

8694

FRASER VALLEY

HANEY
OFFICE OF THE CUSTODIAN
JAPANESE SECTIONFILE NO. 8694
EXHIBIT No. 11-51-6
DATE OCT 17 1944
FILLED BY R. A. Blunt

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

PERSONAL INFORMATION

NAME: OKAZAKI, Otokichi

HOME ADDRESS: Haney, B. C.

REGISTRATION NUMBER 14016 SEX: Male AGE: 52

OCCUPATION: Greenhouse

(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: ---

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Shikano

ADDRESS OF WIFE OR HUSBAND: Haney, B.C.

NAMES OF ANY LIVING CHILDREN: Kiyoko (F)

ADDRESS OF CHILDREN: Haney, B. C.

AGE OF CHILDREN: 14

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

1. LOCATION AND DESCRIPTION: Twp 12, Subdivision 14, Section lot 399,
District of Maple Ridge

2. BUILDINGS AND OTHER IMPROVEMENTS: Nine-room dwelling, house,
greenhouse 15200 sq. ft., boiler and boiler house, sawdust storage
house, 2 garages, 2 brooder houses, chicken house, woodshed.

3. INSURANCE (Give particulars; state where policies are) \$1500 on dwelling and furniture
and \$500 on boilerhouse and sawdust house in the Tanaka Ins. Agency.

4. TAXES (Amount and where payable) \$76 for 1941, payable at Maple Ridge

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

6. OCCUPANCY AND LEASES (If vacant so state) None Living in it myself

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office New Westminster
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: Tomatoes and cucumbers in the greenhouse,

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1

2. LANDLORD'S NAME AND ADDRESS: ---

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: ---

4. STATE WHEREABOUTS OF LEASE: ---

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) ---

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

Household furniture including piano, gramophone, chest of drawers, kitchen utensils, chinaware, glassware, silverware, farm tools, carpenter tools, scales, spray pump 2100 ft water hose, 480 lbs, tomato paper, 950 tomato boxes, 3800 baskets, 1850 cucumber boxes, 350 lbs Excelsior paper in packing shed, (electric) water pump at pump house, shake bolts, smoke stack, greenhouse lumber iron pipes, 35 cords wood 40 units sawdust in the house at Haney, B. C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: 1 dog, 1 cat

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: See page 1, No. 3

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)
paid \$30 on a \$50 Victory Bond

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$1000 in Western Mutual Benefit Assn. Beneficiary
my wife. Policy at home

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 8th day of May 1942.

(Signature)

D. Okazaki

T. D. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE September 24, 1945.

Our File No. 8694

Full Name OKAZAKI, Otokichi
(Surname in Block Letters)

Registration No. 14016

Male - Female
(Check)

Age Nov. 20, 1890

Former Address R. R. #1, Haney, C.

Date Evacuated 17/9/42 Naturalized - Canadian-Born - National
(Check)

Present Address 174 Markham Street Toronto, Ontario.

Married - Single
(Check)

Nee
Name of Wife ARIMATSU, Shikano #14017

Name of Husband

Name of Mother Naka (Japan)

Name of Father Shinado (Japan)

Names of Children under 16 Kiyo F Nov. 20, 1927

Requested by

Registered with Custodian Yes
(Yes or No)

Additional Information

Farmer, yes, 2 ton truck, 1937 Ford, 1938 Ford.

7/1/12

EXHIBIT No. 1181-9PERSONAL PROPERTY SUMMARY DATE 081 1 3 1948

FILLED BY

K. A. P. H. H. H.
4th October, 1947.

File No. 8694

Re: Otokichi OKAZAKI - Reg. No. 14016CHATELS:

The above Japanese registered with this office on the 8th May, 1942, and at that time, declared leaving household furniture etc., (as per attached schedule) on his property at Haney. OKAZAKI was evacuated on the 17th September, 1942, and his property was inspected by our fieldmen on the 17th November, 1942. A copy of the inventory taken was sent to Mr. OKAZAKI on the 25th November, 1942 and a reply was received from him on the 11th December, in which he stated that 3 wheelbarrows, some lumber, shingle bolts and pipe were missing in the inventory, and that he wished shipment to him of the cross cut saw. This latter was referred to the B.C. Security Commission, 11th Jan. 1943, but there is nothing on file to show whether it was ever shipped or not. We wrote to Mr. Lavoie, the tenant on the 11th Jan. 1943, regarding missing chattels, but no reply was received and evidently no further check was made. Chattels were not included in the lease to R.Y. Lavoie. On the 4th November, 1944, he was asked to vacate, as the property was sold to T. & N. Louie, and unfortunately the property was not inspected by the Custodian at the time of his vacating.

On the 24th January, 1946, a memo was sent to Mr. Moryson with the inventory of chattels, but there is nothing further on the file regarding these chattels. Mr. W.E. Anderson, stated over the phone on the 19th September, 1947, that he had been down to the property (no date) and found nothing of any value left there.

OKAZAKI's mail box was sold for \$2.00 on the 28th October, 1943.

SPECIFIED ARTICLES:

OKAZAKI owned a 1938 Ford Sedan which was sold for \$490.00, against which Johnston Motors Ltd. held a lien of \$438.25, and administrative expenses of \$30.34 were charged, leaving a balance of only 24¢. See attached Brown-edged summary.

ACCOUNTS RECEIVABLE:

The B.C. Electric Railway Co. sent in to this office, the sum of \$5.00 in July, 1945, being a refund of OKAZAKI's electric light security deposit.

BONDS & INVESTMENTS:

OKAZAKI declared having paid \$30.00 on a \$50.00 Victory bond, but this was not brought under control by the Custodian.

LIFE INSURANCE:

He also declared having a \$1000.00 Western Mutual Benefit Association policy under which his wife was beneficiary, but this was not brought under control or administered in any way by the Custodian.

This file reveals no other personal property assets.

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

HA

H. Allan
.....

SPECIFIED ARTICLES SUMMARY

File: 8694

August 30, 1945.

Name: Otokichi OKAZAKI

Reg. No. 14016

<u>Article:</u>	<u>Description</u>	<u>Disposition</u>
Motor-car	1938 Ford Sedan V8, Serial No. H29098, Motor No. H29098,	Sold, Nov. 13, 1942, to Johnston Motors for \$490.00. Johnston Motors held a lien on this car for \$438.25.
Sale Price:	\$490.00	
Lien	459.42	
Admin. Expenses	30.34	
Balance credited	.24	

This motor-vehicle was not surrendered to the RCMP. There is no car-envelope covering this vehicle. The first evidence of its existence is the memorandum of November 13, 1942, to the Accounting Department, advising of the sale.

See memo from Mr. Good re expenses.

The file reveals no record of the 1937 Ford or the 2-ton truck mentioned by RCMP.

The file reveals no vessels, radios, cameras or fire-arms.

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

EXHIBIT No. 11-51-10
DATE OCT 1 3 1946
FILLED BY K. A. b. h. v. l. e.

TEMPORARY REAL PROPERTY SUMMARY

Pending final payment due - 15th December, 1946.

JAPANESE NAME: Otokichi OKAZAKI Reg. No. 14016 File No. 8694.

CATALOGUE NO: 585

PROPERTY ADDRESS: 2690 - 22nd Road, Haney, B. C.

LEGAL DESCRIPTION: Block 14 of Lot 399, Group 1, Map 1112, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Otokichi OKAZAKI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order No. 24923, dated December 1st, 1942.

ASSESSED VALUE: Land - \$ 500.00
Improvements - \$5350.00 - \$5,850.00. Taxes - \$72.67.

CLASSIFICATION: This is a greenhouse establishment primarily used for the growing of Tomatoes and Cucumbers. Total area of property is 5 acres. The Custodian's representative reported November 17th, 1942. 1 - 1½ storey 8 room house, 4 greenhouses, each 18' x 180', 1 chicken house, 1 garage 18' x 20', 1 garage 14' x 20', 1 storage shed, 1 packing shed, 2 brooder houses, 1 sawdust bunker and boiler room.

HISTORY OF
ADMINISTRATION:

The Custodian leased this property on the 10th December, 1942 to Raymond Joseph Lavoie for the term of 1 year from 1st November, 1942, for the consideration of the sum of \$400.00.

On June 15th, 1943, Mr. Lavoie wrote to the Custodian as follows - "Regarding the Okazaki property which I leased for \$400.00 for the year.

Owing to the bad storm we had in January I was unable to plant any tomatoes or vegetables in same, and would like to make an adjustment on the above amount, and in return I will repair said houses so that I can operate them next year.

Hoping to receive a favourable reply soon."

On August 20th, 1943, the following reply was sent to Mr. Lavoie -

"Under your lease on subject Japanese property the consideration was \$300.00 of which \$100.00 was paid on June 24th.

In view of the fact that a large portion of the greenhouses on the property were made useless by the heavy snow fall last winter and as you had no opportunity to use them, the rental consideration has been reduced to the sum of \$150.00.

We trust you will find this satisfactory and will expect your remittance for the balance due in the sum of \$50.00 in the near future."

future."

Page 2.

File No. 8694.

upon receipt of which Mr. Lavoie remitted \$50.00, making a total of \$150.00, having been received for the 1943 rentals.

On December 23rd, 1943, a new lease was given to Mr. R. J. Lavoie for the term of 1 year from October 1st, 1943, to October 1st, 1944, for the consideration of \$150.00, which contained the following clause - "Expense incurred in repairing greenhouses, boiler, etc. to be met by Lessee in lieu of their use". The rental for 1944, viz., \$150.00, was paid into Otokichi OKAZAKI'S account on August 30th, 1944.

SOLD:

To Tom Louie, Green House Operator, and Nellie Louie, his wife, Joint Tenants, 30th April, 1945, for \$4,500.00, under Agreement for Sale. \$750.00 cash, balance payable \$1,000.00 15th day of December, 1945 (Paid) and the remainder, namely \$2,750.00 on the 15th day of December, 1946, together with interest at 5% per annum on all unpaid balances. *Title LT 2291972 dated 29-9-7 issued in charge letter 30-9-7*

Funds released to credit of Otokichi OKAZAKI, June 6th, 1945, \$750.00 and on December 18th, 1945, \$1,000.00 Principal and \$186.99 Interest, making a credit of \$1,936.99 against which were charged the following expenses: Certificate of Encumbrance \$1.00, Valuation Fee - \$10.00, Advertising - \$4.00, Registration Fee - \$3.25, a/c Commission to Hal Menzies - \$37.50, which with an adjusting credit of \$27.66 leaves a credit balance of \$1,908.90 from this transaction at this date January 15th, 1946.

Agreement for Sale registered under No. 95979.

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

January 16th, 1946.

20/9/47
Bal Comm 187⁵⁰
pd to Hal Menzies
(as per ledger)

DAC:JS

D. A. Cramer
D. A. CRAMER.

File No. 8694

CHattel SCHEDULE

4th October, 1947.

Re: Otokichi OKAZAKI - Reg. No. 14016

Declared by OKAZAKI on the
8th May, 1942.

Inventoried by our
fieldmen, 17th Nov. 1942.

Household furniture
piano
gramophone
chesterfield
Kitchen utensils,
Chinaware
Glassware
Silverware
Farm tools,
Scales
Carpenter's tools
Spray pump,
2100 ft. water hose
480 lbs. tomato paper
950 tomato boxes
3800 baskets
1850 cucumber boxes
350 lbs Excelsior paper
Shake bolts
Smoke stack
Greenhouse lumber,
Iron pipes
35 cords wood
70 units sawdust
Electric water pump

"
" ("Brewster")
" ("Cecilian")

See below

See below

See below

See below

Property visited by our
fieldmen some time in 1947
and nothing of sale value
was found on the property

In house

Porcelain sink & drainboard
Kitchen cupboard cont: 5 Jap bowls
2 sm. flower pots
3 saucers
2 china Sake bottles
1 Qt. sealer

1 Enam. dish pan
1 sm. step stool
2 benches
4 kitchen chairs
1 rocking chair
2 tables H.M.
Kitchen stove & sawdust burner
Stove lid lifter
Water pail
Dust pail
Sawdust pail
2 linoleum rugs
2 heaters
1 Dining table
75' - $\frac{3}{4}$ " hose
1 lge poker
1 living room centre light fixture
1 Aluminum pot
1 Chrom. horn attachment for steering wheel
1 Clothes cabinet (H.M.)
1 Medicine cabinet

4th October, 1947

Declared by OKAZAKI
8th May, 1942.

Inventoried by our
fieldmen 17th Nov. 1942.

Property visited by our
fieldmen some time in 1947
and nothing of sale value
was found on the property.

1 Extension cord & double socket
Sml. qnty misc. magazines
2 tables H.M.
3 beds, springs & 2 mattresses
1 bedstead (brass)
1 roll building paper
1 lge. window screen
5 benches
1 Ironing board
1 screen door (loose)
1 Spool cont. 50# berry wire
1 Lge wooden barrel
1 Hand saw, 1 Screw driver
1 Wall mirror
1-5' step ladder
1 Scrubbing board
1 sml. roll tar paper
1 car jump seat (no back)
3 Lge. packages standard newspring 16 x 12/1000 marked N. Nagai
Sml. qnty misc. new lumber
2 ctns. cont. old clothes
1 water pail
1 Door (loose)
20 sake bottles
1 bag cont. sake bottles
1 box cont. tomato box tissue wrappers
2 alum. lids
1 Pt. of C-I-L Cilux Enamel. (black)
1 Desk
Sml. qnty misc. magazines
1 sack cont. sake bottles
1 strainer
1 school suitcase
2 - 1 qt. sealers
1 Water pail
Sml. qnty misc. bottles
7 chick shipping ctns.
1 8' cross cut saw
1 Peavey
1 pipe vise
1 box cont. old shoes
4 Jap tubs
1 - 10 gal. Imperial Oil drum, with tap.
Sml. quant. knock down boxes
1 Auto tire, 4.50 x 21 (poor)
1 sack cont. 25# fertilizer
1 Drum heater (NG)
Approx. 5 units sawdust
5-20' pipes (flue cleaners)
1 truck tire poor
1 lge. boiler (Canada Foundry Co. Ltd.)
1 lge shovel (no handle)
1 Galv. wash tub poor
1 DB axe (no handle)

In storage shed

In sawdust bunker
In boiler room

4th Oct. 1947

Declared by OKAZAKI
8th May, 1942.

Inventoried by our
fieldmen 17th Nov. 1942.

In Yard

10 gards misc. lumber & fire wood
1 table (HM)
2 - 45 gal. drums (near green houses)
50# chicken wire
3 brooder covers

Property visited by our
fieldmen some time in 1947
and nothing of sale value
was found on the property.

In Packing shed

2- 25# berry wire
1 table
4 - 45 gal. Oil drums
Lge. quant. knock down boxes
5 Lge. crates cont. new tomato baskets
1 lge crate empty
2 wooden baskets
2 boxes cont. misc. used pipe ends
Sml. quant. flower pots
1 bench
1 water pail
1 watering can
1 1/2 Bales paper excelsior

In Brooder house

1 brooder coal stove (poor)
1 chicken drinking trough
2 Alum. pots
1 Brooder coal stove (poor) in #2 brooder house
Garage & lean-to
2 Incubators (no name)

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

J. Allan

C L A I M

File No. 8694

DATE

2/3/45

CREDITOR

Union Fish Co. Ltd.

DEBTOR

OKAZAKI, Utokichi
#22, Rd., Haney, B. C.

AMOUNT OWING

30.51

AGENT

P. S. Ross

ORIGINAL FILE

G-68

File No. 8694.

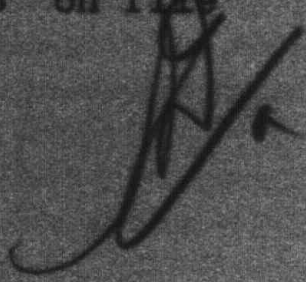
CLAIMS DEPARTMENT

August 25th, 1943.

Otokichi OKAZAKI - Reg. No. 14016

CREDITORS:

NO CLAIMS on file



BRD:DE

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 8694

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

January 21, 1943.

Mr. O. OKASAKI,
Reg. No. 14016,
Lemon Creek,
Slocan Extension, B. C.

Dear Sir:

Our No. Misc.

Re: Motor Vehicles

Your Ford Sedan

which was surrendered to the Authorities, has been
sold for \$490.00

Charges against your car were as follows:

Liens \$459.42

Administrative Expenses \$ 30.34

The Balance thereafter remaining of \$.24

has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA
JH

Signed:

J. Morrison
W. A. Thomson

Nov. 17, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF
OKAZAKI, O
2690-22nd. Road, Haney, B.C.

In house. (downstairs)

1 Porcelain sink & drainboard.

Kitchen cupboards cont:

- 5 Jap. bowls.
- 2 Sml. flower pots.
- 3 Saucers.
- 2 China Sake bottles.
- 1-lqt. Sealer.

1 Enam. dish pan.

1 Sml. step stool.

2 Benches.

4 Kitchen chairs.

1 Rocking chair.

2 Tables. (HM)

1 Kitchen stove & sawdust burner attached.

1 Stove lid lifter.

1 Water pail.

1 Dust pan.

1 Sawdust pail.

2 Linoleum rugs. (on floors)

2 Heaters.

1 Dining table.

1 Piano. ("Brewster")

75' $\frac{3}{4}$ " Hose.

1 Gramophone ("Cecilian") & 16 records.

1 Lge. poker.

1 Living room center light fixture.

1 Wall telephone.

1 Alum. pot.

1 Chrom. horn attachment for steering wheel.

1 Clothes cabinet. (HM)

1 Medicine cabinet.

1 Extention cord.

1 Dble. socket.

Sml. quantity misc. magazines.

In house. (upstairs)

2 Tables. (HM)

3 Beds, springs, & 2 mattresses.

1 Bedstead. (brass)

1 Roll building paper.

1 Lge. window screen.

5 Benches.

1 Ironing board.

1 Screen door. (loose)

1 Spool cont. 50# berry wire.

1 Lge. wooden barrel.

1 Hand saw. 1 Screw driver.

1 Wall mirror.

1-5' Step ladder.

1 Scrubbing board.

1 Sml. roll tar paper.

1 Car jump seat. (no back).

Signed

J. Morrison
W. G. Stinson

Nov. 17, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF
OKAZAKI, O
2690-22nd. Road, Haney, B.C.

In house.(upstairs)cont.
3 Lge. packages of Standard Newsprint, 16 x 16/1000.
(marked N. NAGAI)
Sml. quantity misc. new lumber.
2 Ctns. cont. old clothes.
1 Water pail.
1 Door.(loose)
20 Sake bottles.
1 Bag cont. Sake bottles.
1 Box cont. tomato box tissue wrappers.
2 Alum. lids.
1 Pt. of C-I-L Cilux Enamel.(black)
Desk.
Sml. quant. misc. magazines.

On back porch.
1 Sack cont. Sake bottles.
1 Strainer.
1 School suitcase.
2-lgt. Sealers.
1 Water pail.
Sml. quant. misc. bottles.

In pump house.(padlocked)
1 Sml. electric motor & pump.

In Storage shed.
7 Chick shipping ctns.
1-8' Cross cut saw.
1 Peavey.
1 Pipe vise.
1 Box cont. old shoes.
4 Jap. tubs.
1-10gal. Imperial Oil drum, with tap.
Sml. quant. knock-down boxes.
1 Auto tire, 4.50 x 21.(poor)
1 Sack cont. 25# fertilizer.
1 Drum heater.(NG)

In sawdust bunker.
Approx. 5 Units of sawdust.

In boiler room.
5-20' pipes.(flue cleaners)
1 Truck tire.(poor)
1 Lge. boiler.("Canada Foundry Co. Ltd.")
1 Lge. shovel.(no handle)
1 Galv. wash tub.(poor)
1 DB axe.(no handle)

In yard.
10 Cords of misc. lumber & fire wood.
1 Table.(HM)
2-45gal. Drums.(near greenhouses.)
50# Chicken wire.
3 Brooder covers.

Signed

J. Morrison
W.G. Stinson

Nov. 17, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF
OKAZAKI, O
2690-22nd. Road, Haney, B.C.

In packing shed.
2-25# Berry wire.
1 Table. (HM)
4-45gal. Oil drums.
lge. quant. of knock-down boxes.
5 Lge. crates cont. new tomato baskets.
1 " crate. (empty)
2 Wooden baskets.
2 Boxes cont. misc. used pipe ends.
Sml. quant. of flower pots.
1 Bench.
1 Water pail.
1 Watering can.
1 1/2 Bales of paper excelsior.

In brooder houses.
1 Brooder coal stove. (poor)
1 Chicken drinking trough.
2 Alum. pots.
1 Brooder coal stove. (poor) in #2 brooder house.

In garage & leanto.
2 Incubators. (no name)

Signed

J. Morrison
W. G. Stinson

Fire, Theft, Automobile
Sickness and Accident
Plate Glass and Burglary
Insurance

Sun Life Insurance
Company's Agencies

Office Phone 105

The Oldest Established Agency in the District

Residence Phone 63M

Hal Menzies

REAL ESTATE and INSURANCE

.. HANEY, B.C. ..

Notary Public

Conveyances

Loans and Appraisals

Rec'd	JAN 12 1945
File No.	8394
Ans.	
Notaried	Peter

January 11, 1945

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

Dear Sir:

Re: Catalogue #585, 22nd Ave., Maple Ridge,
Lot 14, Sec. 399, Gp. 1, Map 1112.

We have now collected and are enclosing
another \$250.00, bringing the first down payment
on the above property to \$750.00, and already
have the information, I think, that the purchaser,
Tom Louie and his wife, have agreed to pay the
balance in two years. \$1000.00 in one year, and
the balance in two years.

I am sorry that this has been so long
delayed, but the delay was caused by the diffic-
ulty in getting possession. This has now been
effected, and the purchasers are putting the
property in good shape for this years crop.

Yours truly,

H. Menzies

HM:SP

Commission
to be paid
as received

\$500 previously recd.

P. Jan 15/45
Purchase price includes equipment
Anderson getting information

8694

June 5, 1945.

Hal Mensies, Esq.,
Honey, B. C.

Dear Sir:

Re: Catalogue No. 285
2690 - 22nd Road, Maple
Ridge/14/399/1/112

Agreement for Sale to the above described property has now been received in the names of Tom Louie and Nellie Louie and a copy, together with relevant insurance policy, is ready for delivery.

Adjustments as of December 16, 1944, as shown on the enclosed sheet, have been calculated and a balance of \$27.66 has been charged to the purchasers.

Please have Mr. & Mrs. Louie mail us a cheque for the above amount and at the same time return to us the attached control receipt, duly signed, upon receipt of which copy of Agreement for Sale and insurance policy will be sent by registered mail to Mr. & Mrs. Louie or to any person designated by them.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Mr. & Mrs. Tom Louie

Catalogue No. 585
File No. 8694
2690 - 22nd Road, Maple Ridge,
14/399/1/1112

May 30, 1945.

TOM LOUIE AND NELLIE LOUIE
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at December 16, 1944)

	DEBIT	CREDIT
Purchase price	\$4,500.00	
Cheques received		\$ 750.00
Agreement for Sale		3,750.00
Registration fees on agreement	3.25	
Insurance premium - \$32.40 - Dec. 16/44 to Dec. 31/46.	21.21	
Purchasers proportion of 1944 taxes - 16/365 x \$73.11	3.20	
Balance owing by purchaser		27.66
	<u>\$4,527.66</u>	<u>\$4,527.66</u>

BALANCE OWING BY PURCHASER \$27.66

No. 585
8694
22nd Road, Maple Ridge
1/1112

Control of property covered by Agreement for Sale is by us hereby acknowledged
and we agree that all adjustments and incidents connected with the sale to us
of this property have been settled.

Dated at Harvey B. C., this 12th day of June 1945.

Pome Louie
Signed _____

Mellie Louie
Signed _____

Return to the Custodian

Fire, Theft, Automobile
Sickness and Accident
Plate Glass, Burglary
and Personal Property
Insurance

Hal Menzies

REAL ESTATE and INSURANCE

11 HANEY, B.C. 11

Notary Public
Conveyances
Loans and Appraisals

September 23rd, 1947;

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

EVACUATION SECTION	
Rec'd	SEP 24 1947
File No.	8694
Ans.	SA
Referred	By Person

- Attention Mr. I. Macpherson -

Dear Sir:

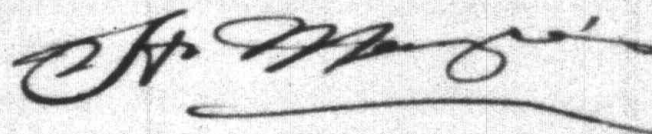
Re: 14/399/1112 - Otokichi Okazaki

We have just received and acknowledge with thanks your letter of the 22nd inst. enclosing:

1. Transmission Okazaki to the Secretary of State.
2. Deed in duplicate, Secretary of State to Tom and Nellie Louie.
3. Policy No. 212964, North West Fire Insurance Co.
4. Custodian's cheque to the Registrar for \$3.50.
5. Custodian's cheque to H. Menzies for balance of commission, \$187.50.

We will advise you of the registration number when the deed is filed.

Yours truly,



HM:w

Real Estate

HAL MENZIES

Insurance

HANEY, B.C., Sept. 23rd 1947

Received from Custodian of Enemy Property -
One Hundred & Eighty-seven ⁵⁰/₁₀₀ DOLLARS

Bal. of Commission re O Okazaki - L. Louis
\$ 187 ⁵⁰/₁₀₀ Per A. H.

8694

Miss Sullivan

CONSOLIDATED FINANCE CO. LTD.
VANCOUVER, B. C.

PHONE MARINE 0264

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 17 1942

SUITE 307
STOCK EXCHANGE BLDG.

Vancouver, B. C.
November 16, 1942.

The Commissioner,
B. C. Police.

Dear Sir:

Please be authorized to DISCHARGE that lien note or
CONDITIONAL SALES AGREEMENT registered against Otokichi Okasaki
of Haney B.C. Drawn up and registered under your
No. 160346 on or about the August day of 7th 1942
in the amount of \$ 438.25 and covering on 1938 Ford Sedan
Automobile Motor No. H29098

CONSOLIDATED FINANCE CO. LTD.

[Signature]

Witness:

[Signature]

[Signature]

declare as follows:

1. That I am a stenographer in the employ of Consolidated Finance Co. Ltd.
2. That I duly witnessed the signature as above.

[Signature]

Declared before me at Vancouver
in the Province of British Columbia
This 16 day of December
A.D. 1942.

[Signature]

Commissioner for taking affidavits
within British Columbia.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 11 1942

Coffey

Lemon Creek
Slocan B.C.

The Department of the Secretary of State
The Office of the Custodian
506 Royal Bank Bldg.
Hastings and Granville
Vancouver B.C.

Dear Sir:

I have received your letter of Nov. 23rd
with the list of chattels found on my property
2690 22nd Rd Naney B.C. File no 8694.

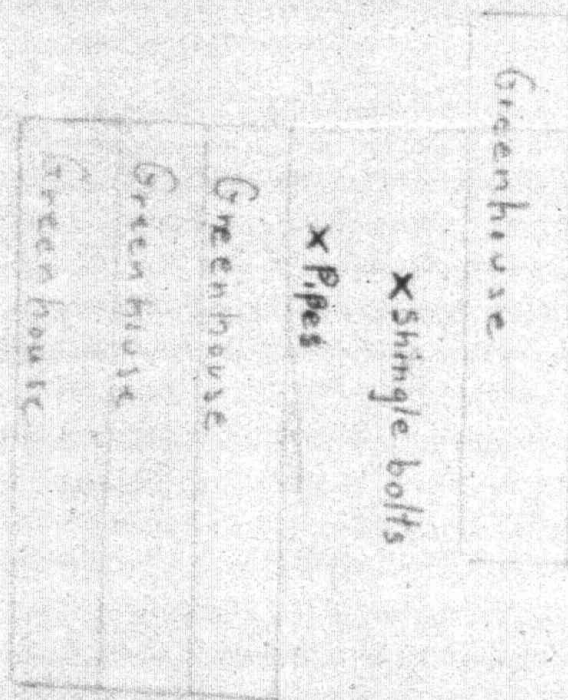
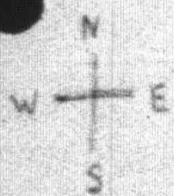
There are a few more things I would like to have
added to the list. They are as follows:

Three wheelbarrows	one in the sawdust bunker
	one in front of the boiler room
	one in the yard between the greenhouses
Lumber	in the boiler room
Shingle bolts	in the yard between the greenhouses
Pipe	in the yard between the greenhouses.

If you will kindly look over the place again
I am sure you will find the things mentioned
above.

In the list headed "In Picking Shed" you have mentioned Lge. quant. of knock down boxes 5 lge. crates cont. new tomato baskets. Still you please note that there are 100 cucumber boxes 200 tomato boxes and 2400 baskets there. I would like to have the exact quantity stated on the list. If you will send me the list of things mentioned above I shall sign and send it with the list I have here.

In list headed "Storage Shed" you have mentioned 1-8' cross cut saw. Still you please send that saw to me at the above address.



I hope this sketch will give you an idea of where the shingle bolts and the pipes are. The pipe must be pretty well covered with grass.

Yours truly.

O. Okazaki.

3694

January 11th, 1943.

Mr. Raymond Y. Lavoie,
Haney, B. C.

Dear Sir:

Re: Otokichi OKAZAKI

We have contacted the above Japanese regarding chattels left on his property under lease to you. He states that in addition to our inventory, there should be three wheelbarrows on the property, a quantity of lumber in the boiler room, a quantity of shingle bolts and pipe in the yard between the greenhouses. We would appreciate your verifying this for us.

In the packing shed, we wish to advise that the supplies therein are:

100 cucumber boxes
600 tomato boxes
2400 baskets.

Yours truly,

R. D. Richardson,
Farm Department.

WRA/EM

John D. Phillips

2690 # 22nd Rd.
R.R. 1. Naney B.C.
June 15th 1943.

EVACUATION SECTION	
JUN 17 1943	
Rec'd	
File No.	8694
Ans.	
Referred	Anderson

Mr. R. D. Richardson.

Dear Sir:

Regarding the Okazaki property
which I leased for \$400.00 for the year.

Owing to the bad storm we had
in January I was unable to plant
any tomatoes or vegetables in some,
and would like to make an adjustment
on the above amount, and in return
I will repair said houses so that I
can operate them next year.

Hoping to receive a favourable
reply soon.

I remain,

Yours very truly,
R. J. Lavoie.

replied

8694

December 17, 1943.

Mr. Otokichi OKAZAKI,
Registration No. 14016,
Lemon Creek,
Slocan, B. C.

Dear Sir:

In reply to your letter of November 27, 1943, we wish to advise that your property was leased for the past season for the sum of \$400.00 but, in view of the fact that after putting the plant in working order and having the greenhouses full of young plants, we had a very heavy snowstorm which collapsed one section and twisted another section so badly that it was impossible to use and the entire work that had been done was lost.

In view of these facts the rental for the past season was reduced to \$150.00 and re-rented for the coming season at that rate. This rate covers house rental only and in consideration for the use of the greenhouses the expenses incurred in repairing them will be met by the tenant, in lieu of rent. Due to the heavy expenditures in repairing the equipment, \$50.00 of 1943 rental is still owing but we expect to collect this before the end of the year.

The following is a statement of your account at this office, showing your present credit balance:

<u>By Cash:</u>		
Payment for Mail Box		\$ 2.00
From Car Account		.24
On Account 1942 Rent		100.00
<u>To Cash:</u>		
Land Registry Office,	\$ 1.00	
Certificate of Encumbrance	4.00	
Insurance Premium	72.67	
1943 Taxes	24.57	
Credit Balance		
	<u>\$102.24</u>	<u>\$102.24</u>

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

Fire, Theft, Automobile
Sickness and Accident
Plate Glass and Burglary
Insurance

Sun Life Insurance
Company's Agencies

Office Phone 105

The Oldest Established Agency in the District

Residence Phone 63M

Hal Menzies

REAL ESTATE and INSURANCE

•• HANEY, B.C. ••

Notary Public
Conveyances
Loans and Appraisals

ENEMY SECTION
OCT 21 1944
October 20, 1944
File No. 4694
Ans'd
Refer'd MR. HANEY

Mr. K.W. Wright,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: Lot 14 of Lot 399, Gp.1, Map 1112, Green-
house property, Catalogue #585, Your file
m #8694.

As I had advised you over the telephone this morning, I have received an offer on the above property of \$4500.00. I have accepted a deposit of \$500.00, which according to the offer is the full cash payment. A further \$1000.00 to be paid on the 15th day of December, 1944, \$1500.00 on the 15th day of December, 1945, \$1500.00 on December 15th, 1946, with interest at 5% payable with each of the payments of principal. These terms might be altered some if necessary to suit the requirements of the office.

The purchaser, Louie Tom, is an experienced farmer who has been operating in this district for a number of years. His wife, also a Chinese, was born in Hammond, and educated in the schools here, and they are very well respected throughout the district. He has been well commended by the other greenhouse operators here for his splendid successes with the crops he was handling at the Kanzaky property on 15th road. I mention this because I think it is particularly important to this sale to have a greenhouse expert on this property in view of the condition of the greenhouse buildings and equipment. He will have to do another \$500.00 worth of improvements to get the property in shape for proper operation, and his experience with similar properties should assure the success of this venture.

I will be glad to know if the property is in line for the consideration of this offer.

Yours truly,

Hal Menzies

HM:SP

C.B. Am enclosing cheque for \$500.00

HM

Fire, Theft, Automobile
Sickness and Accident
Plate Glass and Burglary
Insurance

Sun Life Insurance
Company's Agencies

Office Phone 105

The Oldest Established Agency in the District

Residence Phone 63M

Hal Menzies

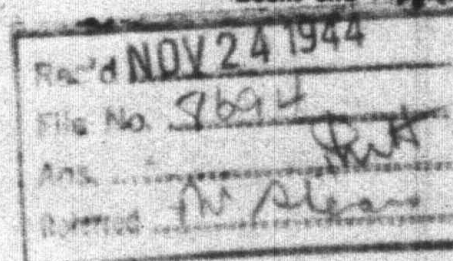
REAL ESTATE and INSURANCE

.. HANEY, B.C. ..

Notary Public

Conveyances

Loans and Appraisals



November 23, 1944

585

Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue #585, 22nd Ave., Maple
Ridge, Lot 14, Sec. 399, Gp. 1, Map 1112

In reply to your letter of November 13th I have interviewed the purchasers of the above property and they have agreed that it will be satisfactory to prepare the Agreement showing a payment of \$500.00 down, with a payment of \$1000.00 on December 15, 1945, and the balance of \$3000.00 on December 15th, 1946. The purchasers have explained that it will be impossible to pay more the first year than the \$1000.00 in view of the immediate outlay required to put the plant in operating condition. They have already repaired the sawdust bunker and the pumping system, and have to obtain the fuel for this season, but they are considerably inconvenienced by the former tenant continuing in possession, as the purchaser to drive to the property each day to carry on the work of reconditioning and replanting, the greenhouses, and it is very inconvenient not to have the use of the house for shelter especially in this excessively wet weather.

We believe that you decided to notify the tenant that the property was sold and that it was desired that he give possession to the purchaser immediately.

I trust that the terms suggested above will be acceptable under the circumstances.

Yours truly,

A handwritten signature in cursive script, appearing to read "Hal Menzies".

HM:SP

8594

April 2nd, 1945.

Hal Mensies Esq.,
Honey, B.C.

Dear Sir:-

Re:- Catalogue No. 585,
2690-22nd Rd., Maple Ridge,
Lot 14, Sec. 399, Co. 1, Map 1112

This will acknowledge receipt of your letters of November 23rd 1944, and January 11th, 1945 in which you enclosed cheques amounting to \$750.00, and offer to purchase the above property for the sum of \$4,500.00 on the following terms:-

\$750.00	cash
\$1000.00	December 15, 1945
\$2750.00	December 15, 1946

the above price to include certain equipment on the property.

This is to advise you that we are prepared to recommend the acceptance of this offer.

Kindly advise the full name, address and occupation of the person in whose name this property is to be purchased, and also state whether or not he is a British subject, using the enclosed form for your reply.

The necessary documents will be prepared and will be forwarded to you in order that you may arrange to have your clients attach their signatures, after which kindly return all copies as early as possible in order that they may be forwarded to the Secretary of State at Ottawa. If our recommendation is acted upon they will be signed and returned to this office.

After the documents have been registered, a statement of adjustments of taxes etc., will then be prepared, including registration fees and forwarded to you. The date of adjustments will be as of December 16th, 1944.

Yours truly,

GP/ED.
Enc. 2. (Off. receipt)

F.G. Shears,
Director.

Catalogue No. 585
File No. 8694
2690 - 22nd Road, Maple Ridge,
14/399/1/1112

May 30, 1945.

TOM LOUIE AND NELLIE LOUIE
(purchasers)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at December 16, 1944)

	DEBIT	CREDIT
Purchase price	\$4,500.00	
Cheques received		\$ 750.00
Agreement for Sale		3,750.00
Registration fees on agreement	3.25	
Insurance premium - \$32.40 - Dec. 16/44 to Dec. 31/46.	21.21	
Purchasers proportion of 1944 taxes - 16/365 x \$73.11	3.20	
Balance owing by purchaser		27.66
	<u>\$4,527.66</u>	<u>\$4,527.66</u>

BALANCE OWING BY PURCHASER 27.66

8694

September 6, 1945.

Mr. Otokichi OKAZAKI,
Registration No. 14016,
Slocan Extension, B. C.

Dear Sir:

Re: Catalogue No. 585
2690-22nd Road, Haney, B. C.
Lot 14, Sec. 399, Group 1,
Map 1112, Mun. of Maple Ridge

Please be informed that the above property has been sold as at
December 16, 1944, for the sum of \$4,500.00, under the following terms:

\$750.00	Cash	
\$1,000.00	Payable	December 15, 1945
\$2,750.00	"	" 15, 1946

with interest at 5 per cent per annum.

Three independent appraisals were obtained on this property, and
the sale has been approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date have been credited
to your account, and adjustments of unearned taxes and any insurance
premiums have also been credited to you.

The net result of this sale appears on an attached statement, and
the proceeds have been credited to your account. We are also enclosing
a general statement of your account up to date, which includes the net
figure to which reference has already been made.

Yours truly,

W. E. Anderson,
Administration Department.

WEA/FM
Enclosures (2)

CC: Dept. of Labour, Japanese Division.

PL 100-6094
No. 14016

DEBIT CREDIT

Date	Particulars	Debit	Credit	Balance
1962 December 26	Balance out proceeds		4.74	
1963 January 18	Land Registry Office - Certificate of Insurance Additional fire insurance premium	1.00 4.00		
June 24	Payment on lease		100.00	
August 25	1963 taxes	72.67		
October 26	Sale of mill box		5.00	
December 17	Balance 1963 lease		50.00	
1964 January 27	Fire Insurance premium	32.40		
August 30	1964 lease in full 1964 taxes	73.11		150.00
December 16	Long distance call re property Credit re Sale of Property	.35		722.91
		<u>\$ 153.53</u>	<u>\$1,025.15</u>	

CR \$ 841.62

174 Markham St.
Toronto, Ontario.

Dept. of Secretary of State,
Office of Consular,
Japanese Evacuation Section

EVACUATION SECTION
Rec'd DEC 12 1945
File No. 9695
Ans. [Signature]
Referred [Signature]

Dear Sir.

File No. 8697.

According to the statement
dated Sept 6/45 sent me, there is
the sum of eight hundred forty-one
dollar and sixty-two cents (\$846.2)
credited to my account. Also a payment
of one thousand dollars (\$1,000) plus
interest will be due December 15th 1945.
I would be greatly obliged if you would
forward to me at above address the
amount already in my account and also
the payment that is due on the 15th of Dec.
1945.

Rem 1500.00

Yours truly
Otokichi Okazaki
Reg. No. 14016

8694

December 10th, 1946

Mr. Tom Louie &
Mrs. Nellie Louie,
Haney, B. C.

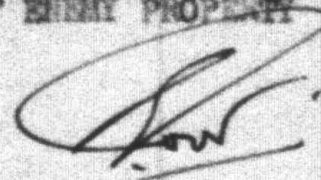
Dear Sir & Madam:

Your payment under Agreement for Sale
becomes due on December 15, 1946 and you are requested
to provide for the same on or before that date.

Payment to be made at this office.

Yours truly,

CUSTODIAN OF ENEMY PROPERTY


Controller

BG:BR

Final Payment	\$ 2,750.00
Interest	..137.50
Total	<u>\$ 2,887.50</u>

File 8694.
Re. Okazaki.

Dec. 18. 1946
Box 13.
Hammond.

Dear Sir: I am sorry to say that
we couldn't pay you for
the full amount this year
because the condition of
the greenhouses are pretty
bad after the earthquake
everything needs fixing the
glass is where pretty bad
broken and we had to
fix it, and change the
chopper and put in some
new bricks for the boiler
room. Enclosed we could
only send you a cheque for
1000. One thousand dollars. And
oblige

8694/14016

13750

1000

Yours Truly
Mrs. Nellie Louie.

Dec 15/46

8694/14016

OKAZAKI Otokichi

Cat 585 Lot 14 Sh. 3992612

Map 1112

Nancy

8694

8th January, 1947.

REGISTERED

Mr. & Mrs. Tom Louie,
Box 13,
Hammond, B.C.

Dear Sir & Madam:

Re: Lot 14, D.L. 399, Tp. 2, Map 1112, Municipality
of Maple Ridge. Otokichi OKAZAKI, Reg. No. 14016

We wish to acknowledge your cheque for the sum of \$1000.00 to be applied on the amount owing by you under the Agreement for Sale on the above property. Under the Agreement it was necessary that you make payment in full on the 15th December, 1946. As your remittance only covered a part of this balance, there still remains the sum of \$1882.50 on the principal amount plus interest from the 24th December, 1946 at 5%.

The Custodian is not in a position to make extension under this Agreement and therefore request that you make arrangements as soon as possible to finance elsewhere.

The Custodian has no intention of causing undue embarrassment in this matter and will allow a reasonable length of time for you to make arrangements. We do however, request that you advise us the length of time that will be necessary in this matter.

The fire insurance policy covering this property expired on the 3rd December, 1946, and was renewed by this office. The premium of insurance is \$32.40. Please forward this sum to this office for payment, by return mail.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA

Fire, Theft, Automobile
Sickness and Accident
Plate Glass and Burglary
Insurance

Sun Life Insurance
Company's Agencies

Office Phone 105

The Oldest Established Agency in the District

Residence Phone 63M

Hal Menzies

REAL ESTATE and INSURANCE

• • HANEY, B.C. • •

Notary Public

Conveyances

Loans and Appraisals

August 8th, 1947

File No. 8694

Rec'd	
File No.	8694
Ans.	13/8/47
Entered	MR. Good

Mr. B. Good, Comptroller,
Office of the Custodian,
Vancouver, B.C.

Dear Sir:

re: Agreement for sale with Tom Louie
and Nellie Louis, 22nd Road,
Maple Ridge

In reply to your letter of Aug. 7th, we
have arranged to finance this deal for Mr. Louis and
have the funds available now for a title. I will be
required to prepare a mortgage before we can release
the funds. Will you require a cheque before you send
for the title or can you arrange to send for the
conveyance and we will have our documents and cash
ready by the time it is ready for delivery.

Yours truly,

Hal Menzies

HM:w

12-8-7
Mr. Good says he must
approve of deal being
sent to Ottawa prior
to receipt of conveyance
in this case. See

Rec'd
from 15 Dec 1946
to Aug 31/47
caption

1887-50

6696
1.954.46

16
31
21
57
30
31
30
31
31
31
159
6386
312
6696

8694

August 21st, 1947

Mr. Hal Menzies,
Haney, B. C.

Dear Sir:

Re: Agreement for Sale, Tom & Nellie Louie
Lot 4, D.L. 399, Group 1, Map 1112

Replying to your letter of the 20th instant we wish to advise that in our letter of August 7th the amount stated as \$1,882.50 was incorrect and should have been \$1,887.50. The following is a statement covering the selling price and the payments under Agreement for Sale:

Selling Price				\$ 4,500.00
Cash Paid				750.00
Agreement for Sale				<u>\$ 3,750.00</u>
<u>Date</u>	<u>Paid</u>	<u>Due</u>	<u>Int.</u>	<u>Prin.</u>
Dec 18/45	Dec 12/45	Payment \$1,186.99 (364 days on \$3,750.00)	\$ 186.99	\$ 1,000.00
Dec 24/46	Dec 12/46	Payment \$1,000.00 (365 days on \$2,750.00)	137.50	862.50
		Balance due		1,887.50
		Interest 253 days at 5% on \$1,887.50 to Aug. 25/47	<u>65.40</u>	
			\$ 3,750.00	<u>\$ 3,750.00</u>

Yours very truly


B. Good
Comptroller

CHR:BX

19th September, 1947.

File No. 8694

Re: Otokichi OKAZAKI - Reg. No. 14016

Mr. W.E. Anderson stated over the telephone today, that he had visited the property of the above Japanese, at 2690 - 22nd Road, Haney, (date not known) and there was nothing of any sale value left on the property.

J. Allan

20th September, 1947.

Mr. Otokichi OKAZAKI,
Registration No. 14016,
174 Markham Street,
Toronto, Ontario.

Dear Sir:

We wish to acknowledge receipt of your undated letter received 8th September, requesting balance of your funds at this office. Final payment under Agreement for Sale of your property has only recently been received, and upon completion of this transaction, your credit balance will be forwarded to you. In the meantime we are enclosing Custodian cheque in the amount of \$2000.00 from your funds at this office.

In reviewing your file, we note that there is a claim of \$30.51 filed against you by the Union Fish Company, and which it would appear has not been referred to you. Please advise us if this is correct or not, as if so payment will be made from your account at this office.

Yours truly,

Office of the Custodian.

HA
Encl. (cheque)

(File No 8694.)

EVACUATION SECTION	
Rec'd.	OCT 3 1947
File No.	8694
Ans.	
Referred	St Allen

174 Markham St
Toronto Ont.

Sept 27 1947

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

Dear Sir,

I wish to acknowledge receipt of
your letter and cheque of September 20th.

In reference to the claim of \$30.51
filed against me by the Union Fish Company
I owed them a bill for that amount.
so please pay them from my account at
your office.

yours truly,
O. Okazaki

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 8694

506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

6th January, 1949.

Mr. Otokichi OKAZAKI,
Regn. No. 14016,
174 Markham Street,
Toronto, Ontario.

EVACUATION SECTION	
Rec'd	JAN 11 1949
File No.	1694
Aus.	
Referred	H. Allen

Dear Sir:

We enclose herewith Custodian cheque in the amount of \$79.21 being proceeds from the redemption of your 62 shares in the Maple Ridge Co-operative Exchange.

Upon receipt of this cheque would you please forward your certificate covering these shares to this office, and if the certificate is not now in your possession, will you please sign the attached copy of this letter and return it to us in the enclosed stamped addressed envelope.

Yours truly,

Office of the Custodian.

HA
Encls. 2

Received \$79.21 covering proceeds from
redemption of 62 Maple Ridge shares.
Certificate is not in my possession.

O. Okazaki

8694

September 6, 1945.

Mr. Otokichi OKAZAKI,
Registration No. 14016,
Slocan Extension, B. C.

Dear Sir:

Re: Catalogue No. 585
2690- 22nd Road, Haney, B. C.
Lot 14, Sec. 399, Group 1,
Map 1112, Mun. of Maple Ridge

Please be informed that the above property has been sold as at
December 16, 1944, for the sum of \$4,500.00, under the following terms:

\$750.00 Cash
\$1,000.00 Payable December 15, 1945
\$2,750.00 " December 15, 1946

with interest at 5 per cent per annum.

Three independent appraisals were obtained on this property, and
the sale has been approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date have been credited
to your account, and adjustments of unearned taxes and any insurance premiums
have also been credited to you.

The net result of this sale appears on an attached statement, and
the proceeds have been credited to your account. We are also enclosing a
general statement of your account up to date, which includes the net figure
to which reference has already been made.

Yours truly,

WEA/PM
Enclosures (2)

W. E. Anderson,
Administration Department.

The Enclosure

*File shows
only one approval*

Otokichi OKAZAKI

File No. 8694
No. 14016

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 28	Balance car proceeds	\$	\$.24	
1943 January 18	Land Registry Office - Certificate of Insurance Additional fire insurance premium	1.00 4.00		
June 24	Payment on lease		100.00	
August 25	1943 taxes	72.67		
October 28	Sale of mail box		2.00	
December 17	Balance 1943 lease		50.00	
1944 January 27	Fire Insurance premium	32.60		
August 30	1944 lease in full 1944 taxes	73.11	150.00	
December 16	Long distance call re property Credit re Sale of Property	.35	722.91	
		\$ 163.53	\$1,025.15	

CR \$ 841.62

File No. 8694
Reg. No. 14016

Otokichi OKAZAKI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 June 16	Balance as per statement sent		\$ 841.62	CR \$ 841.62
August 6	B. C. Electric Railway refund security deposit		5.00	
December 18	Payment on Agreement for Sale \$1,000.00, Int \$186.99		1,186.99	
1946 January 19	Cheque to you	1,500.00		
December 24	Payment on Agreement for Sale \$862.50, Int \$ 137.50		1,000.00	
1947 August 23	Payment balance Agreement for Sale \$1,867.50 & Int. 65.40		1,952.90	
September 20	Cheque to you	2,000.00		
	Balance commission on Property Sale	167.50		
	Registration Fees	3.50		
October 4	Union Fish Co. - claim paid	30.51		
		<u>\$3,721.51</u>	<u>\$4,985.51</u>	
				<u>CR \$ 1,265.00</u>

Accounting Department
October 8th, 1947

304. 441 00 8/47

STATEMENT RE SALE OF:

Name: OKAZAKI, Otokichi #14016

Catalogue No: 585

File No: 8694

Street Address: 2670 - 22nd Road, Hanoey, B. C.

Legal Description: 14/377/1/1112

Date of Sale and Adjustments December 16, 1944.

Sale Price \$4500.00 (Agreement for sale \$3750.00) cash \$750.00

Real Estate Agents Commission \$37.50

Charge for Valuation 10.00

Charge for Advertising 4.00

~~Land Registry Office Transmission Fee~~

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance 21.21

Taxes 3.20

~~Water~~

\$ 21.50

\$ 774.41

Net Proceeds credited to your account as of Dec. 16/44 \$722.91

Date: July 23, 1945.

Compiled by: George Peters

EXHIBIT NO. 1131-2
DATE OCT 13 1948
FILED BY K. R. Christie

R. R. 1, Elkton, Md.
April 14th/44

8694

Dept. Sec. of State
Dear Sir

Please find below appraised value of following
Property. Lot 14 of D. L. 399 Sp. 1. No. 585

There are 3 large and 1 small Greenhouses on
this property. All of them showing signs of
Decay and will soon have to be renewed.
The house has 4 large rooms on the ground
floor but upstairs is not finished. The
House is very poorly built and is very
draughty and as there is no furnace
must be heated by stove. There are no
Modern facilities. Cold water is piped to
the house. There are 5 acres of land.
Property is valued as follows

Greenhouse Equipment & Boiler Etc.	\$ 2000.00
House	2000.00
Land	500.00
Total Value	<u>\$ 4500.00</u>

House is of Wood & Frame Construction

Appraisal Charge \$10.00

Date of Valuation
Dec 16/44

Wm H. Russell
Appraiser

File No. 8694

SUMMARY RELATIVE TO CLAIM OF
Otokichi OKAZAKI - Regn. No. 14016

19th July, 1948.

REAL PROPERTY: Block 14, of Lot 399, Group 1, Map 1112, Municipality of Maple Ridge, D. N. W., C. of E. 50598.

	<u>Assessed Value</u>	<u>Appraisal W.H. Ansell, 14/4/44</u>	<u>Claimant's Valuation</u>
Land:	\$ 500.00	\$ 500.00	\$700.00 5 acs.
Improvements:	<u>5350.00</u>	<u>4000.00</u>	<u>9300.00</u>
	\$5850.00	\$4500.00	\$10,000.00
		Less selling price	<u>4,500.00</u>
		Amount of claim	<u>\$5,500.00</u>

Two offers to purchase at \$4500.00 were received. Sold to Tom Louie and Nellie Louie, for \$4500.00 on the 16th Dec. 1944. It is noted that the assessment value on this property was reduced by \$570.00 in 1946.

Insurance carried:-	\$1000.00 on Dwelling
"	500.00 on Household effects
"	200.00 on Boiler houses
"	<u>100.00 on Boiler and Heating</u>
	Equipment.
	<u>\$1800.00</u>

M.S.



1.

1
2 IN THE MATTER OF THE "INJURIES ACT"
3 PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 99

4
5 JAPANESE PROPERTY CLAIMS COMMISSION

6
7 B E F O R E

8 HIS HONOUR, JUDGE H. A. MILLER, SUB-COMMISSIONER.

9
10 Toronto, Ontario,

11 October 13, 1948.

12
13
14 IN THE MATTER OF THE CLAIM OF
15 OTOKICHI OKAZAKI

16
17 PROCEEDINGS AT HEARING

18
19 APPEARANCES:

20 K. A. CHRISTIE, ESQ. K.C. appearing for the
Dominion Government.

21 F. A. BREWIN, ESQ. appearing for the
22 Claimant.

23
24 A. SMITH, ESQ. Secretary.

25 G.W.R. UPTON, ESQ. Official Interpreter.

26 J. B. McREEDOR, ESQ. Official Reporter.

27
28
29
30

2.
O. Okazaki,
In.chf.

1
2
3 OTOKICHI OKAZAKI, the claimant herein, being first
4 duly sworn, testified through
5 the interpreter as follows:

6
7 DIRECT EXAMINATION BY MR. BREWIN:

8 Q. Is this your signature on the document
9 entitled "Real Estate, Farmland"? A. Yes.

10 Q. That sets out the details in regard
11 to the farm for which you are claiming? A. Yes.

12 Q. Are the facts stated there correct?

13 A. Yes.

14 (REAL ESTATE, FARMLAND, FORM, MARKED EXHIBIT 1)

15 Q. I would ask if my friend would file the
16 examination made in this case by Mr. W. H. Ansell.

17 MR. CHRISTIE: Your honour, I tender as
18 Exhibit 2 the appraisal of William H. Ansell.

19 (APPRAISAL OF W. H. ANSELL, MARKED EXHIBIT 2)

20 MR. BREWIN: Now, I see you purchased this prop-
21 erty for \$450? A. Yes.

22 Q. And after you purchased it you cleared
23 four acres? A. Yes.

24 Q. And put in a gravel road? A. Yes.

25 Q. And ditches? A. Yes.

26 Q. And you put in 1000 feet of fences?

27 A. Yes.

28 Q. After you bought the property you con-
29 structed a two storey house on it in 1937? A. Yes.

30 Q. And four different green houses?

A. Yes.

Q. And the greenhouses were built, one in
1936, two in 1938 and one in 1940? A. Yes.

Q. And I see in the report of Mr. Ansell it

Q. Okawaki,
In chf.

1
2 says there were three large and one small greenhouse.
3 You have set out the size of the green houses in
4 Exhibit 1, have you? A. There is no mistake in
5 those dimensions.

6 Q. So the small green house is really about
7 the same size as the other ones? A. The smallest
8 one is just slightly less than the others in size.

9 Q. Then, Mr. Ansell says of them, they are
10 showing signs of decay and will soon have to be
11 renewed? A. I don't think that is the case.

12 Q. Well, what was the condition of the green
13 houses when you were evacuated? A. They were in
14 good condition.

15 Q. You were evacuated in September of 1942?

16 A. Yes.

17 Q. Then he says that the house has four large
18 rooms on the main floor, and you said there were six
19 rooms downstairs? A. There were three upstairs and
20 six downstairs.

21 Q. And then the appraiser expresses the
22 opinion that the house is poorly built and very
23 draughty. What do you say about that?

24 A. I don't think that is the case. I have a
25 photograph here of the house.

26 Q. May these be marked as Exhibit 3.

27 (2 PHOTOGRAPHS OF HOUSE MARKED EXHIBIT 3).

28 Q. Then he says there are no modern facilities;
29 what do you say about that? A. The conveniences
30 were put in in a manner conforming to foreign custom.

Q. Okumaki,
in chf.

Q. I don't know how far we want to inquire into that. A. Well, you asked the question whether it was modernly constructed, and he said it was constructed according to foreign construction -- that is suitable for white people.

Q. What facilities were there?

A. There was no bath and the toilet was outside. It had the necessary plumbing and it was heated by a stove.

Q. That is outside conveniences?

A. You asked what were the nature of the conveniences and I am trying to elaborate.

Q. Was there electricity? A. Yes.

Q. Well, then, would it be fair to say that on your evidence the appraiser's report is full of inaccuracies? A. Certainly insofar as the number of rooms and the fact that it was draughty, he is entirely inaccurate.

Q. Then you also have a claim in respect of personal property, have you not? A. Yes.

MR. CHRISTIE: I tender as Exhibit 4, the Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM,
MARKED EXHIBIT NO. 4)

MR. HERWIN: You are claiming in respect of chattels set out under the heading "Details of Claim" in the Analysis of Personal Property Claim?

A. Yes.

Q. And I see on the right hand side of the column, Details of Personal Property Claimed, a number

1 of figures are set out. Are those the values you place
2 on the articles? A. Yes.

3 Q. Were they all on your property at the
4 time you left? A. Yes. I have a receipt here from
5 the Custodian for the full list of the things that
6 were left behind, none of which are not reported on. There
7 is only about one value of the things which I
8 left that are mentioned here.

9 Q. But the things mentioned here are the things
10 you are claiming for? A. Yes.

11 Q. I notice a statement here that you made
12 an inventory of everything and the inventory covers
13 all the things claimed for, and it can't be necessary
14 for a to ask you in detail about the inventory, because
15 it is admitted it is all included in the original
16 inventory.

17 Now, how did you arrive at the values placed
18 on these?
19 A. I considered at the time I was making
20 that was a fair price for these things.

21 Q. And how did you arrive at the values placed
22 on the things which are not mentioned in the inventory?

23 A. I was not sure of the value of the things
24 which are not mentioned in the inventory. I was
25 not sure of the value of the things which are
26 not mentioned in the inventory. I was not sure
27 of the value of the things which are not mentioned
28 in the inventory. I was not sure of the value
29 of the things which are not mentioned in the
30 inventory.

1 of figures are set out. Are these the values you place
2 on the articles? A. Yes.

3 Q. Were they all on your property at the
4 time you left? A. Yes. I have a receipt here from
5 the Custodian for the full list of the things that
6 were left there, some of which did not appear on here.
7 There is only about one-third of the things which I
8 left that are mentioned here.

9 Q. But the things mentioned here are the things
10 you are claiming for? A. Yes.

11 Q. I notice a statement here that you filed,
12 an inventory of chattels, and the inventory covers
13 all the chattels claimed for, so it won't be necessary
14 for me to ask you in detail about the inventory, because
15 it is admitted it is all included in the original
16 inventory.

17 Now, how did you arrive at the values placed
18 on these?

19 A. I considered at the time I was evacuated
20 that was a fair price for these articles.

21 Q. And have you filled in a form in respect to
22 a few of the larger articles? A. Yes.

23 Q. And are the facts set out in this form
24 under the heading of "Personal Chattels" correct?

25 A. Yes. Some of these articles were bought
26 some time ago and I cannot be perfectly certain, but
27 to the best of my recollection that is correct.

28 (PERSONAL CHATTELS FORM, MARKED EXHIBIT 5)

29 Q. Now, I see that you are claiming \$800. for
30 the value of a Ford Sedan sold by the Custodian for

Q. Okazaki,
In chief.

1 \$400., and apparently you bought that in 1941 for
2 \$575., is that correct? A. Yes.

3 Q. What was the condition of the Ford at the
4 time of evacuation? A. It was in good condition.

5 Q. Had you had any new parts or anything of
6 that sort after you bought it but before you were
7 evacuated? A. I put in a heater after it was bought.

8 Q. How much did you pay for the heater?

9 A. I think about \$40. -- \$30. or \$40.

10
11 CROSS-EXAMINATION BY MR. CHRISTIE:

12 Q. I produce here a J. P. Form, dated 8th,
13 of May, 1942, is that your signature? A. Yes.

14 (J. P. FORM MARKED EXHIBIT NO. 6)

15 Q. I am filing Certificate of Encumbrance as
16 Exhibit No. 7.

17 (CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 7)

18 Q. Then I am filing an inventory of chattels
19 as Exhibit 8.

20 (INVENTORY OF CHATTELS, MARKED EXHIBIT NO. 8)

21 Q. When you purchased this property were there
22 any buildings on it at all? A. No, there wasn't
23 anything there at all.

24 Q. And who built the house? A. I engaged
25 carpenters.

26 MR. BREWIN: I wonder if my friend would
27 permit me to ask one or two questions that I overlooked?

28 MR. CHRISTIE: Perhaps you can ask them in
29 re-examination.

30 MR. BREWIN: Yes.

MR. UPTON: He said there was nothing on the

7.
Q. Okawaki,
et. ex.

1
2
3 property in answer to your question, but there was
4 something. He says there was a fire. When he bought
5 the property there was nothing on it, but he subseq-
6 uently built a house and that was burned down, and after
7 that he built another house, which is this one.

8 Q. And was this house on posts? A. There
9 was a concrete foundation and posts on top.

10 Q. What kind of lumber was it constructed of?

11 A. I used cedar and fir; it was all planed
12 and cleaned.

13 Q. What was the source of water for the
14 house? A. Originally the water came from the

15 town but the pipes became stopped up and I dug a
16 well.

17 Q. That is all the questions in regard to
18 real property. If Mr. Bredin wants to ask his
19 questions now --

20 RE-EXAMINATION BY MR. BREWIN:

21 Q. You have told us about the green houses
22 and the house on your property -- were there any
23 other buildings on the property?

24 A. The description is according to this
25 slip here.

26 Q. It says 2 garages 12 x 16, and 16 x 30;
27 one packing house, 16 x 20; one storage house, 14 x 18;
28 a chicken house, 20 x 20; 2 brooder houses, 14 x 16;
29 they were all on your property, were they?

30 A. Yes.

Q. I notice they are not referred to at all

U. UHARAKI,
Re-exam.

1 in the report of Mr. Ansel, the appraiser?

2 A. That could be so, but they were there.

3 Q. Have you any idea what the cost of
4 construction of these different buildings would be?

5 A. The broader houses were \$50. each, or a
6 total of \$100. I am not quite certain, but I think
7 about \$300. for the chicken house. The storage house
8 was \$30. or \$40. The packing house was about \$25.
9 The garages -- the larger would be about \$70. and the
10 smaller about \$30.

11 CROSS-EXAMINATION BY MR. CHRISTIE (continued)

12 Q. The porcelain sink and drain board, was
13 it fastened? A. It was on a stand.

14 Q. Was it fastened with any nails or screws?

15 A. It wasn't attached by nails but to remove
16 it you would naturally have to remove the drain
17 pipes.

18 Q. What kind of gramophone was this -- did
19 you wind it by hand? A. It was on feet about that
20 high and you wound it by hand.

21 Q. Were the records Japanese or English?

22 A. There were a few English and the remainder
23 were Japanese.

24 Q. Now, when you bought this car do you know
25 what mileage was on the car? A. I am not quite
26 certain but I think about 30,000 miles.

27 Q. And what was the mileage when he ceased
28 to have possession of it? A. I only had it about
29 half a year; I am not certain with regard to the
30 mileage.

9.
O. Okumaki,
Cr. ex.

1
2 Q. What was the condition of the tires?

3 A. They were in good condition.

4 Q. That is all, thank you.

5 MR. CHRISTIE: It is submitted, your honour,
6 that the real property was sold at its fair market
7 value. It is submitted that these articles of
8 personal property which were sold were sold at their
9 fair market value, and it is submitted that the
10 Custodian has no responsibility for any goods of which
11 he has no record.

12 MR. BREWIN: How does that apply in this case?
13 There is a statement on an exhibit which he has
14 produced from his own custody which shows an inventory
15 of chattels sent to claimant by the Custodian, and all
16 the articles claimed are mentioned in this inventory,
17 so I don't know if there is any room for this sub-
18 mission at all.

19 MR. CHRISTIE: There are these articles:
20 2 incubators, 2 boxes of used pipe ends, 1 1/2 boxes of
21 excelsior; 4, 45 gallon oil drums, and two brooder
22 stoves which are in this Analysis of Personal Property
23 which they say they have no record of.

24 MR. BREWIN: In view of what my friend has
25 said, I would ask him to file the Inventory of Chattels
26 sent to him by the Custodian. I was assuming that they
27 meant what they said here, that the inventory covered
28 all the chattels claimed for.

29 MR. CHRISTIE: I tender as Exhibit 8
30 Inventory of Chattels left on Property, dated
November 17, 1942.

O. Okasaki,
Gr. ex.

(INVENTORY OF CHATELS LEFT ON
PROPERTY OF CLAIMANT, MARKED EXHIBIT 9)

MR. CHRISTIE: It has been my experience that these articles which are not in the inventory are put in the Analysis of Personal Property Chateles under the heading "No Record At Any Time."

THE SUB-COMMISSIONER: I think in this case Mr. Brewin is pointing out there were things in the inventory prepared by the Custodian which he now fails to account for.

MR. CHRISTIE: They are not there.

MR. BREWIN: Let us just take the situation. We filed as the first exhibit the Analysis of Personal Property Claim. That is prepared by somebody in the Custodian's office for the assistance of this Commission, and it lists all the articles in respect of which we are claiming. Then it has in another column "No Record At Any Time" articles valued at about \$36.00 out of \$112.00. Now I notice there is included in the exhibit last filed, two incubators. I do not understand how it could be claimed they had no record of them when it is included in the inventory they took themselves. There is another item of two brooder stoves and there is reference to one brooder stove being in the brooder house.

THE SUB-COMMISSIONER: That will be a matter for argument before the Commissioner. But what is your position when you submit your defense, and say the property was sold for its fair market value and as to the goods they are claiming you say the Custodian

O. Okazaki,
Cr. ex.

1
2 has no responsibility for goods that he has no
3 record of. I would think there was an obvious further
4 defence that you might want to rely on. Supposing
5 you have these goods and you cannot account for them?
6 Are you shutting off the Custodian from saying "We are
7 responsible for them, but not to that extent"? Are
8 you leaving out the question of exorbitant value?

9 MR. CHRISTIE: It only applies to these
10 limited goods. I did not cross-examine the witness on
11 these articles. They are only small, they are only
12 \$36, and I do not feel like making a submission that
13 they look exorbitant in value.

14 THE SUB-COMMISSIONER: My point is that when
15 you say we are not responsible for what we did not
16 get, are you limiting the Custodian to that defence
17 or can he say, if you held that we had these articles,
18 and we are responsible for them, then these values
19 are too high. Are you shutting yourself out in that
20 event?

21 MR. CHRISTIE: I am in this particular case.
22 They may still put in a defence in Vancouver. The
23 only thing applicable here would, I submit, be these
24 articles amounting to \$36.

25 THE SUB-COMMISSIONER: I think it is more
26 than that.

27 MR. CHRISTIE: I have done that in other
28 cases; I have submitted that in any event the value
29 is exorbitant.

30 MR. BREWIN: I am afraid I rather provoked all
this discussion, but I think it has been cleared up in

(Discussion)

1 this case.

2 MR. CHRISTIE: I have certain further
3 documents, your honor.

4 I tender as Exhibit 9, Personal Property
5 Summary, and Specified Articles Summary.

6 (PERSONAL PROPERTY SUMMARY AND SPECIFIED
7 ARTICLES SUMMARY, MARKED EXHIBIT 9.)

8 (REAL PROPERTY SUMMARY, MARKED EXHIBIT 10)

9 (2 ASSESSMENT NOTICES FOR YEARS 1945 and
10 1946, MARKED EXHIBIT NO. 11)

11 MR. BREWIN: I would like to point out for
12 the record that the statement made in this exhibit,
13 which is the Real Property Summary, supports the
14 claimant's story as to what buildings were on his
15 property. These are buildings which were not mentioned
16 in the examiner's report at all. There is the chicken
17 house, 2 garages, one storage and packing shed, and
18 brooder houses, and so on, are all mentioned.

19 I would ask my friend to file confirmatory
20 evidence which I know he has on his file, as to the
21 purchase of the car, which confirms the statement of
22 the claimant that he paid \$875. for this car. It is
23 some confirmation of my client's statement. It was
24 dated the 31st of July 1941, and it is something in
25 the nature of a conditional sale agreement and it shows
26 a used 1936 Ford Sedan, 8 cylinders, coach, price
27 \$851.50, insurance \$23.75, making a total of \$875.25.
28 I am not personally much concerned about the other
29 details.

30 (PROCEEDINGS ADJOURNED SINCE DUE)



15.

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

J. B. McGregor

J. B. McGregor,
Official Reporter.

I, M. A. Miller, Deputy Commissioner,
appointed to hear a Commission to
investigate claims of Japanese-
Canadian for property loss, do
certify the foregoing is a true copy
of the evidence heard on the within
claim.

M. A. Miller

M. A. Miller,
Deputy Commissioner.

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Defence Brief
Otokichi OKAZAKI
File No. 8694
Case No. 1121

TORONTO
13 Oct. 1948

REAL PROPERTY CLAIM

(All claims shown are Gross)

+ Claim 1 Land & Buildings
Block 14 of Lot 399 Group 1 Map 1112
Municipality of Maple Ridge

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$10,000.	\$4,500.	\$4,500.

Witness: Appraiser, W.H. Ansell.

Appraiser (Ansell) reports - There are 3 large and 1 small greenhouse on the property, all showing signs of decay and will soon have to be renewed. House is poorly built and very draughty. There are no modern facilities.

Two offers of \$4500. were received for this property, one of which was accepted.

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

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2 Household & Farm Equipment

Claim
\$412.

This property was visited by Custodian's fieldsmen in 1947 and nothing of any sale value was found on the property.

(a) Goods value	\$368.00	Not accounted for.
(b) " "	44.00	Sold with real property (Sink & Pipes)
	<u>\$412.00</u>	

Claim 3 1938 Ford Sedan Car

Claim

Sale Price

\$800.

\$490.

Claimant stated that he purchased this car second hand in 1941 for \$875., this car was sold to Johnston Motor Co.Ltd. for \$490., the Custodian paying off a Lien of \$459.42 held by the Consolidated Finance Co. on this car.

.....
It is submitted that these articles of personal property which were sold were sold for their fair market value and it is also submitted that the Custodian has no responsibility for any goods of which he has no record.

Summary of Defence Witnesses

Where required

W. H. Ansell

1

Appraiser

J. Moryson

2 (a)

Staff

W. A. Stinson

2 (a)

"

W. E. Anderson

2 (a)

"

BMP/nw

Name of Claimant

OKAZAKI, Otokichi

Case 1121

Custodian File

8694

REAL PROPERTY									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
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	
		4500		225.00 12.50					3058.00 237.50
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		
490.00	122.50						87.50 122.50		
NETS									
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATTELS									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
			46%	360.00	169.28		169.28		
TOTAL RECOMMENDATION									3674.78

8694

October 6th, 1950.

Mr. Otokichi OKAZAKI,
174 Markham St.,
Toronto, Ont.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 1121

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$3,674.78.

Cheque for \$3,525.18 is enclosed herein, and the sum of \$149.60 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FGS/js
1 encl.

CLAIM NO. 1121 - Otokichi OKAZAKI

This claim relates to a 5 acre parcel of land situate in Maple Ridge Municipality, developed by the claimant for greenhouse production. Greenhouses being 8 years old are depreciated 40%. Application of the approved formula for greenhouses shows the following:

2 greenhouses each 18x195 i.e.	12,780 sq.ft.	
1 greenhouse 20x195, i.e.	6,612 sq.ft.	
1 greenhouse 20x200, i.e.	6,752 sq.ft.	
Total area -	26,144 sq.ft. @ 35¢	\$9153.00
Depreciation 40% (8 years) -		3661.00
Net depreciated value -		<u>\$5492.00</u>

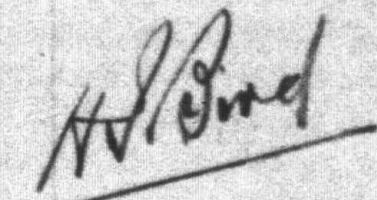
These greenhouses were constructed on wood foundations; therefore the 35¢ figure applied.

Estimated fair market value,	
80% of depreciated value -	\$4394.00
S.S.B. valuation of other buildings, plus 80% -	2273.00
S.S.B. valuation of land, plus 80% -	<u>891.00</u>

Estimated fair market value of property,	
calculated as above -	<u>\$7558.00</u>

This property, although appraised by S.S.B. Appraisers, was not sold to the D.V.L.A. It was later appraised for the Custodian by William Ansell, at the sum of \$4500.00, and was sold to a private purchaser, based on that appraisal, at the sum of \$4500.00, from which price was deducted selling charges amounting to \$237.50.

In my judgment fair market value at the date of sale was \$7558.00. I THEREFORE RECOMMEND payment to the claimant of the difference, i.e. \$3058.00, in addition to charges of \$237.50, making a total of \$3295.50, in order to achieve fair market value.


Commissioner.

January 11th 1950.