

5590



STRAWBERRY HILL  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

FILE No. 5590

Completed by persons of the Japanese race having property in any protected area. The proper registration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: OIKAWA Usaburo  
HOME ADDRESS: Gibson Rd., R.R. #1. New Westminster B.C.  
REGISTRATION NUMBER 12737 SEX: Male AGE: 62  
OCCUPATION: Farmer Retired.

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Ichino

ADDRESS OF WIFE OR HUSBAND: Gibson Rd., R.R. #1. New Westminster

NAMES OF ANY LIVING CHILDREN: Masami (M)

EXHIBIT NO. 728-8  
DATE Sept 29/48  
FILED BY W. A. Rice

ADDRESS OF CHILDREN: Gibson Rd., R.R. #1. New Westminster B.C.

AGE OF CHILDREN: 36

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

1. LOCATION AND DESCRIPTION: Lot 117, of Lot 440, Group 2.  
R Municipality of Delta.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Storey wooden frame dwelling  
house. 8 rooms. 5 Chicken Houses Range Shelter. Garage, Feed Shed  
Pump House.

3. INSURANCE (Give particulars; state where policies are) Michigan Fire and Marine Insurance  
\$1000.00. Policy No. Unknown. Policy in declarants possession.  
Chicken houses insured in the same Company. Policy in declarants possession \$1000.00

4. TAXES (Amount and where payable) Taxes \$17.18 Ladner Municipal Hall.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner at present  
Leased for \$10.00 per month to H. Fanning of Burnaby B.C.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarants possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN Gooseberries, Cherries, Apples, Plums  
strawberries, Pears, Grapes.

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: See page 1, Section 2.
2. LANDLORD'S NAME AND ADDRESS: \_\_\_\_\_
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: \_\_\_\_\_
4. STATE WHEREABOUTS OF LEASE: \_\_\_\_\_
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) \_\_\_\_\_
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: \_\_\_\_\_

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: \_\_\_\_\_  
10 Chairs, 3 Stoves, 5 Beds, 1 Sewing Machine.  
All to be left in house on Gibson Rd., New Westminster B.C. ?
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 22nd day of April 1942.

(Signature)

U. Oikawa.

Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date

4/12/42

Full Name

Usaburo OIKAWA  
(Surname in Block Letters)

Registration No.

12737

Male - Female  
(check)

Age

Aug. 10, 1899

Former Address

Gibson Rd., R.R. #1, New Westm., B.C.

Date Evacuated

2/6/42

Naturalized - Canadian-Born - National  
(check)

Present Address

Box 389, Picture Butte, Alta.

Married - Single  
(check)

Name of Wife

OIKAWA, Ichino (12736)

Name of Husband

Name of Mother

deceased

Name of Father

deceased

Names of Children under 16

Our File No.

5590

Registered with Custodian  
(yes or no)

Requested By

E. Burraston

Additional Information

Retired Farmer



File No. 5590

September 12, 1947.

REAL PROPERTY SUMMARY

CATALOGUE NO.: Included in Director of Veterans' Land Act Offer.

JAPANESE NAME: Usaburo OIKAWA REGN. NO.: 12737

PROPERTY ADDRESS: 1317 Gibson Rd., R. R. # 1, New Westminster, B. C.

LEGAL DESCRIPTION: Lot 117 of Lot 440, Group 2, Map 1133, Mun. of Delta, District of New Westminster, B. C.

SOLD

TITLE: In the name of Usaburo OIKAWA.  
Register of Indefeasible Fees Folio No. 98482E.

ENCUMBRANCES: Certificate of Vesting in the Custodian Filed No. 25652.

ASSESSED VALUE: Land \$261.00 Improvements \$15.00 Total \$1,761.00  
Taxes \$18.07.

CLASSIFICATION: A fruit farm of some 4.75 acres producing trees and small fruits, having thereon 1 two-storey wooden frame dwelling house of 8 rooms, 5 chicken houses, 1 garage, 1 feed shed, 1 Range shelter and Pump House.

CHATELS:

Not included in sale of property

EXHIBIT NO. 728-5  
DATE Sept 29/48  
FILED BY G. A. Rice

HISTORY OF  
ADMINISTRATION:

The above named was evacuated on June 2/42. On April 22/42 he completed a "JP" Form, declaring ownership of the above described property. He further stated that he had leased this property to Richard FENNIS. From an extract of the lease, it is indicated that the property was leased for 1 year from May 1/42 at the monthly rental of \$10.00 - buildings included.

Revenue from the property was sufficient to carry same. An expenditure of \$46.00 for building a chimney in the dwelling house, was authorized by the Custodian and paid from rents.



**SOLD:**

The property was sold to the Director of Veterans' Land Act as at June 1/43, although the sale was not completed until May 12/44.

**FUNDS:**

The purchase price was \$1,572.00, and after deductions of \$2.58 for tax arrears, \$3.00 Registration Fees and \$15.00 Legal Fees, were made, the balance of \$1,551.42 was credited to the account of Usaburo OIKAWA with advice to him. The sum of \$34.06 representing unexpired fire insurance premiums was also credited to OIKAWA.

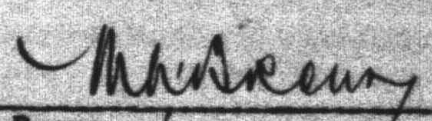
We reproduce Mr. Oikawa's letter of Aug/17/44 relative to the sale of his property:

"You have informed me that my property known as Lot 119 of Lot 440, Gp. 2, Map 1133, has been sold.

As you are aware, I have never consented to the sale nor ratified it but have at all times and do now object to the sale of my said property. Because, however, I am in destitute circumstances (and because the government has discontinued the advance of maintenance to me) (or as the case may be), I have to request from you, the proceeds of the sale of the property in order to maintain myself and my family but in doing so I wish it made clear that it is only being accepted under protest and without prejudice to any right which I have or may have arising out of what I consider the wrongful sale and disposition of my property."

A cheque for \$183.46, representing balance to his credit is being forwarded today.

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

  
M. L. Brown

HLB/JJW



September 12, 1947.

PERSONAL PROPERTY SUMMARY

Re: Usaburo OIKAWA  
Regn. No. 12737

Chattels:

The above named listed some 19 articles of household furniture on his "JP" Form of Apr/22/42, as being left on his property at 1317 Gibson Road.

An inventory taken by Custodians' representative in Feb., 1942, lists a great many articles not included in owners declaration. See attached Chattel Schedule.

On Mar/14/45 all usable effects on the property were sold at auction and the proceeds, after deductions were made to cover auctioneers fees, advertising and moving, were credited to Oikawa's Account, in the sum of \$98.98.

Under date of Mar/25/45 is filed a list of goods and chattels which were found to be of no value and were abandoned.

It would seem that the chattels on this property were well and fully accounted for.

Bonds:

NONE

Bank Account:

NONE

Life Insurance:

NONE

Accounts Receivable:

NONE

EXHIBIT NO.

DATE

FILED BY

728-6  
Sept 29/48  
G. A. Rice

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

M. L. Brown  
M. L. Brown

MLB/JJW



September 12, 1947.

CHattel ScheduleRe: Usaburo OIKAWA  
Eas. No. 12737DECLARED BY OWNER  
\*JP\* FORM APR/22/42  
8 1317 CROWN ROADINVENTORIED BY  
R.H. ANDERSON 17/2/43AUCTIONEDOTHER DISPOSITION

|                  |                           |              |               |
|------------------|---------------------------|--------------|---------------|
| 10 Chairs        | 1 Kitch Range (old)       | (8) 14/3/45  |               |
| 3 Stoves         | 5 Beds                    | (1) 14/3/4 5 | (4) Abandoned |
| 5 Beds           | 1 Sewing Machine          | 14/3/45      |               |
| 1 Sewing Machine | 1 Gramophone & Records    | 14/3/45      |               |
|                  | 1 Gramophone (portable)   | 14/3/45      |               |
|                  | 1 Radio Cabinet           | 14/3/45      |               |
|                  | 1 Egg Scale               | 14/3/45      |               |
|                  | 1 Ctn Books (Religious)   |              | Abandoned     |
|                  | 3 boxes books             |              | Abandoned     |
|                  | Qty. Fish Net             | 14/3/45      |               |
|                  | 2 Ctns Clothes            |              | Abandoned     |
|                  | 2 Beds (HM)               |              |               |
|                  | 1 Mattress (HM)           |              |               |
|                  | 1 Cooker (Jap)            | 14/3/45      |               |
|                  | 4 Ctns. Dishes & Utensils | 14/3/45      |               |
|                  | 1 Gas Stove (small)       | 14/3/45      |               |
|                  | 1 Tank Sprayer            | 14/3/45      |               |
|                  | 9 Troughs (galvan)        | 14/3/45      |               |
|                  | 1 Tin Puffed Wheat        |              | Abandoned     |
|                  | 1 Ctn. Per Papers         | 14/3/45      |               |
|                  | 1 Ctn. Quilt Padding      | 14/3/45      |               |
|                  | 1 Bx Sewing Mach Parts    | 14/3/45      |               |
|                  | 1 Spirit Level            | 14/3/45      |               |
|                  | 1 School case & 2 Bags    | 14/3/45      |               |
|                  | 1 Sk. Popping Corn        |              | Abandoned     |
|                  | 1 Map                     | 14/3/45      |               |
|                  | 1 Table (Round)           | 14/3/45      |               |
|                  | 2 Heaters                 |              | Abandoned     |
|                  | 1 Old Dresser             | 14/3/45      |               |
|                  | 6 Blinds                  |              | Abandoned     |
|                  | 3 Egg Crates              |              | Abandoned     |
|                  | 4 Jap Tubs                |              | Abandoned     |
|                  | 1 Straw Suitcase          | 14/8/45      |               |
|                  | 1 Spud Digger             | 14/3/45      |               |
|                  | 1 Wheelbarrow             | 14/3/45      |               |
|                  | 1 Roll Chicken Wire       | 14/3/45      |               |
|                  | 3 Gas Tins                | 14/3/45      |               |
|                  | 1 Hand Cultivator         | 14/3/45      |               |
|                  | 6 Feed Troughs (Galvan)   | 14/3/45      |               |
|                  | 2 Eart Bxs. Glass         |              | Abandoned     |
|                  | Bdle. Garden Tools        | 14/3/45      |               |
|                  | 5 X-cut Saws              | 14/3/45      |               |
|                  | 3 Straw Baskets           |              | Abandoned     |
|                  | 12 Feed Troughs           | 14/3/45      |               |
|                  | 9 Galvn. Water Troughs    | 14/3/45      |               |
|                  | 1 Tin Sulphur 50 lbs.     |              | Abandoned     |
|                  | 9 1 Gal. Crook Founts.    | 14/3/45      |               |
|                  | 2 Beds & 1 Bedstead       |              | Abandoned     |



|                          |         |                  |
|--------------------------|---------|------------------|
| 1 Table - Round (RM)     | 14/3/45 |                  |
| 7 troughs (1 Gal. Galvn) | 14/3/45 | Used on property |
| 250' Lumber              |         |                  |
| 2 2-Gal Pounts           | 14/3/45 | Used on property |
| 25 Picker Trays          |         |                  |
| 2 Milk Shipping Cans     | 14/3/45 |                  |
| 13 Galvn Troughs         | 14/3/45 |                  |
| 1 Elec Pump & Tank       |         | Fixture          |



LET37

NAME \_\_\_\_\_

**CIRANA, Umberto**

114

5390

[illegible]



September 12, 1947.

FIRE INSURANCE SUMMARY

Re: Usaburo OIKAWA  
Regn. No. 12737

The above named, on Apr/22/42 declared to have the following fire insurance policies on his property.

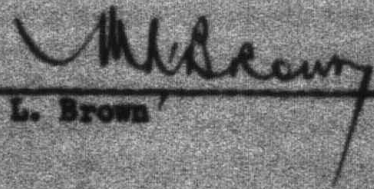
On house and contents \$1,000.00 - Policy No. 6018475 with Michigan Fire and Marine Insurance Co., expiring Feb/22/45.

On 2 chicken houses and contents Policy No. 206124 for \$1,000.00, with North West Fire Insurance Co. expiring Aug/22/42.

Upon expiry, Policy 206124 was renewed by Policy 199840 for \$500.00 with expiry date Dec/21/45.

When sale of property was completed, the sum of \$36.04 representing unexpired insurance premiums was credited to Oikawa's account.

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

  
M. L. Brown

WLB/JJV



File No. 194

September 12, 1947.

LIABILITY SUMMARY

Re: Yasuro OIKAWA  
Pass. No. 1277

On his "IP" Form of Apr/22/42, the above named stated that he had no outstanding personal or trade debts. His statement is borne out by the fact that no claims have since been lodged against him.

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

  
M. L. Brown.

MB/BJW



5590

September 15, 1947.

REGISTERED

Mr. Usaburo OIKAWA  
Regn. No. 12737,  
J. P. Shinek,  
Box 27,  
Picture Butte, Alberta.

Dear Sir:

We enclose herewith cheque for \$183.46, representing balance accruing from the sale of your real and personal property.

Also is enclosed a statement showing transactions in your account since the date on which a previous accounting was made to you.

Yours truly,



M. L. Brown  
OFFICE OF THE CUSTODIAN

MLB/JJW  
Enc. 2



File 5590

March 21/41 -

DIKAWA, Asakura #12737

1317 Graham Rd., Delta B.C.

Sewing machine & box of pants were shipped.

---

I have examined the undervalued articles  
and consider them valuable and should be abandoned.

2 boxes of magazines & papers

& other of old clothes.

4 beds (2 w.m.)

1 lge tin of popped wheat

1 sack of crushed rice (full of bugs)

2 burnt out heaters

6 window blinds

3 egg crates (not sold)

4 1/2 gal tubs

1 part box of glass (broken)

50 lbs Sulphur.

1 straw baskets

---

1 charcoal iron and 1 canvas tarp, listed on inventory by  
mistake and belongs to tenant.

R.M. Anderson



MEMORANDUM

File 5590

December 13th, 1945.

TO: Miss G. Girard  
FROM: W. J. Iversen

Re: Usaburo OIKAWA, Reg. 12737

Please transfer from File 5590, Usaburo Oikawa to Suspense Account:

|                    |         |            |
|--------------------|---------|------------|
| 1 Electric brooder | \$8.50  | Surrey #10 |
| 1 Electric brooder | \$20.00 | " "        |

This was credited to Oikawa but not declared by him.

WJ:DP

*Transferred*

*12/11/45*

*C.G.*

*W. J. Iversen*



5590

September 20, 1944.

Mr. Usaburo OIKAWA,  
Registration No. 12737,  
c/o P. Shinok,  
Box 27,  
Picture Butte, Alberta.

Dear Sir:

We are in receipt of your request for the balance of funds held to your credit at this office, which was forwarded to us through the B. C. Security Commission under date of September 18, 1944.

We enclose herewith a cheque in the amount of \$1350.00 and the small balance withheld at this time is to cover whatever the legal charges are in connection with the conveyance of your property. However, if any surplus remains to your credit after the legal fees are paid it will be available to you together with funds derived from the future sale of your chattels.

Yours truly,

W. E. Anderson,  
Farm Department.

Enc. (cheque)  
WEA/EG

Credit Balance - \$99.48





**BRITISH COLUMBIA SECURITY COMMISSION**

360 Homer Street,  
Vancouver, B. C.  
Sept 18th 1944

Dept of Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

Attention Mr W.E.Anderson

Dear Sir,

Re Usaburo OIKAWA #12737  
Custodian File #5590

We enclose a copy of a letter received  
from the above named man requesting that the balance  
of his funds in your hands be forwarded to him.

We shall feel obliged if you will com-  
ply with Mr OIKAWA'S request.

Yours truly,

M.L.Brown  
Office Manager.

|                           |             |
|---------------------------|-------------|
| <b>EVACUATION SECTION</b> |             |
| Rec'd                     | SEP 19 1944 |
| File No.                  | 5590        |
| Ans.                      | W.E.A.      |
| Referred                  | Anderson    |

MMS  
enc



C  
O  
P  
Y

c/o P. Shimek,  
Box 27,  
Picture Butte, Alta.

Mr A. Wright,  
Box 305  
1102 5th Avenue, South,  
Lethbridge, Alta.

Dear Mr Wright,

I wish to have all the funds sent to me,  
a lump sum rather than a monthly cheque please.

Yours very truly,

U. Oikawa #12737



5590

August 25, 1944.

Mr. Uenburo OIKAWA,  
Registration No. 12737,  
P. O. Box 27,  
Picture Butte, Alberta.

Dear Sir:

We are in receipt of your letter of August 17, 1944.

Your remarks have been carefully read and we can appreciate that the disposal of your property is a matter which will give you personal concern. However, the sale of properties to the Director, The Veterans' Land Act, was carried out as part of a policy of liquidation outlined by the Canadian Government and the prices obtained were on the basis of appraised valuations.

Your letter has been placed upon our files so that your comments in regard to this sale will remain on record, but we can only advise you that the sale has been completed and that we are not in a position to consider any alternative in regard to this matter.

In response to your request for funds from the sale of your property, we enclose herewith a cheque in the amount of \$70.00 being your regular monthly remittance for maintenance. However, if you wish to have all funds available to you at this time sent in a lump sum rather than a monthly cheque kindly advise us.

Yours truly,

W. E. Anderson,  
Farm Department.

Enc. (cheque)  
WEA/EG  
Credit Balance - \$1449.48



|                    |            |
|--------------------|------------|
| EVACUATION SECTION |            |
| Recd AUG 21 1944   |            |
| File No.           | 5295       |
| Referred           | Indisposed |

*Complaint letter  
from Oikawa  
off property  
Box 27. Picture Butte area  
17th August, 1944.  
Date*

The Controller,  
500 Royal Bank Building,  
Vancouver, B.C.

Dear Sir:-

You have informed us that my property known as  
Lot 117 of Lot 440 G.P. 2 MAP 1133 has been sold.  
(Local description if possible)

As you are aware, I have never consented to the sale nor ratified it but have at all times and do now object to the sale of my said property. Because, however, I am in destitute circumstances (and because the government has discontinued the advance of a loan to me) (~~and because I am now dependent of the income from my said property which I formerly enjoyed~~) (or as the case may be), I have to request from you, the proceeds of the sale of the property in order to maintain myself and my family but in doing so I wish it made clear that it is only being accepted under protest and without prejudice to any right which I have or may have arising out of what I consider the wrongful sale and disposition of my property.

Yours truly,

*U. Oikawa #12737*

.....  
U. Oikawa



1317 Liban Rd

RR1

Westminster Bc

1943

|            |            |
|------------|------------|
| EVACUATION |            |
| Rec'd      | AUG 9 1943 |
| File No.   |            |
| Ans.       |            |
| Referred   | Nicholson  |

Dear Sir

● please find enclosed 10¢  
sent 8 August. Re Usaburo Oikawa  
please.

OIKAWA Usaburo

5590/12737 Yours Sincerely

● Aug Mr R. Fenning



5590

July 27, 1944.

Mr. Usaburo OIKAWA,  
Registration No. 12737,  
P. O. Box 389,  
Picture Butte, Alberta.

Dear Sir:

The B. C. Security Commission on July 24th,  
requested that we send you a monthly remittance of  
\$70.00 a month from funds held to your credit here.

The enclosed cheque in the amount of \$70.00 is  
forwarded for maintenance during the month of August  
and the same amount will be forwarded to you on or  
about the first of each month hereafter.

Yours truly,

W. E. Anderson,  
Farm Department.

Enc. (cheque)  
/EO

Credit Balance - \$1519.48





|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | JUL 25 1944 |
| File No.           | 5590        |
| Ans.               | WBA         |
| Referred           | Adrian      |

**BRITISH COLUMBIA SECURITY COMMISSION**

360 Homer Street,  
Vancouver, B. C.  
July 24th 1944

Dept of Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

Dear Sir,

Re Usaburo OIKAWA #12737

We have received a request from the above named man, through our Lethbridge office, that a monthly remittance of \$70.00 be forwarded to him.

As this man is no longer able to work he is in immediate need of funds for the maintenance of himself and his wife. We shall appreciate it, therefore, if you will forward a cheque for \$70.00 at once and a further cheque for the like amount at the end of each month thereafter.

Yours truly,

M.L. Brown  
Office Manager.

MS



NAME OTTEBA, Nebraska

REGISTRATION NO. 12737

FILE NO. 5990

The following chattels were sold by public

auction at Sumner, N. D. on March 14, 1945.

|                                           |         |
|-------------------------------------------|---------|
| Stove ✓                                   | \$ 9.00 |
| Lot of tools                              | 1.25    |
| 5 cans and 2 jugs                         | 1.00    |
| Steel block                               | 3.00    |
| Cross cut saw and buck saw ✓              | 1.00    |
| Oil drum                                  | 1.75    |
| Box wire ✓                                | 4.00    |
| Table                                     | 2.00    |
| Iron Pot ✓                                | 1.00    |
| 2 boxes of sundries ✓                     | 0.75    |
| Air tight heater and pipe                 | 1.25    |
| Sewing machine ✓                          | 50.00   |
| 3 boxes of sundries ✓                     | 0.75    |
| Table ✓                                   | 0.50    |
| Box of sundries and portable phonograph ✓ | 1.00    |
| Chest of drawers ✓                        | 2.25    |
| Phonograph ✓                              | 0.50    |
| Desk stand and crutch                     | 1.50    |
| Lot of tools ✓                            | 1.25    |
| 4 Cross cut saws ✓                        | 2.00    |
| Lot of tools                              | 1.25    |
| Lot of tools                              | 1.50    |
| 6 Chairs ✓                                | 1.50    |
| Box of sundries ✓                         | 0.50    |
| Pots and Pan                              | 2.00    |
| Wash trough and jug ✓                     | 3.25    |
| Sprayer ✓                                 | 7.00    |
| Radio case ✓                              | 2.50    |
| Total                                     |         |

Carried Forward

\$ 101.25

*Handwritten notes:*  
 1. 1/2 of 1/2  
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NAME OKAWA, UnshiroREGISTRATION NO. 12737FILE NO. 5590

The following chattels were sold by public  
 auction at Surrey, B.C. on March 14, 1945

|                         | Brought Forward: |           |
|-------------------------|------------------|-----------|
|                         |                  | \$ 101.25 |
| Salamon stove           |                  | 4.50      |
| Crock                   |                  | 4.75      |
| Jug & can               |                  | 2.00      |
| Kitchen table           |                  | 3.00      |
| Crib                    |                  | 0.50      |
| 7 Small water troughs ✓ |                  | 2.45      |
| 20 Feed troughs ✓       |                  | 5.00      |
| Small piece of hose     |                  | 0.25      |
| Photograph              |                  | 3.50      |
| Electric brooder        |                  | 8.50      |
| Electric brooder        |                  | 20.00     |

*Transferred  
to Chattel  
Expenses -  
13/12/45*

Total

(Auctioneer's Fee: \$12.72

\$127.20

Less Expenses:

(Advertising: 2.15

\$ 28.22

(Moving 13.35

\$ 98.98

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Iverson

Extracted from Auctioneering List No. Surrey 10.

Remarks.



MEMORANDUM

File 5590

March 24, 1945.

TO: The File

FROM: R. H. Anderson

RE: Usaburo OIKAWA #12737  
1317 Gibson Rd., Delta, B.C.

I have examined the undermentioned articles and consider them valueless and that they should therefore be abandoned.

- ✓ 3 Boxes of magazines and papers ✓
- ✓ 2 Cartons of old clothes ✓
- ✓ 4 Beds ~~-(hand-made-2)~~ ✓
- ✓ 1 Large tin of puffed wheat ✓
- ✓ 1 Sack of crushed rice (full of bugs) ✓
- ✓ 2 Burnt out heaters ✓
- ✓ 6 Window blinds ✓
- ✓ 3 Egg crates (not sold) ✓
- ✓ 4 Jap tubs ✓
- ✓ 2 Part boxes of glass (broken) ✓
- ✓ 50 lbs sulphur ✓
- ✓ 2 Straw baskets ✓

A sewing machine and box of parts were shipped to the Japanese.

One wheelbarrow and one canvas tarp, listed on inventory by mistake, really belong to the tenant.

RMA:LEM

*[Handwritten signature]*

*[Handwritten signature: R. H. Anderson]*



# Farm Appraisal Report

File No. J.L. 715

Land Description Lot 117 of D.L. 440 of SE 1/4 Sec. 36, Tp. 2, Map 1133.  
House No. 1317 Gibson Road.

Containing 4.75 Acres

Owner's Name Uemuro OTKAWA Post Office Address R.R. 1, New Westminster, B.C.

New Westminster - C.P.R. & shipping 3 1/2 miles.  
Nearest Rail Point Kennedy Station, B.C. Electric Rly. Distance 1/2 mile

Market Town New Westminster, B.C. Distance 3 1/2 miles

Church (give denomination) New Westminster, all denominations Distance 3 1/2 miles

Nearest School Kennedy Public School Distance 1/2 mile.

State how property was identified: Map location & corner posts.

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

Has direct access to Gibson Road - fair gravel road.

Is this district a good one? Poor farming location - fair for poultry raising.

Employment opportunity City industries at 3 1/2 miles.

Predominating Nationality and religion: Japanese owners predominate.

Describe Fencing and its condition: No fences.

Water supply: from 5 wells with Beatty Electric Pressure Pump. Value \$

Electricity - Power available Light and power used.

## BUILDINGS ON FARM

| BUILDINGS  | DIMENSIONS | MATERIAL | HEIGHT | ROOF | AGE | Foundation | REPAIR | VALUATION |
|------------|------------|----------|--------|------|-----|------------|--------|-----------|
| HOUSE      | 20 x 30    | frame    | 1 1/2  | shgl | 20  | wood       | fair   | 800.00    |
| - addn     | 15 x 24    | "        | 1      | "    | "   | "          | "      |           |
| Barnhouse  | 20 x 100   | "        | 1      | "    | 10  | "          | "      | 300.00    |
| "          | 20 x 60    | "        | 1      | "    | 10  | "          | "      | 200.00    |
| "          | 20 x 40    | "        | 1      | "    | 10  | "          | "      | 175.00    |
| "          | 18 x 30    | "        | 1      | "    | 10  | "          | "      | 100.00    |
| "          | 20 x 20    | "        | 1      | "    | 10  | "          | "      | 250.00    |
| Feed house | 18 x 30    | "        | 1      | "    | 10  | "          | "      | 175.00    |
| "          | x          |          |        |      |     |            |        |           |
| Shed       | x          |          |        |      |     |            |        |           |
| houses     | 10 x 12    | "        | 1      | "    | 10  | "          | "      | 24.00     |
| "          | x          |          |        |      |     |            | \$8.00 |           |

Total present day value \$2024.00

Total Value Buildings add to farm \$1500.00

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

Describe the basement and chimneys: No basement. 2 stovepipe chimneys.

No. rooms downstairs? 6 Upstairs? attic How finished Wood finish

Are buildings painted? House only Condition of paint fair.

Distance from nearest town Approx. 150 yards.

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



| ACRES                                                                                                | LEVEL, UNULATING,<br>ROLLING OR HILLY | SOIL<br>(State Depth)      | SUB-<br>SOIL                                      | KIND AND<br>QUALITY OF CROP                     | VALUE<br>PER ACRE         | TOTAL |
|------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------|---------------------------------------------------|-------------------------------------------------|---------------------------|-------|
| .9                                                                                                   | Level                                 | ady loam<br>8" to 12"      | hard pan                                          | Strawberries &<br>potatoes                      | 50.00                     | 45.00 |
| 1.30                                                                                                 | Slight slope<br>to west               | gravel &<br>stones         | " "                                               | Buildings and 30<br>fruit trees                 | 30.00                     | 41.40 |
| Area which can be cultivated without cost other than for breaking.                                   |                                       |                            |                                                   |                                                 |                           |       |
|                                                                                                      | LEVEL, UNULATING,<br>ROLLING OR HILLY | SOIL<br>(State Depth)      | SUB-<br>SOIL                                      |                                                 | VALUE<br>PER ACRE         |       |
|                                                                                                      |                                       |                            |                                                   |                                                 |                           |       |
| Area which can be cultivated after a reasonable amount of clearing timber,<br>stones, drainage, etc. |                                       |                            |                                                   |                                                 |                           |       |
| 2.47                                                                                                 | Slightly<br>undulating                | sandy<br>loam to<br>gravel | gravel<br>to<br>hardpan                           | Clearing,<br>stumping,<br>breaking &<br>stoning | 175.00<br>to<br>200.00    | 10.00 |
| Area Unsuitable for Cultivation.                                                                     |                                       |                            |                                                   |                                                 |                           |       |
| CHARACTER OF LAND E. G.<br>HILLY, SWAMPY, ROCKY.                                                     |                                       |                            | NATURE OF TIMBER IF ANY<br>AND WHETHER MARKETABLE |                                                 | VALUE OF LAND<br>PER ACRE |       |
|                                                                                                      |                                       |                            |                                                   |                                                 |                           |       |

4.75

Total value of Land \$ 101.10

Total added by buildings to value of farm \$ 1500.00

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

Total value of farm \$ 1601.10

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
Property occupied by tenant; west portion of land appears to be fairly  
fertile; east part is stony. Land is only in fair condition.

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

Suitability for farming operations is very doubtful. Fair poultry  
raising possibilities.

Unusual weeds: No serious weed situation.

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

Ass.

Corporation of Delta.

Imp. - \$ 1500.00  
Land - 216.00

Taxes

1942 - \$16.43

Date: July 30th, 1942.

Place: New Westminster, B.C.

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

Inspector's Signature

"D. DODDING"

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



JL/715 - U. OIKAWA

## Farm Appraisal Report

Remarks:

This is a small holding with limited land development but a fair complement of poultry buildings, most of which are quite good structures and in fair condition.

The land is situated at the West end partly on a gravelly ridge that runs North and South through this locality; therefore the East part of the lot is very poor land and only suitable for buildings.

The dwelling is set up on cedar posts; the West half of the house is finished inside with V. joint lumber, the balance with rough lumber.

The water situation here is rather serious, there being 5 wells which are typical of the area, being unribbed pits in the hardpan.

The property is rented to Mr. R. Pennig for \$10.00 a month for one year - as from May 1942 to May 1943.

**(FOR ORCHARD LANDS ONLY)**

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

**N11**

### ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

**N11**

**ORCHARDS, SMALL FRUITS, ETC.**

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

|                           |                   | <u>Present Value</u> |
|---------------------------|-------------------|----------------------|
| Strawberries -            | .80 acres.        | \$                   |
| Potatoes -                | .10 "             | \$                   |
| Buildings, yards, etc. -  | "                 | \$                   |
| 40 old mixed fruit trees- | 1.38              | \$                   |
|                           | <u>2.28</u>       | \$                   |
| Bush                      | <u>2.47</u>       | \$                   |
|                           | 4.75              | \$                   |
|                           | <u>          </u> | \$                   |
|                           |                   | \$                   |
|                           |                   | \$                   |
|                           |                   | \$                   |
| Total \$                  |                   |                      |

Amount fruit trees add to value of farm \$.







Canada

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

**JAPANESE EVACUATION SECTION**

File No. 5590

Reg. No. 12737

506 Royal Bank Building.

Vancouver, B. C.

JUN 7 - 1944

Mr. Uesaburo OIKAWA,  
P. O. Box 369,  
Fisture Butte, Alberta.

Dear Sir:

Re: 1317 Gibson Rd., R. A. #1, New Westminster, B. C.  
Sunn. of Delta, Lot 117 of Lot 440, Group 2,  
Map 1133, Dis. of New Westminster, C. of R. 51548.

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

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

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

|                                                     |                    |
|-----------------------------------------------------|--------------------|
| Sale price of above described property              | \$ 1,572.00        |
| Add:                                                |                    |
| Unexpired insurance premium as at January 1st, 1943 | 34.06              |
|                                                     | <u>1,606.06</u>    |
| Less:                                               |                    |
| Tax arrears to December 31st, 1942                  | 2.58               |
| Registration fee                                    | 3.00               |
| Encumbrance—Principal                               |                    |
| —Interest                                           | 5.58               |
| Net proceeds of sale                                | <u>\$ 1,600.48</u> |

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

Yours truly,

F. G. SHEARS,  
Director.

R



| <u>1943</u> |                               | <u>Debit</u> | <u>Credit</u> | <u>Balance</u> |
|-------------|-------------------------------|--------------|---------------|----------------|
| Jan. 1      | Balance brought Forward       | \$           | \$ 10.00      | \$ 10.00 Cr.   |
|             | Credit re Sale of Property    |              | 1600.48       |                |
|             | Land Registry Office C. of E. | 1.00         |               |                |
| Feb. 16     | Fire Insurance Premium        | <u>20.00</u> |               |                |
|             |                               | \$21.00      | \$ 1610.48    |                |

CR 1620.48



5590

26th June, 1943.

Mr. Richard Fennig,  
1317 Gibson Road,  
R.R. #1,  
New Westminster, B.C.

Dear Sir:

re: Usaburo OIKAWA.

We are in receipt of your enquiry of June 19th regarding the disposition of subject Japanese property.

You may have noticed in the press recently that 769 properties in the Fraser Valley have been disposed of to the Soldier Settlement and Veterans Land Act Committee and the property in which you are interested is included in these parcels.

Any question of purchase will therefore need to be taken up with the Soldier Settlement of Canada.

The sale has been made subject to existing leases and this matter also will be one for the Soldier Settlement of Canada to negotiate with you in due course.

Yours truly,

R. D. Richardson,  
Farm Department.

WEA:GF



C  
O  
P  
Y

File #5590.

1317 Gibson Road,  
R.R. #1,  
New Westminster, B.C.

June 19/43.

Dear Sir:

Seeing in the paper that the Jap property is up for sale to the public could you please advise me if it also includes the property of the Japs that are in Alberta. Would you kindly give me some information on it. As I have a lease on Usaburo Oikawa place and I do have to work the berries if I want to save the plants for next year I set out about 1000 new plants and these have to be nursed and look after for next year's crop. If this place should be sold over my head I don't feel like working it unless I get assured pay for my labor or a chance to purchase it myself. What terms and basis these farms will be sold on.

I am enclosing a stamped envelope.

Hoping you will kindly let me know about

Yours truly

"Mr. Richard Fennig"



5590

March 11, 1943.

Mr. Usaburo OIKAWA,  
Registration No. 12737,  
P. O. Box 389,  
Picture Butte, Alta.

Dear Sir:

Referring to your letter of March 3rd, to the last paragraph of that letter in particular, wherein you refer to two chicken houses having been sold for \$200.00. I think possibly you have misunderstood the last paragraph of our letter to you of February 13th.

As far as I know, no chicken houses have been sold on your property, but when renewing the insurance covering on these two chicken houses, now covered to the extent of \$800.00 under North West Policy No. 206124, we discontinued the \$200.00 coverage that you formerly carried under the expired policy No. 199840 because on checking up with the tenant, I am advised that the furnishing of this chicken house including Electric Heating Appliances were no longer contained therein, and, therefore, there was no object in renewing insurance to cover that equipment.

I trust that this explanation will be clear to you.

Yours truly,

S. M. Gibson,  
Insurance Department.

SMG:MAD



P.O. Box 289.,

Pictou Butte Alta.,

March 3, 1943..

Department of the Secretary of State  
Office of the Custodian.

|                  |            |
|------------------|------------|
| EXCUTION SECTION |            |
| Rec'd            | MAR 3 1943 |
| File No.         | 5590       |
| Ans.             | Gibson     |
| Referred         |            |

Dear Sir:

You have inquired about our Indigen  
Fire and Marine Insurance Policy for \$1,000.00.  
The Policy Number is 6018-475 and the agent  
through whom it was issued is R. Hartney.

You wrote that you sold two of our  
chicken hams for \$200.00. I think it was  
sold too cheap. My price is \$1,000.00 for  
each chicken ham.

Ma Pictou  
Ma

Yours truly,

U. Oikawa.

Registration No. 12727



5590

February 22nd, 1943

Mr. Usaburo OIKAWA  
Registration No. 12737  
Box 389  
Picture Butte, Alta.

Dear Sir:

On your "J.P." Form you declared a  
Michigan Fire and Marine Insurance Policy for  
\$1,000.00.

Will you kindly let us have the  
Policy Number or the name of the agent through  
whom it was issued in order that we might obtain  
a copy.

Yours very truly,

S.M. Gibson  
Insurance Department

SMC:KT



5590

February 13, 1943.

Mr. Usaburo OIKAWA,  
Registration No. 12737,  
Box 389,  
Picture Butte, Alta.

Dear Sir:

Re: North West Policy #206124.

I wish to advise that we have had  
the above numbered policy issued, which is a renewal  
of coverage on North West Policy No. 199840.

The only change in coverage is that  
this renewal policy covers on the two chicken houses,  
but we have cut off the coverage at \$200.00 formerly  
carried on furnishings including electric heating  
appliances stored in those chicken houses.

Yours truly,

S. M. Gibson,  
Insurance Department.

SMG:MAD



# INVENTORY AND APPRAISAL OF CHATTELS BELONGING

TO

OIKAWA, Usaburo # 12737

## IN HOUSE

- 1 H.M. Baby crib ✓
- 1 Old kitchen range ✓
- 1 Gramophone & few records ✓
- 1 STANDARD Sewing machine ✓
- 1 Old Portable Gramophone ✓
- 1 Radio cabinet ✓
- 1 Egg scale ✓
- 1 Crtn. religious matter ✓
- 3 Boxes of books ✓
- Quan. of fish net ✓
- 2 Crtns. of clothes ✓
- 2 H.M. Beds & 1 H.M. Mattress ✓
- 1 Large Jap. cooker ✓
- 4 Crtns. of dishes & utensils ✓
- Few loose books etc. ✓
- 1 Gal. gas stove ✓
- 1 Jap. tank sprayer ✓
- 9 Gal. galv. troughs ✓
- 1 Large tin of puffed wheat ✓
- 1 Crtn. of pers. papers ✓
- 1 Crtn. of quilt padding ✓
- 1 Box of sewing machine parts ✓
- 1 Spirit level ✓
- 1 School case & 2 school bags ✓
- 1 Sack of popping corn ✓
- 1 Map of the world ✓
- 1 Round dining table ✓
- 2 Heaters ✓
- 1 Old dresser ✓
- 6 Blinds ✓

## CHICKEN HOUSE NO. 1

- 3 Egg crates ✓
- 4 Jap. tubs ✓
- 1 Straw suit case ✓
- of fish net ✓
- 1 Spud idgger ✓

## NO. 2

- 2 Wheelbarrows
- 1 Bell chick wire
- 3 gastins
- 1 Hnd. cultivator
- 6 Gal. feed troughs
- 2 Part boxes. Glass ✓
- Badl. Gard. tools ✓
- 5 X cut saws ✓
- 2 Straw baskets. ✓

## NO. 3

- 12 Feed troughs
- 9 Galv. water troughs
- 50 Lb. tin of SULPHUR ✓
- 9 1 Gal. crock fountains

## 2 ROOM CABIN.

- 2 Beds complete & 1 Bed stead.
- 1 H.M. Round table & 4 chairs
- 7 1 Gal. galv. troughs
- 1 Canvas tarp.
- 25 Picker trays
- App. 450' lumber.
- 2 Milk shipping cans
- 2--2 gal. fountains.
- 13 galv. troughs

## PUMP HOUSE

- 1 BEATTY Electric pump & tank.

S. Sale by auction 11/3/46 - Lurrey 10  
 N.V. - Of no value discarded

Appraisal of chattels : TOTAL---\$ 350.00

SIGNED

Charles

Rom. Anderson

17-2-43



5590

January 8, 1943.

Goulthard, Sutherland & Co. Ltd.,  
609 Columbia Street,  
NEW WESTMINSTER, B.C.

Dear Sirs:

Re: OYKANA, Hualar

With further reference to our letter of December the 22nd, would you kindly write the Policy covering property now protected under your Cover Note of the North West Fire Insurance Company, issued December 21st.

The coverage is to be \$800, on two chicken houses, with an equal amount on each.

No coverage is required on the equipment which apparently, from information received, is not now contained in these chicken houses.

Yours truly,

S.M. Gibson  
Insurance Department.

SMG:EL



5990

January 6, 1943.

Mr. Richard Fennig,  
1317 Gibson Rd., R.R. #2,  
NEW WESTMINSTER, B.C.

Dear Sir:

Re: Naaburo OTKAWA

Wish to acknowledge your letter of December the 24th  
and thank you very much for the information contained therein.

I will refer your letter to Mr. Richardson of the  
Farm Department, who will check-up further, if necessary, in  
connection with the chicken house equipment, that I asked about  
in my letter of December 22nd.

Yours truly,

S.M. Gibson  
Insurance Department.

SMG:EL



|                   |                         |
|-------------------|-------------------------|
| FV-CUTION SECTION |                         |
| Rec'd             | DEC 28 1942             |
| File No.          | 5590                    |
| Ans.              |                         |
| Referred          | <i>Jeffrey Anderson</i> |

1317 Gibson Rd

R.R. 1

New Westminster

Dec 24 / 42 B.C.

*Re: DePaula Usaburo*

Dear Sir,

In response to your letter for  
advice on electric heating appliances  
supposed to be in two chicken houses  
I am sorry to say that I have not  
nor can not see such appliances  
since I took possession of the  
place. One of the chicken houses  
is wired double for bulbs or plugs



and if that should contain any  
other heating system I can not  
see such. and do not know where  
they could be stored. If this  
out enough information Would  
you please come out and investigate  
gate as I don't want to get into  
anything wrong

yours Sincerely

Mr Richard Fenning



5790

December 22, 1942.

Mr. Richard Fennig,  
1317 Gibson Road,  
R.R. #1,  
NEW WESTMINSTER, B. C.

Dear Sir:

Re: OIKAWA, Usaburo

With reference to Fire Insurance on buildings belonging to the above named and situate on property under lease to you.

In a Policy numbered 199840, the North West Fire Insurance Company, the renewal of which, I am attending to at the present time, there was a coverage to the extent of \$200. on the furnishings, including electric heating appliances contained in two chicken houses, \$100. to cover on the contents of each.

Please advise me by return mail, if possible, as to whether these electric heating appliances are still contained in the two chicken houses and if not there, please let me know where they are stored.

Yours truly,

S. H. Gibson  
Insurance Department.

SHG:HL



5590

PA  
5145

December 22, 1942.

A. S. Mathew & Co. Ltd.,  
402 West Pender,  
VANCOUVER, B. C.

Dear Sirs:

Re: OTKAWA, Weaburg

The information we have on file, indicates that property belonging to the above named and located at 1317 Gibson Road in the Municipality of Delta and situate on land described as Block 117 of Lot 440, Group 2, Map 1133, H.W.D. was covered to the extent of \$1,000. under the Michigan Fire & Marine Policy.

If you have such coverage in force or the record of an expired Policy, would you be good enough, please, to let me have a copy of the Daily Report covering same.

Yours truly,

S. H. Gibson  
Insurance Department.

SHG:HL

Feb 20/43  
A. S. Mathew & Co. Ltd.  
advised unable to  
trace this N.T.



5590

December 22, 1942.

Goulthard, Sutherland & Co. Ltd.,  
609 Columbia Street,  
NEW WESTMINSTER, B. C.

Dear Sirs:

Re: OKAWA, Usaburo

Confirming our telephone conversation of this morning,  
will you kindly hold us covered for the time being, on property  
and chattels, formerly covered by North West Policy #199840.

As I told you, I am not certain yet, as to whether con-  
tents of the chicken houses, including electric heating appliances  
are still contained, therein, and have today written to the tenant  
at this place to find out. I will let you know just as soon as  
I hear, so that you can write the Policy.

Yours truly,

S. M. Gibson  
Insurance Department.

SMG:HL



5590

30th October, 1942.

Mr. Walter Boobyer,  
R.R. #1,  
New Westminster, B.C.

Dear Sir:

re: Usaburo OIKAWA.

We enclose herewith our cheque in the  
amount of \$46.00, being payment in full for build-  
ing of a chimney on subject Japanese house as per  
contract.

Kindly acknowledge receipt.

Yours truly,

R. D. Richardson,  
Farm Department.

RDR:GF

Encl:



Richardson  
R R / New Westminster B.C.  
out to Gibson  
Oct 15. 1942

The Custodian  
Vancouver

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
OCT 26 1942

For Building chimney as per Contract at  
1317 Gibson RD Delta B.C. the Sum of 246.00

Walter Boobyet

OK R Ferris

please send cheque to the above address



5590

21st September, 1942.

Mr. Richard Fennig,  
1317 Gibson Rd.,  
R.R. #1,  
New Westminster, B.C.

Dear Sir:

re: USABURO OIKAWA.

We have for acknowledgment yours of the  
14th instant, enclosing estimate for building on  
the chimney.

This will be your authority to proceed  
with having the work done, and we ask that you have  
Mr. Walter Boobyer, the contractor, forward his bill  
to this office for payment after the work has been  
done and you have okayed same.

Yours truly,

R. D. Richardson,  
Farm Department.

RDR:GF







COULTHARD, SUTHERLAND & Co., LTD.

ESTATE AND INSURANCE AGENTS  
CAR FINANCING

*Gibson*  
TELEPHONE 106

609 COLUMBIA STREET,

NEW WESTMINSTER, B. C.

5590

Sep. 17th., 1942.

Attention Mr. Gibson

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

The Office of the Custodian,  
Vancouver, B.C.

RECEIVED  
SEP 18 1942

Dear Sirs:-

Re Insurance

Further to our telephone conversation of this morning, we enclose herewith particulars of insurance policies which expired last August, as per our letter of June 30th. to you.

We also enclose particulars of a policy in the name of River Fish Co. Ltd. which expires on Oct. 8th. next.

Yours very truly,

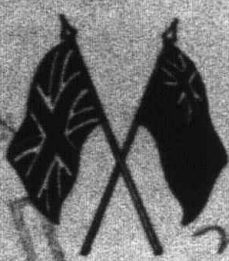
Coulthard, Sutherland & Co. Ltd.

*F. S. Coulthard*  
F. S. Coulthard.



OFFICE OF THE  
JAPANESE SECTION  
**RECEIVED**  
SEP 15 1942

1317 Gibson Rd  
R R 1  
New Westminster  
Sept 14 B.C.



As I was in to see you  
on Sept 11 about a Chimney in  
the house of 1317 Gibson Road  
on Mrs. H. Oikawa place, I got  
in touch with a Bricklayer and  
Chimney builder and he made  
out his estimate of the Chimney



Hoping that it will be a  
satisfactory estimate for your  
approval. And would you please  
let me know soon as I'd like it  
built before the wet + foggy + cold  
weather sets in. Yours Truly

Mr Richard Fenning



" Chattels of Mr U. Okawa  
To my knowledge there 2 bedstead  
& springs

The following have been  
left by Mr M. Okawa.

- 1 bedstead & spring
- 1 sewing machine
- 1 Baby Crib
- 1 Radio Case (dismantled)
- 1 phonograph.
- 7 Chairs
- 2 heaters
- 1 electric heater
- 1 Kitchen range.



1 round table 1. Part Adresser

1 drop leaf table

1 Cast iron Cooker

1 Couch

2 homemade small tables

1 sprayer + Pump

Electric motor + Water Pump

Garden tools which are fairly worn

1 wheel barrow

Baby Chick fountains

Baby " Feeders

● furniture upstairs - not in

use.

Tools in use.



COPY

*copy*

September 14, 1942

R.R. #1,  
New Westminster, B.C.

The Custodian,  
Vancouver, B.C.

Dear Sir:

I submit price for putting foundation,  
cutting hole in floor, walls, ceiling and roof,  
consisting 5 holes and supply to build chimney  
(approx. 27 ft.) and plastering inside and outside  
at house 1317 Gibson Road of Scott Road.

? for the sum of \$46.00.

I remain Same to be done in workmanship manner,

Yours truly,

Walter Boobyet.



AGENT'S COPY

Agency: Vanor. B.C.  
Amt. \$1,000.  
Rate 2.50%  
Prem. 25.00  
Term 36 mos.  
From 22nd. Augt. '39  
→ To 22nd. Augt. '42

Insured: USABURO OIKAWA, 5590

\$ 800.00 On two 1 story, frame, shingle roof Chicken Houses,  
an equal amount on each, situate and being No. 1317  
on the N. side of Gibson bet. ~~Skam~~ Scott Rd. and the  
Fraser River in the Mun. of Delta, B.C., on Lot 117  
of D.L. 440, Gp. 2.

\$ 200.00 On Furnishings including Electric Heating Appliances  
an equal amount in each building.

\$1,000.00

Coulthard, Sutherland & Co. Ltd.  
AGENTS  
New Westminster, B. C.

M. GRIFFIN, JOHNSTON & THOMAS LTD.



**COULTHARD, SUTHERLAND & Co., LTD.**  
ESTATE AND INSURANCE AGENTS  
CAR FINANCING

TELEPHONE 106

609 COLUMBIA STREET.  
NEW WESTMINSTER, B. C.

June 30, 1942.

Office of the Custodian,  
Royal Bank Building,  
VANCOUVER, B.C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
JUL 2 1942

Dear Sir:

Kindly find enclosed particulars of North West Fire Insurance Company policies which expire in the month of August. These are being sent in at the request of your Mr. Drewry.

They are all written with the North West Fire Co. and were originally written by the Tanaka Agency in Vancouver and as you will notice are all on Japanese property. Kindly advise us if you wish us to renew them as they become due.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

*F. H. Coulthard*  
F. H. Coulthard.

Enc.



5590

12th June, 1942.

Mr. Richard Fennig,  
1317 Gibson Road,  
R.R. #1,  
New Westminster, B.C.

Dear Sir:

re: Uasaburo Oikawa.

We acknowledge receipt of yours of  
the 10th instant, enclosing Money Order in the  
amount of \$10.00 in payment of rent due June 1st,  
for which we thank you.

We ask that when sending in your next  
payment to be good enough to send along the receipt  
covering payment which you made direct to Mr. Oikawa.  
We will have a copy made for our files and return  
the original to you.

Yours truly,

R. P. Alexander,  
Assistant Manager.

RDR:GF



5590

11th June, 1942.

Mr. Richard Fennig,  
R.R. #1,  
New Westminster, B.C.

Dear Sir:

re: Usaburo Oikawa.

On June 2nd we wrote to you, addressing the letter to 370 Cambie Road, Eburne, B.C., advising you that according to the terms of the Lease covering Mr. Oikawa's property payment of the first month's rent, namely \$10.00, was to have been made on May 1st, and a further payment of like amount was due on June 1st.

Apparently you have not received our letter, and we, therefore, ask that you let us have your cheque in the amount of \$20.00 to cover both payments.

Thanking you in anticipation of a prompt reply,

Yours truly,

R. P. Alexander,  
Assistant Manager.

RDR:GF



5590

June 2nd, 1942.

Mr. Richard Pennig,  
370 Cambie Road,  
Eburne, B. C.

Dear Sir:

re: Oikawa USABURO

According to the terms of the lease covering  
Mr. Usaburo's property on Gibson Road, payment of the  
first month's rent was to have been made on May 1st.  
Up to this time we have not received same.

Kindly let us have this along with payment  
due June 1st at your very early convenience.

Thanking you in anticipation, we are,

Yours truly,

R.P. Alexander  
Assistant Manager

*\$10 per month*

RDR:PB



R E P O R T  
ON EVACUATED JAPANESE PROPERTY

File No. 5590

MUNICIPALITY:

Date: June 2, 1942

NAME: OIKAWA, Usabura

REGISTRATION NO. 12737

ADDRESS: 1317 Gibson Rd. R. R. #1, New Westminster.

PROPERTY: Farm

ACREAGE: 5

KIND OF CROPS: Strawberries, Gooseberries, few fruit trees.

APPROXIMATE ACREAGE OF EACH:  $\frac{3}{4}$   $\frac{1}{8}$

HOUSE: Frame VACANT: OCCUPIED X

DESCRIPTION  $1\frac{1}{2}$  storey ROOF: shingle

SIZE: 21 x 39 NO. OF ROOMS 7

CONDITION: Fair

OTHER BUILDINGS: Gar. 11 x 15 F. 2 Chick hses 20 x 60 G. 3 Range shelters  
13x15 F. 2 Chick hses. 18 x 50 F. Chick Hse 18 x 30 F.  
Feed Hse. 10 x 30 G.

NAME OF LESSEE OR RENTOR: R. FENNIG

TERMS: \$10 a month 1 year lease.

WATER: none ON: OFF:

LIGHT: ON: X OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

- 1 Round table
- 2 heater
- 1 bed couch
- 1 Gramophone
- 8 Chairs
- 2 Beds and springs
- 1 Bedstead
- 1 Chest Drawers
- 1 Sewing machine *Solo. Br. Manual. Halls. Sargent 10*
- 1 Cooking stove
- 1 Kitchen cupboard
- 1 hand sprayer
- 1 Gasoline plate
- 1 Carton dishes
- 1 " utensils
- 1 - 7' cross cut saw
- Bdle. Garden tools
- 1 Electric pump & 80 gal. tank,

Signed:





*Original*

# 84

Extracts from Lease.

File #5590.

Lessor: Usaburo OIKAWA

Lessee: Richard FERRIS

Date: 30th April, 1942.

Term: 1 year.

Considerations: \$10.00 monthly on first day of every month,  
commencing 1st May, 1942.

Property:

Lands: Block 117 of Lot 440 Group 2, Map 1133 and known  
as 1317 Gibson Road, Ladner, B.C. District of  
New Westminster.

Houses: Included.

*no chattels*

*Replaced by Lease # 296 to R Ferris*

*Lease handed  
to SSC July 30/43*

*19*



VLA.

NOV 27 1947

## Proof of Claim

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

5590

JL 715  
BC 463P (7) B  
Nov 27

1. Name of Claimant in full:  
Usaburo Oikawa

Registration No.

12737

2. Claimant's address at the time of his evacuation from the protected area:  
1317 Gibson Road, R.R.#1, New Westminster, B.C.

3. Claimant's present address:  
Picture Butte, Alberta.

4. Claim relating to real property:

(a) Street address of real property:  
Gibson Road

(b) Legal description of property:

Title no. 98482E covering lot 117 of lot 440 Gp 2  
Map 1133

EXHIBIT NO.

DATE

FILED BY

728-9  
Sept 29/48  
G. R. A. Rice



- (c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Poultry Farm

- (d) Title or interest held by Claimant in the real property:

No. 984,82E

- (e) Fair market value of real property at date of sale:

(I) Land— \$ 1575

(II) Buildings— \$ 7000

- (f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

\$6985.52

5. Claims relating to personal property, etc.

- (a) Location at which property was left by Claimant at date of evacuation:

1317 Gibson Road, R.R.#1, New Westminster, B.C.

- (b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Stored in own property



- (c) In whose care was property left by the Claimant at date of evacuation?

**Custodian**

- (d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of

|                             |            |
|-----------------------------|------------|
| <del>Kitchen Utensils</del> | \$100.00   |
| Furnitures                  | \$100.00   |
| Bed Sets                    | \$50.00 ✓  |
| 2 Rolls Stock Fences        | \$20.00 ✓  |
| Poultry Supplies            | \$300.00 ✓ |
| 3 Stoves                    | \$50.00 ✓  |
| Bath                        | \$10.00 ✓  |
| Farm & Garden Implements    | \$50.00 ✓  |
| 10 cords Wood               | \$50.00 ✓  |
| Gramophone                  | \$25.00 ✓  |
| Electric Heater             | \$10.00 ✓  |
| 2 water pumps               | \$200.00   |

\$965.00

- (e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

**\$866.02**

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will *yes* be required.

DATED this *13<sup>th</sup>* *Nov.* day of October, A.D. 1947.

*S. Lawrence*  
Witness to Signature of Claimant.

*Ushiro Oikawa*  
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.



STATUTORY DECLARATION

I, **Usaburo Oikawa**  
(Full Name of Claimant)

of **Picture Butte, Alberta.**  
(Present Address)

**None**  
(Occupation)

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

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

DECLARED at *Picture Butte*

in the Province of Alberta,

this *13<sup>th</sup>* day of *November*

A.D. 1947.

*Ross D. Lusk*

A Commissioner for Oaths in and for  
the Province of Alberta.

*Usaburo Oikawa*



CASE NO. 728.

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

JAPANESE PROPERTY CLAIMS COMMISSION.

BEFORE

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

10

Lethbridge, Alberta,  
 September 29th, 1948.

IN THE MATTER OF THE CLAIM OF  
HEABURO OIKAWA.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

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

appearing for the  
 Dominion Government.

W.S. RUSSELL, Esq.,

appearing for the  
 Claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30



U. Oikawa,  
In Chief.

THE SECRETARY: Case No. 726, Ushaburo Oikawa.

USABURO OIKAWA, the claimant herein,  
being first duly sworn, testified  
through the interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Oikawa, this is the summary of evidence in  
support of your claim? A: Yes.

Q Did you cause this document to be prepared?

A Yes.

Q Did you provide the materials and figures that  
went into the form? Did you supply the information?

A Yes.

Q Is this your signature at the end of this document?

A Yes.

Q You believe this to be true to the best of your  
knowledge, information and belief?

A Yes.

MR. RUSSELL: I will put that in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. RUSSELL: Q: I am showing you a picture?

A That is my house.

Q That is your house, this building on the right?

A Yes.

Q What is this building just behind the car there,  
the small building? A: Yes, that is  
the packing house for tomatoes.

Q And what is this building on the left?

A That is a chicken house, and there are lots more  
that do not appear in the picture, 500 x 25 feet.

Q That is the chicken house, is it?



9  
W. Oikawa,  
In Chief.

A Yes.

Q Are these fruit trees here on the left?

A Yes, twenty-three apples and pears.

Q And what are these bushes on the right here  
in the foreground, these bushes here (indicating)?

A These are flowers.

MR. RUSSELL: I will put that in as an exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

MR. RUSSELL: Q: When was this land purchased?

10 A 1931.

Q How much did you pay for the land?

A \$350.00.

Q You show in your summary of evidence \$375.00?

MR. RICE: You are wrong again.

A Oh, yes, that is a mistake on my part. One acre,  
\$75.00.

MR. RICE: Just a minute. I think you mean \$75.00 an  
acre, if I may interrupt.

MR. RUSSELL: Yes, that is right.

20 MR. RICE: It is nearly five acres.

MR. RUSSELL: Q: Well, that is just a little over  
\$350.00?

A: Yes.

Q How many acres did you clear of that land?

A Three acres.

Q You show here that it cost you \$300.00 per acre  
to clear the land. How did you arrive at that  
figure of \$300.00?

A: Well, to buy  
the powder and clear the stumps away and do all  
the necessary work it cost at least \$300.00 an  
acre or more.



W. Oikawa,  
In Chief.

Q Does that include your work? A: The cost of the labour is included in that. I hired other people to do it.

Q Was this land raw land when you bought it?

A Yes, it was just bushland.

Q What kind of trees were on it? Just small bushes or big trees or what?

A Large trees, three feet or more in diameter, were on the land.

10

Q Why was it necessary to put in five wells?

A I had to dig additional wells because after I dug I found there was no water.

MR. RICE: Did you charge enough for the holes dug?

MR. RUSSELL: Apparently.

Q How much did it cost you to dig each well?

A About \$50.00.

Q Well, you show the five wells cost you \$300.00, that would be roughly \$60.00 a well. How do you account for that?

A: That is \$50.00

not including my own labour.

20

Q Well, what does the \$50.00 include?

A I had three men working for me on that job and that was the cost of their labour.

Q Well, of these five wells you dug, how many wells did you finally get water from and used?

A Two of them gave a satisfactory amount of water, one wasn't so good, and the other two had a little water in the winter-time.

Q Well, did you use all five, or how many did you use?

30

A Yes, I used them all.



U. Oikawa,  
In Chief.

- Q You used them all? A: Yes.
- Q Is that why you are claiming for all five?
- A Yes. I had 2000 chickens and needed water for them.
- Q And you needed all five wells, is that right?
- A Yes.
- Q You have some figures here for fencing, \$50.00, drainage, \$50.00, tillage, \$10.00, weed eradication, \$20.00, planting one acre of strawberries, \$20.00; have you an accurate record of that, or how did you arrive at that?
- A No. I remember having paid that money, but I have no record, no written record. 500 feet of fence around the chicken house, and that fence was eight feet high.
- Q Well, did you prepare this material yourself, or did your son help you? A: We both did it. My son was acting as the foreman.
- Q He was living with you on the place before you were evacuated? A: Yes.
- A In that right? A: Yes.
- Q And he was your foreman out there?
- A Yes, he did everything for me.
- Q And he also helped you with these figures as well, did he? A: Yes. I paid him \$1000.00 a year to act as foreman.
- Q Where did the \$1000.00 a year come from that you paid him? A: From the chickens and strawberries. All together the strawberries and chickens brought an income of \$1800.00; I kept \$800.00 and paid my son \$1000.00.



U. Oikawa,  
In Chief.

Q You are speaking of an average year now? That wasn't every year?

MR. RICE: You had better not lead him.

A I built the chicken houses eight years before evacuation.

MR. RUSSELL: Q: These buildings that you show that you erected on the land, you show material costs, you show the year built, you show the labour cost, and you show the total cost there; how did you arrive at these dates and those figures?

A I remember the material cost altogether \$5000.00, and the labour and other things \$6000.00, all together \$12000.00.

Q That is for the buildings? A: Yes.

MR. RICE: He had better go out and prepare a new claim sheet.

MR. RUSSELL: Q: Well, you show the cost of the buildings here to be \$8895.00. If they cost \$12000.00, why didn't you claim \$12000.00?

A This figure here must be a mistake. I know it cost \$12000.00 altogether, but this is quite all right, this figure as it appears on the summary, \$8895.00.

Q You are satisfied that this is not too much?

A No, this is not really enough, but it is all right.

MR. RUSSELL: Your Honour, I would point out on this claim form the total cost of land and improvements we show to be \$10620.00. Notwithstanding that, the claim is reduced by the claimant to \$8895.00, which I think is a substantial reduction for depreciation



U. Oikawa,  
In Chief.

on the buildings on the land.

Q You also are claiming for personal property,  
Mr. Oikawa, and on page 6 you list a large number  
of items and particulars and date of purchase, the  
price paid and the value of the articles at the  
time of your evacuation. How did you arrive at  
these various figures? A: The kitchen  
utensils, I put down the price that we paid at the  
time of purchase. I want to call my son.

10 THE SUB-COMMISSIONER: His son gave the information  
about the furniture, did he? A: I provided the  
cash and he actually made the purchases.

Q Well, you can call him.

A It is all right as it appears on the sheet here in  
the summary.

MR. RUSSELL: Q: Well, how do you know it is all right?

A We discussed it together and talked it over carefully  
and then the particulars were fixed in that way.  
I am too old now and I forget a lot of things; my  
memory is not so good as it was.

20

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

I am submitting the chattels were sold for  
their fair market value. Some chattels were sold  
with the real property. Other chattels were not  
declared, not found, and no record of at any time.  
And there are two items, apparently, of bedsteads,  
two bed sets and an electric heater that were  
abandoned as worthless.

30

I am further submitting that if the Custodian



U. Oikawa,  
Cross Exam.

is responsible for any of these items the  
claim made to the same is exorbitant.

I wish to tender as exhibits, the following  
documents. Farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 3).

MR. RICE: Assessment notice of the Municipality of  
Delta for the year 1943, showing a value of  
improvements, \$1500.00, and land, \$261.00.

(ASSESSMENT MARKED EXHIBIT NO. 4).

10 MR. RICE: And I wish to tender...

THE SUB-COMMISSIONER: ...Did you say \$261.00 or \$26.00?

MR. RICE: \$261.00.

THE SUB-COMMISSIONER: Exhibit 3 says \$216.00.

MR. RICE: Did I miscall it?

THE SUB-COMMISSIONER: It is on page 2 of Exhibit 3,  
\$216.00.

MR. RICE: The assessment notice is \$261.00. I don't  
know which one is in error.

20 I am submitting two summaries respecting the  
real estate, and both of these summaries refer to the  
land being assessed at \$261.00 and the improvements  
\$1500.00.

(SUMMARIES MARKED EXHIBIT NO. 5).

MR. RICE: And the summary respecting personal property.

(SUMMARY MARKED EXHIBIT NO. 6).

MR. RICE: And the analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 7).

CROSS EXAMINATION BY MR. RICE:

30 Q I show you your J.P. form, dated the 22nd of



U. Oikawa,  
Cross Exam.

April, 1942 (indicating), and ask you if that is your signature on that document?

A Yes.

MR. RICE: I tender that J.P. form to which the claimant acknowledges his signature, your Honour, as an exhibit.  
(J.P. FORM MARKED EXHIBIT NO. 8).

MR. RICE: Q: I show you your proof of claim form completed on the 13th of November, 1947 (indicating), and ask you if you signed that document?

10 A Yes, that is my signature.

MR. RICE: I tender his proof of claim form as an exhibit.  
(CLAIM FORM MARKED EXHIBIT NO. 9).

MR. RICE: Q: You leased your property to Richard Fennig before you were evacuated, did you not?

A Yes.

Q You leased for a year from the 1st of May, 1942, at a rental of \$10.00 a month including buildings?

A No, the \$10.00 a month included only the land, the rent for one chicken house, not the residence.

20 Q Who had the residence? What did you do with the residence?  
A: Just left it there without leasing it to anyone.

Q Did you have a written lease with Mr. Fennig?

A I have forgotten.

Q You don't know whether you ever made a lease or not, a written lease, I mean? A: No, I don't remember.

Q What did you do with your house? Did you lock it up before you left? A: Yes, it was locked up.



U. Oikawa,  
Cross Exam.

Q My information is that there was a written lease  
and the buildings were included in the lease without  
exception? A: I have told him

what you said.

THE SUB-COMMISSIONER: He says nothing.

MR. RICE: Q: You have no answer to that? Do you deny  
it or what?

THE SUB-COMMISSIONER: Is there a written lease, Mr.  
Russell?

10 MR. RUSSELL: I have no knowledge of the lease. I will  
ask the son.

MR. RICE: You are calling the son?

MR. RUSSELL: Yes.

THE SUB-COMMISSIONER: Possibly any questions about the  
personalty will be reserved for the son because he  
says that he was the man who did the purchasing here.

MR. RICE: Q: You say the chattels were left in your  
house, were they? A: Yes.

Q All your furniture? A: Yes.

20 Q What about the farming tools and one thing and  
another that you are claiming for?

A Those were left in the warehouse.

Q Warehouse? A: Yes.

Q On the farm? A: Yes.

Q Was it locked up? A: No, that was  
not locked.

Q Was the tenant permitted to use them?

A Yes, he was allowed to use the farming tools.

Q He was allowed to use the farming tools?

30 A Yes.



W. OIKAWA,  
Cross Exam.

Q Did I understand you correctly to say that all of your chicken houses were built eight years before you were evacuated? A: No. The first ones were built eight years before, were built in 1932, and then the new ones were built each year for six years.

Q How many were built in '32? A: One and the dwelling house.

Q One chicken house and the dwelling house were built in 1932? A: Yes.

Q Then there was a chicken house built every year after that, was there, for the next six years?

A I forget exactly, but there were one or two years when we didn't build, but altogether the building lasted over a period of six years.

Q Well, then, you built all your chicken houses -- you built one, you say, in 1932. How many chicken houses do you own, or did you build on this place?

A Six.

20 Q Your claim says, I think, nine?

A That includes very small ones and I wasn't thinking of those small ones.

Q Well, how many small ones were there, three?

A Those were for the baby chickens; there were three.

Q Well, according to your claim here, there are four small ones? 12 x 20, is that a small one?

A I forget the details. Please call my son.

Q All right. You are satisfied that you did build the six chicken houses during the six years commencing with the year 1932? A: Yes.



U. Oikawa,  
Gross Exam.

Q Why did you raise the rest of your land since filing your claim in November of last year by \$150.00?

A: I have forgotten the details. My head is no good now. Please call my son.

Q I will put it to you this way: Last November you swore that your land was worth \$1575.00, today you swore that the same land is worth \$1725.00. Which is right, or are either of them right?

MR. RUSSELL: Your Honour, if I may interject here, the summary of evidence which you have and which I have shows a different figure.

MR. RICE: It says land \$1725.00.

MR. RUSSELL: That has been amended.

MR. RICE: Mine has not been amended. I got this last night. It must have been amended this morning. That amends the claim then, does it, or what is the other figure? Is it cut down?

MR. RUSSELL: Oh, yes, it is amended straight through.

MR. RICE: Well, the fair market value then isn't \$8726.00?

MR. RUSSELL: No, it is \$8575.00.

MR. RICE: Oh.

MR. RUSSELL: Perhaps my learned friend wouldn't mind using my summary of evidence. Possibly there are other amendments. He has got one that hasn't been amended, your Honour.

MR. RICE: I made notes on this one, that is all.

MR. RUSSELL: Perhaps if you would use them in conjunction.



U. Oikawa,  
Cross Exam.

MR. RICH: Q: What is the 20-gallon large boiler that you refer to in your personal property, value \$20.00? What kind of a boiler is that?

A It is a large boiler, a large hot water tank needed in the winter time for the chickens.

Q You say that cost you \$30.00, did it?

A Yes.

Q And you also say that an ice cream freezer that cost you \$7.50 depreciated only \$2.20, or \$2.50 rather, after using it nearly fifteen years, described as a one and a quarter gallon freezer. I presume it is an ice cream freezer.

A Yes, I have reduced it by \$2.50.

Q After using it for fifteen years you reduce an article that cost you \$7.50, you reduce it by \$2.50?

A: Yes.

Q How many electric heaters did you have?

A I forget, maybe twenty-four or twenty-five.

Q Electric heaters? I am not talking about electric lights, I mean electric heaters.

A I had one electric stove.

Q One electric stove. Why are you claiming for two?

A You will have to ask the son.

Q All right. How much did this electric stove cost you?

A: I forget.

Q You forget?

A: Yes. Ask my

son about it.

Q You answer if you can; if you can't say so.

A All right.

Q That is all.



THE SUB-COMMISSIONER: Any more questions?

MR. RUSSELL: No more questions.

THE SUB-COMMISSIONER: How much money would he receive from his farming operations for the whole year of say 1940?

A: Chickens about \$1000.00, and the strawberries \$800.00. I paid \$1000.00 to my son and that left me with only \$800.00.

Q Now, would he only receive \$1800.00 during the year from all the things that he sells?

A That is the gross income.

Q How old are you? A: 69.

Q All right.

MR. RUSSELL: May I just ask one question?

THE SUB-COMMISSIONER: All right.

MR. RUSSELL:

Q Mr. Oikawa, you say \$1800.00 was your income. Would that be before the expenses were all paid or after the expenses were all paid?

A He must have misunderstood my previous question, your Honour.

THE SUB-COMMISSIONER: What does he say now?

A It is the net. There would be 50¢ left from each chicken.

Q Well, never mind going into the details. Can't he say what would be approximately the total amount of money that he would get from the farm by selling his things, and eliminating the expense? Don't worry about the expenses. What is all the money that he would get in?



U. Oikawa,  
Discussion.  
M. Oikawa,  
In Chief.

A I am afraid I can't say. I only know that I had \$1800.00 left.

Q He had \$1800.00 left? A: Yes.

Q After he had paid all his expenses?

A Yes, after deducting the chickens' feed and everything.

Q Would his son know? A: Yes.

Q All right.

MR. RUSSELL: I will call the son now, your Honour.

THE SUB-COMMISSIONER: All right.

(Witness aside)

MASAMI OIKAWA, a witness for the claimant,  
being first duly sworn, testified  
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Oikawa, are you the son of the party who was just on the stand now, the claimant?

A Yes.

Q How old are you? A: 42.

Q You were living with your father on this land that is being claimed in this summary of evidence?

A Yes.

Q I believe you acted as foreman for your father?

A Yes.

Q You, apparently, were the person who paid a lot of the accounts and who helped prepare this summary of evidence for your father, is that right?

A Yes, in conjunction with my father.

Q Your father has mentioned that the land was leased to a Mr. R. Fennig, I believe, when you were evacuated?



M. Oikawa,  
In Chief.

A Yes.

Q Do you know if there was a written lease made?

A I don't think there was a written lease made at the time.

Q You don't think so? A: I am not sure because Fennig arranged with the Custodian for the lease.

Q What was your understanding of the arrangement with Mr. Fennig? A: On condition

that they took care of the place and watched it for us until our return, we agreed to rent it for \$10.00 a month.

Q What were they to get for that \$10.00 a month?

A They were allowed to use my father's property.

Q Were they allowed to use all of the buildings, or some of the buildings? A: Yes.

Q How about the house? A: Yes, they moved in the day we left.

Q Into the house? A: Yes.

Q In the summary of evidence somebody estimated the rental value of this land at \$500.00 per year; who was that? Who put that rental valuation on it?

A In conjunction with my father, I made it.

Q How did you arrive at the figure of \$500.00?

A It was just an estimate.

Q Well, you had rented the land for \$120.00 a year to Mr. Fennig. Now, had you any basis for thinking that the land would rent for more than \$120.00 a year?

A: Yes, there is a reason.



M. Oikawa,  
In Chief.

Q What is that reason? A: We loaned it to Fennig on the condition that he would take care of it and return it to us in the same condition as when we left, and there was no understanding as to the length of the term of Fennig's occupancy.

Q Well, that explains why you rented it for \$10.00 a month, possibly, but it still does not explain, perhaps, why you now say it was worth \$500.00 a year.

A As I said before, the arrangement with Mr. Fennig was that he was to watch the place and keep it in good order and look after it for us, which is the reason why it was rented so cheaply.

Q Did you ever rent it for \$500.00 a year before?

A No.

Q Did you know anybody who would rent it for \$500.00 a year at that time? A: No.

Q This \$500.00 a year then is apparently an estimate?

A Yes, it is just an estimate.

Q Did you prepare the list of personal property and the valuations, and so on, that are shown in your summary of evidence in conjunction with your father, of course?

A: Yes, in conjunction with my father and also, in some cases, with my mother, because there were some points we didn't know about.

Q Well, did you have some personal knowledge as to the purchase price and the date that these articles were purchased?

A: Yes, I have a pretty good rough idea of most of the things, but I can't say exactly.



M. Oikawa,  
In Chief.

Q Well, this personal property summary is an estimate also, is it? A: That is approximate.

Q Approximate? A: Yes.

Q Do you know how many chicken houses there were on this property when you left? A: There were nine.

Q How many large chicken houses were there?

A Five.

Q And the rest were small chicken houses, four small chicken houses?

10

A: There were four small houses, four colony houses, small houses.

Q Well, your father was not exact in the particulars that he gave. Who actually prepared this list of buildings, you or he? A: We prepared it together.

Q You have read over this list of chicken houses and other buildings, have you? You have seen this finished form before, have you (indicating)?

A Yes.

Q Is that correct, according to your recollection?

20

MR. RICE: His father swore that it was correct and then he denied it.

A Yes.

THE SUB-COMMISSIONER: Pardon?

MR. RICE: I say his father swore that it was correct and then he denied the statement, the buildings cost more, and everything cost more. This witness should be warned about what his father said about it.

THE SUB-COMMISSIONER: All right.



M. Oikawa,  
Cross Exam.

CROSS EXAMINATION BY MR. RICE:

Q Your father stated that all this place would produce, or did produce net was \$1800.00 a year, \$1000.00 of which was paid to you and \$800.00 was retained by himself, is that right?

A It is my recollection that the net was about \$2000.00 of which I had \$1000.00 and my father had about \$1000.00 left.

Q He says he had \$800.00 left; is he lying to us or is he telling the truth?

A I think my father must have been mistaken. My father must have forgotten.

Q Which is a gentle way of calling him a liar.

MR. RUSSELL: It is a nice way of putting it anyway.

MR. RICE: Q: Did your father work looking after the chickens as well as you?

A: No, he was sick.

Q He did no work at all?

A: In 1931 and '2

he did, but afterwards he didn't.

Q Your father stated these chicken houses cost \$12000.00; this statement shows a lot less amount?

A After consulting, the prices were entered with depreciated amounts.

Q Well, this statement that you have sworn to, it totals about \$4000.00 for chicken houses and says that that is what they cost to construct; your father said they cost \$12000.00?

THE SUB-COMMISSIONER: That is for all the buildings.

MR. RICE: Well, I understood him to say that the chicken houses cost him \$12000.00.

THE SUB-COMMISSIONER: \$12000.00?



M. Oikawa,  
Cress Exam.

MR. RUSSELL: All the buildings, he said.

THE SUB-COMMISSIONER: For all the buildings, \$6000.00 for material and \$6000.00 for labour; that was his evidence.

MR. RICE: I have it wrong then.

Q Your father said that all the buildings cost \$12000.00, and according to this statement that the members of his family had compiled and he thought was fair it is \$8895.00, that is, for labour and material. Who is right on that? Is your father wrong again? A: It must be a mistake on my father's part.

Q All right.

THE SUB-COMMISSIONER: Any questions, Mr. Russell?

MR. RUSSELL: No.

THE SUB-COMMISSIONER: That is all, thanks.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

  
"J. R. HOWARD" Official Reporter.

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

\_\_\_\_\_  
SUB-COMMISSIONER.



DEFENCE BRIEF

Usaburo OIKAWA, Reg. No. 12737  
File 5590  
Case 728

REAL AND PERSONAL PROPERTY CLAIMS  
(All claims shown are gross)

- (1) Real Property (VLA - Lot 117 of Lot 440, Group 2, Map 1133, Municipality of Delta in the District of New Westminster). 4.75 ac.
- |                                                                      |                                                                                                                                                                                                                                       |                        |           |
|----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------|
| \$8,725.00                                                           | As per itemised claim filed as Exhibit 728-1                                                                                                                                                                                          |                        |           |
|                                                                      | Net amount of Real Property Claim                                                                                                                                                                                                     | \$7,153.00             |           |
|                                                                      | <u>Evidence:</u> Exhibit 728-1 tabulates:                                                                                                                                                                                             |                        |           |
|                                                                      | \$ 375.00 as cost of (bush) land in 1931                                                                                                                                                                                              |                        |           |
|                                                                      | \$ 1,350.00 clearing (3 ac.), wells (5) &c                                                                                                                                                                                            |                        |           |
|                                                                      | \$ 8,895.00 cost of buildings (15) as listed                                                                                                                                                                                          |                        |           |
|                                                                      | \$10,620.00 total investment                                                                                                                                                                                                          |                        |           |
|                                                                      | \$ 8,725.00 Est. fair market value                                                                                                                                                                                                    | L: \$1725<br>I: \$7000 |           |
|                                                                      | At hearing (Sept. 29/48) cost of Land was reduced from above \$375.00 to \$350.00 (Transcript p.3, commencing line 9). Page 12 of Transcript shows claimant's valuation (claim) reduced (\$150.00) from above \$8725.00 to \$8,575.00 |                        |           |
| \$ 150.00                                                            |                                                                                                                                                                                                                                       | \$ 150.00              |           |
| \$8,575.00                                                           |                                                                                                                                                                                                                                       | \$7,003.00             |           |
|                                                                      | VLA appraiser described (Exhibit 728-3) the land as poor farming location but fair for poultry raising. He placed a value of:                                                                                                         |                        |           |
|                                                                      | \$ 101.10 on the land, and buildings as worth \$2,024.00 but adding only                                                                                                                                                              |                        |           |
|                                                                      | \$1,500.00 to value of land                                                                                                                                                                                                           |                        |           |
|                                                                      | \$1,601.10 VLA Appraisal                                                                                                                                                                                                              |                        |           |
|                                                                      | Assessed value of the property was:                                                                                                                                                                                                   |                        |           |
|                                                                      | \$ 261.00 Land                                                                                                                                                                                                                        |                        |           |
|                                                                      | \$1,500.00 Improvements                                                                                                                                                                                                               |                        |           |
|                                                                      | \$1,761.00 Total Assessed Value (1943), on which taxes amounted to:                                                                                                                                                                   |                        |           |
|                                                                      | \$18.07 for 1942 (\$19.01 for 1943).                                                                                                                                                                                                  |                        |           |
|                                                                      | <u>Witnesses:</u> F. G. Shears.<br>D. Dodding (Appraiser)                                                                                                                                                                             |                        |           |
| (2) <u>Personal Property</u> (Household Effects and Farm Equipment). |                                                                                                                                                                                                                                       |                        |           |
| \$ 965.00                                                            | as per itemised claim (Exhibit 728-1, pp. 6-7)                                                                                                                                                                                        |                        | \$ 123.45 |
|                                                                      | additional auction sales                                                                                                                                                                                                              |                        | \$ 3.75   |
|                                                                      | Net amount of Personal Property Claim                                                                                                                                                                                                 | \$ 837.80              |           |

(Over)



DEFENCE BRIEF.....Page 2.

Evidence: Custodian Analysis of Personal Property Claim (Exhibit 728-7) shows goods listed in claim at:

\$645.00 auctioned for \$123.45  
 \$110.00 sold with Real Property (bath and water pump)  
 \$150.00 no record at any time  
 \$ 60.00 abandoned (Office Memo Mar. 24/45)

"Poultry supplies", listed @ \$300.00, makes up most of the first item (\$645.00). Sales in this category amounted to the small sum of \$10.70. Nothing was declared under this heading in "JP" form (Exhibit 728-8) which listed only: "chairs (10); Stoves (3); Beds (5); and Sewing Machine (1)". And nothing of any value can be identified under this heading in inventory made by Custodian representative (R. M. Anderson) on February 17th, 1943.

Witnesses: R. M. Anderson (Staff).  
 S. C. Carlsen (Staff).  
 W. J. Iverson (Staff).

\$9,540.00 Gross Total.

Net amount of Claims:

\$7,840.80

\$1,699.20

VANCOUVER, B. C.  
 8th DECEMBER, 1948.

RGB/P.

| <u>Summary of Witnesses</u> | <u>Where Required</u> | <u>Index to Defence Brief Documents</u>                 |
|-----------------------------|-----------------------|---------------------------------------------------------|
| F. G. Shears.               | (1)                   | (A) DEFENCE BRIEF.                                      |
| D. Dodding (VLA Appraiser). | (1)                   | (B) TRANSCRIPT.                                         |
| R. M. Anderson.             | (2)                   | (C) EXHIBITS:                                           |
| S. C. Carlsen.              | (2)                   | (1) Exh. 728-1 (Amended RP & PP Claim).                 |
| W. J. Iverson.              | (2)                   | (2) Exh. 728-2 (Photograph of RP).                      |
|                             |                       | (3) Exh. 728-3 (VLA Appraisal).                         |
|                             |                       | (4) Exh. 728-4 (1943 Assessment).                       |
|                             |                       | (5) Exh. 728-5 (Custodian RP Summary).                  |
|                             |                       | (6) Exh. 728-6 (Custodian PP Summary).                  |
|                             |                       | (7) Exh. 728-7 (Cust. PP Claim Analysis).               |
|                             |                       | (8) Exh. 728-8 (Custodian "JP" Form).                   |
|                             |                       | (9) Exh. 728-9 (Original Claim (Nov. 13/47)).           |
|                             |                       | SUPPLEMENTARY DEFENCE BRIEF DOCUMENTS:                  |
|                             |                       | (10) Cert/Encumbrance (Apr. 1/43).                      |
|                             |                       | (11) RP Sales Statement (June 7/44).                    |
|                             |                       | (12) Statement of Account (Sept. 12/47).                |
|                             |                       | (13) Let. (May 18/48) to V.&R. enclosing VLA Appraisal. |
|                             |                       | (14) Office Chattels Schedule (12/9/47).                |
|                             |                       | (15) Off. Inventory & Appr. of Chattels.                |
|                             |                       | (16) Off. Memo (24/3/45) re abandoned chat.             |
|                             |                       | (17) Auction Sheets (Mar. 14/45).                       |
|                             |                       | (18) Let. (24/12/42) from tenant re Heaters.            |
|                             |                       | (19) Rough list of Exhibits.                            |



Name of Claimant **OIKAWA, Yasuhiro**Case **728**Custodian File **9590**

| <u>REAL PROPERTY</u>                 |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                          |                             | 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<br>% of Amount Total                    | Sale Price                             | Total Award 125% of all Sale Prices<br>% of Amount Total |                             |                 |
|                                      |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                          |                             | 929.25<br>46.00 |
| <u>PERSONAL PROPERTY</u>             |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                          |                             |                 |
| 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 |                                                          |                             |                 |
|                                      |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                          |                             |                 |
| <u>NETS</u>                          |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                          |                             |                 |
| 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 |                 |
|                                      |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                          |                             |                 |
| <u>MISCELLANEOUS CHATTELS</u>        |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                          |                             |                 |
| 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                      |                                                          |                             |                 |
|                                      |                                     |                                                                        | 40%                               | 201.50                                                                    | 32.69                                                          |                                                                            | 32.69                                  |                                                          |                             |                 |
| TOTAL RECOMMENDATION                 |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                          |                             | 1122.55         |



September 19, 1950.

Messrs. Virtue, Russell & Morgan,  
Barristers & Solicitors,  
McFarland Building,  
Lethbridge, Alta.

Attention: Mr. A. G. Virtue, K.C.

Dear Sirs:

Re: Japanese Property Claims Commission  
Case No. 728

We are returning Usaburo OIKAWA's Release.

You will notice that this Release has been signed "Per M. Oikawa". However, in the Affidavit of Witness, as mentioned in previous letters of today's date, Mr. Seikun SAKUNOTO declared that the Release was signed by the Releasor.

You will agree that we cannot accept this as a satisfactory Release by Usaburo OIKAWA. We will require the proof of M. Oikawa's authority to sign on Usaburo OIKAWA's behalf, and if Mr. Usaburo OIKAWA is unable to write, Release should be signed by his mark and a satisfactory Affidavit prepared to cover the circumstances.

Yours truly,

F. G. Shears,  
Director.

FGS/GM  
Encl.