Name of Claimant OYE, Masayoshi Case 259

Custodian File 12435

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 Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
				.00							150.00
		600	60	.00							
		1000	100	25.06							
				12.41							197.47

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	
			68.50			
			00		23.55	24.40

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	
465.00	201.70		44.23%	525.70		47.50		
		60.51			232.51		5.30	298.32

TOTAL RECOMMENDATION	670.19

CASE NO: 259.

JAPANESE PROPERTY CLAIMS COMMISSION

Grand Forks, B. C.,
March 3rd, 1948.

IN THE MATTER OF THE CLAIM OF
MASAYOSHI OYE.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 259.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Grand Forks, B. C.,

March 3rd, 1948.

IN THE MATTER OF THE CLAIM OF

MASAYOSHI OYE

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
R.J. McMASTER, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

MR. McMASTER: My lord, if I might refer to the claim form you will notice there are two real properties. Claim No. 1 is property situated in Steveston and No. 2 is situated at Frasers Bay, Ucluelet, B.C. The confectionery store appearing in item (c) refers to No. 1 property at Steveston on the face of the claim.

THE COMMISSIONER: That is at Steveston.

MR. McMASTER: That is at Steveston and refers to No. 1 property above. Down below he shows the values received. I think the simplest way is to make a memorandum with regard to property No. 1 for which he is claiming a thousand dollars as value and he received $600.00, making a net claim of $400.00 on that property.

On property No. 2 I would ask to reduce the value claimed to $1500.00, and he received a thousand dollars, leaving a net claim on that property of $500.00. The total net claim on real estate then is $900.00.

Now on the back of the claim form with regard to the household utensils and store fixtures, if you would be good enough to cross out the two items for $1500.00 there. I will file an inventory showing the details of the total claim which is reduced to $1121.20. The Custodian credited him for those goods with $267.75, leaving the net chattel claim at $853.45.

MASAYOSHI OYE, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, with regard to the real estate situated at Frasers Bay, Ucluelet, B.C., did you instruct me to draw this statement?

A Yes.

Q Would you be good enough to sign it? Is the information contained therein true to the best of your knowledge and recollection? A: Yes.

MR. McMASTER: I file that as Exhibit No. 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. McMASTER: Referring to Exhibit 1, and the Reporter doesn't need to take this down, my lord. (reading). In connection with this house claim, I would ask my learned friend whether he can advise me whether there was a separate bid on these premises by the North Coast Timber Company, Limited, or whether they bid to buy the five houses in one bid; in other words, whether the division was arbitrary or whether it was the actual bid.

MR. HUNTER: The letter shows $3750.00 for some five properties, my lord. Unless there is something else that doesn't appear on the file, the apportionment must have been arbitrary, but I imagine there would have been other material.. I would think this letter would be the result of some correspondence or conversation.

MR. McMASTER: I assume my friend will produce whatever he has to justify the division of the purchase price,

and the manner in which it was divided.

THE COMMISSIONER: In the course of your examination, Mr. McMaster, it might be helpful if you brought out from the witness some description of the Fraser Bay property, just with a view to showing what possible market there was for houses at that time-- that is a description of the settlement.

MR. McMASTER: Q: Witness, how close is Fraseas Bay to Ucluelet? A: It is on Ucluelet Bay.

Q Now, how large a centre is Ucluelet?

A I was only there fortwo years and I am not sure about the size of the place.

Q Are there any fish canneries, or do the fishing companies have any headquarters around Ucluelet there?

A Yes.

Q Now are you able to give us a description of Ucluelet? A: It was a fishing village.

Q Now in Frasers Bay itself, how many other houses were there besides yours, do you recall -- approximately? A: There were eight other Japanese houses belonging to Japanese.

Q Yes, and were there any belonging to Occidentals or not? A: There was a gas station run by white men.

Q Now in the Bays around Ucluelet do many of the fishermen have homes -- in the bays around Ucluelet?

A Yes.

THE COMMISSIONER: I fancy that is the best you can get.

MR. McMASTER: I think so, my lord.

Q Now, witness, did you instruct me to draw this s statement with regard to your property at Steveston?

A Yes.

Q Would you be good enough to sign it? Are the statements contained therein true to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I file that as the next exhibit, my lord.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. McMASTER: My lord, I might explain with regard to this statement, it appears in the statement that the rather unusual practice of buying a house sitting on someone else's land has been engaged in here, and apparently the house situate on this land was bought by this claimant's mother in 1933 when she had a lease of the land. The land was then owned by the Canadian Fishing Company, and then in 1936 she traded another piece of land that she had for this land on which she had her building. So that it was acquired in pieces rather than in one lump. It was property situated at 58 Catham Street in Steveston, and the Reporter need not take down further reference to the statement. (Reading). My lord, perhaps my friend will admit there was an offer received for this property of $750.00.

MR. HUNTER: I can't admit it because I don't know about it.

MR. McMASTER: Maybe you can look and see.

THE COMMISSIONER: When do you suggest that was made, Mr. McMaster?

MR. McMASTER: I am sorry, my lord, but my note doesn't show that.

MR. HUNTER: There was a tender of $750.00 but it was withdrawn, my lord.

MR. McMASTER: Does my friend's file indicate why it was withdrawn?

MR. HUNTER: I will try and find it. Usually it is because they made the bid on the wrong property.

MR. McMASTER: I think the tender is right in there. I would like to file the document. I am producing from the Custodian's file, my lord, a letter dated September 9th purporting to be signed by, it looks like Rosa Sopel, and also a letter produced from the Custodian's file dated September 21--September 23rd addressed to the Custodian purporting to be signed by Rosa Sopel. The first letter makes an offer of $750.00 on this property and tenders $75.00. The second letter withdraws the tender to purchase the land and describes the land and asks that the deposit of $10.00 which accompanied the tender, "You will please apply to cover my tenders which I enclose herewith covering Lots 7 and 8" on a different property.

THE COMMISSIONER: It rather looks as if the prospective purchaser made a mistake in the first instance.

MR. McMASTER: Well she described the property in it, my lord.

(LETTERS MARKED EXHIBIT NO. 3).

MR. McMASTER: The property was sold to the Canadian Fishing Company for $600.00, on what date, do you recall, Mr. Hunter?

MR. HUNTER: August 30th, 1943.

THE COMMISSIONER: The offer of the woman was made in September, wasn't it?

MR. HUNTER: I am sorry, that was rejected. No, we had a revised offer from the Canadian Fishing Company. It will have to be checked exactly. It was December 1st, 1943.

THE COMMISSIONER: Yes, that is more like it. I think the original offer was September, 1943.

MR. HUNTER: That one of Sopel, yes.

MR. McMASTER: What was the previous tender of the Canadian Fishing Company, could you advise me?

MR. HUNTER: $600.00.

MR. McMASTER: That is the one you accepted? That was the revised one?

MR. HUNTER: I don't know. There is something funny about this deal. It looks to me as if this is all wet, my lord. Here is a letter from the Canadian Fishing Company. (Reading). Then we have here a revised offer of the Canadian Fishing Company Limited for $750.00, September 21st, 1943, "However, as Rosa Sopel's tender for $750.00 was withdrawn, this office considered $600.00." It is a most fantastic thing I have seen for some time. Obviously if they paid $750.00, it is obvious this property was worth $750.00.

THE COMMISSIONER: I think so. It looks like it to me.

You better file those documents. The second document you have there is a memo?

MR. HUNTER: It is a memo by the office. That is the actual bid. They sold it for $600.00.

MR. McMASTER: Have you Ken Wright' s letter?

THE COMMISSIONER: On the face of it, it looks as if the Canadian Fishing Company got a cheaper buy than they were entitled to.

MR. HUNTER: I think it is quite obvious, my lord.

MR. McMASTER: I will file this letter, my lord, dated September 21st, 1943, from the Canadian Fishing Company Limited to the Custodian.

THE COMMISSIONER: Put all the letters in together as Exhibit 3.

MR. McMASTER: Have you the claims analysis there, Mr. Hunter?

Q Witness, I produce to you a copy of the Custodian's claims analysis showing various items which were inventoried by the Custodian? Opposite certain of the items there appear dates written in one case in ink and in all the other cases in pencil. Do those represent the dates that you purchased the articles opposite the respective dates?

A The witness misunderstands me.

Q Does he remember seeing this document before?

A No.

Q Witness, in Greenwood the other day do you recall being requested by Mr. Leckie or myself to go through a list of goods which the Custodian had inventoried of your property at Steveston and

at Ucluelet and to show the value of those respective goods? A: Yes.

Q And with the help of Mr. Yamaga, or some other person interpreting foryou, did you go through that list and ask me to show values for those various goods? A: Yes.

Q And did the person who assisted you write down those figures as you told them at the time?

A Yes.

Q And with respect to some of the goods did that person ask you to indicate when you had purchased those goods? A: Yes.

Q And did that person write on a large piece of paper like this? A: Yes.

MR. McMASTER: I don't know what I can do with that, my lord. Perhaps my friend will concede this is the paper he wrote on.

MR. HUNTER: Perhaps you better identify the witness again. I think we would be quite willing to concede that, my lord.

MR. McMASTER: Thank you, Mr. Hunter. I would ask to file the claims analysis as the next exhibit with certain figures shown in pencil.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 4).

Q Now, witness, did you instruct me to draw this statement with regard to the chattels and goods with respect to which you are claiming?

A Yes.

Q Would you be good enough to sign it?

THE COMMISSIONER: What is this, Mr. McMaster?

MR. McMASTER: This is a statement with regard to the personal property referred to in that analysis, my lord.

Q Are the statements contained in this statement correct to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I ask to file that, my lord, as the next exhibit. It is with regard to the personal property. My lord, this last exhibit refers to the items and the list of values shown on that, and states that all goods and chattels used in the store and dwelling at Steveston were left in the buildings on the premises under lock and key and were boarded up. "We did not make arrangements for the rental of the premises. Subsequently the Custodian took the premises over and made some rental arrangements." Then with respect to all the goods and chattels left at Ucluelet, they were stored in the upstairs of the claimant's house there and the upstairs was boarded up. The premises were subsequently rented by the Custodian. You will observe on the claims analysis that was filed that the first portion shows the Steveston property and the second portion the property at Ucluelet. Your witness, Mr. Hunter.

MR. HUNTER: I concede, my lord, that it would appear that the Steveston property had a fair market value of $750.00. The Ucluelet property, I submit, was sold for its fair market value. Those chattels which were sold, I submit, were sold for their fair market value. Those chattels which were lost,

destroyed or stolen, I submit the claim for same is exorbitant.

THE COMMISSIONER: Is there any pilferage here?

MR. HUNTER: I presume there was pilferage, my lord. A large quantity of the chattels claimed for seem to have been missing.

THE COMMISSIONER: The Custodian's analysis does not indicate what happened to the articles?

MR. HUNTER: I don't think they knew, my lord, but I think it must be conceded they were gone.

THE COMMISSIONER: They were all declared in any case.

MR. HUNTER: No, they were all inventoried.

THE COMMISSIONER: They were all inventoried, yes.

MR. HUNTER: And I think, generally speaking, I have to take the position if they were there when they were inventoried, then we were responsible for them. In regard to the Steveston property it was appraised at $400.00 by Pemberton Realty on September 8th, 1943.

THE COMMISSIONER: There you are conceding $750.00 is a fair price.

MR. HUNTER: Yes, my lord. I think possibly an explanation of what happened might be advisable.

THE COMMISSIONER: I agree.

MR. HUNTER: The original offer from Rosa,-whatever her name was -- Sopel, having been withdrawn and the Custodian having obtained the higher bid from the Canadian Fishing Company on the strength of an offer which was withdrawn, apparently the Custodian considered in a sense they had misrepresented the

situation to the Canadian Fishing Company and therefore considered their original offer of $600.00. I think, no matter whether it was a mistake or not, that the policy was a mistaken one and they should have accepted the offer of $750.00.

The Ucluelet property was appraised for $600.00 on April 10th, 1944. The appraisal is made by apparently a local resident up there, and it says (reading). As your Lordship will recall, the property was sold for a thousand dollars on June 7th, 1945.

(APPRAISAL MARKED EXHIBIT NO. 6).

THE COMMISSIONER: In face of the fact that the property had been only just finished and never occupied, apparently it cost substantially more than a thousand dollars, it would appear that you will require some evidence from the Government in regard to that.

MR. HUNTER: Yes, my lord. I intend to examine the witness on that point.

THE COMMISSIONER: Yes.

MR. HUNTER: Insofar as the chattels are concerned, my lord, I think it is pretty clear from our analysis that the great mass of these things just vanished. Some idea of the relationship between what we received and what he claimed may be obtained from amounts which they have placed opposite items which we actually did sell, which are shown on the first page of the analysis.

THE COMMISSIONER: Where did the sale take place--at Ucluelet ?

MR. HUNTER: Ucluelet, July 8th, 1943; Ucluelet July 25th,

1944; Steveston, October 7th, 1944; Steveston, June 8th, 1945; Steveston, November 24th, 1944; Steveston, May 18th, 1945; Steveston, April 14th, 1945; Steveston, December 10th, 1943; Steveston, January 14th, 1944; practically all at Steveston.

THE COMMISSIONER: Locally situated , they were sold at that place?

MR. HUNTER: Yes. The goods sold at the Ucluelet sale, I judge, would be the ones from that property. The total received was $267.75. Also on the first page of the analysis there is a rather ambiguous bracket there. The bracket would seem to cover things that were sold by auction, but it isn't meant to cover those things; it is meant to cover the things in there which were not sold at auction and which were in the form of clothing, and one thing and another, which was given to UNNRA. It shows as reference 9 and reference 9 actually shows they were given to UNNRA.

THE COMMISSIONER: According to the chattels sold, have you made any tabulation of the total valuation of the goods that were actually sold?

MR. HUNTER: As against the total claim, you mean, my lord?

THE COMMISSIONER: Yes. What I am seeking to get is a comparison of the prices realized with the prices at which those goods were valued. If you have not had it done, do not bother with it yourself.

MR. HUNTER: No, I haven't got it. As a matter of fact, I didn't have an opportunity to copy down Mr. McMaster's values.

THE COMMISSIONER: You can check it later.

CROSS-EXAMINATION BY MR. HUNTER:

Q Witness, this house of yours at Ucluelet or Fraser Bay, did it have any electric light?

A No.

Q Any running water? A: No, there was a well.

Q And the foundation was what?

A Cedar posts placed on rock.

Q Yes. It was on the rocky foreshore, wasn't it?

A Yes, there were large stones there that I gathered myself.

Q Yes, and you had cedar posts on the rocky foreshore and the house was sitting on the cedar posts, is that correct? A: Yes.

Q And the walls were just shiplap?

A Yes, shiplap on the inside and siding on the outside.

Q Any insulation? A: Only tar paper.

Q I see. And any fireplace? A: No.

Q Was there a brick chimney on brackets, or what kind of a chimney was it?

A The chimney was made of cement blocks.

Q Did it go from the ground up, or was it on brackets partway up? A: It was from the ground up.

Q And it was made out of cement blocks?

A It was on a cement foundation. Yes, it was cement blocks, on a cement foundation.

Q You were going to heat it by stove?

A Yes.

Q And the partitions inside, they were shiplap?

A Yes.

Q Were there doors on the room?

A Yes.

Q Doors inside as well? A: Yes.

Q What were the floors? A: Fir flooring.

Q I see. Any hardwood at all?

A No, no hardwood.

Q What hardware did you have in the house?

MR. McMASTER: You mean affixed to the house like door handles and that sort of thing?

MR. HUNTER: Q Yes. Was the house completed? Was the hardware on it? A: Yes.

Q It was complete? A: Yes.

Q What kind of locks? A: I don't remember exactly now.

Q They were probably cheap ones, were they?

A Just the ordinary type.

Q Was there anything outstanding about this house in any way? It was just ordinary, cheap construction? Who built it? A: Just an ordinary house. I built it.

Q And are you a carpenter? A: Yes.

Q Is that your profession or your trade?

A I was working both as a fisherman and as a carpenter.

Q I see. What were your joists made out of?

A 2 x 8.

Q How far apart? A: Two feet.

Q

Q And your studding, how far apart?

A Eight feet.

Q Your uprights, or studding? Your 2 x 4 studding?

A No, they were eight feet high.

Q Yes, but how far apart? A: Two feet.

Q And your rafters, how far apart were they?

A Two feet.

Q I see. What were your roof shingles -- wooden shingles?

A Cedar.

MR. HUNTER: Unless there is some other question, that is about all I can think of about the house.

THE COMMISSIONER: You probably will get some information from the man who valued it.

MR. HUNTER: Maybe the witness has something to tellus, I don't know.

A I think that is a good description of it.

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, since you moved to Greenwood, have you done any contracting work?

A Yes, all last year.

Q And has he built any houses there on contract?

A Yes.

THE COMMISSIONER: All right, thank you, Oye. That is all we require.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Case No 259

DEC - 2 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

12435

& Forks

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

(1) NAME Oye (Print) Surname Masayoshi Given Name (RCMP) Reg. No. 11996

(2) Pre-Evacuation Address Ucluelet, B.C.

(3) Present Address P.O.B. 417 Greenwood, B.C.

(4) REAL ESTATE

(a) Street Address (if any) (1) Chatham St. Steveston, B.C.
(2) Ucluelet, B.C. City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

(1) Lot 1 of the West Part of Block 8 of Section 10 Block 3 North Range 7 West map 6392 District of New Westminster, B.C.

(2) Lot 7 of section 21, Clayoquot District Plan 1116 Ucluelet, B.C.

NOTIFIED

(c) Type of Real Property (cross out words which do not apply):

(i) ~~Farm~~
(ii) Residence 1 &2 Type of business (2) Confectionary Store at Steveston
(iii) Business 2 i.e. lot 1 above.
(iv) ~~Any other type of property~~ (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole Owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ (1) 1000.00-600- (2) 1500.00-1000-
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ (1) 587.21 (2) 987.59
(v) Amount at which Custodian sold property and credited your account - - $
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - $ 1315.20

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation Steveston, B.C. & Ucluelet, B.C.

claim — 400 1500 900

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) in both cases house

(c) How stored or packed at time of evacuation some loose some packed in boxes.

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") In custodians Care in Ucluelet, B.C.

In no one's care but sold by the custodians in Steveston

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

1.	House hold Utensils & Fishing Gears	Estimated Value $ ~~1500.00~~
2.	House hold Utensils, Store fixtures Etc	Estimated Value $ ~~1500.00~~
3.		Estimated Value $
4.	See inventory filed.	Estimated Value $ 1121.20
5.		Estimated Value $
6.		Estimated Value $ 2675
7.		Estimated Value $
8.		Estimated Value $ ~~853.45~~
9.		Estimated Value $
10.	Total amount Received from Custodians	Estimated Value $ 329.92

TOTAL CLAIM FOR PROPERTY LOSS $ 8771.08

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 4086.28

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Greenwood preferred otherwise Nelson

(b) Do you require the services of an interpreter at the hearing? Yes or no yes

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
Province of B. C.)
TO WIT:)

I, Masayoshi Oye of the City of Greenwood in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:
The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the City of Greenwood in the Province of B. C. this 20th day of November A.D. 1947.

M. Oye.

A ~~Commissioner~~ &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

~~Notary Public in & for the Province of~~
British Columbia, Canada.

MASAYOSHI [illegible]
(Claimant's Name)

REAL ESTATE
(Other than farm)

11996
Reg. No.

Type of Premises (e.g.House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
House #5 Fraser's Bay Ucuelet B.C.	6 (4 down 2 up)	siding outside shiplap inside	dwelling	approx. 40'x110'	Land only	1940

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Fishing Village	Lot only about $200.00	Cleared land: cost about $100.00 Built house on it at approximate cost of $1200.00 late in 1941. Not quite completed. Had not lived in it.	$1500.00

Comments re upkeep of premises:

In good condition just built.

EXHIBIT NO. 259/1
DATE 3/3/48
FILED BY [illegible]

Comments re Appraiser's report not covered above:

Began building in October 1941, I had not quite finished on the inside when evacuated. I had not lived in the house. The valuator admits it was in good condition and well constructed.

I estimate it cost me $1500.00 to acquire & build and the increase in values in 1945 would offset any depreciation. The property was sold in 1945 to North Coast Timber Co. Ltd along with four other houses at Fraser Bay.

I locked up the house when I left. After I left the custodian rented the premises. I had $1000 insurance on the house. The assessed value was Lot 50.00
Improvements 1500.00

[illegible]
SIGNATURE

MASAYOSHI OYE
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 259/2
DATE 3/3/48
FILED BY [illegible]

11996
Reg. No.

58 Cathcart St. Steveston

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
House + Store	Store, living room bedroom + kitchen on the main floor + a large room upstairs. A small house as well separate kitchen + bedroom	Frame siding outside papered inside. Frame	Store + Dwellings	49'x100'		1936

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Residential district - Fair store location	My mother traded a piece of property worth $450.00 with Canadian Fishing Co. for the land only	Leased the land in 1923.4 purchased the store building which then consisted of the store + living room behind - Purchase price $450.00 In 1926 my mother added the kitchen + bedroom + the upstairs at a cost of about $550.00. About 1928 we built the small house which cost about $450.00 (my uncle lived in this house). Also put in a toilet in store building.	$1,000.00

Comments re upkeep of premises:

Shingled + painted but do not recall when last done. Premises kept in fair state of repair

Comments re Appraiser's report not covered above:

My mother transferred this property to me in Feb. 1942. This was our family home + when I was not fishing I lived there. I do not consider that the premises were in the deplorable state alleged by the appraiser. The buildings served us as a family dwelling before evacuation. My uncle was in Steveston in 1945 and he reported that the premises were occupied.

Assessed value Land $252.00
Improv $1000.00

M. Oye
SIGNATURE

CABLE ADDRESS:
"CANFISCO," VANCOUVER
ALL CODES

INCORPORATED APRIL 30TH, 1906

BANKERS:
THE CANADIAN BANK OF COMMERCE
VANCOUVER, CANADA

The Canadian Fishing Company Ltd.

R. P. 12

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

Rec'd SEP 22 1943
File No.
Ans.
Referred Mr Peers

FOOT OF GORE AVENUE
VANCOUVER, B.C.
CANADA

Sept. 21, 1943

File No. 873 Legal Dept.

Custodian of Japanese Property,
912 Royal Bank Bldg.
VANCOUVER B.C.

Dear Sir: Re: Lot 1, of the West part of Block 8, Section 10, Block 3 North, Range 7 West, Map 6392

Our Manager at Steveston advises us that he has been notified by Mr. K.W. Wright of the Legal Dept. that our offer of $600.00 for the above property is less than another offer you have in hand of $750.00.

In accordance with the agreement in the Deed of Sale we are to be given preference in regard to the sale of this property and with this in mind we herewith now submit a bid of $750.00 for same which we understand is satisfactory to you.

If you wish us to send you an additional cheque as deposit we will do so but you can be assured that we are prepared to remit in full for this property as soon as transfer papers have been completed.

Yours very truly,

THE CANADIAN FISHING CO. LTD.

Jas B Eckman
Vice-President.

JSE:AH

EXHIBIT No. 259/3
DATE 3/3/48
FILED BY Mc Master

PRODUCING AND COLD STORAGE PLANTS:
Vancouver, Canada
Butedale, "
Prince Rupert, "
Ketchikan, Alaska
Seattle, Wash., U.S.A.
Kalama, " "

RESEARCH LABORATORIES:
Vancouver, Canada

SALMON CANNERIES,
BRITISH COLUMBIA:
[redacted]ncouver
[redacted]nes Bay
Butedale
Carlisle
Goose Bay
Gulf of Georgia
[redacted]aysport
[redacted]ldala
Koprino
Lagoon Bay
Lockeport
Manitou
Margaret Bay
[redacted]naimo
Oceanic
Porcher Island
Tallheo
[redacted] Wales Island

[redacted]CKERS OF:
NEFCO RAPID FROZEN
[redacted]RODUCTS
[redacted]ELLEANNA, IMPERIAL,
COLUMBIA, SUPERB,
SUPREME AND VALUE
BRANDS:
Fresh, Frozen and
Smoked Fish
[redacted]ld Cured Salmon
Dry Salt Herring
Fish Meal and Oil

CANNED FISH
REGISTERED BRANDS:
Gold Seal, Blue Seal, Red Seal,
Pink Seal, White Seal,
[redacted]quarium, Angler,
[redacted]ell, Colonial,
Conqueror, Excello,
Fisherman, Gold Leaf,
Heron, Rover,
[redacted]ed Breast, Supreme,
[redacted]ea Wave, Superb,
Value.

CANFISCO LTD. FISHERY PRODUCTS

ALL AGREEMENTS AND CONTRACTS ARE CONTINGENT UPON FIRE, STRIKES, ACCIDENTS, AND ALL OTHER CONDITIONS BEYOND OUR CONTROL. ALL CONTRACTS ARE SUBJECT TO APPROVAL BY AN OFFICER OF THE COMPANY. UNLESS OTHERWISE SPECIFIED ALL PRICES ARE F.O.B. SHIPPING POINT. WE RESERVE THE RIGHT TO CORRECT STENOGRAPHIC ERRORS.

C.I.F. QUOTATIONS FURNISHED

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

R.P. 11

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO.....

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

Steveston B.C
9 Sept 1943
Tenders for Real Estate

SEP 18 1943
Rec'd
File No.
Ans. ✓
Referred

The Custodian
912 Royal Bank Bldg
Vancouver B.C

I Herby tender to purchase lot 1 of the west part of lot 8 Section 10 Block 3 North Range 7 west Map 639 in the district of New Westminster known as 58 Chatham St being a two Room frame ~~Bldg~~ dwelling and two room frame store building for Seven Hundred and fifty dollars Cash $750.00

I enclose Seventy five dollars $75.00 being ten Percent of the tenders price

Yours truly

Roza Sopel.

EXHIBIT No. 259/3
DATE 3/3/48
FILED BY

R.P. 11a

Rec'd APR 25 1943
File No.
Ans.
Referred

Steveston B.C.
23 Sept 1943

Files
Legal 813
1033

The Custodian
912 Royal Bank Bldg
Vancouver BC

I hereby withdraw my tender submitted Sept 15/43 to purchase lot 1 of the west part of Block 8 Sec 10 Block 3 N Range 7 W Map 6392 for $750.00. The deposit of ten per cent which accompanied the tender you will please apply to cover my tenders which I enclose herewith covering Lot 7 and 8 Block 6 Sec 10 Block 3 N R 7W Map 249.

Roza Sopel

EXHIBIT No. 259/3
DATE 3/3/48
FILED BY Mac Mosby

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 12435. EXHIBIT No.

NAME OYE, Mr. Masayoshi REG. No. 11997.

EXHIBIT No. 259/4
DATE 3/3/48
FILED BY Re Master

DATE — DECLARATION / EVACUATION

INVENTORY — TAKEN BY / DATE

DETAILS OF CLAIM	Date Purchased	Cost	Value	SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Steveston (Storage List #68, 27/8/42:							
8 Iron beds ✓	1939		700	59.75			
8 Springs ✓							
8 Mattresses							
1 Table desk	1940		500	2.50			
1 Dresser with mirror ✓	1937			6.50	Under Property		
1 Chest drawers ✓	"			8.50	Under Property		
4 Cartons							
Several open boxes							
1 Basket clothes			700				
4 Dunnage bags			400				
10 chairs ✓	1940		1500	.60			
2 Large glass showcases ✓	1935		8000				
1 dining table	"		600				
1 trunk							
1 clock	1935		800	1.50			
1 dresser stool	"		800				
1 Coco cola cooler ✓	1940		4500	8.50			
1 chest drawers	"		500				
1 cook stove	1939		3000	15.00			
3 heaters	"		4500	7.50			
1 Oil stove	"		4500				
Ucluelet:							
1 Duo-Therm Oil Heater ✓ No.A615761.	1941		8000	70.00			
3 black chimney, 3 elbows.	"		135				
1 round table with 6 chairs (1 broken)	"		1000	4.00			
3 square tables	"		600	3.00			
1 old broom			50				
1 two burner keresene stove			800				
2 black chimney (cemnt)			100				
1 ten gal. drum with 1/2" tap.			500				
1 two gal. measure pail.			50				
2 five gal. empty pails			250				
80 lbs. lead			400	2.00			
1 aluminum pail			100				
3 boxes Xmas decoration			500				
1 suitcase fishing gear			500				
1 clock ($25.00) ✓	1935		2500				
1 bucksaw			175				
3 wooden trolling bouys ✓	1940		300	7.00			
2 air filled trolling bouys ✓	"		1100				
2 paper boxes of fishing gear			250	.80		5.00	
1 axe, 1 hammer			300				
1 big box fishing leaders			500	2.25			
1 " " kitchen utensils			1200				
1 square can china ware			500				
1 " " kitchen utensils			500				
5 rice preservo			1000				
1 six gal butter crocks			300				
? gal house paint (gray)			1500				
1 wicker basket clothing			200				
3 paper boxes clothing			300				
2 boxes kitchen goods			1500				
1 pail of spoons (60 pcs) Sold with leads	1939		1700				
2 bundles paper linings (12ft long)			500				
1 bundle 1/4" round (12ft. long)			300				
1 set sil trolling boat (Sail) ($25.00)	1937		2500	8.50			
1 Box kitchen utensils			1000				
? complete 3/4 set bed	1940		1500				
1 length black chimney			25				
			80435				

12435.

11997.

EXHIBIT No._____

CASE No._____

VENUE_____

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
	TENDER &c							
75								
50								
50	Uncles Property							
50	Uncles Property							
								Bags & boxes as per Ref 9 were opened & the articles contained therein were disposed of as noted.
60								
								Shipped 21/7/43 See Ref. 10
50								
50								Trans. to TERANISHI file 2441 See Ref. 11
00								
50								1 sold. 2 left in house (stge. list 68)
								left in house "
00								
00								
00								
								Noted as old clothes. Probably given to UNRRA or abandoned.
00								
80	5.00							
25								
50								

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 12435. EXHIBIT No.

NAME OYE, Mr. Masayoshi. PAGE 2. REG. No 11997.

DATE
DECLARATION
EVACUATION

INVENTORY
TAKEN BY
DATE

DETAILS OF CLAIM	Date Purchased	Price Paid	Value	SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Cont'd. from Page 1.			804 35				
1 length galv. chimney			50				
printed linoleum ✓	1940		55 00		42.50		
60 lbs. lead lines ✓			3 00	1.35			
1 chamber pail			2 50				
1 box of tea set	1938		75 00				
2 spools Korodless wire	1941		45 00				
1 hatchet			1 50				
1 striking hammer			1 50				
1 woodchoppers maul with handle			2 00				
1 crosscut saw 8ft.	1937		15 00				
1 rake			70				
1 dutch shoe			2 50				
1 complete cabinet with mirror	1935		75 00				
1 aladdin lamp			3 00				
2 egg mixture			50				
1 soup bowl			25				
6 teaspoons			60				
2 old iron pots			3 00				
3 20" enamel pan			4 50				
1 Kenrick 10" iron pot			2 60				
1 " 8" " "			2 00				
1 enamel pot 8".			3 00				
1 aluminum teapot			1 75				
5 big soup spoon			50				
2 ten inch oval dishes			75				
32 pcs heavy tea cops			4 00				
44 " rice bowls			5 00				
44 heavy tea sauceEs(?)			2 50				
2 8"9" dishes			1 00				
3 rice spoons			30				
1 enamel pan with handle			70				
293 chop sticks			1 00				
1 aluminum frying pan			1 50				
4 pcs. tea balls			70				
2 10" oval dishes			1 00				
36 pcs 6" tea dishes			2 50				
4 pcs cereal pot 5"			75				
7 pcs light tea cups			50				
9 " 10" soup bowls			1 80				
4 " 12" dinner plates			2 00				
1 10" enamel pan with cover			3 50				
2 8" covers for pan			50				
1 10" aluminum pan			1 30				
2 10" enamel pan with cover			3 50				
1 aluminum tea kettle			1 00				
2 extra big soup spoons			30				
1 cake turner			15				
1 round soup spoon			10				
1 bookcase or pantry			10 00				
1 office desk			15 00				
3 enamel tea kettles			2 50				
1 butcherknife			70				
2 table spoons			10				
2pcs table knives			20				
2 can openers			2 60				
12 pcs table forks			2 60				
26 pcs Japanese tea cups							
1 pottery tea kettle			1 30				
8 pcs. rice bowls			80				
20 pcs glass cups			1 00				
3 " pin-pon bats			3 00				
2 big maps			1 00				
1 basket			50				
1 rice preserve with cover			1 50				
1 " " without "			1 30				
1 Table			1 00				
		Total	1071 70				

FILE No 12435. EXHIBIT No. _____ CASE No. _____

REG. No 11997. VENUE _____

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								
1.35	42.50								

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 12435. EXHIBIT No.

NAME OYE, Mr. Masayoshi PAGE 3. REG. No. 11997.

DATE
DECLARATION
EVACUATION

INVENTORY
TAKEN BY
DATE

DETAILS OF CLAIM		SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Fwd	107 70				
Cont'd. from Page 2.					
2 gas lamps	10 00	2.75			
2 chairs	3 00				
1 chair	1 50				
2 chairs	3 00				
1 two burner gas stove ✓	5 00				
1¾ mattress	10 00				
1 kitchen range ✓	10 00				
1 wing pump	7 00	2.50			
	1121 20				
		T 5.00			
		M .75			
		220.25	47.50		

Household Utensils & Fishing Gears 1500.00

Household Utensils & Store fixtures etc. 1500.00

~~XXXXXXXXXXXXXXX~~ ANALYSIS

Auc. (Gross) Receipts:

Steveston	101.10
Ucluelet	119.15
	220.25

Sales (Net) Receipts:

Steveston	Nil
Ucluelet	47.50
	47.50

Total Gross Proceeds $267.75

Total Net Credit $217.32

ILE No. 12435. EXHIBIT No. _____ CASE No. _____

EG. No. 11997. VENUE _____

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								
2.75									
2.50									
5.00									
.75									
220.25	47.50								

Masayoshi Oye
(Claimant's Name)

~~REAL ESTATE~~
~~(Other than farm)~~
Personal Property

11996
Reg. No.

Type of Premises (e.g.House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
		See itemized values on copy of claim analysis to be filed.	

EXHIBIT No. 259/5
DATE 3/3/48
FILED BY Mehaten

Comments re upkeep of premises:

Comments re Appraiser's report not covered above: All goods + chattels used in store + dwelling at Steveston left in buildings on premises under lock + key & boarded up. We did not make arrangements for the rental of the premises. Subsequently the Custodian took the premises over & made some rental arrangements.

All goods + chattels left at Mundy ville stored in the upstairs of my house there. The upstairs was boarded up.

The premises were subsequently rented by the Custodian.

M. Oye
SIGNATURE

File #873

Ucluelet, B.C.

April 10th, 1944.

EXHIBIT No. 259/6

DATE 3/3/48

FILED BY Hunter

Dear Sir:

I have been asked by Mr. Ron McPherson to value house & lot on the water front at Ucluelet. Lot 7 Section 21 Clayoquot District Plan 116. This is not a very easy matter as the house is very well built & good construction. It is also down on the water's edge and the steep bank rises straight at the back. All the rooms are finished with shiplap which would mean it will have to finished, with wall-board or some other finish which would cost around $150. or $200 by the time it arrived up here, altho I would say it should be worth around $600. as is.

Yours truly,

Thomas Byard,
Carpenter Foreman.

mw

I hereby certify that the foregoing is a true copy of the original whereof it purports to be a copy.

DATE: April 20, 1948 B. I. Hunter