

Custodian of Enemy Property,
675 W. Hastings St.,
Vancouver, B. C.

*File #948
Oikawa, Eiki
Reg #10595*

Dear Sir:

Under instructions from the Office of the Custodian we have appraised and sold the following list of articles at the Oikawa Estate, 1042 River Road, to Mrs. Allen of the same address:

1 Wheel Barrow	\$5.00	
1 Clock	4.00	
	9.00	
Less 10%	.90	\$8.10

Certified a just and fair appraisal as made by us
this 20th day of January, 1945.

Yours very truly,

TRAPP MOTORS LIMITED,
Auctioneers & Appraisers,

*Approved by
Committee
6/4/45*

Secretary.

CFDP/k

EXHIBIT NO

DATE

FILLED BY

881-14

Sept. 8/45

Crown

SALES - SERVICE - SATISFACTION

All that the term implies.

MEMORANDUM

File No. 4948

March 7th, 1945.

TO: Mr. W. J. Iverson
FROM: Mr. R. M. Anderson

RE: Eiki OIKAWA #10595

I have examined the following effects and am convinced that they have no commercial value. They have therefore been abandoned.

9 Cartons of old rags and clothes
2 Cartons of old papers and magazines
50 lbs. salt
15 Jap tubs
Large quantity of assorted oil cans (original containers)
100' 2" rubber hose } Still on property and part of
1 - 30 gallon water tank } water system
2 Old pair of oars - broken
1 Car seat
Several old oil lanterns (in pieces)
2 Old heaters
Large quantity of old nuts and bolts and metal pieces
3 Old home made tables
1 Old home made cupboard, cupboard
1 Old home made bench, bench
1 Old home made rack

Lumber has been used for chicken house.

The following items are missing:

1 Boom chain
1 Skiff (stolen)
2 - 30' chains
1 Compass

Stored in the Buddhist Temple, New Westminster, B.C.

1 Fencing outfit

There are still a number of chattels at the auction hall, to be sold in the next sale.

RMA:LEM

R. M. Anderson

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

*Copy sent brother
Masashi Oikawa, June 13/47*

FILE NO: 4948

NAME: Eiki OIKAWA

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: Trapp Motors Ltd.

VALUATION: \$9.00

PURCHASE PRICE: \$9.00

COMMITTEE'S APPROVAL: April 6, 1945.

PURCHASER'S FULL NAME: Mrs. Allen

ADDRESS: 1042 River Road, New Westminster, B.C.

OCCUPATION:

BILL OF SALE REQUIRED: YES NO
(state if purchase
price already paid or
arrangements made) Paid in full.

ENCUMBRANCES, IF ANY: Nil.

LIST OF CHATTELS SOLD: 1 Wheel Barrow
1 Clock

\$5.00

4.00

\$9.00

4948

May 22, 1945.

Mr. Eiki OIKAWA,
Registration No. 10595,
Great Lakes Sawmill,
Fort William, Ontario.

Dear Sir:

We have received the Agreement for Sale of Vessel transferring the M.V. "E.O." New Westminster 3133 to J. W. Hutchison. This document was signed by you on May 10th, 1945.

Enclosed is a statement of your account showing a credit balance of \$676.77.

On different occasions we have written to you in regard to the claim for \$503.40 filed against you by Mitsuyoshi TSUIDA, but have received no reply. Would you kindly let us know if this claim is correct? If it is correct, would you authorize us to pay this claim from the funds standing to your credit?

Yours truly,

Enclosure

F. Matheson,
Specified Articles Department.

NAME OKAWA, Eiki

REGISTRATION NO. 10595

FILE NO. 4948

The following chattels were sold by public
auction at Vancouver, B.C. on June 27 - July 3, 1946.

Cost
Sund

\$ 0.50 SUND
0.05 SUND

Total

(Auctioneer's Fee: \$0.07

\$ 0.55

Less Expenses:

(Advertising: 0.03

\$ 0.15

(Moving: 0.05

Net Proceeds Credited:

\$ 0.40

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 66.

Remarks.

3343
4948

September 8, 1947.

REGISTERED

W. G. Andrews, Esq.,
Placement Officer,
Department of Labour,
Japanese Division,
206 Grain Exchange Building,
Fort William, Ontario.

Dear Sir:

Re: Mr. Eiki OIKAWA,
Registration No. 10595,
Great Lakes Sawmill,
Fort William, Ontario.

The Vancouver Office of the Department of Labour, Japanese Division, has forwarded us copy of your letter to them dated June 23, 1947, relative to the indebtedness of the above-mentioned to Mr. Mitsuyoshi TSUIDA.

In this connection we would very much appreciate your contacting Mr. Oikawa again and remind him of the following facts:

- (1) That in 1940 Mr. Mitsuyoshi Tsuida purchased a Buick car for him at a cost of \$395.00 but that nothing was paid on account of same by Mr. Oikawa.
- (2) That Mr. Oikawa was allowed to order groceries and oil each week from the store owners by W. Silda at Sunbury, B. C., and got a copy of his account each week from said store.

Further, it is hardly reasonable to expect Mr. Silda to keep such accounts over a period of years, especially in view of the fact that they were paid by Mr. Tsuida.

Mr. John A. W. O'Neill, Barrister of Revelstoke, B. C., has forwarded to us, on behalf of Mr. Tsuida, a sworn Statutory Declaration outlining particulars regarding this claim, which we are enclosing herewith. Kindly return this document after it has been shown to Mr. Oikawa.

Mr. Oikawa has a credit balance in our Office of \$679.17 and we are holding \$503.40 of that amount until this claim is settled, in view of the fact that he has admitted to you that he owes Mr. Tsuida in the neighbourhood of the last-mentioned amount.

If it is possible for you to do so, we would appreciate your having Mr. Oikawa write us a letter, in your presence, requesting us to pay Mr. Tsuida the amount claimed by him, in order that we may close our file regarding this matter.

Yours very truly,

W. J. JOHNSTON,
OFFICE OF THE CUSTODIAN.

WJJ/HMS



FILE NO.

UNEMPLOYMENT INSURANCE COMMISSION

PLEASE REFER
TO:Fort William, Ontario,
September 19, 1947

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings & Granville,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	SEP 23 1947
File No.	
Ans.	
Referred	<i>[Signature]</i>

Dear Sir:

Attached is a letter typed as directed by Mr. Oikawa and signed by him in connection with your letter of September 8th, addressed to Mr. W. G. Andrews. Also attached is Statutory Declaration on behalf of Mr. Tsuida which was shown to Mr. Oikawa.

Evidently your office has not been informed that the Fort William office of the Department of Labour, Japanese Division was closed July 31st, 1947 and that all matters pertaining to the Japanese in this area, that cannot be taken up directly with the Japanese concerned, are being handled by the Toronto office.

Your letter of the 8th, being registered and addressed to Mr. Andrews was not opened by the Toronto office but forwarded to the Department of Labour, Ottawa from where it has been returned to Fort William. Rather than further delay matters by returning the letter to Toronto, Mr. Oikawa was contacted with the above mentioned result. Toronto will be notified that the matter has been taken care of here.

Trusting this is satisfactory,

Yours very truly,

*Copy for
File # 3343
made.*

W. G. Andrews
for W. G. Andrews.

3348

S TATUTORY DECLARATION

I Mitsuyoshi Tsuida, of Arrowhead, British Columbia
do solemnly declare:

1. That my occupation is that of a Contractor
2. That Eiki Oikawa of Fort William Province
of Ontario Mill Worker is justly and truly
indebted to me in the sum of \$503.40 particulars
of which are as follows:

(a) For Buick car purchased for the said Eiki
Oikawa at his request \$395.00

(b) For groceries, Oil, supplied
and money loaned to the said
Eiki Oikawa of Fort William
Ontario

108.40

\$ 503.40

And I make this solemn declaration conscientiously
believing the same to be true and knowing that it
is of the same force and effect as if made under
oath and by virtue of the Canada Evidence Act"

Declared before me at the
City of Revelstoke Province
of British Columbia this 6th
day of September 1947

John A. O'Neill M. Lunde

A Commissioner for taking Affidavits
within the Province of British Columbia.

4948

25th September, 1947.

REGISTERED

Mr. Eiki OIKAWA,
Registration No. 10595,
c/o Great Lakes Sawmill,
Port William, Ontario.

Dear Sir:

We wish to acknowledge receipt of your letter of the 7th September, and would advise that we have paid Mitsuyoshi TSUIDA the sum of \$503.40 from your account in full settlement of his claim.

Your file has now been reviewed and we are enclosing herewith Custodian cheque in the amount of \$175.77, which sum represents your full remaining credit balance at this office. For your information we are enclosing a detailed statement of your account and from which you will note that proceeds from sale of your boat are included.

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,

Office of the Custodian.

HA
Encls. 3 (cheque)

4948 ✓
5613
8628

January 5, 1948.

AIR MAIL
Mr. Zennoshin OIKAWA,
Registration No. 05509,
P. O. Box 339,
Emerson, Manitoba.

Dear Sir: Re: Lot 6 of pt. of a 30 acre portion
 of Lot 131, Group 2, Map 6284,
 Municipality of Delta, D. N. W.

With reference to your letter of November 22, 1947,
we wish to advise you that the above-mentioned property was
sold for the sum of \$236.00 and after deducting expenses of
\$19.00 in connection with the sale, the net amount of \$217.00
was credited to the account of Mr. Eiki OIKAWA, Registration
No. 10595, File No. 4948.

Regarding the floats and row boats referred to in
your letter, we wish to advise you as follows:

Two shacks, 12' x 18' and 12' x 14' on float; wood
shed on float, 18' x 50', and a float shack were advertised in
the "Columbian" Newspaper, New Westminster, B. C., on August 28,
1944, and sold to the highest bidder for \$50.00. This amount,
less advertising costs of \$5.32, was credited to Mr. Eiki OIKAWA's
account.

One row boat was sold at public auction on January 31,
1945, for the sum of \$9.00 and the other one was missing and
listed as stolen.

The balance of funds on hand will be forwarded as soon
as possible.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS

4948

April 1st, 1949.

Mr. Eiki OIKAWA,
Reg. No. 10595,
301 Royal Block,
Simpson Street,
Fort William, Ont.

Dear Sir:

Personal goods now in Custodian storage include 2 electrical apparatus sets listed in the name of Eiki OIKAWA.

If these items belong to you and you wish to receive them, please inform the Custodian on or before the 15th day of May, 1949, giving your full name and address for shipment.

Failing to hear from you by the above date, the Custodian will assume that you have no interest in these goods and will dispose of them at his discretion.

In addition to the goods listed as belonging to yourself and others, there are various unidentified shrines, photographs and other articles, which will be abandoned as of no value unless evidence of ownership is submitted to the Custodian on or before the 30th day of June 1949.

We enclose a stamped, addressed envelope for your reply.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/ER
Enc. 1

COPY

Please Quote BC/3327-C.

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

P.O.Box No. 1059,
Vancouver, B.C.
28th October, 1949.

James A. Macdonald, Esq.,
Japanese Property Claims Commission,
506, Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Case No.881 - OIKAWA Eiki BC/428-P.
Lot 6 of Pt.of a 30 ac.ptn.of Lot
131, Gp.2, Map 6284, N.W.D.

In reply to your letter of the 19th instant regarding the disposition made of the dwelling situated outside the Fraser River dyke in the above-noted case - a careful check has now been made of our files and I would state as follows:

The property was disposed of in December 1947 to Mr.H.O.Arpe, a veteran qualified as a commercial fisherman under the terms of The Veterans' Land Act. The purchase price was \$236.00, or the same as that paid the Custodian by The Director, The Veterans' Land Act. At the time of sale the veteran was distinctly informed that the Department gave no assurance of title to the dwelling and other buildings situated outside the dyke or below mesne high-water mark, and that no moneys would be granted with which to effect improvements to same. In other words, no value was charged or attached to these buildings in so far as the Department was concerned.

The small dwelling in question was reported in poor condition at that time, but subsequently, or in 1948, owing to the difficulty and high cost of new construction, the veteran with his own funds and the able help of his father (a carpenter), improved and made it comfortable for his family to live in. Later on, however, he evidently concluded in view of what he had expended on improvements and labour, that he could not afford to abandon or build a new house on the property inside the dyke, which had been his original intention. He, therefore, applied to the Department last spring (1949) to assist him in financing moving this building across and inside the Fraser dyke on to the property. After due consideration the Department agreed to advance him this additional assistance in the amount of \$811.00 for moving and siting the dwelling on a cement basement in its new location, plus \$1189.00 (or a total of \$2000.00) to further improve and make it a reasonable home for the veteran and his family. I might add that the work in moving and siting on cement

foundation was done under contract by an experienced firm of contractors.

From the foregoing and Mr. Wormworth's Appraisal of 24th July, 1942, I think it is clearly evident that the house in question was located outside the property and no saleable asset, and that even so in its location and condition on the existing market of that period it had no value.

I trust the information herein may be of some use in determining the point at issue.

Yours very truly,

H. ALLAM
A/DISTRICT SUPERINTENDENT

Per J.D.PATTERSON

File No. 4948

April 9, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Eiki OIKAWA
Registration No. 10595

Veterans' Land Act Transaction.

One Real Property only, being:

Lot 6 of part of a 30 acre portion of Lot 131,
Group 2, Map 6284, Municipality of Delta, in the
District of New Westminster.

Leased (furnished) with Lot 5 owned by brother, Hisashi OIKAWA, to
Mr. L. A. Allen.

Power-of-Attorney given to father, Zenshoin OIKAWA.

Assessment: (1943)

Land..... \$269.00
Improvements.. 30.00
\$299.00

Taxes: \$6.54.

Soldier Settlement Board appraised values:

Land..... \$175.00
Improvements.. 65.00
\$240.00

Claimant's Valuation:

Land..... \$ 750.00
Improvements.. 2000.00
\$2750.00

Sold to Director, Veterans' Land Act for \$236.00.

Relative documents attached to Claim File.

WJJ/HMS

W. J. Houston

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92JAPANESE PROPERTY CLAIMS COMMISSION(SUB COMMISSION)

B E F O R E

10
 (THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 8th, 1948.

IN THE MATTER OF THE CLAIM OF

RIKI OIKAWA

PROCEEDINGS AT HEARINGAPPEARANCES:

20
 P.M. FERG, Esq., Appearing for the
 Dominion Government
 S.M. CHERNIAK, Esq., Appearing for the
 Claimant.

G.N.R. UPTON, Esq., Official Interpreter.

MARK H. PEARCE, Esq., Official Reporter.

30

MR. CHERNIAK: I refer the record, Your Honour, to the proceedings heard in Fort William by The Honourable Mr. Justice Bird in this matter. This case was #46 on the Fort William List and I applied to the Commissioner to have it transferred to the Winnipeg Sub-Commission list. At that time by reason for the application was that the son Eiki Oikawa, the son of Kenneshin Oikawa, stated that he was unable to give the information required because most of these goods were purchased by his father and he requested that his father should present his claim for him. At that time I obtained from him a statement which I ask leave to file, it reads as follows: "Fort William, Ontario, April 21, 1946. I, Eiki Oikawa hereby declare as follows: I have carefully reviewed the claim filed on my behalf by my father, Kenneshin Oikawa and I have come to the conclusion that he is much better able to present my claim than I am, since he purchased most of the items mentioned therein and is more familiar with the particulars regarding same. I hereby request that this file be returned to Winnipeg and that my father be permitted to give evidence on my behalf." And it is signed Eiki Oikawa."

(STATEMENT, EXHIBIT 1.)

MR. CHERNIAK: I now ask leave to amend this claim, Your Honour, to show the real property at the

S.
S. Oikawa.
In Chief.

original valuation of \$2,750.00 and the
Custodian's sale price at \$226.00, showing a
net claim of \$2,514.00. The personal property
claim to be amended as follows: showing the boat
at the value it is shown, \$650.00, less the
Custodian's sale price of \$325.00; showing a
loss of \$325.00. The chattels, total value,
\$907.24, Custodian's sale price \$202.80 - - -

10 THE COMMISSIONER: Originally you have \$152.25.

MR. CHERNIAK: I don't see that amount, Sir, oh yes,
that should be \$202.80 Your Honour, therefore
the loss on the chattels is \$602.45 and that
added to the loss of the boat brings the total
claim for personal property up to \$927.45.

KENNOSHIN OIKAWA, a witness for the Claimant
Herein, being first duly sworn testified
as follows:-

DIRECT EXAMINATION BY MR. CHERNIAK:

20 Q Mr. Oikawa, I show you three typewritten state-
ments, were these prepared in accordance with
your instructions? A Yes.

Q And are these the documents that you went over
with your son today? A Yes.

Q And are these your signatures?

A Yes.

Q Do you swear the contents to be true to the
best of your knowledge, information and belief?

A Yes.

30 MR. CHERNIAK: I tender the real estate statement

E. Oikawa.
In Chief.

as Exhibit 2, Your Honour.

(REAL ESTATE STATEMENT, EXHIBIT 2.)

MR. CHERNIAK: And on behalf of my learned friend I will file his S.S.B. Appraisal form as Exhibit 3.

(S.S.B. APPRAISAL, EXHIBIT 3.)

MR. CHERNIAK: The personal chattel statement in regard to the boat as Exhibit 4.

(STATEMENT, EXHIBIT 4.)

10 MR. CHERNIAK: The personal chattel statement as Exhibit 5.

(STATEMENT, EXHIBIT 5.)

MR. CHERNIAK: And my learned friend's Analysis Sheet as Exhibit 6.

(ANALYSIS SHEET, EXHIBIT 6.)

MR. CHERNIAK: That is filed on his behalf.

Referring now to Exhibit 2, Your Honour, the Claimant's real estate statement, Your Honour will note that this property, consisting of 2.67 acres was purchased in 1939 from E.A. Quaggan. The lot purchased by this claimant was immediately next to the lot for which claim has been made by his brother Hisashi Oikawa, in case number 879. I have on file and I am showing to my learned friend an original deed of land dated April 11th, 1939 from Elizabeth A. Quaggan to Eiki Oikawa, the consideration \$313.18 and it affects Lot 6 for which the claim is made. The Claimant did not clear all this property but did cultivate about 20 an acre. He constructed a cedar bridge, 12 x 54

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5.
H. Oikawa.
In Chief.

10 and the cost of material alone was \$80.00. He planted six mixed fruit trees and built a harbour of about four piles at an estimated cost of \$80.00. Referring to Exhibit 3 Your Honour will note that there appears to be no mention of this bridge and no value has been given for same. The claimant then sets out the details as to the buildings showing the house, an addition to the house a smoke house and a wood shed. From Exhibit 3 it will appear that the appraiser decided that the house and additions to the house were not on the land but were in the Fraser River.

THE COMMISSIONER: The bridge to which he refers would also be in the River?

20 MR. CHERNIAK: There is no mention of it but he does mention the building. The wood shed and smoke house are shown by the appraiser and are considered to be part of the land by him. We of course are not accepting his statement that they do not belong to the land, that will be a matter for the adjourned hearing at the Vancouver Sitting. We show that the house was built in 1926 at a cost of some \$850.00, that it was subsequently moved to the present location and placed on piles and water and electricity was brought in at a cost of \$350.00. The cost of moving the house to this location is not included in the estimate of \$550.00. In 1941, one year prior to evacuation there was a substantial addition to the house at an estimated cost of

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6.
E. Oikawa.
In Chief.

\$1,500.00. In the comment on Exhibit 3 the Claimant sets out that these buildings were newer than as shown by the appraiser especially the addition to the house. There were nine rooms downstairs and two rooms upstairs. The Buildings were in good condition. I consider the appraisers values too low and believe that the fair market value at date of sale was at least \$2,750.00.

10 THE COMMISSIONER: If you will look at page 5 of the appraisal in regard to the bridge you will see that it states "Access to all buildings is by way of bridging from the shoulder of the duke."

MR. CHERNIAK: Thank you sir, he does mention bridging, I had overlooked it. Turning now to the claim for the chattels Your Honour you will find that the Exhibit 3 itemizes the larger claims, showing the year of purchase, that should be Exhibit 5, Your Honour, and in the case of the first three items, the years they were built, the cost price and the estimated value. If Your Honour would refer to the Custodian's Analysis Sheet there are several comments which I would like to bring to Your Honour's attention; about ten lines from the top are two items shown as Electric Massage Machine, \$50.00 and Radium Machine, \$10.00 and the custodian's remark is that these machines are unsold and that they are in New Westminster storage. As stated in Exhibit 5 the claimant will be glad to withdraw his claim to these items should they be returned to him

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7.
H. Oikawa.
In Chief.

unsub. I would now like to refer to those items which are marked in the Custodian's analysis sheet as being sold with the real property. The first is 10,000 feet of shingles for \$20.00.

Q You are claiming for 20,000 feet of shingles Mr. Oikawa, was that attached to the building in any way or was it lying loose?

A It was put in the place where the fire wood is.

Q It was stored there? A Yes, it was put in the wood shed.

MR. CHERNIAK: I think it is clear that that is not a fixture Your Honour.

THE COMMISSIONER: Were they in bundles? I have never heard shingles called by the foot before

MR. FERG: They are sold by the thousand, Your Honour.

THE COMMISSIONER: Yes, by the bundle.

BY THE WITNESS: These shingles were made by myself and I had bound them with wire

MR. CHERNIAK:

Q I notice in the left hand column, 10,000 shakes, that was shake shingles was it?

A Yes.

MR. CHERNIAK: Referring to the next few items in the column marked sold with real property; a bridge, \$90.00, I am withdrawing that claim as set out in the personal chattel statement Exhibit 5p I am itemizing this portion of the claim which we are withdrawing. Perhaps Your

E. Oikawa.
In Chief.

Honour would care to show it on the analysis sheet.

THE COMMISSIONER: All right, you are withdrawing these two items in New Westminster Storage.

MR. CHERNIAK: Yes, they will be withdrawn should the machines be returned.

THE COMMISSIONER: Now, you are withdrawing the \$90.00 item for the bridge?

MR. CHERNIAK: Yes, and the final item, \$2.00, for the mail box and the second item after that, War Saving Certificate, \$5.00 and the second item after that, the door, \$3.00, I am withdrawing that. And while we are on that, Sir, close to the bottom of the page there are two 'X's' in the sold with real property column, electric cover pipe, 30 feet, \$1.50 and screen door, .49¢, I am also withdrawing those two items.

Q Now witness, there is a claim made of \$9.00 for ship lap lumber, was that stored or nailed down in any way? A It was place in the same wood shed with the shingles.

Q Was it in any way nailed down and attached to the land? A No, it was not nailed down, it was just put in there loose.

MR. CHERNIAK: Turning now Your Honour to the column in the Analysis marked abandoned, you will notice two items at the top, a cook stove, \$30.00 and a box stove, \$25.00. Those are referred to in the Claimant's personal chattel

Z. Oikawa.
In Chief.

sheet, showing the years in which they were bought and the gross price. The Custodian's remarks in connection with these two items is that they have no commercial value. That will be, of course, subject to them proving that at the right time. Referring now Your Honour to the net house and a total of four floats for which claim is being made, they are listed at the beginning of this personal chattel statement, Exhibit 5 and Your Honour will note that the cost is estimated there, when they were built and the estimated value is also shown there. These are shown in the analysis of the Custodian as all being sold for \$50.00. My learned friend has a number of either letters or memos on his file referring to these floats and possibly he will file them or advise Your Honour as to the details shown thereon. I think we can briefly state that they were damaged by storm or in some other way and I would like to state that that happened while they were still in the care of the Custodian, that they were damaged and thus deteriorated in value.

THE COMMISSIONER: Who says they were damaged?

MR. CHERNIAK: I say it, Sir, based on the Custodian's file and my learned friend can confirm it or deny it.

MR. FERG: I will put an appraisal in if you like.

MR. CHERNIAK: Yes, subject to calling the appraiser.

S. Oikawa,
In Chief.

MR. FERG: This is dated September 15th, 1944;
The Custodian of Enemy Property, 506 Royal Bank
Bldg., Hastings & Granville St., Van. B.C. To
S.C. Carlsen Real Estate suite 1 - 513 Columbia
St., New Westminster, B.C. File 4948 Float
valuations at 1042 River rd. (Tenant Allan)
woodshed on Waterlogged float 18' x 50', \$5.00
Float shack 20 x 50, \$5.00. 2 shacks on float,
\$25.00. Appraisal Charge \$5.00. Storms have
ruined the above two large floats that have
been used for storing wood. And it is signed
S.C. Carlsen.

(APPRAISAL, EXHIBIT 7)

MR. CHERNIAK:

Q Mr. Oikawa, at the time you had evacuated had
your floats on Eiki's property, had they been
damaged by storms or anything?

MR. FERG: Your Honour, I doubt if this evidence,
on damage of this type, brings it within the
terms of reference, but you can take it subject
to my objection.

MR. CHERNIAK: We are allowed to claim for the
difference between the fair market value and
the actual price sold and in the case of goods
lost, destroyed or stolen while in the care of
the Custodian we are also allowed to make claim.
These goods were partially destroyed while in
the care of the Custodian.

THE COMMISSIONER: They were destroyed by an act of
God.

2. Oikawa.
In Chief.

MR. CHERNIAK: It isn't for me to say who destroyed it, Your Honour but the fact is they were destroyed while in the care of the Custodian.

THE COMMISSIONER: It isn't for me either to decide that point.

MR. CHERNIAK: No, but it is for the record that these goods were in the care of the Custodian and whilst in his care they were destroyed to the extent that they were sold for salvage.

THE COMMISSIONER: I will allow the question, it is objected to but I will allow it.

MR. CHERNIAK:

Q What is your answer Mr. Oikawa?

A They were in good condition when I was evacuated.

MR. CHERNIAK: As to the boat, Your Honour, Exhibit 4 only sets out the details of the type of boat. It was built to order in 1936 at a cost of \$480.00. A new motor was put in in 1939 - I am not saying the motor was new, but it was newly put in - in 1939 and the motor alone cost \$300.00. The boat was overhauled and a new cabin built and a hatch put in at an estimated cost of \$200.00, and the Claimant states he considers \$650.00 to be the fair market value of this boat at date of sale by the Custodian and the boat was sold for half that price, Sir

CROSS-EXAMINED BY MR. FERG:

Q Is this house, the house of your son, a floating house? A It is built on piles put into the

H. Oikawa.
Op-Exan.

ground.

Q It is out in the Fraser River?

A Near the edge of the river.

Q Well, are any of the piles drive out in the stream of the river itself? A At high tide parts of the piling would be under water.

Q And how much of the house? A At high tide it is all above the water, it was constructed above the water.

10

Q In other words at high tide the whole house is out in the river, is that what you mean?

A Yes, that is what I mean. At high tide the whole house is above water. When the tide ebbs there is part of the house which is not above water, but when the tide is high the whole house is over the water.

Q So that these piles that the house is sitting on were driven out in the bed of the river?

A Yes.

20

Q And the floats and the float houses that you are also claiming for are also out in the Fraser River? A Yes, and they are attached by chains or cables.

Q And the Fraser River is a navigable river, in other words there are boats and ships going up and down the Fraser River? A Yes.

Q And the tide affect the water in front of your boy's place? A Yes.

30

Q Now, you didn't have an independent valuation made of the property you are claiming for on

E. Oikawa
Cr-Exam.

behalf of your son?

A That was my own calculation.

Q On both the land, these houses and all the
chattels, they are all your own valuations?

A Yes.

Q In regard to the boat - you have a power of
attorney from your boy to transact all the
business in connection with this claim?

A Yes.

19

MR. FERG: I will file the Power of Attorney, Your
Honour, it is declared at the City of Vancouver in
the Province of British Columbia on the 20th day
of April, 1942.

(POWER OF ATTORNEY, EXHIBIT 8).

THE WITNESS: This is not signed by myself, it is
signed by my son.

MR. FERG: Yes.

Q Now there is only one boat involved and when the
boat was sold your son signed an agreement of
sale for the boat? A Yes.

20

Q Do you know your son's signature?

A Yes.

Q And this is his signature?

A Yes.

MR. FERG: This is an agreement for sale, Your
Honour between Eiki Oikawa (hereinafter called
the "Vendor") of the first part and J.W. Hutchison
(Hereinafter called the "Purchaser" of the second
part In consideration of the sum of \$1.00, the
receipt of which is hereby acknowledged, we agree

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E. Oikawa.
Gr-Exam.

to the sale and purchase of the vessel hereunder described: Name of Vessel: "E.O." Port of Registry: New Westminster, B.C. Official Number: NW3133. Length: 29'. Breadth: 8'. Depth: 3'. Propelling power: Buick 72 H.P. For the price or sum of Three Hundred and Twenty Five Dollars (\$225.00) payable as follows: Cash. Further, I the said Eiki Oikawa for my heirs, covenant with the said J.W. Hutchison and his assigns, that we have power to transfer in the manner aforesaid, the premises hereinbefore expressed to be transferred, and that the same are free from encumbrances, except as hereunder set out: In Witness whereof the parties hereto have hereunto set their hands and seals this 10th day of May, A.D., 1945, Signed Sealed and Delivered in the presence of G.V.O'Shannon, Barrister, etc., Fort William, Ont as to signature of Eiki Oikawa, and it is signed by Eiki Oikawa."

(AGREEMENT OF SALE, EXHIBIT 9.)

MR. FERG: I will also file, Your Honour, a Summary taken from the Vessels Records, which shows the owners valuation at \$300.00, J.F.V.D.C. Valuation at \$300.00 and the selling price \$325.00 and it was paid to the Custodian on behalf of Eiki Oikawa.

MR. CHERNIAK: If my learned friend could read in the date of sale - - -

MR. FERG: The date of sale was October 29th, 1942, and it mentions also 10/5/45 and the release of

L.Oikawa.
 Mr. Ryan.

the vessel was 5/6-48 and the purchaser J.W. Hutchison, and the signature on the sale papers was the Custodian.

(SUMMARY, EXHIBIT 10.)

MR. FERG:

Q On a house built in the manner in which your son's house was built you didn't pay any taxes, did you? A No, we didn't pay taxes.

MR. FERG: I will file the Municipal Assessment for the year 1943, Your Honour, it shows land, \$269.00 and the value of the improvements at \$30.00.

(ASSESSMENT, EXHIBIT 11.)

MR. FERG: I submit that the boat was sold at its fair market value, that the real property was sold at its fair market value and that the personal property that was sold was sold at its fair market value and that the claims made for property abandoned and on account of theft, etc., is excessive and unreasonable, and I would also like to remark too, in connection with this claim, the same remarks that I made in the Hisashi case, in regard to the floating buildings. We contend that these buildings were built on property not owned by the claimant and are in a navigable, tidal stream, and that being the case these riparian owners own up to the waters edge only and that their claim for the house and property cannot, at any rate, come under a claim of real property and further, that the piling and bridges are not a proper claim under the circumstances.

E. Oikawa.
Ex-Chief
Cr-Exam.

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MR. CHERNIAK: Your Honour, in view of my learned friend's contention that these buildings are not on the property and therefore do not form part of the real property I would ask my learned friend to advise us and give us full particulars of the Custodian's attempt to have these buildings appraised as separate buildings; his attempts to sell these buildings, either for salvage, wrecking or moving; and whatever other attempts he has made to sell these buildings as possible movable objects.

20
MR. FERG: Your Honour, an advertisement appearing in the Vancouver and New Westminster newspapers on the 26th, 28th, and 29th of August, 1944, shows Appraisal 'G', a wood shed on a float and three shacks, River Road, Sunbury, which is the property of this Claimant and an offer was received and accepted for that appraisal from the Canadian Fishing Company Limited on the 30th of August, 1944 for the sum of \$50.00 and that was the only tender received. I will file that letter

(LETTER, EXHIBIT 12.)

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MR. FERG: With regard to the house, apparently that wasn't included.

30
MR. CHERNIAK: These buildings relate to buildings on floats for which we have made claim in our personal chattel claim. The question that I asked was in regard to the house and I think my learned friend said that he has no record

E. Oikawa.
Cr-Exam.

of any attempt by the Custodian - - -

MR. FERG: There is nothing on the file, Your Honour.

THE COMMISSIONER: That will have to be cleared up at the subsequent hearing.

MR. FERG: I suppose it might come under the category of lost, destroyed, stolen, abandoned or neglected.

MR. CHERNIAK: I am not sure whether my learned friend admits whether this boat was a Custodian's sale or not.

MR. FERG: It was taken possession of the the Vessel Disposal Committee because they valued the boat. It was sold by the Custodian who evidently retained it in his possession.

MR. CHERNIAK: My learned friend himself has filed a Summary which shows that it was sold by the Custodian and he says subsequently the claimant signed a sale form, but that was signed in 1945, some three years after the boat was sold by the Custodian. Unless my learned friend is prepared to admit that this was a Custodian's sale - - -

MR. FERG: There doesn't appear to be any record in the master file. As a matter of fact, I must say Your Honour, that the office in Vancouver apparently slipped up in this case. I actually haven't got the master file, it was referred to Fort William for trial, it came up to Fort William and was referred to Winnipeg and it is now either in Fort William or has gone back to the Coast.

E. Oikawa.
Cr-Exam.

MR. CHERNIAK: It cannot be at Fort William because we were there in the Spring.

THE COMMISSIONER: The only thing we have is this Exhibit 10 'Date of sale, October 29th, 1942.

MR. CHERNIAK: Unless my learned friend is prepared to admit that this was a sale by the Custodian, Your Honour - and I might say that the Analysis sheet filed does not deny that - I don't know whether or not the Commissioner would like an explanation for this signature in 1945 as to the sale of the boat. I don't know whether this witness can give us that information. But, in case such a question were asked I would have requested my learned friend to file all letters which he might have in regard to this sales paper. I know now that he doesn't have the master file and therefore cannot produce them.

THE COMMISSIONER: You are reserving your right to ask for these letters, the correspondence?

MR. CHERNIAK: Should the commissioner think that this sales paper has any significance, frankly, I don't think he will. Should he think it is significant then I am formerly asking for production of all correspondence.

THE COMMISSIONER: I think we had better adjourn and overnight there might be something further on it.

COURT ADJOURNED: 4.45 p.m. September 8th, 1948.

COURT RESUMED: 10 a.m. September 9th, 1948.

THE COMMISSIONER: Yes, Mr. Ferg.

MR. FERG: In response to my learned friend's request I have examined the master file in this case and I have found a memorandum regarding the float houses for sale. In the memorandum there is a note 'I would recommend immediate disposal of the above floats because I think if left much longer they will deteriorate on account of storms and become valueless.' That is dated the 19th of September, 1944. There is a further memorandum stating that the floats at Sunbury should be disposed of as soon as possible due to large tides and storms. These storms when they come up loosen the logs and break the booms. The logs are getting water logged and should be attended to right away and unless this is done most of them would be submerged by next Spring and become valueless.

MR. CHERNIAK: Can my learned friend indicate that this is in reference to a large number of floats?

MR. FERG: Yes, but it included the floats of this claimant I. Oikawa. My learned friend further asked if there were any documents or letters from the Custodian to the claimant respoosing the signature of the claimant to the Vessel sales Agreement. I have examined the file and the only thing I can find in the file is a copy of a letter from the Japanese Evacuation Division to the Claimant dated 22nd May, 1945. "We have received agreement of sale for vessel transferring M.V.E.O.

New Westminster, 3133 to J.W.Hutchison. This Document was signed by you on May 10th, 1945." Now, is there anything else you want Mr. Cherniak? At my learned friend's request I will read into the record a letter from the Claimant to the Custodian dated 17th September, 1947, and the letter is signed by the Claimant himself. "Sometime ago when I returned endorsed bill of sale for my boat to your office I understood this amount was being applied to my account with Mr. Tsuida. I am not quite clear as to whether the amount of this sale is included in my credit balance of \$679.17, as stated in your letter of September 8th or not. I now request you to pay Mr. Tsuida \$503.40. Yours very truly."

In the file too, Your Honour, is an appraisal of some goods which were ultimately - no - before we leave the boat I must say that in the file too is an agreement of sale of this same vessel, dated the 29th of October and in which the secretary of State for Canada, Mr. G.W.McPherson, his authorized Deputy, in the interest of the Claimant, sold to J.W.Hutchison, the boat in question. I will put that in as an Exhibit

(AGREEMENT FOR SALE OF VESSEL, EXHIBIT 13)

MR. FERG: And then I am putting in an Appraisal of Trapp Motors Limited, dated February 21st, 1945, for some of the goods of the claimant which were appraised and sold. It reads as follows: "Under instructions from the Office of the Custodian

we have appraised and sold the following list of articles at the Oikawa Estate, 1042 River Road, to Mrs. Allen of the same address: 1 Wheel Barrow \$5.00; 1 clock, \$4.00; \$9.00 Less 10%, .09; \$8.10. certified a just and fair appraisal as made by us this 20th day of January, 1945, Yours very truly.

(APPRAISAL, EXHIBIT 14.)

MR. CHERNIAK: That, of course, is subject to the production of the appraiser for Cross-Examination.

THE COMMISSIONER: Yes, all right.

MR. FERG: That is all Your Honour.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

Mark H. Pearce
(MARK H. PEARCE)
OFFICIAL REPORTER

CERTIFICATE

I, the undersigned Sub-Commissioner hereby certify that the foregoing 21 pages of typewritten matter contain a true and accurate record of the sub-commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

J. G. Hendry
(SUB-COMMISSIONER)

Defence Brief

Eiki OIKAWA

File No. 4948

Case No. 881

WINNIPEG
8 Sept. 48
V.L.A.
Sheet A.24-9

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 Land & Buildings

Lot 6 of part of a 30 acre portion of Lot 131 Group 2 Map 6284, Delta.

<u>Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$2750.	\$240.	\$236.

Witness: Appraiser, B. C. Wormworth.

Claimant applied to the Fort William hearing for this case to be heard at Winnipeg so that his father, Z.OIKAWA, could present his claim as his father had purchased most of the items and is more familiar with the particulars regarding same.

Claimant granted a Power of Attorney to his father dated 20/4/1942 to transact all the business in connection with this claim.

Claimant stated that the house was built in 1926 at a cost of \$350., and was moved to its present location. The house is on piles driven into the bed of the river and stated that at high tide it was all above water.

Appraiser (Wormworth) reports - House old, this place cannot be considered as a farming unit in itself; acreage is too limited, being only 70' wide and is too long and narrow for comfortable working, for this reason the value is greatly depreciated. The house is out beyond the area covered by the tide but being on piles and definitely fixed is considered part of the property. Access to all buildings is by way of bridging from the shoulder of the dyke. I am therefore forced to assume that the house does not belong to the property for valuation purposes and am not including it.

It is submitted that the real property was sold for its fair market value. It is contended that these buildings were built on property not owned by the claimant and are in a navigable tidal stream, and that being the case these riparian owners own up to the waters edge only and that their claim for the house and property cannot, at any rate, come under a claim of real property, and further, that the piling and bridge

are not a proper claim under the
circumstances.

229

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2 Boat

Claim

\$650.

Appraised at

\$250.00. *qu. Phillips*
\$300.

Sold for

\$325.

The J.F.V.D.C. valuation of this
boat was \$300.

Claimant signed two Agreements of
Sale for this boat for \$325., one
on 29/10/42, the other on 10/5/45
and the boat was sold on 29/10/42.

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

Claim 3 Furniture, Net House & Floats

Amended Claim

\$745.25

Sold for

\$202.80

Claims for Bridge \$90., Electric
Massage Machine \$50., Radiom Machine
\$10., Mail Box \$2., War Savings Certs.
\$5., Door \$3., Electric Pipe \$1.50
and Screen Door .49 = Total \$161.99
were abandoned. (Trans. Pages 7 & 9)

Mr. S. C. Carlsen, New Westminster,
appraised the Woodshed on waterlogged
float at \$5., float shack at \$5., and
2 shacks on float at \$25., stating
that storms had ruined the two large
floats which had been used for storing
wood. These floats were advertised for
sale by public tender and an offer of
\$50. was accepted.

The wheelbarrow and clock were appraised
by Trapp Motors Ltd. at \$9., and sold to
tenant for that amount.

(a)	Goods value	\$412.75	Sold by auction for \$143.80.
(b)	"	61.00	Abandoned (Stoves, etc.)
(c)	"	190.90	Sold by Tender for \$59.
(d)	"	81.29.00	Sold with property <i>Shingles & lumber</i>
(d)	"	52.00	Not accounted for.
		<u>\$745.25</u>	

81. -

4943

December 8th, 1950.

Mr. Eiki OIKAWA,
c/o Johnson Fishing & Packing,
New Westminster, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 881

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$1,011.17.

Cheque in your favour is enclosed for \$ 952.63
and we have paid the Co-Operative Committee .. \$ 58.49
for legal fees as authorized by you.

Yours truly,

FGS/js
1 encl.

F.G. Shears
Director

Name of Claimant **OKAWA, Kiki & Son-in-law**

Case

891

Custodian File

4948 A-6629-

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		
					36.00					139.45 729.90
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 CHATELS										
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			
318.50	143.00		44.88%	167.65		59.00		26.50		
		42.90			75.24		7.08	125.22		
TOTAL RECOMMENDATION										1011.17

CLAIM NO. 881 - Eiki OIKAWA

This claim is made in respect to a 2.69 acre parcel of land fronting on the Fraser River 9 miles from New Westminster. A dwelling stood on piling, apparently on the foreshore. In any case the dwelling was said by the Appraiser not to be on the property. The property was sold to the D.V.L.A. at \$236.00, no allowance having been made for the dwelling, which was valued by the Appraiser at \$720.00.

The material before me discloses that the D.V.L.A. subsequently located a veteran on the property and assisted him in moving the dwelling to the land bought from the Custodian, although no charge was made to the veteran in respect of the dwelling.

In the circumstances I consider that the over-all recommendation made in respect of D.V.L.A. properties should be applied to the land only, and that there should be added to the sum so ascertained the value placed on the dwelling by the S.S.B. Appraiser, i.e. \$720.00.

"H. I. Bird"

Commissioner.

December 29th 1949.

COPY