

6970

Haney B.C.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 6970
EXHIBIT No. 1120-11
DATE OCT 27 1948
FILLED BY K. A. [signature]

To be completed by persons of the Japanese race having property in any administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: OKI Toshio
HOME ADDRESS: 19th Rd., R.R. #1., Haney B.C.
REGISTRATION NUMBER 13809 SEX: Male AGE: 22
OCCUPATION: Millworker

(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: Hammond Cedar Lumber Co.

MARRIED? No

NAME OF WIFE OR HUSBAND: none

ADDRESS OF WIFE OR HUSBAND: none

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

R. 1. LOCATION AND DESCRIPTION: (1) Lot 8, of N.W. 1/4 of Section 11, Township 12, Map 1363, District of New Westminster B.C.

X (2) Mother and Has half interest in land. Lot 23, N.E. 1/4 of Section 16, Township 12, Map 1676 District of New Westminster B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 1/2 Acres Cleared.
Co-tenant. 2 Storey wood frame dwelling house, barn Garage
Out-buildings.

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

4. TAXES (Amount and where payable) (1) Taxes \$11.93, Payable at Maple Ridge 1941 Paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) (1) Vacant
(2) -- Occupied by owner. Leased, but name and address of tenant
unknown.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarants possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Yes, Mother, Matsuo Oki
9. IF FARM LAND STATE CROPS SOWN (2) Strawberries.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, Section 2.
Lot (2)
2. LANDLORD'S NAME AND ADDRESS: none
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: no
none
4. STATE WHEREABOUTS OF LEASE: none
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: As above

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
Sewing Machine, 4 Tables, 9 Chairs, 4 Double and 1 Single Bed.
Writing Desk, 1 Divanette, 3 Cupboards, Chinaware. 2 Heater and 1
Cook Stove, All to be left in house on 19th Rd., Haney B.C.
Piano, Washing Machine, Chesterfield Suite. all to be
Stored with Mr Bennetson, R.R. #1., Haney B.C.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
1 Dog, 2 Cats to be left.
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: Sun Life Assurance Co. \$1500.00. Policy No.
2275561. Beneficiary Mother. Hatsu. Policy in declarants Possession
10. INTEREST IN ANY ESTATES OR TRUSTS: none
11. SAFETY DEPOSIT BOX: none

LIABILITIES:

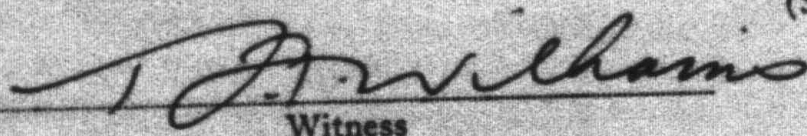
1. PERSONAL DEBTS: none
2. TRADE DEBTS: none

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 30th day of April 1942.

(Signature)


Witness

FOR DEPARTMENTAL USE

Haney B.C.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: OKI (Hatsu) Mrs Masaichi
 HOME ADDRESS: 19th Rd., Haney B.C.
 REGISTRATION NUMBER 13934 SEX: Female AGE: 59
 OCCUPATION: Housewife and Farmer

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: (Deceased)

ADDRESS OF WIFE OR HUSBAND: -----

NAMES OF ANY LIVING CHILDREN: Toshio (M) Kiyohhi (M) Goro (M)
Yoshito (M) Tazu (F) Fumi (F)

ADDRESS OF CHILDREN: 19th Rd., Haney B.C.

AGE OF CHILDREN: 22, 20, 16, 18, 14, 12.

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

1. LOCATION AND DESCRIPTION: Municipality of Maple Ridge,

Lot 23, N. E. 1/4 of Section 16, Township 12, Map. 1676,

District of New Westminster B.C. ~~EE~~ Half interest. In

Son's Name. also.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Storey wooden frame dwelling
house, 8 rooms. Barn, Garage, Outbuildings.

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

4. TAXES (Amount and where payable) Taxes \$11.44 payable at Maple Ridge.
1941 Paid. 1942 Taxes Paid.

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 to but name and address of tenant not known.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of Son. Toshio.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST Yes son, Toshio. $\frac{1}{2}$ Interest,
9. IF FARM LAND STATE CROPS SOWN Strawberries, Raspberries, Rhubarb,
Asparagus,

STATEMENT OF REAL PROPERTY OCCUPIED

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

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: ~~XXXX~~ none
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: ~~XXXXXXXXXX~~ 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 30th day of April 1942.

(Signature)

H. Williams
Witness

沖ハツ
H. Oki.

FOR DEPARTMENTAL USE

P.D. 26/11/42
INFORMATION FROM R.C.M.P.

Date 14/9/43

Our File No. 6970

Full Name

OKI - Justis
 (Surname in Block Letters)

Registration No. 13809

Male - Female
 (check)

Age Nov. 27, 1919

Former Address

R.R. #1 Naney, B.C.

Date Evacuated

27/5/42

Naturalized - Canadian-Born - National
 (check)

Present Address

Peterborough Camp, Ontario
Hamilton, Ontario

July 28/43
 520 Postal Station
 E, Vancouver
 B.C.

Married - Single
 (check)

Name of Wife

Name of Husband

Name of Mother KAWASAKI Natsui

Name of Father Masaichi (de'd)

Names of Children under 16

Requested by R. W. White

Registered with Custodian yes
 (yes or no)

Additional Information

Millhand 15 acres, house, truck

176/23

6970

LIABILITY SUMMARY

File Nos. 6970 and
6974.

Toshio OKI - Reg. No. 13809.
Natsu OKI - " " 13834.

The above named Japanese declared, on their JP Forms, dated April 30th, 1942, that they had no Personal or Trade Debts.

However, Mrs. Natsu OKI passed away on August 15th, 1943. No claims had been registered by either of the Joint Tenants up to that date. There is a letter on file dated September 15th, 1943, from M. L. Brown of the B. C. Security Commission making a claim for \$80.00 to cover the cost of funeral expenses paid by the B. C. Security Commission in connection with her burial.

On January 18th, 1946, Sergeant Jack Toshio OKI, the surviving Tenant, wrote to this office re the settlement of his Mother's Estate, from which we make the following quotation:

"As soon as the transfer has been made, deduct the following encumbrances charged to her (Mrs. N. OKI) account:

Credit: B. C. Security Commission
a/c Funeral Expenses
M. Nishiguchi
Dr. G. Morse, Haney

- \$80.00
- \$75.75
- \$29.00
\$214.75

Ad July 19/46
72 July 19/46

So far there is no evidence on file that this has been done.

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

March 11th, 1946.

D. A. CRAMER
D. A. CRAMER.

13039

~~(See also 73-6774)~~

[illegible]

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Toshio Oki

File No. 6970

Hamilton Conf.

Reg. No. 13809

Company Sun Life

Agency Vancouver Agency

Policy No. 2275561

Premium - \$ 19.91

Payable: ^X Annually, Semi-annually or monthly

Month June

Day 5

REMARKS:

Letter sent 7/5/1943

NAME

OKI, Toshio

DATE SEP 27 1943

FILLED BY

A. M. G. K. K. K.REGISTRATION NO. 13809FILE NO. 6970

The following chattels were sold by public
 auction at Mission, B. C. on March 7 and 14, 1943.

- Old stove	\$ 4.50 -
- 2 Tables	0.25 -
- 9 Chairs and small table	2.25 -
- Dining table	1.50 -
- 2 Beds	0.50 -
- 1 Brown bed (no spring)	2.25 -
- 1 White bed	1.00 -
- Desk	3.00 -
- Side board (no mirror)	1.00 -
- Kitchen cabinet	0.50 -
- Box of dishes	0.35 -
- Box of dishes	0.25 -
- Books	0.25 -
- Clock	3.00 -
- Box stove	1.00 -

Total

(Auctioneer's Fee: \$2.16

Less Expenses:

(Advertising: 0.28

(Moving: 1.25

Net Proceeds Credited:

\$ 21.60
\$ 8.39
\$ 13.21

Members of Custodian Staff Present.

Mr. W. E. Anderson

Extracted from Auctioneering List No.

Mission 18.

Remarks.

NAME OKI. Poshie

REGISTRATION NO. 13009

FILE NO. 5970

The following chattels were sold by public

auction at Hanby, B. C. on 7/4/45 and 10/3/45.

1 Box creakery
Gilstone

\$ 1.25 M
0.75 M

Total

Less Expenses: (Auctioneer's Fee) \$ 0.20
(Advertising) 0.02
(Movings) 0.22

Net Proceeds Credited:

\$	2.00
\$	0.44
\$	1.56

Members of Custodian Staff Present.

W. E. Anderson

Extracted from Auctioneering List No.

Hanby 15.

Remarks. *See inventory.*

File No.

6970

Date

Mar 14/45

SUMMARY

Name:

Toshio Oki.

Address:

9th St. Kamey.

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

(2) - We have also moved the personal effects as per attached list to storage at where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ for which herewith cheque or cash.

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

Walter Campbell to be shipped to owner

see report June 5/42.

No further evidence of shipment

either on recorder or file

The tenant gave us the following explanation:

W. J. J. J. J.

EXHIBIT NO. 1110-14DATE OCT 27 1943FILLED BY K. D. B. King 6970REAL PROPERTY SUMMARY

JAPANESE NAMES: Toshio OKI Reg. No. 13809 File No. 6970.
Hatsu OKI " " 13934 " " 6974.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/129-P. First Offer.

PROPERTY ADDRESS: 19th Road, R.R. 1, Haney, B. C.

LEGAL DESCRIPTION: Lot 23 of the North East quarter of Section 16, Township 12,
Map 1676, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the names of Hatsu OKI and Toshio OKI "Joint Tenants"

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24873, dated November 3rd, 1942.

ASSESSED VALUE: Land - \$ 350.00
Improvements - \$1310.00 - \$1610.00. Taxes - \$12.36.

CLASSIFICATION: Small Fruit Farm, Dwelling and out-buildings.
The Custodian's representative reported on June 5th, 1942, that
this property had an area of 5 acres planted to the following
crops: 1 acre strawberries, 1 acre raspberries (owner claims on
his JP Form that the crops consisted of strawberries, raspberries,
rhubarb and asparagus).
2 Storey 7 room Dwelling, 1 Garage and Barn, 1 Woodshed - all in
excellent condition.

HISTORY OF ADMINISTRATION: Toshio OKI was not evacuated till September 10th, 1942 - occupying
the house and property till then.
A lease was given by the Custodian, dated 16th December, 1942, to
William Van Der Ven. Term - 1 year from 1st September, 1942 to
31st August, 1943. Consideration - \$168.00 payable at the rate
of \$14.00 monthly. First payment to be made 1st September, 1942,
and \$14.00 on the first day of each and every month thereafter
until the said term has been completed.

SOLD: To The Director, The Veterans' Land Act for \$1,551.00 as at
1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.
Funds released to the Joint Credit of Toshio OKI and Hatsu OKI,
as at June 5th, 1944, against which were charges for Registration
Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$1,533.00
from said transaction.

transaction.

Page 2.

File Nos. 6970 and 6974.

In view of the rents being collected for 1943, by the Custodian, a cheque for \$42.00 covering same was paid November 17th, 1943, to The Director, The Veterans' Land Act.

Adjustments to the amount of \$25.47, covering unexpired Fire Insurance Premiums, were placed to the credit of Toshio OKI and Hatsu OKI - Joint Account, as at May 4th, 1944.

The Fire Insurance Policy -
Michigan Fire and Marine Insurance Co., Policy No. 6018818 -
\$2,000.00, covering the 1½ storey dwelling, was transferred to
The Director, The Veterans' Land Act.

Certificate of Title No. 171298-E in the name of The Director,
The Veterans' Land Act.

PROTEST:

There is a letter on file dated - 517 Cannon St. E.,
Hamilton, Ont.
August 12th, 1944,
protesting the sale of his property and especially the price
received for same.

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

March 8th, 1946.

D. A. Cramer
D. A. CRAMER.

DAC:JS

6970

REAL PROPERTY SUMMARY

JAPANESE NAME: Toshio OKI Reg. No. 13809 File No. 6970.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/130-P. First Offer.

PROPERTY ADDRESS: Baker Road, R. R. No. 1, Haney, B. C.

LEGAL DESCRIPTION: Lot 8 of the North West quarter of Section 11, Township 12, Map 1363, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Toshio OKI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25115, dated 10th December, 1942.

ASSESSED VALUE: Land - \$350.00
Improvements - \$100.00 - \$450.00. Taxes - \$12.91.

CLASSIFICATION: This appears to be an uncleared bush lot with no buildings thereon.
The District Assessment Statement gives the area as 9.67 acres.

HISTORY OF ADMINISTRATION: It appears that nothing was done with this property until it was turned over to The Director, The Veterans' Land Act.

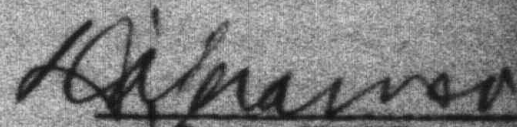
SOLD: To The Director, The Veterans' Land Act for \$47.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Toshio OKI as at June 5th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees \$15.00, leaving a net credit of \$29.00 from said transaction.

Certificate of Title No. 171299-B in the name of The Director, The Veterans' Land Act.

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

March 11th, 1946.


D. A. CRAMER.

DAC:JS

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 6970

MUNICIPALITY: Maple Ridge.

Date: June 5th. 1942.

NAME: OKI. Toshio,

REGISTRATION NO. 13809.

ADDRESS: No # 19th. Road, Haney, B.C.

PROPERTY: Joint ownership with Mother, Hatsu OKI.

ACREAGE: 5. (Lot 23) (Lot 8) 9.67 acres. Located on Baker Road
All Bush land.

KIND OF CROPS: Strawberries. Raspberries.

APPROXIMATE ACREAGE OF EACH: 1. 1.

HOUSE: VACANT: OCCUPIED Yes. by Mrs. OKI & family
not evacuated yet.

DESCRIPTION 2 Story wooden frame house, ROOF: Shingle.
Cement basement.

SIZE: 24 x 30. NO. OF ROOMS 7.

CONDITION: Excellant.

OTHER BUILDINGS: Garage & woodshed.

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER: Well. ON: OFF:

LIGHT: ON: Yes. OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY
Located in the house are the following:-

- 2 Kitchen tables.
- Dining room table.
- Small table.
- 9 Kitchen chairs.
- 5 Beds complete.
- Table desk. (5 drawers)
- Sideboard.
- Kitchen cabinet.
- Heater.
- Box China ware.
- Box Books.
- Kitchen range.
- Wall clock.

Signed:

I. C. Bardwell.

Sept. 23, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OFOKI, Toshio #13809.
24-15th Ave., Haney, B. C.

In the house. (downstairs)

Wagner piano & bench. (cont. sml. amount
2 Framed pictures. (of sheet music)
3pc. Chesterfield suite & covers.
2 Plant stands. (cont. plants)
Lge. bookcase with drawers & cupboards,
(cont. wooden lamp stand)

1 Foot stool.
3 sml. Cactus plants in flower pots.

~~Sml. table. (HM) - \$~~~~1 Desk. - \$~~~~Bookends. (HM) - \$~~

Wooden inkstand with jar.

1 sml. cardboard bill holder. (HM)

~~1 Heater. (Hickory Treasure) - \$~~

3' x 3' sheet galv. iron.

1 Metal heater pad.

~~3 Kitchen chairs. - \$~~~~6 Dining chairs. (not matched) - \$~~

2 Cushions.

1 Broom.

Bookshelf. (with cupboards)

2 Glass ornamental flower holders.

1 Wicker basket lid.

1 Glass flower vase.

1 Wooden settee (HM) with cushion & compart.

~~1 Bamboo bookstand. - \$~~

1 Wooden ornamental hall stand. (HM)

1 tin of 3-in-one oil. (sml)

1 Coat rack with 8 hooks.

1 Lamp shade.

~~1 Bed cot (HM) with springs & poor mattress. - \$~~~~1 Wall clock. - \$~~~~1 Round dining table. (HM) with cloth cover. - \$~~~~1 Lge. sideboard. - \$~~

1 Sml. wicker sewing basket.

Kitchen range. (Gurney Oxford) - \$

1 Lid lifter & 2 pokers.

Sml. coal shovel.

Sml. wood basket.

Sml. woodbox. (HM)

2 1/2' x 4' tin sheet.

Lge. wardrobe (HM) new.

Shoe rack. (HM)

F-12' round pole. (New)

Lge. box. (equipped with casters.

Bed, spring, & mattress.

Chest of drawers with 2 cupboards.

2 Sml. suitcases.

Wash stand. (HM)

Part of wooden lamp stand. (unfinished)

2 Sml. wooden 3 slot pipe holders.

3 Window screens.

1 Screen door on front

Rubber door mat

Enameled sink & cupboards
cont. 2 Al. pots, 1 En.
lid, 1 Al. lid, 1 metal
tea leaf holder, 2 sml.
enameled cups.

~~Kitchen cabinet. (HM) - \$~~

Lemon squeezer. (crocery)

3 Sml. Jap. bowls.

Sml. Kitchen table. (HM)

" Childrens " "

Telephone & directory.

Wooden bill holder. (HM)

Tin box. (cont. school paints)

Qt. tin "Easycoat Ivory
Paint" (sml. quant.)

Broom rack. (HM)

Stove shaker.

Ash rake.

Qt. tin Miracle Varnish
1/2 full.Pt. tin, B-H Enamel Varnish
Stain. (sml. quant.)

2 Shelves. (HM)

1 Yard stick.

White kitchen light unit.

Lge. cooky tin.

Bank of Montreal cheque bk.

Metal towel rack. (sml)

Bread board. (HM)

3prs. Curtains.

7 Window blinds.

4 Curtain rods.

6 Light bulbs. (in use)

Extention cord.

Behind wall. (upstairs)

Sml. round leather case.

Sml. box. (cont. bark)

" sack. (" ")

Lge. quant. cardboard 2'x2 1/2'

Wicker basket. (old clothes)

Ice cream freezer.

Signed _____

(over)

Sept. 23, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF

OKI, Toshio #13809.

24-15th Ave., Haney, B. C.

In locked room. (upstairs.)

~~Lge. quant. school books & misc. mag.~~ \$
~~Bed, spring, & mattress.~~ \$
 5-15' lengths of new $\frac{1}{2}$ round base molding.
 1-8' " " " " " "
 1-8' " " " " " "
 3-6' " " " " " "
 Sml. quantity of building paper.
 " " " misc. lumber.
 Carpenter's nail box. (cont. 1# nails)
 1 Window blind.
 2 Ladies purses.
 1 Window screen.
 1 Ctn. (cont. Xmas decorations)
 Lge. picture frame.
 4 Ctns. (cont. old clothes & rags)
 Sml. ctn. (cont. medicines & salves)
 2 Sml. " (" doll & misc. articles)
 Wooden cabinet with shelves.
 1 Lunch kit.
 Alum. coffee pot.
 Sml. shrine case.
 Sml. iron flowerpot stand.
 1 Bakelite bowl.
 Sml. shelf with 2 brackets. (loose)
 Box. (cont. meat grinder, leather bound
 flask, pr electric curling irons,
 1 wooden gavel, & misc. articles)
 1 Sml. mattress.
 1 pr. Curtains.
~~1 Sml. bookstand. (cont. books)~~ \$
 1 Box. (cont. misc. wood ends)

In house. (upstairs)

Sml. built-in cupboard.
~~2 Beds, springs, mattresses. (1 mat. poor)~~ \$
~~1 Bed, spring, mattress. (single)~~ \$
 Extention cord.
 2 prs. Curtains.
 3 Light bulbs. (in use)
 2 Curtain rods.

S. Sold by auction 7-14/3/45
of mission 18.

In the basement.

Lge. cupboard containing:
 Lge. lard pail.
 Wooden bucket.
 Lge. Candy pail.
 2 Water pails.
 5gal. Imperial Oil grease tin.
 Lge. Christie Biscuit tin.
 2 Carpenter's boxes with compartments cont.:
 misc. light sockets etc.
 Jap. tin.
 5gal. Coal oil tin.
 Sewing basket. (cont. scissors, 2 bicycle grips)
 Electric iron.
 Ctn. (cont. yarn, incense, curtain, chop sticks)

Signed

[Signature]

Sept. 23, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF

OKI, Toshio #13809.

24-15th Ave., Haney, B.C.

In the basement.(continued)

In lge. cupboard.(cont)

2 Framed pictures.

Ladies purse.

Lge. roasting pan.

2 Enameled pails.

1 Round Jap. box.

Sml. ctn.(cont. sml. Jap. playing cards)

Ctn.(cont. misc. school articles.)

Narrow wooden box.(HM)

Sml. quantity of wire.

6' of extention cord.

Wire dish holder.

16' Copper wire, insulated.(heavy)

Lge. picture frame.

2-4gal. tins.

2 Sml. shelves.(HM)

2 Alum. pots.

1 Wooden bucket.

1 Porcelain sink.

1 Metal soap holder.

1 Sml. mirror.

1 " Bench.

1 Heater.

1 Tool box.(locked)

1 Wooden bunk.(HM)cont. 2 benches, sml. roll

of building paper, & misc. articles)

Child's blackboard & stand.

Lge. shallow box.

Punching bag holder.(HM)

Clothes drier.(HM)

Lge. barrel.(cont. misc. articles)

Lge. cupboard cont.:

9 misc. Bottles.

Suitcase.(cont. misc. magazines)

Lge. Wooden rice block.(round)

Set of 4 shelves.(loose)

Pr. of Rubber boots.

Sml. box with 2 shelves & wire handle.

1 Old coat.

1 Oilcloth with pockets.(cont. ball of twine &

1 pr. of Curtains. (eye glasses)

1 Hockey stick.(HM)

Wooden towel rack.(HM)

1 Light bulb.(in use)

In lge. shed.(at rear of house)

1 Hand cultivator.(poor)

7' $\frac{3}{4}$ " pipe.

1 Work bench.(poor)

lgal. oil can.

Lge. quantity of used lumber.

5 Cross cut saws.

1 Wooden bucket.(cont. oil)

4' $1\frac{1}{2}$ " pipe.

2 Ladders.(HM)

1 Auger.

3 Saw horses.(HM)

1 Saw vise.(HM)

58 Berry trays.

Lge. quantity of misc.

berry & bean poles.

Lge. packing table.(HM)

6 Berry sorting trays.

Lge. wooden box.

34 Berry crates.

Sml. quantity of berry

crates, knock-down.

1 Wheelbarrow.

1 Buck saw.

7 Hoes.

2 DB Axes.(poor)

1 Hatchet.

3 Shovels.(broken handles)

1 Shovel.(long handle)

4 Grub hoes.

1 Scare crow.

2 Sml. scythes.

1 Lge. Scythe.

1 Potato fork.

1 Lge. meat hook.

2 $\frac{1}{2}$ Cords of stove wood.

6' Iron bar with strap loop.

1 Bobsled.(HM)

1 Fishing rod.(metal)

1 Lge. barrel(poor)cont:

sml. quantity blasting

fuse & 5 blasting caps.

1 Crow bar.

2 Sml. pulleys.(on rafters)

1 Light bulb.(in use)

Box.(cont. frying pan, poo r)

1 Mattock.

1 Bench.

1 Wedge.

In lge. shed.(upstairs)

1 Sml. dog house.

10 Berry crates.

1 Lge. wooden box.

1 Lge. shallow box.

Bdle. of paper.(tied up)

60# misc. Wire.

1 Screen door.(poor)

Sml. quantity of netting.

2 Sections of Jap. box.

Signed

J. Morphy

Sept. 23, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF

OKI, Toshio #13809.

24-15th Ave., Haney, B.C.

On the back porch.

- 1 Wicker chair. (poor)
- 1 Clothes line & pulleys.
- 1 Wooden door mat. (HM)

In the yard.

- 1 Wash tub. (galv.)
- 1 Wooden bucket. (cont. Cactus plant)

In the well house.

- Water bucket, rope, & wooden block.
- 1 Jap tub.
- 1 Enameled wash basin. (poor)
- 1 Hatchet.

In the bathhouse.

- 1 Broom. (old)
- 1 Lamp globe. (in use)

In the garage.

- 2 Jap. tubs.
- 1 gal. Oil can.
- 1 Berry tray.
- 1 Radiator cap. (old)
- 1-lqt. milk bottle.

Signed

J. Maryson.

* Sold - See 10-9-43

Page 1

File No: 6970

November 19, 1942

Name: Toshio OKI

Reg. No: 13809

Address: 24 Fifteenth Avenue, Hanesy, B. C.

EV	ATION
Rec'd	FEB 22 1943
File	6970
I. S.	
left	Green

INVENTORY OF CHATTELS LEFT ON PROPERTY

In the house downstairs

- ~~Wagner lamp and bench (sm. ant. chest)~~
- 2 framed pictures
- ~~3 per. chest of drawers, covers~~
- 2 plant stands (cont. plants)
- lge. bookcase, drawers, cupboards,
(cont. wooden lamp stand)
- 1 foot stool
- 3 sm. cactus plants in flower pots
- sm. table (h.m.)
- 1 desk
- bookends (h.m.)
- wooden inkstand, with jar
- 1 sm. cardboard bill holder (h.m.)
- 1 heater (Hickory Treasure)
- 3' x 3' sheet galv. iron.
- 1 metal heater pad
- 3 kitchen chairs
- 6 dining chairs (not matched)
- 2 cushions
- 1 broom
- bookshelf (with cupboards)
- 2 glass ornamental flower holders
- 1 wicker basket lid
- 1 glass flower vase
- 1 wooden settee (h.m.) cushion, compartment
- 1 bamboo bookstand
- 1 wooden ornamental hall stand (h.m.)
- 1 tin of 3-in-one oil (sm.)
- 1 coat rack with 8 hooks
- 1 lamp shade
- 1 bed cot (h.m.) with springs, poor mattress
- 1 wall clock
- 1 round dining table (h.m.) with cloth cover
- 1 large sideboard
- 1 sm. wicker sewing basket
- kitchen range (Gurney Oxford)
- 1 lid lifter and 2 poker
- sm. coal shovel
- sm. wood basket
- sm. woodbox (h.m.)

In the house downstairs (cont.)

- 2' x 4' tin sheet
- lge. wardrobe (h.m.) new
- shoe rack (h.m.)
- 1 12' round pole (new)
- lge. box (equipped with casters)
- bed, spring, mattress
- chest of drawers with 2 cupboards
- 2 sm. suitcases
- wash stand (h.m.)
- part of wooden lamp stand (unfinished)
- 2 sm. wooden 3 slot pipe holders
- 3 window screens
- 1 screen door on front
- rubber door mat
- enameled sink, cupboards, cont.
- 2 aluminum pots, 1 enamel lid,
- 1 aluminum lid, 1 metal tea
- leaf holder, 2 sm. enameled
- cups.
- kitchen cabinet (h.m.)
- lemon squeezer (crookery)
- 3 sm. kitchen tables (h.m.)
- sm. kitchen table (h.m.)
- sm. childrens table (h.m.)
- tele hone and directory
- wooden bill holder (h.m.)
- tin box (cont. school paints)
- qt. tin "Easycoat Ivory Paint"
- (small quantity)
- broom rack (h.m.)
- stove shaker
- ash rake
- qt. tin Miracle Varnish, 1 full
- t. tin, B-H Enamel Varnish
- Stain (sm. amount)
- 2 shelves (h. m.)
- 1 yard stick
- white kitchen light unit
- large cooky tin
- Bank of Montreal cheque book

File No: 6970

Name: Toshio OKI, #13809

Inventory of Chattels continued

metal towel rack (sm.)
bread board (h. m.)
3 pr. curtains
7 window blinds
4 curtain rods
6 light bulbs (in use)
extension cord

Behind Wall (upstairs)

sm. round leather case
sm. box (cont. bark)
sm. sack (cont. bark)
lge. quant. cardboard 2' x 2 1/2'
wicker basket (old clothes)
ice cream freezer

In Locked Room (upstairs)

lge. quant. school books, misc. mag.
bed, spring, mattress
5 15' lengths new 1/2 round base molding
1 6' " " " " " "
1 8' " " " " " "
3 6' " " " " " "
sm. quant. of misc. lumber
sm. quant. of building paper
carpenter's nail box (cont. 1/2 nails)
1 window blind
2 ladies purses
1 window screen
1 ctn. (cont. Xmas decorations)
lge. picture frame
4 ctns. (cont. Xmas decorations)
lge. icture frame
4 ctns. (cont. old clothes and rags)
sm. ctn. (cont. medicines, salves)
2 sm. ctn. (cont. doll, misc. articles)
wooden cabinet, shelves
1 lunch kit
aluminum coffee pot
sm. shrine case
sm. iron flower pot stand
1 bakelite bowl
sm. shelf, 2 brackets (loose)
box (cont. meat grinder, leather bound
flask, pr. elec. curling irons, 1
wooden gavel, misc. articles)
sm. mattress

1 pr. curtains
1 sm. books and (cont. books)
1 box (cont. misc. wood ends)

In house (upstairs)

sm. built-in cupboard
2 beds, springs, mattresses (1 mat. poor)
1 bed, spring, mattress (single)
extension cord
2 pr. curtains
3 light bulbs (in use)
2 curtain rods

In the Basement

Ice cupboard containing:

large lard pail
wooden bucket
lge. candy pail
2 water pails
5 gal. Imperial oil grease tin
lge. Christie Biscuit tin
2 Carpenter's boxes with compartments
containing misc. light sockets etc.
Jap. tin
1 gal. coal oil tin
sewing basket (cont. scissors,
2 bicycle grips)
electric iron
ctn. (cont. yarn, incense, curtain,
chop sticks)

2 chicken bones
2 blocks
2 Blumhardt saws
as per letter 7-1-43

In large cupboard (continued)

2 framed pictures
ladies purse
lge. roasting pan
2 enameled pails
1 round Jap. box
sm. ctn. (cont. sm. Jap. playing
cards)
ctn. cont. misc. school articles
narrow wooden box (h. m.)
sm. quantity of wire
narrow wooden box (h. m.)
sm. quantity of wire
6' of extension cord
wire dish holder

File No: 6970

Name: Toshio OKI, #13809

Inventory of Chattels continued

16' copper wire, insulated (heavy)
lge. picture frame
2 4 gal. tins
2 sal. shelves (h. m.)
2 aluminum pots
1 wooden bucket
1 porcelain sink
1 metal soap holder
1 sal. mirror
1 sal. bench
1 heater
1 tool box (locked)
1 wooden bunk (h.m.) cont. 2 benches,
sal. roll building paper, misc.
articles
child's blackboard and stand
lge. shallow box
punching bag holder (ha)
clothes drier (h.m.)
lge. barrel (cont. misc. articles)
lge. cupboard cont. 9 misc. bottles
suitcase (cont. misc. magazines)
lge. wooden rice block (round)
set 4 shelves (loose)
pr. rubber boots
sal. box with 2 shelves, wire handle
1 old coat
1 oilcloth with pockets (cont. ball
twine, eye glasses)
1 pr. curtains
1 hockey stick (h. m.)
wooden towel rack (h. m.)
1 light bulb (in use)

In large shed (rear of house)

1 hand cultivator (poor)
7' 1/2" pipe
1 work bench (poor)
1 gal. oil can
lge. quantity used lumber
5 cross cut saws

1 wooden bucket (cont. oil)
4' 1 1/2" pipe
2 ladders (h. m.)
1 auger
3 saw horses (h. m.)
1 saw vise (h. m.)
58 berry trays
lge. quantity of misc. berry, bean poles
lge. packing table (h. m.)
6 berry sortin trays
lge. wooden box
34 berry crates
sal. quant. of berry crates, knock-down
1 wheelbarrow
1 buck saw
7 hoes
2 DB axes (poor)
1 hatchet
3 shovels (broken handles)
1 shovel (long handle)
4 grub hoes
1 scare crow
2 sal. scythes
1 lge. scythe
1 potato fork
1 lge. meat hook
2 1/2 cords of stove wood
6' iron bar with strap loop
1 bob sled (h. m.)
fishin. rod (metal)
1 lge. barrel (poor) containing sal.
quant. blasting fuse, 5 blasting caps
1 crow bar
2 sal. pulleys (on rafters)
1 light bulb (in use)
box (cont. frying pan, poor)
1 mattock
1 bench
1 wedge
In large shed (upstairs)
1 sal. dog house
10 berry crates

File No: 6970

Name: Toshio OKI, #13209

Inventory of Chattels continued

In large shed (continued)

- 1 lge. wooden box
- 1 lge. shallow box
- bdls. of paper (tied up)
- 60# misc. wire
- 1 screen door (poor)
- sal. quantity netting
- 2 sections of Jap. box

On the Back Porch

- 1 wicker chair (poor)
- 1 clothes line and pulleys
- 1 wooden door mat (h. n.)

In the Yard

- 1 wash tub (galv.)
- 1 wooden bucket (cont. cactus plant)

In the Well House

- water bucket, rope, wooden block
- 1 Jap. tub
- 1 enameled wash basin (poor)
- 1 hatchet

In the bathhouse

- 1 broom (old)
- 1 lamp globe (in use)

In the Garage

- 2 Jap. tubs
- 1 gal. oil can
- 1 berry tray
- 1 radiator cap (old)
- 1 1 qt. milk bottle

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

Confirmed:

DATE: ..Feb 15th 1943 .. SIGNED: .. ..

Please sign and return one copy to the Custodian.

File No: 6974 & 6970

October 30, 1942

Name: Mr. Toshio OKI

Reg. No: 13809

Inventory of Chattels Remaining at 15th Road,

Maple Ridge, B.C.

- | | |
|--|---|
| 1 Wagner piano & bench(containing small amount of sheet music) | 3 Piece chestfield suite(covers) |
| 2 Framed pictures | 1 Large bookcase with drawers & cupboards(containing wooden lamp) |
| 2 Plant stands - containing plants | 3 Small cactus plants in pots |
| 1 Foot stool | 1 Desk |
| 1 Small table(HM) | 1 Wooden inkstand with jar |
| Bookends(HM) | 1 Heater(Hickory Treasure) |
| 1 Small cardboard bill holder(HM) | 1 Metal heater pad |
| 3' x 3' sheet galv. iron | 6 Dining chairs(Not matched) |
| 3 Kitchen chairs | 1 Broom |
| 2 Cushions | 2 Glass ornamental flower holders. |
| Bookshelf(with cupboards) | 1 Glass flower vase |
| 1 Wicker basket lid | |
| 1 Wooden settee(HM)with cushion & compart | 1 Bamboo bookstand |
| 1 Wooden ornamental hall stand(HM) | 1 Tin of 3-in-one- oil(small) |
| 1 Coat rack with 8 hooks | 1 Lamp shade |
| 1 Bed cot(HM)with springs & poor mattress | 1 Round dining table(HM)cloth cover |
| 1 Wall clock | 1 Small wicker sewing basket |
| 1 Large sideboard | 1 Lid lifter & 2 pokers |
| 1 Kitchen range(Gurney Oxford) | 1 12' round pole(new) |
| 1 Small coal shovel | 1 Shoe rack(HM) |
| 1 Large wardrobe(HM)new | 1 Bed, spring & mattress |
| 1 Large box(equipped with castors) | 1 Wash stand(HM) |
| 1 Chest drawers with 2 cupboards | 3 Window screens |
| Part of wooden lamp stand | 1 Rubber door mat |
| 1 Screen door on front | 1 Kitchen cabinet |
| Enameled sink & cupboards | 1 small children's table(HM) |
| 1 Small kitchen table(HM) | 3 pairs curtains. |
| White kitchen light unit | 4 Curtain rods |
| 7 window blinds | Extension cord |
| 6 Light bulbs(in use) | 1 Bed, spring, mattress(single) |
| 2 Beds, spings, mattresses | 2 Pairs curtains |
| Extension cord | 2 Curtain rods |
| 3 Light bulbs(in use) | 1 Hand cultivator(poor) |
| 1 Heater | 1 Saw vise(HM) |
| 1 Auger | 1 Buck saw |
| 6 Berry sorting trays | |

This gives my consent to have these chattels included in the lease as applied for.

Confirmed:

Date: Nov. 6th 1942

Signed: 

Please sign and return one copy to the Custodian.

6974 ✓
6970 ✓

28th October, 1942.

Mr. Van der Ven,
Box 282,
Haney, B.C.

Dear Sir:

re: H. & T. OKI.

According to your lease with subject Japanese the rental on the property is \$14.00 per month payable in advance, the arrears of electric light and telephone accounts owing by Mr. Oki to be allowed on the first month's rent, due September 1st.

Please be advised that all monies are payable to:

The Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

We would appreciate receiving your receipts for the electric light and telephone accounts brought up to date, and also remittances for the balance of the rental due up to the present time.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

6970

November 5th, 1942.

Mr. Toshio Oki,
Registration #13809,
Sugar Beet Farm,
Petrolia Camp, Ont.

Dear Sir:

We refer you to our letter dated October 6th in which we submitted in duplicate a list of chattels found on your property located at 25th Ave., Haney, B. C.

We requested that you kindly acknowledge this list as being correct by signing one copy and returning it to this office.

As we cannot trace having received any response from you in this respect, we ask to be favored with an early reply without further delay.

Yours truly,

R. D. Richardson.
Farm Department.

HRC/EM

Mr. S. P. Richardson

Parm Department

Office of the Custodian

San Francisco, D. C.

Dear Sir

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

NOV 12 1948

Parm Service Free
Patrolia, Ont.

Nov 6th 1948

6974 - order book no.

Received your letter of Oct 30th
I am returning one copy signed as you
had requested. I am giving my consent
for the use of these chattels, on the condition
that the lessee will take very good care
of same. Please check and make a list
of all the chattels including farm and
logging tools, but excluding the ones on the
enclosed list, and forward the list to me,
as I would like to check it with my
complete list.

Please forward above mentioned list and
copy of lease agreement at your earliest
convenience.

Yours very truly
T. H. J. Oki

TOSHIO OKI

#13809

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

NOV 16 1942

you have this!

Farm Service Camp
Petrolia Ont.

Nov. 11th, 1942

out to Coffey ✓

H. Richardson
The Custodian's Office
Dept of Int of State of Canada
Vancouver B.C.

Dear Sir:

I have received your letter of
Nov 3rd, stating that you had not
received my reply to your letter of Oct. 6th.

I signed one copy of the list and
forwarded it to you the following day.

If you have not received it yet, it
must have got lost in the mail, if
so please send another copy, and
I will sign it.

Yours Truly
T. J. O'K.

T. J. O'K.

REG. # 13809

6970

Grimsby Ont
Nov. 25/42
Caffrey

Mr. R. D. Richardson
The Custodian's Office out to Mrs MacArthur
Dept of the Sec of State of Canada
Vancouver B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

Dear Sir RECEIVED

DEC 1 1942

I have received your letter of Nov. 14. I regret to say that there are certain articles not listed in your inventory. They are as follows:

3 blocks (logging), 300 ft. approx of
1/2 galvanized soft wire cable. (with choker
hooks) 2 Simonds "Chain" saws, crosscut.

(fairly new) 3 double bladed axes (falling
3 shape) These chattels should be

in the basement of the house along
the north wall, in N.W. corner. Cables &
blocks may be in the cupboard on
West wall.

Please make an enquiry.

Thank you.

Yours very truly
T. J. Oki

T. J. Oki
% MERRITT BROS. & GRIMSBY, ONT

6970

December 3rd, 1942.

Mr. Toshio OKI,
Reg. No. 13809,
C/o Merritt Bros.,
Grimsby, Ont.

Dear Sir:

We acknowledge receipt of your letter dated November 25th advising that our list of chattels forwarded to you on November 19th omitted certain items as outlined therein.

We must advise that in due course of time our field crew shall be re-checking your property, at which time we shall advise you further in this respect.

Yours truly,

R. D. Richardson
Farm Department

HRC/EM

A-I Haney.
BC

1970
6974

Dec 6th

Custodian of Japanese Property 1942

Dear Sir. Anderson

I am writing to you about Mr.
Oki place. 19 road and 15 are
in maple Ridge. I rented this
place from Mr Van. on crop
share I want to find out if
this is legal. This Mr Van
lives on 15 are next to this
place. if it hant I would
like to know. right away. so
I can get it fixed right the
number of this house is 24.
Phone number 1974 Haney BC

Yours Truly.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
DEC 10 1942

bc St Jean.

A-I Haney
BC

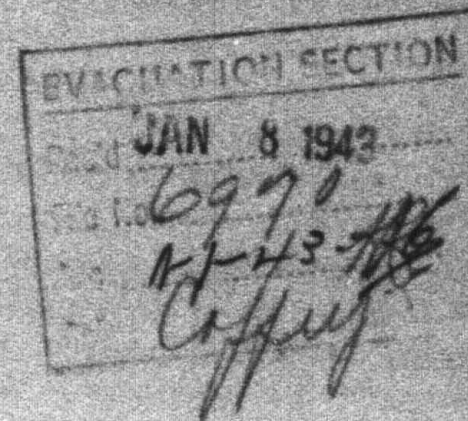
Box 282,

Haney, B.C.

January 7th. 1943

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section.
Vancouver, B.C.

File No. 6970



Gentlemen:

In reply to your letter of Dec. 24th. I wish to say that we can find no trace of 300 feet of $\frac{1}{2}$ " Galvanized wire cable. I have however in my possession some 3 feet of old cable to which are attached 2 choker hooks also 2 blocks (one wood one metal) 2 Chinook saws - but NO axes. The above mentioned were left with me by Mrs. Oki no doubt the mother of Toshio Oki. The above mentioned goods are of little or no value but I will hold them awaiting your further instructions.

Trusting this is the information required

I am

Very truly yours,

Wm van der Ven

6970

January 11th, 1943.

Mr. Toshio OKI,
Reg. No. 13809,
Petrolia Camp, Ont.

Dear Sir:

Further to our letter dated December 3rd regarding the matter of your chattels remaining in the protected area, we have recently communicated with the present tenant on your property regarding the matter of the articles which you stipulated as being missing on our inventory dated November 19th.

We have to advise that Mr. Van der Ven has informed this office that 300' of $\frac{1}{2}$ " galvanized wire cable is probably the 3' of cable to which are attached 2 choker hooks, also 2 blocks (one wood and one metal), 2 Chinook saws but no axes. These articles were apparently left by Mrs. Oki in his care prior to her leaving the protected area.

With the above information, we request that you let us have our inventory, duly signed, as representing all your belonging left in the protected area.

Your co-operation in this matter would be greatly appreciated.

Yours truly,

R. D. Richardson,
Farm Department.

HRC/EM

MEMORANDUM

File No.: 6970

February 24th, 1943

To: FILE

From: Mr. Green

Re: OKI, Toshio

Chattels seem fairly satisfactorily covered here as appears from the following.

On October 30th the Japanese signed a list of chattels which he agreed could be included in the lease.

On November 25th he pointed out a few omissions in the inventory dated November 19th which had subsequently been sent to him.

On January 7th the tenant confirms that the missing articles are there with the exception of the area of which three are claimed by the owner, 300 feet of galvanized wire cable, and one block.

The Japanese has now returned the inventory signed as correct and to which should be added, stored in the basement:

- 2 Choker hooks
- 2 Blocks
- 2 Chinook saws

WFG:17

Albion P.O. B.C.
March 23-1943

R.D. Richardson
Farm Dept.

EVACUATION SECTION
Rec'd MAR 24 1943
File No. 6970, 6977, 6994
Ans. 24 - MAR 25
Referred Anderson

Dear Sir -

I would like to purchase wood trees on Japanese property namely Toshio Oki Lots of N.W. of Sec. 11 T.S. 12, and Matsutara Kensuke Kosaka S.W. part of South 1/2 of Sec. 14 T.S. 12

If this offer is in order I would prefer buying wood trees on stumpage basis if not could the property be bought at a reasonable price.

I have supplied the B.C. Government Alco Hospital Camp for the past seven years with wood fuel, it is now impossible to buy from wood cutters so we will have to cut it ourselves so if that supply is to be met - this year we will need cooperation all around.

Awaiting your early reply
I remain

Very Truly Yours
C.H. Owen

GEO. A. SHEWFELT

Real Estate - Insurance - Notary Public

HANEY, B.C. May 28th. 1943

EVACUATION SECTION	
Rec'd MAY 28 1943	
File No.	
Ans.	
Referred	<i>Gibson</i>

Secretary of State

of Canada

Dear Sirs

Enclosed find Policy covering the protection
on "TOSHIO OKI & MRS. HATSU OKI" File Nos. 6970 & 6974

Policy No. 69989, Premium 3 Years-----
on \$3000.00-----\$ 62.50

Kindly make all Cheques payable to Geo. A. Shewfelt

Haney, B.C.

Yours truly

Geo. A. Shewfelt

Geo. A. Shewfelt

GAS/MT

June 4th 1943

*Received from Secretary of State, Insurance Department
Vancouver B.C. The sum of Eighty-two ⁵⁰/₁₀₀ Dollars in
Full payment for Policy No. 69989 - File Nos. 6970 & 6974
With Thanks*

*Geo. A. Shewfelt
Agent - Haney B.C.*

6970
6974

June 2nd, 1943

Mr. Toshio OKI,
Registration No. 13809,
Petrolia Camp, Ontario.

Dear Sir:

Re: Providence Washington
Fire Policy #69989

We have placed the above numbered policy to cover for \$2,000.00 on dwelling, \$500.00 on contents and \$500.00 on barn situate on the property owned jointly by yourself and your mother and described as NE 1/4 Section 16, Twp. 12, Map 1676, 19th Ed, Municipality of Maple Ridge, B. C.

The premium for three years, amounting to \$62.50, is being paid to the Insurance Company and charged to the joint account in the name of your mother and yourself.

We trust that this arrangement is satisfactory to you, but if on the other hand you prefer that no fire insurance be carried on your property and if you are willing to take the risk yourself, then of course we will instruct the Insurance Company to cancel the policy and refund the premium.

We will not disturb the policy at present in force unless you expressly desire it to be changed or cancelled. If we do not hear from you at all, we will consider that you wish the coverage to remain in force.

Yours very truly,

S. M. Gibson
Insurance Department

SMG:KT

Policy no.
6990
6974

No. 10 Building
Sloan City
Sloan B.C.

Department of the Secretary of State
Office of Custodian
Japanese evacuation section

June 8, 1943.

VACUATION SECTION	
Rec'd	JUN 12 1943
File No.	
Ans.	July 77
Referred	Gibson

Dear Sir,

In answer to your letter received on the day of June 5, 1943. I am giving you information regarding the said insurance policy.

On the day of Aug 4th, 1942, we applied for fire insurance policy. On the 13th of that same month we received receipt for said policy.

This policy was taken from the Michigan fire Ins. Co. The agent was H. Manier.

At the time that we drew the policy we had no knowledge of the B.C.S.C. intention to insure property. I hope you can come to some agreement as to what would be the most appropriate manner by which this can be settled. We attach which is with the policy.

Yours Truly
Mrs. H. Ohi

6970
6974

June 19th, 1943

Mr. Hal Menzies,
Naney, B. C.

Dear Sir:

Re: Toshio & Hatsu OKI

The above named Japanese owns property situate on the NE 1/4 Section 16, Township 12, Map 1675, on 19th Road, in the Municipality of Maple Ridge, B.C.

The Japanese advise us that they placed insurance on the buildings on this property through your agency in August 1942. Will you kindly let us have a copy of this policy for our file.

We would appreciate an early reply as we have had another policy issued, which will have to be cancelled as soon as we are sure there is sufficient coverage already in force.

Yours very truly,

S.M. Gibson
Insurance Department

SMG:KT

6E *July 5/43*

WALTER S. CRUTTENDEN
PRESIDENT



MICHIGAN FIRE & MARINE Insurance Company

A. S. MATTHEW & CO. LIMITED
General Agents for British Columbia
402 Pender Street West,
VANCOUVER, B. C.

CANADIAN DEPARTMENT
GORDON E. FINDLAY, MANAGER
460 ST. JOHN STREET
MONTREAL

EVACUATION SECTION	
JUN 29 1943	
No.	
Ans.	<i>July 27</i>
Refused	<i>Belmont</i>

June 28, 1943.

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

Dear Sirs:

RE: MICHIGAN FIRE POLICY #6018818 -
T. & H. OKI

6776

6774

Mr. Menzies, our agent at Haney, has requested
that we send you a copy of the above numbered Policy
and we enclose this herewith.

Yours very truly,
A.S. MATTHEW & CO., LTD.,

A. Matthew

FIRE INS. DEPT..

R.



6970
6974

July 10th, 1943

Mr. George A. Shewfelt,
Haney, B. C.

Dear Sir:

Re: Providence Washington
Policy No. 69989

When the above numbered policy was issued we advised the owner to that effect. He then wrote us stating he already had a policy in force.

Under these circumstances we would ask you to cancel the policy as at to-day's date and we are enclosing herewith the policy.

We are indeed sorry to put you to this extra trouble and expense, but do not ask or expect a flat cancellation.

Yours very truly,

S. W. Gibson
Insurance Department

SMG:KT
Encl.

6970
6974

July 10th, 1943

A.S. Matthew & Co. Ltd.,
402 West Pender St.,
Vancouver, B. C.

Dear Sirs:

Re: T. & H. OKI

We wish to acknowledge with thanks
receipt of copy of Michigan Fire & Marine
Policy No. 6018818.

Will you please change the legal
description on this policy to read:
Lot 23, of NE 1/4 Section 16, Township 12,
Map 1676, N.W.D., 19th Road, Haney, B.C.

Yours very truly,

S.M. Gibson
Insurance Department

SMG:KT

cc'd by 11/23

6270
6974

July 10th, 1943

Mrs. Hatsu OKI,
Registration No. 13934,
No. 10 Building,
Slocan City, B. C.

Dear Madam:

Re: Fire Insurance

On receipt of your letter of June 8th advising you had placed insurance on your property in Haney, we asked Mr. Menzies for a copy of the policy.

We have now received copy of Michigan Policy No. 6018818 and are returning Providence Washington Policy No. 69989 to the agent for cancellation.

The Michigan policy covers for \$2,000.00 on dwelling only. If you wish to have this policy extended to cover the contents of dwelling and the barn will you kindly let us know, stating the amount of coverage you wish on each item.

Yours very truly,

S.M. Gibson
Insurance Department

SMG:KT

TOSHIO JACK OKI

24 - 15th Ave

Honey

Nancy Bb.

Sept 10/43

I have disposed of
my 3 piece Chesterfield
suite and piano with
bench. The deal was
made with the consent
of Mr. T. Anderson and
Mr. J. Morrison of the
Canadian Staff.

The above mentioned
chattels were on my
farm.

OK

T. J. Oki

T. J. Oki

517 Cannon St. E.
 Hamilton, Ont.
 January 27, 1944

EVACUATION SECTION	
Rec'd	FEB 2 1944
File No.	6970
Ans.	<i>[Signature]</i>
Referred	Anderson

Department of the Secretary
 of State
 Office of the Custodian

Dear Sir:

Please send me a complete
 and up-to-date account on our
 property left in B. C. (Harry)
 That is:

How the rent money is being
 used?

If our chattels have been ^{not} ~~not~~ ^{disposed}
 disposed of?

And any other details available.

Please attend to this matter at
 your earliest convenience. 6970

6970/6974

7/2/44
 L. H. C. E.
 L. H. C. E.
 L. H. C. E.
 L. H. C. E.
 L. H. C. E.

5.00
 1.00
 62.50
 42.00

950 Yours truly
[Signature]
 T. S. H. O. K. 473
 # 13809

1276

F

R.P. 4

J.L. No. 229

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 6770
Reg. No. 13809

506 Royal Bank Building,
Vancouver, B. C.

JUN 21 1944

Mr. Toshio OKI,
No. 10 Building,
Surrey City, B. C.

Dear Sir:

Re: Baker Rd., R. R. 1, Naney, B. C.
Sms. of Maple Ridge, Lot 8 of the N.W. $\frac{1}{4}$ of Sec. 11,
Township 12, Map 1363, Dis. of New Westminster,
C. of B. 30747.

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	\$ 47.00
Add:	
Unexpired insurance premium as at January 1st, 1943	47.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 44.00

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

Yours truly,

F. G. SHEARS,
Director.

1943

Jan. 1

Balance brought forward (15 Tax Refund)

Credit re Sale of Property

Land Registry Office O/E

Oct. 28

Sale of Mail box

Debit

Credit

Balance

\$ 4.73

\$ 4.73 CR

44.00

\$1.00

1.00

\$1.00

\$49.73

CR \$48.73

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 6970, 6971
13809, 13934.
Reg. No.

506 Royal Bank Building,
Vancouver, B. C.

Mr. Toshio OKI, and Mrs. Katon OKI (Deceased).

JUN 21 1944

Dear Sir:

Re: 19th Road, R. R. 1, Honey, B. C.
S.W. of Maple Ridge, Lot 23 of the N.E. 1/4 of Sec. 16,
Township 12, Map 1676, Dis. of New Westminster,
C. of B. 30408.

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:

		1951.00
Sale price of above described property	- - - - -	\$
Add:		25.47
Unexpired insurance premium as at January 1st, 1943	- - - - -	1976.47
Less:		
Tax arrears to December 31st, 1942	- - - - -	\$ 3.00
Registration fee	- - - - -	
Encumbrance—Principal	- - - - -	
—Interest	- - - - -	3.00
Net proceeds of sale	- - - - -	\$ 1973.47

Joint

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.

		Debit	Credit	Balance
1943				
Jan. 1	Balance brought forward		\$ 36.74	\$ 36.74 CR
	Credit re Sale of Property		1973.47	
	Land Registry Office C/E	\$ 1.00		
			14.00	
23	Rent for December '42.	62.50		
June 3	Insurance premium			
		<u>\$63.50</u>	<u>\$1624.21 CR</u>	<u>\$1560.71</u>

West Vancouver, B.C.,
January 18th, 1946.

The Custodian's Office,
Dept. of the Sec. of State,
of Canada,
Vancouver, B.C.
Attention: Mr. W.E. Anderson.

Dear Sir:

I would like to have the following account settled immediately, as described. This account re; real property in Haney, B.C., was owned in Joint-Tennantship by my mother, Hatsu, and myself. My mother has been deceased, as you have been notified, and so, as the sole owner in succession, your office is requested to make the necessary arrangements and take the necessary legal proceedings to effect the transfer of her portion of the estate to my account, as the other party of the joint/tennantship and her eldest son.

As soon as the transfer has been made, deduct the following encumbrances charged to her (Mrs. M. Oki) account:

Credit:	B.C. Security Commission	\$ 80.00
	re: Funeral Expenses	
	M. Nishiguchi	75.75
	Dr.G. Morse , Haney.	<u>59.00</u>
		4 15

Custodians Office
transfer of mother's share to
my account. (I understand it
to be about \$3.00).

Then forward the Balance to:

The Bank of Montreal,
Market Street Branch,
Hamilton, Ont.

Attention:
Mr. Lucas, Mgr.

To the Credit of:

Account No-13636,
J.T. Oki, Sgt.,
B-106844,
Can. Army Overseas.

I shall write the Bank to notify them to expect
your correspondence.

(Continued)

The Account I wish to have you settle is for:

File no. 6970.

19th Road, R.R.1., Haney, B.C., Municipality of Maple Ridge,
Lot 23 of the N.E. $\frac{1}{4}$ of Sec. 16, Township 12, Map 1676.
District of New Westminster. C. of E. 50408.

Sale Price - - - - -	\$ 1551.00
Insurance rebate - - - - -	25.47
	<u>1576.47</u>
Reg.Fee	3.00
	<u>1573.47</u>

As for the Chattels, I do not wish to accept the proceeds at the present time, but I would like to have an account covering the sale of the chattels.

Please have the aforementioned request attended to, as soon as possible and forward the Balance to the party described, immediately.

I would like to have it understood clearly, that my acceptance of the above mentioned amount, which is the proceeds of the sale of my property, contrary to my wishes, does not constitute any agreement with the sale price or the sale of said property, in any way. As a member of his Majesty's Forces it is impossible for me to take action at present, but if ever I return to civilian life, after having discharged my duties and obligations as a citizen of Canada, to the best of my ability, you can be sure I shall not remain idle on this matter.

I have younger brothers and sisters in Hamilton without a home, and so in order to secure some place where they can call home, it is necessary to secure funds, so I am taking this step in utilizing the aforementioned amount for this purpose, rather than let it lie idle in your Office.

As I have repeatedly said; to sell the property is not contrary to my wishes, but the method employed and the sale price most certainly is.

As I will not be around for a while, since I am leaving for Overseas in the near future, I have instructed my brother Ronald Kiyoshi to take charge of my account, so please send any further correspondence to me as follows:

J.T. Oki, Sgt.,
Care of: R.K. Oki Pte.,
S-20, J.L.S.,
Hollyburn P.O.,
West Vancouver, B.C.

Yours very ~~very~~ truly,

Jack Toshio Oki
Jack. Toshio Oki, Sgt.

S-20, J.L.S.,
Hollyburn P.O.,
West Vancouver, B.C.

6974, 6970

February 5th, 1946.

MEMORANDUM

To: Mr. Shears,

From: Ian Macpherson.

Re: Lot 23 of the N.E. $\frac{1}{4}$ of Sec.
16, Twp. 12, Map 1676,
Municipality of Maple Ridge, B.N.W.

The registered owners of this parcel of land were Hatsu OKI and Toshio OKI, Joint tenants, a widow and her son. The interests of both were vested in the Custodian by Filing No. 24873 on the 3rd of November, 1942.

The land was sold by the Custodian on January 1st, 1943, and title is now in the name of The Director, The Veterans' Land Act. The proceeds of the sale are in the hands of the Custodian.

Hatsu OKI died intestate on the 15th August, 1943, subsequent to the sale of the property, leaving several children, of whom there are minors said to be presently residing at Hamilton, Ontario. The surviving tenant, Toshio OKI, now in the Canadian Army at Little Mountain, Vancouver, has applied to the Custodian to have the proceeds of the sale transferred to him, and states that he purposes using for the maintenance of the minor heirs. The balance at credit to the joint-account is at this date \$1596.58.

The relative interests of the two tenants have not yet been determined, and when determined, it appears to me that an administrator of the estate of Hatsu OKI will have to be appointed before any funds representing her interest can be paid out, the minor heirs not being able to renounce their interests. In this I may be wrong, and you may think it advisable to submit the question to Mr. Sheppard for his opinion and instructions how to proceed otherwise if possible.

Ian Macpherson

IM:ML

1596 58
74 25
1381 83

6970

February 7, 1944.

Mr. Toshio OKI,
Registration no. 13809,
No. 10 Building,
Slocan City, B. C.

Dear Sir:

In reply to your letter of January 27, 1944, it would appear that you have not as yet received a copy of our letter, dated August 30, 1943, a duplicate of which is attached. In this letter you will note that the sale was effected January 1, 1943, and that 1943 revenues accrued to the purchaser.

The following is a statement of your account:

Income Tax Refund (1941)	\$ 4.73
Proportion Mail Box	1.00
	<u>\$ 5.73</u>
Less Land Registry Office, Cert. Encumbrance	<u>1.00</u>
Credit Balance	<u>\$ 4.73</u>

The account held jointly with your mother is, at the present time, in a partial state of adjustment because of the sale of your property and as soon as full details of adjustments are received you will be fully notified.

Your chattels, except for the few pieces sold by your son in September last, are still on the property but, as auctions are now being held in that locality, you can expect them to be sold at auction sometime in the near future unless you request shipment of any articles to you.

We trust this covers the information you require.

Yours truly,

W. E. Anderson,
Farm Department.

Enc.
WEA/EG

Bank of Montreal

CENTRAL MARKET BRANCH
16 MARKET SQUARE

Hamilton, Ont.

Mar. 21st, 1946

EVACUATION SECTION	
Date	MAR 21 1946
File No.	6970/6974
Att.	
Refered	Anderson

File No. 6970/6974

Dept. of The Secretary of State
Japanese Evacuation Section
506 Royal Bank Building
Vancouver, B.C.

Dear Sir:

Re: Toshio Oki Reg. #13809

With reference to your letter of March 16th, the above-named has proceeded overseas. We understand his brother, Ronald Kiyoshi Oki has written to him in order to obtain the necessary letter of undertaking required by your office.

Mr. Oki, before leaving, mailed us instructions to transfer \$1,000. to his brother R.K. Oki on receipt of monies from you; he had previously stated that the brother would be in charge of the family during his absence. We are informed that Toshio Oki is attached to the Canadian Intelligence Corps and is to be stationed in the Far East, and some time may elapse before we hear from him.

Yours truly,

V.R. Stammers
Pro-Manager
V.R. Stammers

Protest

517 Cannon St. E.,
Hamilton Ont.,
August 12th, 1944.

Mr. F. G. Shears,
Director,
The Office of the Custodian,
Department of the
Secretary of the State,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	AUG 21 1944
File No.	6970
Ans.	<i>W. C. A.</i>
Referred	<i>Anderson</i>

*Complaint letter
advised Feb 7/1946
Chattels still on property*

Dear Sir :

I have received your letter of June 21st and after much deliberation have decided to write this letter expressing my feeling and sentiments on the receipt of the letter.

I hope you will accept ~~them~~ thoughts I express as those of a fellow Canadian, and not that of an enemy alien as we are so often branded.

I believe you aware of the agreement under which we had placed the property in your custody, which was to wit: that we would place the property in your custody until such time as we were permitted to return. Your actions in disposing of the property is a violation of the agreement. X

I can well realize the expenses and work incurred in the care and supervision of these properties and chattels, and though I agree that the chattels should be disposed of (except those of value as keepsakes), I see no reason why the properties could not have been retained till the termination of the war, which we all hope will be in the near future. If then the disposal of these properties was considered the best solution, I believe that it could have been accomplished in a much more satisfactory manner to all concerned. I would be in complete agreement with such action, then.

Personally, I would consider disposing of my property, but when you state the sale price as a fair one, I can only say that it is adding insult to injury. I am sure that even now, whatever condition the properties are in, I can dispose of them at a much higher price.

When I consider that my parents, both deceased, worked so hard to leave something of Canada for us, their offsprings, I must strongly protest your actions in disposing of our property at the price involved.

I often feel a nostalgic homesickness for good old B.C., as we still say fondly, but I am also realistic enough to realize that any progress would be greatly handicapped by the very adverse conditions we must face there, and so I realize that in time the properties must be disposed of.

Your actions in disposing of the properties without the consent of the owners and at a price which is far below reasonable must be termed unjust and unwarranted.

There is no mention of the Chattels left on our property, in your statement, could you please inform me on this matter

Yours respectfully,

Toshio J. Oki

Toshio J. Oki

6970
6974

August 22, 1944.

W. S. Holland Agencies Ltd.,
834 West Pender Street,
VANCOUVER, B. C.

Dear Sirs:

Re: Providence Washington
Policy No. 69989

The above numbered policy, I believe, was written through your office for an agent by the name of George Shewfelt, at Haney, B. C.

This policy covered on Japanese property and after it had been placed, we found that the Japanese in question had already placed and was carrying fire insurance, which made it necessary to have the Providence Washington policy cancelled.

On July 10th, 1943, we wrote to Mr. Shewfelt to have this cancellation effected. Since that time we have had no word from you and have not received any return premium in connection with cancellation.

I am attaching hereto for your information, a copy of our letter written on July 10th, 1943, to Mr. Shewfelt and would ask you kindly to attend to this matter, as I understand Mr. Shewfelt is no longer in the insurance business at Haney.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Attach.

6970

August 28, 1944.

Mr. Toshio OKI,
Registration No. 13809,
517 Cannon Street E.,
Hamilton, Ontario.

Dear Sir:

We are in receipt of your letter of August 12, 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.

The chattels left on the property are still there but, in accordance with our policy of liquidation, these chattels will be sold at public auction in the near future.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

LOCKE, LANE, GUILD & SHEPPARD

Barristers & Solicitors

C. H. LOCKE, K.C.
W. S. LANE C. K. GUILD, K.C. (MAN)
F. A. SHEPPARD, K.C. (BARR.) K. L. YULE
J. R. YOUNG S. C. LANE
C. C. LOCKE

703 Rogers Building

Vancouver B. C.

February 9th, 1946.

REC'D FEB 11 1946
FILE NO. 6970/6974
SHEARS

Office of the Custodian,
506 Royal Bank Bldg.,
675 West Hastings Street,
VANCOUVER, B.C.

Attention Mr. Shears

Dear Sir:-

Re : Lot 23 of the N.E. of Sec. 16,
Twp. 12, Map 1676, Municipality of
Maple Ridge - Files No. 6974 and 6970
Hatsu Oki and Toshio Oki

We are of the opinion that upon
the vesting of this property in the Custodian the joint
tenancy has been destroyed and there is thereafter no
right of survivorship. It, therefore, follows that the
surviving son should take out Letters of Administration
to the estate of his mother, and this will not involve
any great expense. The Custodian can then pay the son
his mother's share in his representative capacity.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD,

Per :

Feb 11/46

FAS/EB.

Recommend that funds be
paid to Toshio Oki, in his
undisputed right to use to maintain
the infant beneficiaries of
the mother

J. H. Shears

6970/6974

14th February, 1946.

The Bank of Montreal,
Market Street Branch,
Hamilton, Ont.

Attention: Mr. Lucas.

Dear Sirs:

Re: Toshio OKI, Reg. #13809

It is the wish of Mr. Toshio Oki that certain funds held by this office should be remitted to you. At the present time we are prepared to release the sum of \$700.- and our cheque for this amount is enclosed for the credit of his account No. 13636.

As these funds were derived from the sale of a property in which his mother (now deceased) was interested, we have required some assurance that the balance of the funds will be used by Toshio Oki on behalf of minor children.

Toshio Oki is a sergeant in the Canadian army and we believe is now on his way to England. We understand that you have received or will shortly receive some instructions from him relative to the use of funds sent by us to you for the credit of his account.

We will be obliged if you will advise us whether the instructions you receive are in any way inconsistent with the requirements that the funds be used by Toshio Oki on behalf of the minor children.

Upon receipt of your reply consideration will be given to a further sum of approximately the same amount as enclosed, being released and forwarded to your Bank.

Your reply and co-operation will be appreciated.

Yours truly,

F. G. Shears,
Director.

FGS/PMH
encl.

1596.58.

6970/6974

16th March, 1946.

The Bank of Montreal,
Market Street Branch,
Hamilton, Ont.

Attention: Mr. Lucas

Dear Sirs:

Re: Toshio OKI, Reg. #13809

We would refer you to our letter of the 14th February
and would be obliged to know if you have yet received instructions
from Toshio Oki relative to the use of funds sent by us to you for
the credit of his account.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

6770 & 6774

28th March, 1946.

The Manager,
Bank of Montreal,
Central Market Branch,
16 Market Square,
Hamilton, Ontario.

Dear Sir:

Re: Toshio OKI - Reg. No. 13809

We acknowledge receipt of your letter of the 21st March for which we thank you. As stated in our letter of the 14th February, we trust you will appreciate the interest of this office regarding the funds derived from the sale of the property in which the mother of the above Japanese, now deceased, was interested.

While the Custodian would give favourable consideration to the transfer of the balance of the funds at this office to his account at your Bank, we would consider it advisable to wait, pending receipt of a letter of undertaking regarding the minor children, in view of the fact that sufficient funds have been transferred to meet all ordinary present needs.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

6970 & 6974, 11519.

19th July, 1946.

Mr. Arthur Nishiguchi,
P.O. Box 1826,
Ashcroft, B.C.

Dear Sir:

Re: Mrs. Matsui OKI, deceased

This is to advise that we have today transferred to the
account of M. Nishiguchi Company Limited, the sum of \$75.75, in full
settlement of their claim against the above Japanese.

Yours truly,

F.E. Anderson,
Administration Department.

WEA:HA

6970 & 6974

25th July, 1946.

Department of Labour,
Japanese Division,
360 Homer Street,
Vancouver, B.C.

Dear Sirs:

Re: Hatan OKI, deceased, Reg. No. 13934

With reference to your letter of the 15th September, 1943,
we enclose herewith Custodian cheque in the amount of \$80.00, covering
funeral expenses in connection with the above Japanese.

Kindly acknowledge receipt in due course.

Yours truly,

W.E. Anderson,
Administration Dept.

W.E.A. HA
Encl.

Rm. Dept.,
Office of the Custodian,
Dept. of the Sup. of State,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd JUN 5 1947	Hamilton, Ont.,
File No. 6970/6974	June 3rd, 1947
Ans.	
Referred	

Dear Sir:

Please forward \$700.00 (seven hundred dollars) from my credit on account with. The credit on account with your office is for sale of property in Naney, B.C. (Acct no. 6970 & 6974). This should make the total amount drawn from my credit on acct with the custodian \$1400.00 (fourteen hundred dollars) - the above requested \$700.00 plus \$700.00 forwarded at a previous date to my brother Ronald Kyoshi Oki at my request. I believe I have sufficient credit to cover the requested amount (\$700.00).

I have just returned from service in the Far East. Upon my return I find the family confronted with a very grave housing problem. I hope to use the above requested amount to the best advantage in securing a home for the family.

Since the haste is urgent it would be appreciated if you would forward the amount (\$700.00) along with an up to date account immediately by air mail registered.

Yours very truly,

Toshio J. Oki

Toshio J. Oki, Sgt.
B106844,

File No. 6970, 6974.

C. J. 17

6970

5th June, 1947.

AIRMAIL

Sgt. Toshio J. OKI, B106844,
76 Napier Street,
Hamilton, Ontario.

Dear Sir:

We received your letter of the 3rd June, requesting the remittance of \$700.00 to you. However we must inform you that we are now not in a position to do this, as in accordance with your request of the 16th February, 1946, we forwarded the sum of \$700.00 to your credit at the Bank of Montreal, Market Street Branch, Hamilton, and on the 19th July, we also forwarded to your credit at the same bank, the sum of \$715.56. This leaves a remaining credit balance in your account here of \$14.77, representing the net proceeds from the sale of chattels, which we were asked to leave credited to your account here, in view of your dissatisfaction of the value obtained.

We trust you will remember your instructions, regarding the remittances, to this office, and which have been carried out accordingly.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA

76 Napier St
Hamilton, Ont.
June 11th, 1947.

W.H. Anderson
Office of the Custodian
Royal Bank Bldg.
Vancouver, B.C.

EVACUATION SECTION

Rec'd UN 14 1947
File No. 6970
[Signature]

Dear Sir:

I have received your letter of the 5th June in reply to my letter of the 3rd. Upon enquiring at the Bank I find that \$715.56 had been forwarded and credited to my acct in accordance with your information. Since it was not brought to my attention I was unaware of this transaction when I wrote you on the 3rd. Thank you for your early reply.

To judge by your letter I infer that the \$715.56 plus the previously remitted \$700.00 totals the assets from my real property sold by the Custodian. The balance of 14.77 remaining is only the proceeds from the sale of chattels left, to quote from your letter: 'in view of your (my) dissatisfaction of the value obtained.' I would like to have the authorities understand quite clearly that it is not only the sale of the chattels I am dissatisfied with. I have objected and still do object strongly to the sale of my real property, the price sold for and the method employed in the transaction. In fact, I would not touch a cent of the proceeds if it weren't a case of economic necessity brought about by the evacuation and costs of sending my two young sisters and brother to school, while the three eldest brothers, including myself, volunteered to wear the colours as we consider it was our duty.

Again, thank you for your prompt reply.

Yours truly

Toshio J. Oki

Copy on complaint file

3

Is an acknowledgment that a bill of lading has been issued and is not the Original Bill of Lading, nor a copy or duplicate, covering the property named herein, and is intended solely for filing or record.

Agent's No. 44-38861-10447

19

from the goods described below, in apparent good order, except as noted (contents and condition of contents of packages unknown), marked, consigned and destined as indicated below, which said Company agrees to carry to its usual place of delivery at said destination, if on its road, otherwise to deliver to another carrier on the route to said destination. It is mutually agreed, as to each carrier of all or any of said goods over all or any portion of said route to destination, and as to each party at any time interested in all or any of said goods, that every service to be performed hereunder shall be subject to all the conditions, whether printed or written, herein contained (including conditions on back hereof) and which are agreed to by the shipper and accepted for himself and his assigns.

...is in Cents per 100 Lbs.

F. S. Smith

IF	Trans 1st IF	Class IF	Class IF	Class IF	Class IF	Class IF	Class IF	Class IF	Class IF	Class IF	Class IF	Class IF
1	2	3	4	5	6	7	8	9	10	11	12	13
14	15	16	17	18	19	20	21	22	23	24	25	26
27	28	29	30	31	32	33	34	35	36	37	38	39
40	41	42	43	44	45	46	47	48	49	50	51	52
53	54	55	56	57	58	59	60	61	62	63	64	65
66	67	68	69	70	71	72	73	74	75	76	77	78
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92	93	94	95	96	97	98	99	100	101	102	103	104
105	106	107	108	109	110	111	112	113	114	115	116	117
118	119	120	121	122	123	124	125	126	127	128	129	130
131	132	133	134	135	136	137	138	139	140	141	142	143
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196	197	198	199	200	201	202	203	204	205	206	207	208
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287	288	289	290	291	292	293	294	295	296	297	298	299
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339	340	341	342	343	344	345	346	347	348	349	350	351
352	353	354	355	356	357	358	359	360	361	362	363	364
365	366	367	368	369	370	371	372	373	374	375	376	377
378	379	380	381	382	383	384	385	386	387	388	389	390
391	392	393	394	395	396	397	398	399	400	401	402	403
404	405	406	407	408	409	410	411	412	413	414	415	416
417	418	419	420	421	422	423	424	425	426	427	428	

(Mail Address—Not for purposes of delivery.)

Destination

Province or
State of

County of _____

Car Initial

Car No.

No. Packages	DESCRIPTION OF ARTICLES AND SPECIAL MARKS	WEIGHT (Subject to Correction)	CLASS OR RATE	CHECK COLUMN
1	Living machine	176		
2	Box #4 #5 #6	155		
3	Box #1 #2 #3	300		
1	Box #4	40		
Total		810		

If charges are to be prepaid, write or stamp here, "To be Prepaid."

Received \$
 Apply in prepayment of
 the charges on the property
 described hereon.

Chas. B. S.
 Agent or Cashier

Per
 (The signature here acknowledges
 only the amount prepaid.)

Charges Advanced :

\$

BRITISH COLUMBIA SECURITY COMMISSION Shipper

Ascent

Per

Pe

Station
Slocan City B Feb 1-43

Customs Report No.

Fre. No.
149

Form 10

M Mrs Hatsu Oki No. 10 Main Floor

Sheet No.

To the THE CANADIAN PACIFIC RAILWAY CO. Dr.

For Transporting the undermentioned freight:

Way Bill From	Date of W.B.	Series and No. of W.B.	Initial and No. of Car	Consigner
Hope BC	Jan 19-43	11	CP 288518	B C Sec Comm'n
Connecting Line Reference	Original Point of Shipment	Original W.B. No. and Date	Original Car	

ARTICLES AND MARKS	WEIGHT	RATE	CHARGES
1 Crtd Sew Machine ORR	140	180	2.52
Penticton Jan 22 288961			
Nelson Jan 26 172123			

DEPARTMENT OF LABOUR
JAPANESE DIVISION
AX

54696

Make charges payable to order of Canadian Pacific Ry. Mail to Local Freight Agent.

Received Payment

MAY 30 1947

Date _____ 19____

Agent

THANK YOU
We appreciate
your patronage.

6970

April 10, 1948.

Mr. T. OKI,
Reg. No. 13809,
346 Merton Street,
Toronto, Ontario.

Dear Sir:

The shares of the Maple Ridge Co-operative
Produce Exchange have now been redeemed, and the proceeds are
held at this office.

Upon receipt of your share certificates,
which you will please send in, a cheque will be mailed to you.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fm

346 Merton St.
Toronto, Ont.
April 21st 1948

EVACUATION SECTION	
Rec'd	APR 26 1948
File No.	
Ans.	<i>DP</i>
Referred	

C.H.Reed
Office of the Custodian
Vancouver, B.C.

Dear Sir:

I have received your letter of April 19th re:
Shares of the Maple Ridge Co-operative Produce Exchange.

It appears that the share certificates you requested have been either misplaced or lost during the process of evacuation. Therefore it is impossible for me to forward them at the present time. However, the shares are on record in the books of the Co-operative firm.

I would request that you check with these records at your convenience. Your co-operation will be appreciated.

If, however, such action on your part is impossible please let me know.

In regards your second letter of April 12th in regard my personal property claim, I am making the necessary enquiries and will forward the information as soon as possible.

Many of our documents and records of a minor significance seems to have been misplaced. This is due to the fact that my two brothers and myself were serving in the forces and we were unable to keep track of things as well as we could have had we been home.

Yours truly,

Toshio Jack Oki
Toshio Jack Oki

File No. 6970/13809

*Bel 206 50
191 63 Redemptive*

moki

6970

April 27, 1948.

Mr. Toshio Jack Oki,
346 Merton Street,
Toronto, Ontario.

Dear Sir:

Re: Maple Ridge Co-Operative Share Certificates.

We have to acknowledge your letter of April 21, in which you advised that you are unable to locate your Maple Ridge Co-operative Share Certificates and suggest that we consult the records of the Co-operative.

We had already done this at the time we wrote to you and as these records indicated that shares were registered in the name of M. Oki, we thought these might have belonged to your late father and that you might have the Certificates in your possession. If these shares did belong to your father, we would appreciate being advised if an Administrator was appointed for his Estate and, if so, the name and address of the person so appointed.

As you will readily understand, we cannot disburse funds derived from redemption of shares registered in the name "M. Oki", until we have some proof as to the identity of the registered shareholder. Any assistance you can give us in this connection will be appreciated.

Yours truly,

A. G. McArthur,
Office of the Custodian.

/AC

6970/6974

December 30, 1948

REGISTERED

Mr. Toshio OKI,
Reg. No. 13809,
346 Morton Street,
Toronto, Ontario.

Dear Sir:-

We have to your credit on our books the sum of \$206.40.

This is made up as follows:-

From Auction sale of chattels -	13.21
" " " "	1.56
" redemption of 150 shares of Maple Ridge Co-operative.	191.63
as above -	<u>\$ 206.40</u>

As we wish to dispose of this balance, we are enclosing
Custodian cheque for \$206.40 payable to you.

In your letter of the 21st April last you advised that
the share Certificates of the Maple Ridge had been either misplaced
or lost and therefore impossible to forward to this office.

If you have since located them, please forward here for
our records; if not, we wish that you undertake to protect any and
all persons against any claim arising from your failure to surrender
these Certificates to this office. The Certificates are said to be
in the name of "M. OKI".

The acceptance of this cheque by you will not in any
way affect the merits of your claim filed against the Government.

We are enclosing a copy of this letter which we would
ask that you sign where indicated and return to this office, as evidence
of your undertaking as above noted. If you can forward the Certificates,
you need not sign the enclosure.

We enclose a self addressed stamped envelope for your
convenience in replying.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

B.R.D.
B.R. Dusenbury,
Office of the Custodian.

BRI/DD. Encls. 2.

Above undertaking and arrangement agreed to by me.

Jan 11/49
sign
X-
here
and return
Toshio OKI
Reg. No. 13809

346 Merton St.
Toronto, Ont.
Jan. 10, 1949.

Office of the Custodian
Dept. of the Sec. of State
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JAN 11 1949
File No.	6970/6974
Ans.	✓
Referred	B. Dusenbury

Dear Sir:

I wish to acknowledge receipt of your letter
of December 30th, with enclosed cheque for \$206.40.

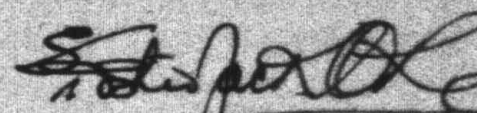
I am to understand that the amount covers the
proceeds from the sale of chattels and redemption of
150 shares of Maple Ridge Co-operative shares.

I have signed and enclosed a duplicate of the
letter which I received as you had requested.

Thank you.



Yours truly,



Toshio Jack Oki

6970
6974

November 23, 1950.

Mr. Toshio Jack OKI,
29 Spring Grove Ave.,
Toronto, Ont.

Dear Sir:

Re: Case 1180 - Japanese Property Claims

This will acknowledge receipt of your letter of the 18th instant. As you mentioned, the rebate of \$25.47 applied to the Michigan Fire and Marine Insurance policy.

The situation in regard to the Providence Washington policy is as follows:

When registering with us on April 30, 1942, it was stated that no fire insurance was being carried. In view of this, the Custodian placed insurance in the amount of \$3000.00, the premium on which was \$62.30. On June 8th, 1943 Mrs. Oki advised us that fire insurance had been placed, and we therefore cancelled the policy with the Providence Washington on July 10, 1943, receiving a refund of insurance premium in the amount of \$21.87. This transaction is shown in the statement enclosed for the account of Toshio OKI and Hatsu OKI.

It will be seen therefore, that the rebates of insurance on both policies have been taken care of.

Yours truly,

F. G. Shears,
Director.

FOS/GN

*Letter of 18th
on balance file*

6970

January 23, 1951.

Mr. G. E. Durrell,
A/District Superintendent,
Soldier Settlement and Veterans' Land Act,
P.O. Box 1079,
Vancouver, B.C.

Re: Former Japanese Lands in B.C.
Your File V-8-30

Dear Sir:

In reply to your letter of January 22nd, we give you below the information in regard to the Japanese veterans about whom you enquired -

Your File No.	Case No.	Name	Last Known Address	Amount	
BC/42-9	76	YUASA, Toshio, National & Trustee	16 Marcel Ave., Kamloops, B.C.	\$ 630.92	PAID
BC/129-9	1280	OKI, Hideo and Toshio (Hideo, the mother, died in 1943)	29 Spring Grove Ave., Toronto, Ont.	1938.43	
BC/132-9	1209	OHARA, Shoji Nakoto	28 Colborne Ave., Dundas Road P.O., Toronto, Ont.	735.20	PAID
BC/157-9	1204	SHOJI, George Yasuo	34 1/2 Lansdowne Ave., Oshawa, Ont.	1996.81	PAID
BC/321-9	924	KINOSHITA, Seichi	Tabor, Alberta.	1062.69	PAID
BC/459-9	1390	SUENI, Goro	Box 1007 River Road, Saskatoon, Saskatchewan, B.C.	117.93	

You will note that the amounts on four of these cases have been paid to the Japanese claimants. However, Toshio OKI and Goro SUENI have not yet returned their completed Release forms to this office, consequently the two claims - 1280 and 1390 are still unpaid.

We hope that this information will be helpful to you.

Yours very truly,

F. G. Stearns,
Director.

FGS/CH

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

Please Quote
V-8-10

P.O. Box 1099,
Vancouver, B.C.
Jan. 22, 1951.

Mr. F.O. Shears,
Custodian of Enemy Property,
675 W - Hastings Street,
VANCOUVER, B.C.

Dear Sir:

Re: Former Japanese Lands in B.C.

This Department has been holding off the market certain lands purchased from the Custodian formerly owned by Japanese veterans or Soldier Settlers. Our Head Office has been discussing the disposal of these lands with Mr. E.W. Wright, Chief Counsel, Custodian's Office, Department of the Secretary of State, and before selling the lands in question it will be necessary to get a clearance from the respective Japanese involved.

This Department has no addresses of the Japanese veterans and Soldier Settlers, but it is understood that you have the information on your files. May we, therefore, have the addresses applicable to the following:

<u>OUR FILE NO.</u>	<u>NAME</u>	<u>DESCRIPTION OF LAND</u>
BC/42-F	DIADA, T. & K. & T.	Pt. S $\frac{1}{2}$ of SW $\frac{1}{4}$ Sec. 26, Twp. 12, N.W.D.
BC/129-B	OKI, H. & T.	Lot 23 of NE $\frac{1}{4}$ Sec. 16, Twp. 12, Map 1676.
BC/132-F	OHURA, Shai	S $\frac{1}{2}$ of Lot 2 of S $\frac{1}{2}$ of Lot 263, Grp. 1, Map 1051, Maple Ridge.
BC/157-F	SHIJI, G.Y.	Pt. of NE $\frac{1}{4}$ Sec. 5, Twp. 15, Map 1192, N.W.D.
BC/311-F	KINOSHITA, Sasaki	Lot 1 of S/D of S $\frac{1}{2}$ of SW $\frac{1}{4}$, Sec. 35, Twp. 10, Map 1130.
BC/455-F	SURUKI, Goro or Goro	Lot 8 of NE $\frac{1}{4}$ Sec. 36, Twp. 4, Map 1166, N.W.D.

Following receipt of the mailing addresses, we intend to write the Japanese advising them of the possibility of having their lands returned. If they are no longer interested, we might proceed to dispose of the properties to other veterans. However, in case the Japanese wish to return to their properties, we should like to have a statement from you of the cash awards made regarding these properties so that suitable adjustments may be made in each case.

May we have your advice in due course, please.

Yours truly,

JAC/VEN

Per: "J.A. CASE"

G. E. Durrell, A/District Superintendent.

File No. 6970

REAL PROPERTY SUMMARY FOR CLAIM

August 3/48.

CLAIMANT:

Jack Toshio OKI

Reg. No. 13809

PROP. SUBJECT
OF CLAIM:

Parcel (A)
19th Road, R.R. 1, Haney, B. C. (V.L.A.)
being
Lot 23 of the N.E. $\frac{1}{4}$ of Sec. 16, Twp. 12,
Map 1676, Mun. of Maple Ridge, D.N.W.

Parcel (B)
Baker Road, R.R. 1, Haney, B. C. (V.L.A.)
being
Lot 8 of the N.W. $\frac{1}{4}$ of Sec. 11, Twp. 12,
Map 1363, Mun. of Maple Ridge, D.N.W.

CLAIM:

Parcel (A)
Estimated fair market value as per claim: \$3500.00
Custodian Cr. as per claim 1551.00
(Actual Gross Selling Price \$1551.00)
CLAIM ----- \$1949.00
Toshio OKI owned parcel (A) jointly
with his mother, Hatsu OKI - deceased.
It would appear that he is claiming on the whole of
the property.

Parcel (B)
Estimated fair market value as per claim: \$250.00
Custodian Cr. as per claim 47.00
(Actual Gross Selling Price \$47.00)
CLAIM ----- \$203.00

REFERENCES

JP
JP
Parcel (A)
R.P.1

R.P.2

R.P.3

R.P.4

Parcel (B)
R.P.1

HISTORY

Declaration - April 30th, 1942. (Toshio OKI)
Declaration - April 30th, 1942. (H. OKI)

C of E #50408, dated Nov. 6/42, notes vesting in the Custodian.
Registered owners: Hatsu OKI and Toshio OKI "Joint Tenants".

Assessed Value (1943)

Land \$ 350.00
Improvements \$1310.00

Valuation - V.L.A., \$1579.50, June 8/42.

Toshio OKI advised of sale of property, \$1551.00, June 21/44,
and provided with Statement of Sale and Statement of Account,
showing proceeds of sale credited to Joint Account.

C of E #50747, dated Dec. 9/42, notes vesting in the Custodian.

REFERENCESHISTORY(Parcel (B))

R.P.2

Assessed Value (1943)

Land	\$350.00
Improvements	100.00

R.P.3

Valuation - V.L.A., \$48.50, June 6/42.

R.P.4

Toshio OKI advised of sale of property, \$47.00, June 21/44,
and provided with Statement of Sale and Statement of Account.

Statement of Account to date.

J. Spratt

Chambers ✓

Case 1180

6970/6974

December 30, 1948

REGISTERED

Mr. Toshio OKI,
Reg. No. 13809,
146 Morton Street,
Toronto, Ontario.

Dear Sir:-

We have to your credit on our books the sum of \$206.40.

This is made up as follows:-

From Auction sale of chattels	13.21
" " " "	1.56
" redemption of 150 shares of Maple Ridge Co-operative	<u>191.63</u>
as above -	<u>\$ 206.40</u>

As we wish to dispose of this balance, we are enclosing
Custodian cheque for \$206.40 payable to you.

In your letter of the 21st April last you advised that
the share Certificates of the Maple Ridge had been either misplaced
or lost and therefore impossible to forward to this office.

If you have since located them, please forward here for
our records; if not, we wish that you undertake to protect any and
all persons against any claim arising from your failure to surrender
these Certificates to this office. The Certificates are said to be
in the name of "W. OKI".

The acceptance of this cheque by you will not in any
way affect the merits of your claim filed against the Government.

We are enclosing a copy of this letter which we would
ask that you sign where indicated and return to this office, as
evidence of your undertaking as above noted. If you can forward the
Certificates, you need not sign the enclosure.

We enclose a self addressed stamped envelope for your
convenience in replying.

Kindly acknowledge receipt of the enclosed cheque.
Yours truly,

RD/UC. Encls.2.

E.R. Dusenbury,
Office of the Custodian.

29 Spring Grove Ave.,
Toronto, Ont.,
November 12th, 1950

EVACUATION SECTION

Rec'd NOV 14 1950

File No. 6970

Ans.

Referred

Hears

The Custodian of Enemy Property,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Some time ago I received a letter from the Co-operative Committee on Japanese Canadians. This is my reply to the letter which I trust you will acknowledge.

I feel that the enclosed release form is unjustified as I still maintain that the award is inadequate. I am quite willing to accept the Commissioner's findings and report to the government which I have no doubt the Commission found reasonable under the circumstances. However, the fact remains that under those circumstances justice could not be done. Having faith in the words of our government that their property would be protected till they were allowed to return, we made no effort to obtain concrete evidence of the value of our property when evacuated. Under these circumstances, it was most unreasonable to ask the claimants to furnish concrete and absolute proof of value at the time the Commission conducted its hearings, six years after the evacuation.

I find it unthinkable to have to sign the release form in order to receive the award. Also, I do not agree with the Co-operative Committee's action in enclosing with your letter a form which we must sign awarding them certain monies for services rendered.

For the Custodian to require that the forms be signed before the award is granted seems not in keeping with a democratic government. After all the Commissioner has made his report of the losses he feels was sustained by the evacuees. It would seem that the payments of the awards could be made without resorting to such measures. If there is no other alternative please notify me at your earliest convenience. Please find enclosed a letter which I have signed and which I feel is sufficient to entitle me to receive the award.

In going through my files I find that in August, 1942, I received a letter from you notifying me that the house and other buildings on our farm had been insured for \$3000.00 at a premium of \$62.50 and charged to our account. I do not understand how the premium is charged to us when you also notified me that the property had been sold as of January, 1942. Please clarify the matter.

Sold as at 1 Jan 1943 ←

Yours very truly,

[Signature]

29 Spring Grove Ave.,
Toronto, Ont.,
November 12th, 1950.

C
O
P
Y

The Custodian of Enemy Property,
906 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

I shall accept the award of two thousand and fifty-nine dollars and ninety-four cents (\$2,059.94) as recommended in the report presented to the government by the Commission on Evacuation Losses in good faith that the Commissioner made his recommendations on the basis of evidence available.

"TOSHIO JACK OKI"
(signed)

November 14, 1950.

Mr. Toshio Jack OKI,
29 Spring Grove Ave.,
Toronto, Ont.

Dear Sir:

Re: Japanese Property Claims Commission - Case 1180

This will acknowledge receipt of your letter of the 12th instant. As you are aware, a Commission was set up for the examination of claims which fell within certain terms of reference. The recommendations of the Commissioner were accepted by the Government and authority given for payment of the awards recommended, upon signing the Release form which has been sent to you.

The letter which you feel is sufficient to entitle you to receive the award is not acceptable, and is therefore returned herein.

In regard to the letter of authorization to pay legal fees, it is our understanding that your claim was presented through the Co-Operative Committee and that certain arrangements for payment of fees were entered into between yourself and the Committee. The signing of this Authorization is to enable the amount payable under that arrangement to be paid to them.

We note your reference to a charge of \$62.50 fire insurance premium. However, the net amount for the sale of your property as shown in a statement previously sent to you, includes an adjustment crediting you \$25.47 for the unexpired insurance premium. The credit of \$1573.47 shown on your statement is arrived at as follows:

Sale price of Property	\$ 1,551.00
Unexpired insurance premium as at Jan. 1/43	<u>25.47</u>
	\$1,576.47
Less Registration fee	<u>3.00</u>
	\$1,573.47

Yours truly,

F. G. Shears,
Director.

FGS/GM
Encl.

29 Spring Grove Ave.,
Toronto, Ont.
November 18th, 1950.

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

EVACUATION SECTION	
Rec'd	NOV 22 1950
File No.	
Ans.	
Referred	

Dear Sir: Re: JPSC Case 1180 File No. 6970

I acknowledge the receipt of your letter of November 14th with some disappointment.

I wish to straighten out the matter of fire insurance on our property confiscated by the Custodian and sold to the VLA.

In your letter of the 14th, you state that I had been credited with \$25.47 for the unexpired portion of the insurance premium on our property in Haney, B.C.

I wish to bring to your attention the fact that this refund was the unexpired insurance premium on our property placed by mother and I with the Michigan Fire and Marine Insurance Company (Policy No. 6018818) on May 30th, 1942, before mother was evacuated.

The \$62.50 fire insurance premium which I mentioned in my last letter to you is referred to in ~~your~~ the letter from your office of June 2nd, 1945, and concerns Policy No. 69989 placed with the Providence Washington. The first paragraph of this letter explains the policy. The second paragraph is as follows: "The premium for three years, amounting to \$62.50 is being paid to the Insurance Company and charged to the joint account in the name of your mother and yourself." This letter was from Mr. S.M. Gibson of your office.

As for the matter of signing the release form, I shall look into it further before taking any action. The payment of awards being contingent on the signing of the release form is not, in my opinion, in keeping with the actions of a democratic government. I am hopeful that the authorities will reconsider. I shall certainly study the matter further.

Yours very truly,

Toshio Jack Oki

November 23rd, 1950

TO: MR. P. C. SEARS

FROM: MR. C. E. REED

Re: Toshio Jack Oki and Insurance Premium

Japanese declared there was no Fire Insurance carried on either buildings or contents. J. P. Form April 30, 1942. On May 22nd, 1943 Custodian placed Insurance - \$2,000.00 on dwelling, \$500.00 on barn and \$500.00 on contents. Premium \$62.50. Charged to Oki's account June 3rd, 1943. Providence Washington Insurance Company Policy 69989.

On June 8th, 1943 Mrs. Oki advised Custodian that Fire Insurance was placed by she and her son from May 23rd, 1942. Michigan Fire and Marine Insurance Policy 6018818.

The Custodian then cancelled the Providence Washington policy on July 10th, 1943.

The unexpired premium of \$51.87 was credited to Oki's account on September 6th, 1944. Considerable correspondence was necessary to obtain this refund of Insurance Premium hence the lapse of time from cancellation to receipt of payment.

The Michigan policy was turned over to the V. L. A. when the property was sold and a refund of premium received for \$25.47.

New statements of the Oki's joint account and personal account of Toshio Oki have been prepared showing debit of \$62.50 and credit of \$51.87.

Apparently Oki was not advised of these two entries and the previous statement showed a charge for Fire Insurance Premium of \$10.63 which is the difference between \$62.50 and \$51.87.

C. E. Reed

6970
6974

November 23, 1950.

Mr. Toshio Jack OKI,
29 Spring Grove Ave.,
Toronto, Ont.

Dear Sir:

Re: Case 1180 - Japanese Property Claims

This will acknowledge receipt of your letter of the 18th instant. As you mentioned, the rebate of \$25.47 applied to the Michigan Fire and Marine Insurance policy.

The situation in regard to the Providence Washington policy is as follows:

When registering with us on April 30, 1942, it was stated that no fire insurance was being carried. In view of this, the Custodian placed insurance in the amount of \$3000.00, the premium on which was \$62.90. On June 8th, 1943 Mrs. Oki advised us that fire insurance had been placed, and we therefore cancelled the policy with the Providence Washington on July 10, 1943, receiving a refund of insurance premium in the amount of \$51.87. This transaction is shown in the statement enclosed for the account of Toshio OKI and Hatsu OKI.

It will be seen therefore, that the rebates of insurance on both policies have been taken care of.

Yours truly,

F. G. Shears,
Director.

FGS/GH

COPY

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

Department of
Veterans Affairs
Canada

Please Quote BC/129-P

No. 8 Temporary Building,
Ottawa, Ontario

January 5, 1951

Mr. E. Arpin,
Comptroller of Finance and Accounts,
Office of the Custodian of Enemy Property,
Secretary of State Department,
7 O'Connor Street,
Ottawa, Ontario

Dear Sir:

Re: OKI, Hatsu and OKI, Toshio
Lot 23 of N.E. $\frac{1}{4}$, Sec. 16, Tp. 12,
Map 1676, Maple Ridge

As a result of purchase from the Custodian of Enemy Alien Property, the Director of the Veterans' Land Act holds title to the above-described property formerly owned by Hatsu Oki and Toshio Oki, veterans of World War 2. Consideration is being given to a procedure whereby Japanese veterans of World War 1 or 2 may again obtain title to their former lands upon payment of the outstanding cost of the lands to the Director. Before application for the return of the lands concerned may be considered, we must determine if the former Japanese owners have accepted any cash settlement based on the findings of the Royal Commission headed by Mr. Justice H. I. Bird.

It would be sincerely appreciated if you would advise if settlement payments have been made to Veteran Hatsu Oki and Toshio Oki.

Yours very truly,

F. D. Millar
General Superintendent,
Small Holdings Division

FDM:dm

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

January 9th, 1951.

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

Recd	Jan 12, 51
File No.	Case 1180
By	J. G. L. Lee

Dear Mr. Shears:

Re: OKI, Hatsu and OKI, Toshio
Lot 23 of N.E. 1/4 Sec. 16, Tp. 12,
Map 1676, Maple Ridge.

I enclose herewith copy of communication
received from the Soldier Settlement and Veterans'
Land Act, Ottawa, under date of 5th instant.

Will you be good enough to report directly
to the General Superintendent, Small Holdings Division,
and send a copy to this office for our records.

Yours very truly,


K. W. Wright,
Chief Counsel.

KWW/G
Enc.

2059-94

no 1938.43 } Real

26.00 Misc.

506 Royal Bank Bldg.,
Vancouver, B.C.,
January 11, 1951.

K.W. Wright, Esq. K.C.,
Chief Counsel,
Office of the Custodian,
Victoria Bldg.,
7 O'Connor St.,
Ottawa, Ont.

Dear Mr. Wright:

Re : Veteran's Application for return of
Property sold to Director, Veterans'
Land Act, and the Question as to whether
award under Justice Bird's Commission has
been paid.

OKI, Hatsu and OKI, Toshio.
Lot 23 of N.E. $\frac{1}{4}$ Sec. 16, Tp. 12, Map 1676,
Manle Ridge. Case 1180

We have for acknowledgment your communication of Jan. 9th
enclosing copy of letter dated January 5th which you received from
F.D. Millar, General Superintendent, Small Holdings Division, Soldier
Settlement and Veterans' Land Act.

The answer to the question in this case is as follows -

The award of this real property was \$1938.43. This amount
has not yet been paid.

He is also entitled to an award on chattels, which do not
concern the V.L.A. deal, for which he has not yet been paid.

Yours very truly,

F.G. S hears,
Director.

FOS/GH

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. 56097

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

January 15th, 1951.

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

Rec'd	Jan. 17/51
File No.	Case 1180
Ans.	
Replied	J. H. S.

Dear Mr. Shears:

RE: OKI, Hatsu and OKI, Toshio
Lot 23 of N.E. 1/4 Sec. 16, Tp. 12,
Map 1676, Maple Ridge. Case 1180.

I have for acknowledgment your communication
of the 11th instant, in duplicate.

If you will refer to my letter of January 9th,
I requested that you communicate directly with the Soldier
Settlement and Veterans' Land Act. Mr. Miller has been
advised that he will hear directly from you and it would
be appreciated if you would kindly write to Mr. Miller
along the lines of your letter to me, sending copy to this
office.

Yours very truly,


K. W. Wright,
Chief Counsel.

KWW/G

January 17, 1951.

Your File BC/129-P

Mr. F. D. Miller,
General Superintendent,
Small Holdings Division,
Soldier Settlement and Veterans' Land Act,
No. 8 Temporary Building,
Ottawa, Ontario.

Dear Sir:

Re: Veterans' Application for return of
Property sold to The Director, Veter-
ans' Land Act, and the question as to
whether award under Justice Bird's
Commission has been paid.

OKI, Hatan and OKI, Toshio.
Lot 23 of N.E. 1/4 Sec. 16, Tp. 12,
Map 1676, Maple Ridge. Case 1180

We have received from Mr. E. W. Wright, Counsel to
the Custodian, Ottawa, copy of your letter of January 5th,
addressed to Mr. Arpin, re the above.

The answer to the question in this case is as follows:

The award of this real property was \$1938.43. This
amount has not yet been paid.

He is also entitled to an award on chattels, which do
not concern the V.L.A. deal, for which he has not yet been paid.

Yours very truly,

F. G. S hears,
Director.

FGS/GH

Statement of Account.

Toshio OKIFile No. 6970
Reg. No. 13809.

Date	Particulars	Debit	Credit	Balance
1943 Jan. 1	Wage Tax Refund	\$	\$ 4.73	
	Credit re Sale of Property		44.00	
	Land Registry Office C/E	1.00		
Oct. 28	Sale of Mail Box		1.00	
1945 Apr. 10	Proceeds Auction Sale		13.21	✓
23	Legal Fees	15.00		
July 6	Proceeds Auction Sale		1.56	✓
1946 July 16	Transferred from Joint a/c.		896.58	
23	Funeral expenses of Hatsu OKI	80.00		
	Payment of claim against Hatsu OKI (Dr. G. Morse)	59.00		
	Payment of claim against Hatsu OKI (M. Nishiguchi Company Limited)	75.75		
	Cheque to you	715.56		
1948 Mar. 1	Redemption Maple Ridge 150 Shares		191.63	
		<u>\$ 946.31</u>	<u>\$ 1152.71</u>	<u>\$206.40 CR</u>
1948 Dec. 30	Cheque to you	206.40		
		<u>\$1152.71</u>	<u>\$ 1152.71</u>	
August 4/48. /38				<u>NIL</u>

File Nos 6970 & 6974
Reg. Nos 13809 & 13934

Toshio OKI and Hatsu OKI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 Nov. & Dec. Nov. 24	Rents collected Water rates	\$ 5.26	\$ 42.00	
1943 January 1	Credit re Sale of Property		1,573.47	
	Land Registry Office - Certificate of Encumbrance	1.00		
January 23	Rents collected		14.00	
	Legal Fees	15.00		
June 3	Insurance Premium	62.50		
1944 September 6	Refund of Insurance Premium		51.87	
1946 January 25	Certificate of death - Hatsu OKI	1.00		
February 18	Cheque to you	700.00		
July 13	Transferred to Toshio OKI's Account	896.58		
		<u>\$ 1,681.34</u>	<u>\$ 1,681.34</u>	
				<u>NIL</u>

Accounting Department
November 23rd, 1950



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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE M.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,
October 27, 1942.

IN THE MATTER OF THE CLAIM OF
JACK YOSHIO ONI

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, Esq., K.C.,	appearing for the Dominion Government,
F.A. BROWN, Esq.,	appearing for the Claimant,
A. SMITH, Esq.,	Secretary,
D.F. HANFORD, Esq.,	Official Interpreter,
A.S. VANCE, Esq.,	Official Reporter.

J.F. OHL,
Mr. Q.

1 JACK THOMAS OHL, the claimant herein,
2 being first duly sworn,
3 testified as follows:

4 DIRECT EXAMINATION BY MR. BREWIN:

5 Q. What is your occupation?

6 A. I am a student-veteran.

7 Q. Were you overseas during the war?

8 A. Yes, sir.

9 Q. With what unit were you? A. The Intelli-

10 guence Corps.

11 Q. Did you see service in Burma?

12 A. Malaya and Burma.

13 Q. And you are making a claim in regard to
14 two parcels of real estate and some chattels?

15 A. Yes, sir.

16 Q. First of all, in regard to the first parcel
17 of real estate it is a farm. At what municipality?

18 A. Maple Ridge.

19 Q. I am showing you here a document entitled
20 "Real Estate Farm Land." Is that your signature?

21 A. Yes, sir.

22 Q. Are the facts stated in that form correct?

23 A. Yes.

24 MR. BREWIN: I tender that as Exhibit 1.

25 (PARTICULARS OF REAL ESTATE FARM LAND,
26 MARKED EXHIBIT NO. 1)

27 Q. I am showing you a small mapshot of a house.

28 A. That was our house.

29 It was shown to me by the people who were staying

30 there in 1945, that was after the evacuation.

Q. I see you have written on the back "1945"

A. Yes.

S.T. 2nd,
Mr. W.

MR. BERNER: I tender that as exhibit two, a photograph.

(EXHIBIT OF CLAIMANT'S PREMISES,
MARKED EXHIBIT NO. 2)

I would ask if my friend would submit the same Appraisal Report in respect of this property. This will be for Lot 23.

MR. CHRISTIE: I tender as Exhibit 3, same Appraisal Report of Lot 23, the North-east quarter, Section 18. There are two same appraisal reports, and I am doing that to distinguish them.

(SAME APPRAISAL REPORT, LOT 23, N.E. QUARTER,
SECTION 18, MARKED EXHIBIT NO. 3)

MR. BERNER: Q. This property was owned by yourself and your mother as joint owners?

A. Yes.

Q. Your mother has since died?

A. Yes.

Q. At the time you left you lived with her on the property? A. Well, it was a case of my getting out first and she was left behind.

Q. I notice on this report that there is a reference to the barn being 25 years old. It does not seem to correspond with your statement that the barn was built in 1939. When was it in fact built?

A. Just about then, in 1934.

Q. You were there at the time?

A. Yes.

Q. And you perhaps helped in building it?

A. Yes. It was in the latter highschool years

J.T. Oki, 4
J.T. Oki,
Dir. ex.

Q. When it was undisturbed?

1 that I distinctly recall it.

2 Q. In respect of the garage which is said to
3 be 10 years old, when was that built? A. Well,
4 it would be about 1939 or 1940, almost, when we first
5 got our car. and the statement is filed and

6 Q. I notice you paid \$650. for the property
7 in 1937? A. Yes. What have you to say about

8 Q. And at that time it was uncleared and no
9 buildings on it at all? A. Yes. We used to
10 have a barn next door. We arranged with our neighbours

11 Q. And you cleared five acres and cultivated
12 them, with other improvements which are described here,
13 building the house, the barn and the garage?

14 A. Yes. You actually drive cars on to the

15 property? And they were all built while you were there?

16 A. Yes. Would be across the neighbour's place?

17 Q. I notice one rather unusual thing here, and
18 that is that the assessment for 1944 was fixed at
19 \$400., which seems rather low in view of the buildings
20 which have been put on. Can you give me any explanation
21 of that? A. All I can say is that since we

22 bought the place and cleared it and cultivated it and
23 built the buildings on it I do not recall having anyone
24 come around to assess it. Perhaps that may be the
25 reason? A. Yes.

26 Q. You assume the assessment was made before
27 the improvements? A. That was the same assess-
28 ment on the land that they had placed on it before we
29 had bought it.

30

1 Q. When it was unloaded?

2 A. Yes.

3 Q. And I notice there is a reference in the
4 report to the fact that this property was situated
5 on No. 13 Road and that you had to cross another
6 holding to reach it and the statement is then made
7 that the steep slope to the hill off No. 13 Road de-
8 tracts from its value. What have you to say about
9 that?

10 A. It would be possible to make a road
11 up the slope, which is not too steep, on our own portion
12 of the property; but we arranged with our neighbors
13 to take over just the corner of their property and
14 made an agreement whereby we could use it, which would
15 give us a level entrance to our property.

16 Q. Did you actually drive cars on to the
17 property? A. Yes, yes.

18 Q. That would be across the neighbor's place?

19 A. Just the corner.

20 Q. Did you put it in legal form?

21 A. They said if it was open the year around
22 it would be public property so we did not have to do
23 that.

24 Q. Where was the steep slope?

25 A. Right in the front of the property.

26 Q. There was a steep slope in the front of the
27 property? A. Yes.

28 Q. And where did this road come in?

29 A. It happened to come up towards the end of the
30 property and we would just take the corner of the

neighbouring property.

Q. You had a garage on the property?

A. Yes.

Q. Had you any trouble driving cars in and out at all?

A. No.

Q. I suppose your opinion perhaps is no better than the appraiser's but in your opinion would the reconstruction affect the value of the property?

A. I do not see why it should.

Q. Who is the neighbour, by the way?

A. At that time there was somebody named Vann who used to live next door.

Q. We have a good deal of information on the written form. You have told us some other things. Is there anything else about the value of this parcel which you think would be helpful to the Commission?

A. No. I cannot think of anything, sir.

MR. CHRISTIE: Do you want the assessment?

MR. BROWN: I am not very keen about the assessment.

MR. CHRISTIE: I think it helps you.

I tender as Exhibit 4 the Notice of Assessment, 1943, of Lot 23.

(NOTICE OF ASSESSMENT, 1943, OF LOT 23, MARKED EXHIBIT NO. 4)

MR. BROWN: The value of improvements is given as \$1,510., and the value of the improved land \$350., which makes a total of \$1,860.

Q. You are also claiming with respect to another parcel of land which was in Maple Ridge, 1943?

1 A. Yes.

2 Q. There were no buildings on this other parcel?

3 A. No.

4 Q. Which was Lot 5? A. Yes.

5 Q. In order to distinguish it from the other
6 one we call it Lot 5. A. Yes.

7 Q. Is this your signature on this document
8 entitled Real Estate Farm Land?

9 A. Yes.

10 Q. And does that set out the facts which are
11 correct in respect of this parcel?

12 A. Yes.

13 MR. MURKIN: I submit that as Exhibit B.

14 (PARTICULARS OF REAL ESTATE FARM LAND,
15 MARKED HERETOBY NO. 5)

16 MR. CHRISTIE: I am tendering as Exhibit C
17 the Farm Appraisal Report in respect of Lot 5,
18 the Northeast Quarter.

19 MR. MURKIN: The Farm Appraisal Report on this
20 property refers to this as being undeveloped bush.
21 But, there seems to be no value given here at all
22 in respect of the timber on the property. Can you
23 tell us anything about the timber on the property?

24 A. We have considered that as the value of the
25 property, the timber on it, not for agricultural
26 purposes.

27 Q. I see in the form which you have already
28 filed there was altogether 10 acres. Is that right?

29 A. Yes.

30 Q. And you paid \$150. for the property in 1950?

1 A. Yes.

2 Q. And you cleared and cultivated half an
3 acre. Is that right? A. Yes.

4 Q. You state here that the land was valuable
5 due to commercial value of lumber and timber. What
6 sort of timber was there on it? A. It was
7 Douglas fir timber acreage.

8 Q. Have you any expert knowledge or experience
9 in regard to timber limits and their value?

10 A. I used to work in a sawmill.

11 Q. In which mill? A. In several of them;
12 The Park Ridge Lumber.

13 Q. In what capacity? A. I worked more
14 in the office; shipper.

15 Q. What was your education?

16 A. Highschool.

17 Q. Had you surveyed these 10 acres?

18 A. Yes.

19 Q. Was there any other valuable timber there
20 apart from the Douglas fir, which you mention?

21 A. No.

22 Q. Purely the Douglas fir? A. Yes.

23 Q. And, how much of it had been logged-off
24 at the time you left? A. About two acres in the
25 front; the part which had been cleared and another
26 one and one-half acres.

27 Q. And on the balance of the lots there was
28 still timber? A. Yes, we had estimated about
29 100,000 board-feet.
30

1 Q. When you say "we had", who is "we"?

2 A. My brother and myself.

3 Q. He had some experience, too?

4 A. Yes. He was in the logging business.

5 Q. And, what would you get from the sale
6 of Douglas fir at that time, referring to the mill?

7 A. As timber it was worth in the neighbourhood
8 of 19 to 20 cents per 1,000 board-feet.

9 Q. Your estimate of value is very low, if
10 that is the case? A. With standing timber the
11 value would not be nearly anything like that.

12 Q. What would be the value of standing timber
13 like that?

14 A. I imagine it would be about \$3., anyway.

15 Q. That means that you would have to go to
16 the expense of taking it off and transportation?

17 A. Yes. If you did that it would be worth
18 about \$19. or \$20. per 1,000 board-feet.

19 Q. In what state is it worth that much, -
20 delivered to Vancouver? A. No, no; to the
21 local mills.

22 Q. To the local mill? A. Yes.

23 Q. And I suppose the expense of taking it off
24 and transportation varies? A. Yes; but I
25 imagine \$3. would be a minimum for standing timber, it-
26 self.

27 Q. I notice that you had said before that you
28 thought perhaps part of the timber had been cut down
29 by the millowner neighbour? A. Yes. When I
30 was back there in 1943 and again in 1945 I visited at

1 the house and I noticed that it had been logged-off
2 in portions since we had left.

3 Q. You have no idea of when?

4 A. No. I have no knowledge.

5 Q. It might have been before or after the
6 appraiser made his report, I suppose, except I
7 notice the appraiser's report is dated May 20, and I
8 think you were evicted on May 27? A. I believe
9 that is correct.

10 Q. It would have to be pretty quick work to
11 get anything off in that time? A. I think it is
12 impossible.

13 Q. I would have thought so.

14 MR. CHRISTIE: I tender as Exhibit C, the Farm
15 Appraisal Report, Re Lot 3.

16 [FARM APPRAISAL REPORT, RE LOT 3, MARKED
17 EXHIBIT NO. 6]

18 I tender as Exhibit F the Notice of Assessment
19 for the year 1945, re Lot 3.

20 [NOTICE OF ASSESSMENT, 1945, RE LOT 3,
21 MARKED EXHIBIT NO. 7]

22 I tender as Exhibit B, the two certificates of
23 insurance.

24 [TWO CERTIFICATES OF INSURANCE, MARKED
25 EXHIBIT NO. 8]

26 MR. HANSEN: Q. I suppose your mother did not
27 leave any estate of which to speak? A. No.

28 Q. You did not take out Letters of Administra-
29 tion or anything of the sort?

30 A. I do not recall that.

Q. Did she leave a will? A. Yes.

1
2 Q. Who did she appoint? A. It was left to
3 me but as far as I knew this was the only property
4 and as joint tenants I understood that it would not
5 be necessary to ---

6 Q. Your understanding corresponds with mine,
7 but another distinguished firm of lawyers have
8 expressed a view that since the property is vested in
9 the Custodian it might destroy the joint tenancy and
10 make it into a tenancy-in-common. When did your
11 mother die? A. In 1943.

12 Q. You have not a copy of the will with you?

13 A. No, not now.

14 Q. She left everything to you?

15 A. Yes.

16 Q. And appointed you the executor?

17 A. Yes.

18 Q. But because there was no property at all you
19 have been taken out --- A. I asked a barrister ---

20 Q. It was not as you asked?

21 A. No.

22 MR. BREWIN: It seems it is one of these legal
23 problems which perhaps can be cleared up at another
24 time. I am inclined to agree with the barrister who
25 advised the claimant, but there is another opinion
26 here in respect of the vesting.

27 MR. CHRISTIE: I was quite surprised when I saw
28 it. I just drew it to my friend's attention so that
29 he could bring out the fact that he was the sole heir
30 to the estate, if necessary, if there is any doubt

the whole thing.

MR. BREWIN: I think this is a problem which can be dealt with later.

MR. CHRISTIE: I thought I should draw it to my friend's attention.

THE SUB-COMMISSIONER: Surely a forced transfer of the property makes the Custodian simply a trustee in for the former owners and the same rights as if they were owners of it before.

MR. BREWIN: Actually, there is no legal obligation on the government to pay any amount which may be recommended. Therefore, there is no legal ownership in this property at the present time.

THE SUB-COMMISSIONER: I know, but if the government makes a recommendation to pay it would be at the time the Custodian took over, which would at that time be a joint tenancy.

MR. BREWIN: Q. In regard to your chattel claim I wonder if I could file the actual claim which was made? I do not seem to have a copy on my file.

MR. CHRISTIE: You mean the analysis?

MR. BREWIN: No; I mean the claim which was filed by the claimant, the original claim.

Q. I am showing to you a copy of your claim which was filed in this matter. Are the articles in respect of which you are making a chattel claim the ones set out on the claim form?

A. Yes.

Q. And how did you arrive at the values which

J.P. Chi,
Dir. ex.

1
2 you are claiming there? A. Well ---

3 MR. HENRY: I think I would like to have this
4 marked as an exhibit in this case.

5 (PARTICULARS OF CLAIM FORM, MARKED EXHIBIT NO. 10)

6 Q. Now did you arrive at those values which
7 you put in there? A. Taking the new value
8 and taking out the depreciation.

9 Q. I am showing to you a document headed
10 Personal Chattels, which contains some information
11 in regard to these things. Is that your signature?

12 A. Yes, sir.

13 Q. And is the information there true?

14 A. Yes.

15 MR. HENRY: I tender that as Exhibit 10.

16 (PARTICULARS OF PERSONAL CHATTELS, MARKED

J.P. Chi,
Dir. ex.

1
2 after these things?

A. He had asked us to

J.F. CHI,
DIP. 02.

1 after these things? A. He had asked us to
2 rent the property to him and as soon as we left the
3 Custodian took it over, but he still stayed there.
4 And, I believe the tenancy changed.
5

6 Q. You informed the Custodian and apparently
7 the information is that they were all to be left in
8 the house? A. Yes.

9 Q. And you informed the Custodian of that.
10 Were they locked up?

11 A. Some of them were locked. People were
12 staying there, I believe.

13 Q. I notice you had two heaters and a kitchen
14 stove. Apparently you valued these all together.
15 Is there any way of differentiating between the heaters
16 at all and the kitchen stove? A. I imagine it
17 could be done.

18 Q. Yes. You put a total value of \$30. The
19 reason I am asking is that at least one of the heaters
20 seemed to have disappeared and you might have a claim
21 in regard to that and not the other. I was wondering
22 if you could tell us about it, break down that figure
23 of \$30.7 A. If I do know which heater it was,
24 probably --

25 Q. One of them was sold apparently for \$8.50.

26 A. I would not know about that.

27 Q. Were they both about the same?

28 A. No. One was considerably better than the
29 other.

30 Q. And, what about the kitchen stove?



15
J.P. Oki,
Dir. ex.

1 A. It was in fair shape.

2
3 Q. Which would you say were the most valuable,
4 the kitchen stove or heaters?

5 A. I imagine the kitchen stove would be. One
6 of the heaters was quite new.

7 Q. One heater was quite new?

8 A. Yes.

9 Q. Unfortunately this form is not very explicit
10 on this matter; it just refers to two heaters and one
11 kitchen stove would be new in 1930?

12 A. Yes.

13 Q. Were they all bought at the same time?

14 A. No. I think there is some mistake on that.
15 There were bought over a period of years.

16 Q. One heater was relatively new. Do you
17 remember how much you paid for that? A. I think
18 \$50.

19 Q. When was the kitchen stove bought?

20 A. I imagine about 1935 or so.

21 Q. And there was one heater which was a good
22 deal older? A. Yes.

23 Q. And you have down here tables and desk.
24 Do you know how many tables and desks there were?

25 A. I do not recall, offhand, sir, but it was
26 listed among the chattels.

27 Q. And five complete beds. There are four
28 tables and chairs on the J.P. Form. Four of them
29 were double beds and one single bed. Is that right?

30 A. Yes, sir.

Q. I think that is all, thank you.

1 MR. CHRISTIE: How many beds missing?

2 MR. BIRKIN: I do not know. The analysis is
3 not very clear on that. What do the auction sheets
4 show?

5 MR. CHRISTIE: There are four beds there.
6 May I see the Farm Appraisals?

7
8
9 CROSS-EXAMINATION BY MR. CHRISTIE:

10 Q. This is a J.P. Form dated April 30, 1942.
11 Is that your signature? A. Yes.

12 Q. And another J.P. Form dated April 30, 1942.
13 Whose signature is that? A. It appears to be
14 mine.

15 Q. Well, do you not know your own signature?
16 A. Yes.

17 Q. I guess one is a copy of the other. I
18 have not had two signed before. A. Yes. It is
19 a carbon copy.

20 Q. They are both signed. I thought they
21 were separate, but evidently it is just one.

22 I will file the J.P. Form as Exhibit 11.
23 (J.P. FORM, MARKED EXHIBIT NO. 11)

24 Q. Of what kind of lumber was this house
25 built? A. Fir. That is, the structure proper.

26 Q. At what would you value an acre with
27 strawberry plants on it? I do not mean if they
28 have strawberries on them, but if you had an acre
29 and it had strawberry plants what valuation would you
30 put on it? A. It is quite difficult to say.

1 It requires considerable work but I would imagine
2 one would value a good acre of strawberries at at
3 least \$500.
4

5 Q. You were employed with a lumber company apart
6 from any work on this farm?

7 A. Yes. My fulltime employment was with the
8 lumber firm at the time of evacuation.

9 Q. Prior to that, in the year prior to your
10 evacuation what would be the income from this farm
11 land on which the house was located, or have you
12 any idea?

13 A. It would be quite difficult to estimate,
14 sir.

15 Q. If you do not know, just say so.

16 A. Yes. I would rather not say.

17 Q. Would it be correct to say that prior to
18 your evacuation that this farm was operated by your
19 mother and brothers? A. Yes.

20 Q. And you worked in a lumber mill?

21 A. Yes.

22 Q. Did you do this fencing on the property
23 or did you employ outside labour? A. No. We did
24 that.

25 Q. What about the well; did you do that,
26 yourself? A. Yes.

27 Q. And the Arvins? A. Yes.

28 Q. I think that is all in respect of that.
29 On the other piece of farm land did you ever
30 sell any of the berries? A. Yes; one year.

1
2 Q. Do you know what you derived from the sale
3 of the berries? A. No, I do not.

4 Q. I suppose you had no part in that; that
5 was done by your mother and brothers, again?

6 A. I had something to do with it, but I cannot
7 recall right now what we got for the berries.

8 Q. I think you told my friend that part of the
9 timber had been cut off this property?

10 A. Yes. That is true.

11 Q. Was that Douglas fir? A. Yes.

12 Q. And that was sold?

13 A. I do not know.

14 Q. You do not know? A. I do not know
15 what was done with it, sir. It was while I was back
16 there in 1918, in the army I happened to go out there.

17 Q. Was it your mother and brothers who had sold
18 this timber? A. No. Somebody on the neighbour-
19 ing property had logged their own property and gone
20 into cuts.

21 Q. Would you not derive any benefit from it?

22 A. We did not hear anything about it. The
23 first time I knew about it was when I went out there,
24 myself.

25 Q. This was not prior to the evacuation?

26 A. No.

27 Q. This was done subsequently to the time you
28 were out? A. Yes.

29 Q. That is all in regard to the farm property.
30 Some of these articles in your house, I under-
stand, you are not claiming for, you disposed of

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Q. Privately? A. No. There are three articles I believe, which is, a chest-of-drawers, a piano and the washing machine. There are certain articles there I do not claim for.

Q. Have you any idea of the age of the chest of drawers? A. Well, it was purchased during the years and it would be difficult to place any date.

Q. You told my learned friend, I think that the beds were purchased the same way, through a period of years? A. Yes, through a period of years, Mr.

Q. What was in this miscellaneous item? You have "Miscellaneous, \$80"? A. Yes. There is a list which goes with that. Yes. It is part here.

Q. Is that the one which was attached to your chest? A. No.

Q. That is all, thank you.

MR. BROWN: You are putting in the auction chest?

MR. CHRISTIE: I did not know whether I would or not in this case.

I am finished.

MR. BROWN: Yes; please.

MR. CHRISTIE: Exhibit 12 will be the Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM,
MARKED EXHIBIT NO. 12)

And I will file as Exhibit 13 the Auctioneer's Receipt, which my friend has asked me to file.

(AUCTIONEER'S SHEETS, MARKED EXHIBIT No. 13)

I will file as Exhibit 13 the Real Property
Summaries, two in number.

(TWO REAL PROPERTY SUMMARIES, MARKED
EXHIBIT No. 14)

I think that concludes the exhibits, your
honor.

MR. BREWIN: Might I ask the claimant two
or two questions arising out of the document which
has been filed?

RE-EXAMINATION BY MR. BREWIN:

Q. In respect of the auction sheets, apparently
the auctioneer on March 7 and 16 of 1945 sold one old
stove for \$3.50 and a heater for \$1.00. Which of
these is the kitchen stove to which you refer in your
claim? A. I do not think either of them are,
sir.

Q. You do not think either of them are the
ones to which you are referring?

A. No.

Q. I do not see any indication here of any
of the heaters being sold, although it might appear
from the Claim Analysis that they had been. You
could not very well describe a box-stove as a heater?

A. No.

Q. It is quite a different thing?

A. Yes.

Q. What type of heater was it?

A. It was more modern, called the Kichary,
or something.

Q. What do you use to heat it?

A. Either wood or coal.

Q. Is it not the same thing as a stove, at any rate?

A. No, This is a kitchen range.

Q. You are claiming for a kitchen stove and two heaters?

A. Yes.

THE SUB-COMMISSIONER: The two stoves would be a heater.

THE WITNESS: It may be or either that or one of these things which they made up from oil barrels. I am not claiming for those.

MR. BREWSTER: It refers here to two beds which were sold for 50 cents, apparently, one brown bed, no spring. Had all the beds springs when you left?

A. Yes.

Q. And one white bed. These five beds for which you are claiming, one brown, one white, or two miscellaneous, was what?

A. There were,

I believe, about two white animal and the others were brown.

Q. And, of what material were the brown ones made?

A. Metal.

Q. And, it says one home-made bed, not accounted for, theft. Were any of these home-made beds were you are claiming for?

A. No.

Q. I notice attached to the Summary is a statement signed by Mr. Anderson of the Custodian's office dated March 14, 1943. "Hester supposed to be

1 "shipped to owner." Did you ever receive the money?

2 A. Yes, yes. We are not claiming for that one.
3 Is that an old one, a small one.

4 Q. But, it is not one in respect of which you
5 are claiming? A. No.

6 Q. Have you ever been able to find out what
7 happened to those baskets and the kitchen stove?

8 A. No.

9 Q. Which is included in those basket
10 money? A. No.

11
12 EXHIBIT-CONTINUATION OF EXHIBITION:

13 Q. You have no explanation of this other basket
14 or all which seems to be missing? A. No.

15 A. That is all.

16 Q. THE EXHIBITION: Did you get in all
17 your exhibits, Mr. Christie?

18 A. CHRISTIE: Yes, your honour.

19 I submit that the real properties were sold at
20 their fair market value.

21 I submit that the articles of personal property
22 were sold at their fair market value.

23 That concludes the evidence, your honour.

24 THE EXHIBITION: Very well.

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DEFENCE BRIEF

Toronto, Ontario.
October 27, 1948.

Jack Toshio OKI

File No. 6970

Case No. 1180

REAL PROPERTY CLAIMS
(All claims shown are Gross)

Claim (1)

V.L.A. A-14

Lot 23 of the N.E. 1/4 of Sec. 16,
Tp. 12, Map 1676, Mun. of Maple
Ridge, D. N. W.

\$3500.00

Appraised at
\$1579.50

Sold for
\$1551.00

Witness: L. B. Plumbly, Appraiser.

Reference:

Claimant states that there were no buildings on this property at date of purchase. They were all built while claimant owned property. Therefore, there would seem to be a discrepancy in the age of the buildings as stated by claimant and appraiser.

Exhibit #3 - Farm Appraisal Report - states only entrance to property from road is by going through adjoining property.

See Transcript P.10,11,12 re
Joint Tenancy of property
Mother having died in 1943.

Claim (2)

V.L.A. B-4

Lot 8 of the N.W. 1/4 of Sec. 11,
Tp. 12, Map 1363, Mun. of Maple
Ridge, D. N. W.

\$250.00

Appraised at
\$48.50

Sold for
\$47.00

Witness: J. D. Patterson, Appraiser.

Reference:

Exhibit #6 - Farm Appraisal Report - states "Undeveloped logged over bush except for about an acre in the N.E. corner which was cleared a few years ago but is again growing up in small alder".

Claimant states property valuable due to commercial value of lumber and timber. States timber was Douglas Fir. Estimates about 100,000 board feet. (Transcript P.8)

Jack Toshio OKI - File No. 6970. Case No. 1180

PERSONAL PROPERTY CLAIM
(All claims shown are Gross)

Claim (3)

Chattels

\$150.00

Goods value \$128 Sold Auction

(Auction)

Sold for
\$23.60

22

*for \$23.60
Set as accounted for*
Witnesses: W. E. Anderson, Staff.
C. Spencer Pallot, Auctioneers.
J. H. Harkies, Auctioneer.

Note: List of chattels referred to on Exhibit #10 does not give individual amounts opposite items claimed and therefore breakdown has been impossible.

Submission:

Transcript P.22, lines 19-22:-

"I submit that the real properties were sold at their fair market value.

I submit that the articles of personal property were sold at their fair market value".

Summary of Defence
Witnesses

Where Required

Summary of Documents
to be filed

Witness
Proving same.

L. B. Plumbly (1)

J. D. Patterson (2)

W. E. Anderson (3)

C. Spencer Pallot (3)

J. H. Harkies (3)

/js

Name of Claimant OKI, Toshio

Case 1180

Custodian File

6970

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					47.00 1851.00					85.51 1938.48
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
67.40	25.60	7.08	35.01%	82.60	28.92				36.00	
TOTAL RECOMMENDATION										2079.94