

2139

OFFICE OF THE CUSTODIAN
JP FORM

File 2139

G
O
P
Y

NAME: OKANO, Masatoshi

HOME ADDRESS: Ganges, B.C.

REGISTRATION NO. 10063

SEX: Male

AGE: 26

OCCUPATION: Farmer & Fisherman

EMPLOYER: Self & Father - Kumanosuke

MARRIED? Yes

WIFE'S NAME: Nobuko

WIFE'S ADDRESS: Ganges, B.C.

CHILDREN: None

REAL PROPERTY:

LOCATION & DESCRIPTION: 100 acres, Section 1, Range 1 East, North Salt Spring Island, Cowichan District, jointly held with father - Kumanosuke.

BUILDINGS & IMPROVEMENTS: None

INSURANCE: None

TAXES: \$10.80 for whole year 1942 paid to Ganges, B.C. collector.

ENCUMBRANCES: None

OCCUPANCY AND LEASES: Vacant

TITLE DOCUMENTS: In possession of father, Kumanosuke.

STATE IF ANY OTHER PERSON HAS ANY INTEREST: Jointly held with father, Kumanosuke.

CROPS SOWN: None

REAL PROPERTY OCCUPIED: LOCATION & DESCRIPTION: Dwelling House with father.

LANDLORD: None

LEASE & RENT & DATE TO WHICH PAID: None

LEASE: None

SUB-TENANTS: None

PERSONAL PROPERTY: None

HORSES, LIVESTOCK, & OTHER ANIMALS POULTRY & PETS: None

ANY PERSON HAVING INTEREST IN OR CLAIM ON SUCH PROPERTY: None

INSURANCE: None

MORTGAGES, LIENS & OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

MONEYS OWING TO YOU: None

BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES: \$50. Victory Bond 1951 maturity. Misaid, but No. K4M019124 \$50. Victory Bond 1954 Maturity, in declarants possession.

BANK ACCOUNTS: No

LIFE INSURANCE: \$1000 with Sun Life Assurance Co. issued at Vancouver, B. C. Policy No. 883092 held by declarant, premiums paid up to August 1942. Beneficiary, Mother - Ryo

INTEREST IN ANY ESTATES OR TRUSTS: None

SAFETY DEPOSIT BOX: None

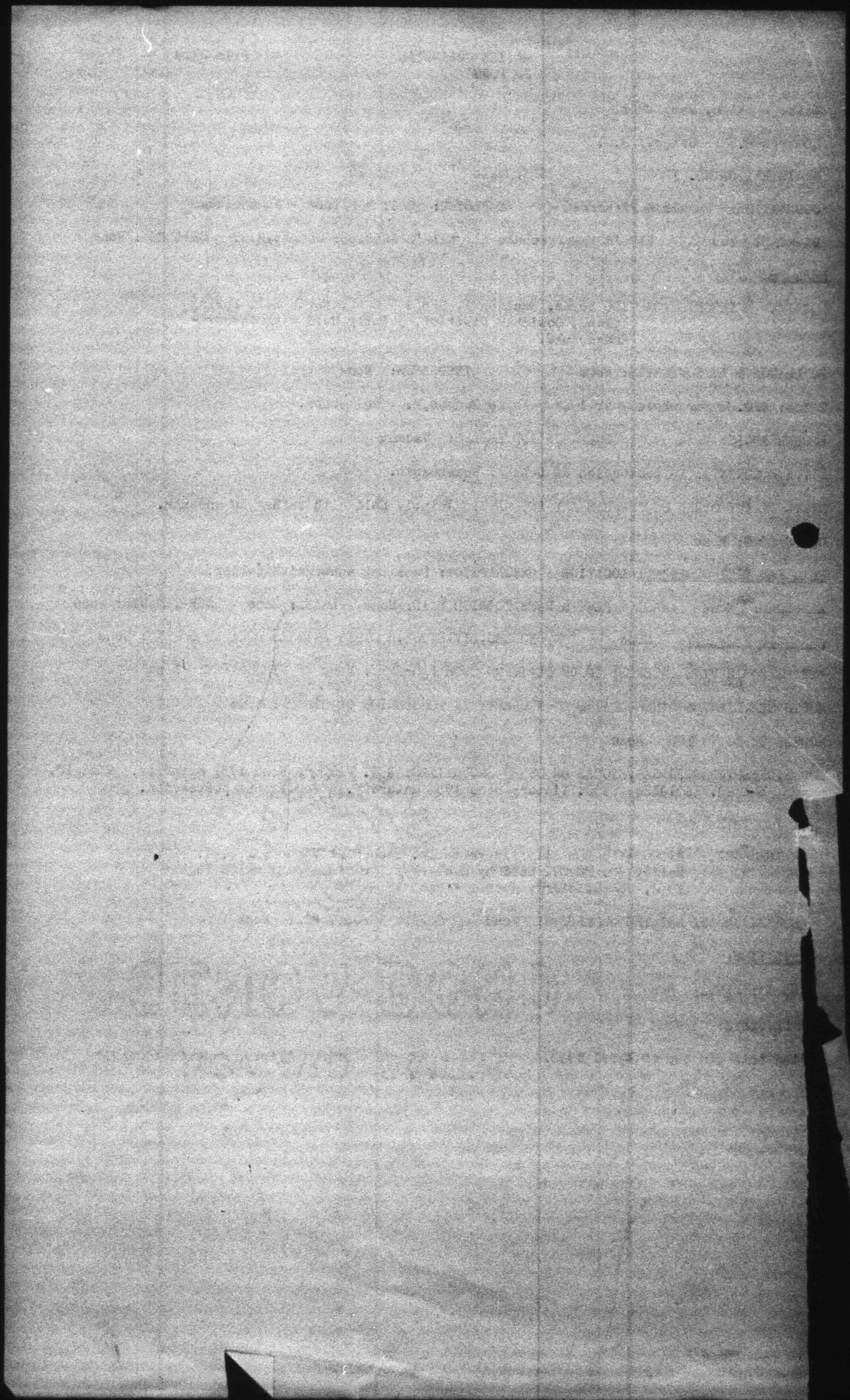
LIABILITIES:

PERSONAL DEBTS: None

TRADE DEBTS: None

Ated this 4th day of April 1942.

Signed "Victor Masatoshi OKANO"



INFORMATION FROM R.C.M.P.

DATE Feb. 23/43

Our File No. 2139

Full Name OKANO, Masatoshi Victor
(Surname in Block Letters)

Registration No. 10063

^V
Male - Female
(Check)

Age Jan. 20/1915

Former Address Ganges, B.C.

Date Evacuated 28/4/42 5/5/42 ?

^V
Naturalized - Canadian-Born - National
(Check)

Present Address 10/5/47 = Magrath, Alta.
c/o D.H. Keeler, Box 91, Magrath, Alberta

^V
Married - Single
(Check)

Name of Wife ^{nee} (INOUE) Nobuko #08513

Name of Husband

Name of Mother ^{nee} (KIMURA) Ryo #10088 Name of Father Kumanosuke #10122

Names of Children under 16 Parker Akira(M) 18/11/42

Requested by Mary Lynn

Registered with Custodian yes
(Yes or No)

Additional Information Farmer & Fisherman.

Partnership on 100 acres of land. Bought a boat which sank before registered.

✓

REAL PROPERTY SUMMARY

Catalogue No. S.S.B.

File No. 3281.

File No. 2139

Kumanosuke OKANO

Masatoshi OKANO

Reg. No. 10122.

Reg. No. 10063.

Address: Ganges, Salt Spring Island, B. C.

Legal Description: Section 1, Range 1 East, North Salt Spring Island, COWICHAN DISTRICT.

Classification: Wild land. (100 acres).

Registered in the names of: KUMANASUKE OKANO and MASATOSHI OKANO.

State of Title (No. 97872-I): Clear.

Sold to: THE DIRECTOR, SOLDIER SETTLEMENT & VETERANS' LAND ACT for \$245.00.

As at: January 1st, 1944.

Payment received: December 29th, 1944.

Receipt of new Title (147657-I) acknowledged by Purchasers on: December 20th, 1944.

Completed statement to Evacuees sent on: January 24th, 1945.

Net proceeds (\$242.00) released to credit of Kumanosuke OKANO and Masatoshi OKANO (Joint Account 3281 & 2139) as of: January 1st, 1944.

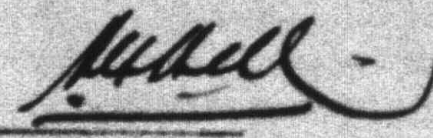
Chattels: Not involved.

Insurance: None.

Administration: This property consists of 100 acres of Wild Land, the second growth timber on it being used for firewood to heat greenhouses on father's (Kumanosuke OKANO) other property.

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

12th February, 1947.



RGB/P.

File No. 2139

October 20th, 1944

CLAIMS DEPARTMENT

Masatoshi Victor OKANO - Reg. No. 10063

CREDITORS:-

NO CLAIMS ON FILE.

NO CLAIMS ON WIFE'S FILE No. 6124

/RP

✓

LIABILITIES SUMMARY

File 2139.

Naotoshi OKANO

Reg. No. 10063.

THERE ARE NO CLAIMS RECORDED IN THIS FILE.

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

9th October, 1947.

[Signature]

MB/P.

GENERAL SUMMARY

File 2139.

Nasatoshi OKANO

Reg. No. 10063.

This 26-year old Canadian-born Farmer/Fisherman from Ganges, B. C., signed a Custodian "JP" declaration form on the 4th April, 1942. He was evacuated on the 5th May, 1942.

His wife, Nobuko, File 6124, signed a Custodian "No Property" card on the 27th April, 1942. She was evacuated in May, 1942.

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: See Real Property Summary, dated Feb. 12/47, for particulars of this evacuee's one-half interest in Salt Spring Island property, purchased by The Director, Soldier Settlement & Veterans' Land Act for \$245.00. Net proceeds (\$242.00) were released to credit of Joint Account 3281/2139 as of Jan. 1/44, a statement of the transaction being mailed on Jan. 24/45.

Personal Property: With the exception of a Sewing Machine, which was sold by auction, chattels are dealt with in file of father, Kumanosuke OKANO (File 3281).

Specified Articles: See Specified Articles Summary, dated Aug. 30/45, for particulars of a speed-boat which was sold by auction for \$85.00, net proceeds (\$54.31) being credited to this account Sept. 7th, 1944.

Bills Receivable: None.

Bonds, Shares, etc.: Victory Bonds (2 @ \$50.00) declared to be in owner's possession, did not come under the administration of this office.

Bank Accounts: None.

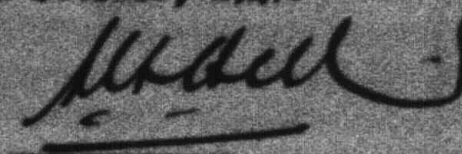
Life Insurance: This evacuee declared a Sun Life policy (No. 883092) for \$1,000.00, the beneficiary being his mother (File 15370). This policy remained in his possession and did not come under our administration. On Aug. 20/45, the Sun Life Assurance Company sent in to this office a cheque for \$579.74, representing the Cash Surrender Value of this policy. This was returned to the Company for delivery direct to their Policyholder.

Liabilities: There are no claims recorded in this file.

Funds: Balance of funds in Custodian's hands (\$84.62) were remitted to evacuee on May 3/47.

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

9th October, 1947.



RGB/P.

MEMORANDUM

File No.: 2139

March 20th, 1944

To: Mr. Shears

From: Mr. Green

Re: Masatoshi Victor OKANO

The speed boat hull valued at \$50.00 and recently advertised in the Victoria Times has not yet been sold, no offers having been received. May I write Mr. Mouat and instruct him to accept any offer at or near \$50.00?

HFG:IF

*Any offer not less than \$50.00 OK
The Committee would need to
sanction anything less*

Yes

NAME OKANO, Masatoshi Victor

REGISTRATION NO. 10061

FILE NO. 2130

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B.C. on March 14, 1944

Heavy Singer Sewing Machine - Serial F. 6127285

\$ 39.00

Total

(Auctioneer's Fee: \$3.90

\$ 39.00

Less Expenses:

(Advertising: 0.58

\$ 7.77

(Moving: 3.29

Net Proceeds Credited:

\$ 31.23

Members of Custodian Staff Present Mr. Wills.

Extracted from Auctioneering List No. Vancouver 13.

Remarks.

CHATELS SUMMARY

File 2139.

Masatoshi OKANO.

Reg. No. 10063.

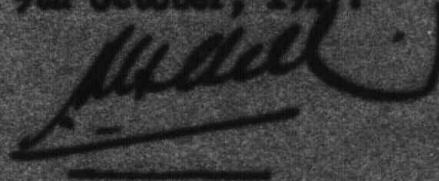
This 26-year old evacuee lived with his parents on Salt Spring Island, and declared he had left no Chattels there.

Under date of October 30th, 1942, the B. C. Security Commission delivered to our Powell Street central storage warehouse a Sewing Machine carrying this evacuee's name and registration number. This was sold by auction on March 14th, 1944, the net proceeds being credited to this account.

All chattels found on the premises of his parents home are dealt with in the file of his father, Kumanosuke OKANO, File 3281.

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

9th October, 1947.

A handwritten signature in dark ink, appearing to be "M. J. Hall", written over a horizontal line.

RGB/P.

✓

SPECIFIED ARTICLES SUMMARY

File: 2139

August 30, 1945.

Name: Masatoshi Victor OKANO

Reg. No. 10063

According to information supplied by Port of New Westminster Registrar of Shipping, this man obtained licence on November 19, 1941, for a one ton vessel, named "Victory", Licence No. 3372.

The RCMP report that this man "bought a boat which sank before registered".

On August 23, 1944, there was sold at auction at Ganges, B. C. a speed-boat belonging to this man.

Letter, dated August 21, 1945, from Mrs. Victor OKANO, would indicate that the speed-boat sold is the same as the vessel licensed at New Westminster under Licence No. 3372.

Statement relative to the sale of this vessels is as follows:

Sale Price		85.00
Advertising	2.94	
Handling Charges	15.00	
Commission	<u>12.75</u>	<u>30.69</u>
Balance credited to account		<u>54.31</u>

This file reveals no evidence of another vessel, nor is there any evidence of radios, cameras or fire-arms.

Letters of June 29, 1942 and July 15th, 1942, would indicate that this man had disposed of a truck prior to evacuation.

J. Macdonald

Mr. Victor Mawstosh Hand
To Mr. D.H. Fisher
N. Squash Alta.
June 25, 1942

5-26 Royal Bank Building
Hastings & Granville
Vancouver B.C.

Dear Mr. Green,

I am sending you a copy
of what I received from Mr. R.D.
Alexander.

On order to send the form sheet.
I thought it will be wise thing
to ask you what's all this about.

I understood when you came to
Ganges you have registered me and
that was that.

If possible to register please let me
know, but I think Mr. Alexander
doesn't know that I am registered

by you.

Well, Mr. Green we are in
magnath. Alta working on thirty one
acres of sugar beets.

We have about twenty acres finished
now, so in another week or so we
will be all finished for present time.
Lucky thing we are all quite well
and happy.

Only trouble is that my wife and I
get home sick once in a while, but
we are hoping to go home soon, ~~it~~
is if we can.

Well, I guess we all have to hope
for the best.

I must close now.

Hoping to hear from you soon.

Till then I remain

Yours Sincerely
Eliot M. Kane

(Mrs.)
6124

A

% Mr. D. Keeler
Nagath, Alberta.
July 16th 1942.

2139
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 25 1942

Dear Mr. Alexander:-

Thank you very much, for the letter which I received on 1st of July.

I realized I should have answered you promptly. But, being so busy with the bees, I was unable. Please accept my apologies.

According to your letter, I've learned that Doctor R. Rush has explained everything about my truck to you. It was ~~very~~ kind of him to. But, after all this matter, all in the past I am not worried about it at all. I do appreciate your kindness in trying to help me out, but would you kindly forget about this.

-2: For, after all as this terrible situation fades off I have a secure belief that I will some day be able to get something similar.

These people in Alberta treats us as though we were their own people. So, we are always feeling very comfortable. Not even one of them ever mistreated us till now. They are all very decent & very understandable compared to some of these people from British Columbia. Everyone anywhere always welcomes us, showing their friendly attitude from the bottom of their heart.

It was a shame, we were unable to meet you. For I have heard of you, and would very much like to meet you some day, personally.

Will then I wish you the best of health.

2139

28th July, 1942.

Mr. Victor M. Okano,
c/o Mr. D. Keeler,
Magrath, Alberta.

Dear Sir:

Thank you very much for your letter dated July 16th. I was very pleased to hear from you, and in accordance with your request I am forgetting all about the question of your truck.

I am glad to hear that the people in Alberta are treating you well and that you find everybody to be so friendly.

I have conveyed your greetings to Mr. Green and he has asked also to be remembered to you.

In looking over your file I find we have a claim against Mr. M. Okano of Ganges from the Nelson Bros. Fisheries Limited, indicating that as of May 5th a balance was due them of \$230.49. A copy of the claim itself is attached. If this claim is in order and it is against you I would appreciate your being good enough to provide us with your comments, together with a remittance towards settlement of this obligation.

Yours truly,

R. P. Alexander
Manager

RPA:LF

2139

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

AUG 6 1942

C/o Mr. H. H. Keeler,
Magrath, Alberta.
August 3rd, 1942.

Dear Mr. Alexander:-

Thank you
very much for your letter
which I just received.

I am indeed very
glad to learn from your
letter, that you're trying to
help with pleasure if ever
needed. I appreciate very
bit of your kindness.

On July 24th we
had Magrath Celebration.

It wasn't very much of a celebration, compared to the one we used to see in Coos. But, had quite a kick, seen a real Rodeo. Though it was just a small stuff. In the evening of this same day, something new, something terrific surprised us, greatly. Even before you could say "dear me," a terrible hail storm roared down. It lasted only seven minutes, travelling two hundred (200) miles, but received enough damages.

Luckily we had nothing like this it seemed. The next day when we came back. But all the town-folks had to replace new windows. Telephone posts were blown flat down, trees, fences. Even some unlucky people had their house roof blown away. Couple of barns were lifted up from their foundations & chucked into the middle of the street. Poor chickens killed right then & there.

We were in a theatre

A.

but the show couldn't pull
through on account of the
electric, which went out of
order. We couldn't even
head for home. Mr. Keeler our
boss has a home in town
too. He & his family was very
kind to welcome us for the
night. We crowded them
plenty, but it seemed it
made no difference to them.
Alberta folks are all decent
Mr. Alexander.

-5-

According to your letter indicated to me, if I'm not mistaken, I'm positive there's an error. Could you please go over your file & see if it's Mr. Victor Masatachi Okano. For, I have no business with Nelson Bros. It must be one of my relatives, for he has a singular name to mine. I feel very sorry to let you go into all this bother but would you kindly go over the file, please.

6:

I will be waiting
anxiously to hear from
you again.

Thanking you sincerely
for everything.

I am now together
with my mother-in-law,
and feel very glad for
their family joining us.

We are through with
the second blockings & are
awaiting for the third
weeding which will be
starting early September.

It will be a long
distance, still we have
this & that to work around
home, so were always on
our top.

Well, for a while,
good-bye. I remain.
Sincerely yours,
W. M. Thano.

3281
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 17 1942

61240
2139
Please
% Mr. H. H. Keeler.
Magrath, Alberta.
October 12th 1942.

Dear Mr. Alexander:-

I am again writing
to you for some information. Could you
kindly reply me as early as possible.

It was around middle
of July when we received the second
cheque, and time has passed away,
but not hearing anything further,
parents are troubled with worries.

I do not wish to
get you into all this, but just to satisfy
my parents please do me a favour by
sending me some kind of a good news.
Thanking you as ever.

I remain.

P.S.
Very careless
of me.
I mean the
cheque of green-
house tomatoes.

Yours very truly
Mrs Victor Okano.

2139

OFFICE OF THE CUSTODIAN
PROTECTION SECTION

RECEIVED
NOV 6 1942

October 30, 1942.

Mr. Victor OKANO, #10063,
c/o Mr. D. Keeler,
Magrath, Alta.

Dear Sir:

The B. C. Security Commission has delivered to our central storage, 992 Powell Street, Vancouver, a sewing machine with your name and registration number marked. We would appreciate you acknowledging ownership of the same by signing and returning to this office the attached copy of this letter in the enclosed envelope.

Yours truly,

G. B. Spain
Protection Department

FTW:MS

Stored at Custodian's central storage, 992 Powell Street, Vancouver:

1 sewing machine - the property of Victor Masatoshi Okano.

Signed *Victor Masatoshi Okano*

Victor Masatoshi Okano, Reg. #10063

S: add 11/1/44.

Vancouver 13.

C/o Mr. H. H. Keeler
Magath, Alberta.
Magath, Alberta.
November 5th 1943

Mr. R. P. Alexander

FILE NO. 239.

506 Royal Bank Building,
Hastings & Granville Street,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	NOV 19 1943
File No.	
Ans.	
Referred	Wentworth

Wentworth

Dear Mr. Alexander:-

May I again be forgiven
for interrupting you, like this? I have
been wanting to inquire to you about our
belongings from few months ago, but realizing
that you too, would be busy, I let it off
till now. Mr. Alexander, would you be kind
as to spare me your time, answering to my
letter, just for my satisfaction? It is this,
I have written to Mr. Hymas about our
bed-room suite, and have not yet heard
from him. I have no hard feeling toward
him in any way, for I could roughly

2
imagine his situation. Last year you
have offered your help, to us very sincerely,
but everything was quiet, till now.

If it could be permitted, would
you get in touch with Mr. Hayes and send
us our suites? I better give you my list
of what I would like to receive. These
are all put away upstairs.

Bed, bureau, drawer, cedar chest, bridge
lamp, and 10" double end creens which
is stored in card-board break box.

My husband thinks there are in tool shed
1. Stanley automatic screw drivers, 1 1/2 inch
Stilton's pipe so would you please include
these with the suite. Hack saw handle
too please.

Thank you very much. Please
remember us to Mr. Green & Mr. Hayes
through you.

I remain,

Yours very truly,
Mrs. Evelyn Kane.



Mr. Victor J. Kano.
General Delivery,
Cardston, Alta.
August 21st / 45.

Mr. Shears.
506 Royal Bank Bldg.
Vancouver, B.C.

Rec'd	AUG 30 1945
File No.	2139 + 6124
Ans.	RYB
Referred	Anthonyson

Dear Sir:-

I have been inquiring to Mr. Gavin Mousat, of Salt Spring Island, about my husband's speed boat "Victory" — which, I was kindly informed lately from him that this has been sold almost over a year ago. He was much surprised we were for the approximate \$75.00 we had not received.

And from the many compliments he had for you and your work especially concerning our present situation. I decided to write to



you immediately. Mr. Howas too,
has advised so, impressing me of
your decency.

Have you any idea of just when
this money has been paid out, and
to whom?

● He would really appreciate
very much this alone favour.
Thanking you most sincerely,
I remain.

Yours most sincerely
MRS Evelyn Kato.

Registration No. 10063. Mr. Victor Okeno.
Magrath, Alta.
May 10th / 47.

Mr. R. G. Bell.
The Postage Office
506 Royal Bank Building.
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAY 12 1947
File No.	✓ 7189
Ans.	✓
Referred	✓

Dear Sir: I unexpectedly received the registered sum of
eighty four dollars and sixty-two cents. \$84. $\frac{62}{100}$.
I had not filed in any further inquiries, on account
of your reasonable advice. I do realize that this remittance
will no longer leave no balance in my account.

I am very contented, and I owe it to you sir.
I wish to convey my humble gratitude to your entire kindness.

Should you please do ^{another} favor of extending our
Sincere regards to Mr. Green, who was absent from the
office the last time I had written to you.
We appreciate the responsibility you've offered to us
Japanese evacuees once again, I thank you.
Remain.

Yours most Sincerely,
Victor Okeno

P.S.

Should you please remember
me and my family to Mr.
Archibald.

April 20, 1942.

Nir

MEMORANDUM TO MR. G. B. SPAIN

Victor Okano of Salt Spring Island, age about 35,
very short in stature and with a smiling face, is due to
arrive from Salt Spring Island on April 21 and probably
will pass through Hastings.

If he goes through the Registration Bureau at
Hastings, I would very much appreciate your telephoning me
so that I can get into touch with him.

BB Alexander

Victor Maatoki Okano

No. 10063

Surgeon Boat Camp
Ketchikan
Alaska

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Masatoshi Okano

File No. 2139

*% D. H. Keller
Box 91, Wapato, Alta*

Reg. No. 10063

Company Sun Life

Agency Vancouver Agency

Policy No. 883092

Premium - \$ 40.35

Payable: ☒ Annually, ☐ Semi-annually or ☐ monthly

Month August

Day 20

REMARKS:

Letter sent 13/9/43

Ganges Harbour,
Salt Spring Island, B.C.,
February 16th 1944.

EVACUATION SECTION

Rec'd FEB 21 1944

File No. G-185

Ans. 28/2

Referred *Green*

Aut to Charlotte

H.F.Green, Esq.,
Protection Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Your File No.G/185.

Dear Sir;

Answering your letter of January 26th.

The two Steam boat trucks, and seven Sawdust
shovels, sold at the Mayne Island Auction Sale for
Mayne Island Saltery, were part of the property of
~~Chigaco~~ your File No.929, in the Enemy Section.

Chigaco Sai
duly checked
R

With regard to the Speed boat:

- (A) This Speed boat is owned by Masatoshi Okano, registration No.10063. 2.39
- (B) It is tied to a wharf on Booth Canal, Salt Spring Island, adjoining the property of Mr.W.Hornby.
- (C) Arrangements to view same, may be arranged through Mr.W.Hornby and myself.
- (D) Appraisal value as per enclosed statement.

I recommend that authority be given to advertise
and dispose of this boat without further delay.

Yours truly,

Gavin C. Monat
Gavin C. Monat.

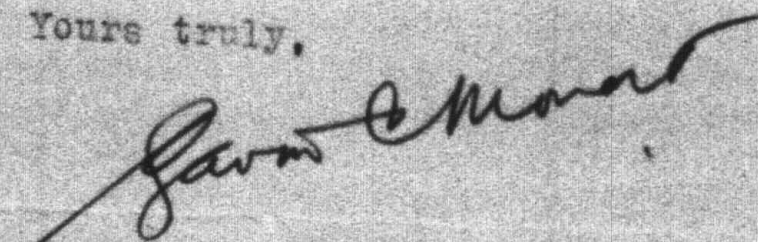
Ganges, B.C.,
February 18th 1944.

H.F. Green, Esq.,
Protection Department,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir;

I have examined the Speed boat
belonging to Masatoshi Okano, and in my opinion
this speed boat hull would be worth about \$50.00.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Gavin C. Mount', written in a cursive style.

Gavin C. Mount.

PRESIDENT: D. S. HARRIS

VICE-PRESIDENT: G. J. MOUAT

SECRETARY-TREASURER: A. INGLIS

SALT SPRING LANDS, LTD.

AGENTS FOR:

GUARDIAN ASSURANCE CO.
NORWICH UNION FIRE INSURANCE CO.
PHOENIX ASSURANCE CO.
THE UNION MARINE & GENERAL INSURANCE CO. LTD.
QUEEN INSURANCE COMPANY

BOX 35
GANGES, B.C.

REAL ESTATE
STOCKS AND BONDS
MORTGAGES
CONVEYANCING

PHONE: GANGES 3-M

August 24th 1944.

The Custodian of Enemy Property.
Office of The Custodian.
506 Royal Bank Building.
Vancouver.

Statement. RE. sale of speed Boat Hull.

A/C. Victor Okano.
at Auction Sale. held on August 23rd 1944
at The Mahon Hall. Ganges, B.C.

Aug. 23. By sale of Speed Boat Hull.		\$ 85.00
less. commission at 15%.	\$ 12.75	
amount paid C.E. Baker for cleaning ^{hull} and help- deliver the hull ^{boat}	5.00	
amount paid W. Hornby, for care of the hull ^{boat} , and helping deliver.	5.00	
amount paid C. Wagg, for hauling hull ^{boat} to sale.	5.00	
Balance.	57.25	
	\$ 85.00	\$ 85.00
By balance.		\$ 57.25

Cheque herewith in settlement.

*A.K.
Perry*

EVALUATION SECTION	
DATE	SEP 6 1944
FILE NO.	
REMARKS	17 Green

File 2139

Ganges, B.C.,
September 4th, 1944.

H. J. Bell, Esq.,
Office of the Custodian,
Royal Bank Building,
Vancouver, B.C.,

or Attention H. J. Green.

Dear Sir:

Re Masatoshi Okano, Reg: 10063.

In connection with your recent letter of instructions to the Salt Spring Lands Ltd., the boat belonging to the above mentioned Masatoshi Okano, was sold at public auction August 23rd, for \$85.00, which was undoubtedly a very high price. Salt Spring Land's statement and cheque in connection with the same is enclosed herewith.

You will note the charge made by C. E. Baker and W. Hornby. Both these men have been looking after the boat, and helped in the delivery of same, and the charge of \$5.00 in each case for their services, was most reasonable, and I authorized payment of same.

The other charge for hauling by Wagg, is for Wagg's truck as well as two extra men he took with him to load.

Trusting this will prove satisfactory, I am

Yours truly,

Garvin C. Mount

Garvin C. Mount.

DEPARTMENT OF LABOUR - CANADA
BRITISH COLUMBIA SECURITY COMMISSION

5-578
EVACUATION SECTION
Rec'd JUL 27 1946
File No. 2139
Ans'd
Refer'd
Dated July 26th, 1946

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

Dear Sir:

Father - Masatoshi OKANO #10063

Please be advised that (NAME) OKANO, Clifford
(REGISTRATION NO.) (Infant) died at (PLACE) Cardston, Alta.
on (DATE) February 15th, 1946.

This is for your information.

Yours truly,
BRITISH COLUMBIA SECURITY COMMISSION

M.L. Brown
M.L. Brown,
Office Manager.

ENEMY SECTION
Rec'd JUL 27 1946
File No. ☒
Ans'd
Refer'd

2199

Air Mail

July 7, 1948.

Mr. G.E.A. Rice,
c/o Messrs. Rice & Paterson,
Canadian Bank of Commerce Building,
Lethbridge, Alta.

Dear Mr. Rice:

Re: Section 1, Range 1 East, No. Salt
Spring Island, C. of T. 97872-1, Cowichan
District.

This property was jointly owned by Kumanosuke
OKANO and Masatoshi OKANO, his son. Kumanosuke OKANO gave evidence
before Justice H.I. Bird at Lethbridge on April 1st, 1948, and copy
of the Transcript of Evidence is enclosed for your information.

We believe the son's claim is to be heard before
the Sub-Commissioner - No. 318 on the long list.

For your information, the Director of the Soldier
Settlement and Veterans' Land Act stated before the Public Accounts
Committee on May 20th, 1947 that there was no demand for this
property by veterans, and after being advertised for sale, they
received tenders ranging from \$750.00 to \$2000.00, the V.L.A. selling
it to the highest bidder.

Yours very truly,

F.G. Shears,
Director.

FOS/GH
Encl.

SALT SPRING LANDS, LTD.

GAVIN C. MOUAT, MANAGER
RES. PHONE: GANGES 52-L

AGENTS FOR:
GUARDIAN ASSURANCE CO.
NORWICH UNION FIRE INSURANCE CO.
PHOENIX ASSURANCE CO.
THE UNION MARINE & GENERAL INSURANCE CO. LTD.
QUEEN INSURANCE COMPANY

BOX 35
GANGES, B.C.

REAL ESTATE
STOCKS AND BONDS
MORTGAGES
CONVEYANCING
PHONE: GANGES
OFFICE 52-M

October 18th 1949.

Mr. F. G. Shears,
Office of the Custodian,
Royal Bank Building,
Hastings & Granville Sts.,
Vancouver, B. C.

Oct. 19
Shears

Dear Mr. Shears:

It is quite some time since I have had the pleasure of a chat with you and I hope that this finds you in the best of health. I have run into our friend, Mr. McPherson, on two or three occasions and he seems to be quite busy with Great West Life affairs.

The purpose of this letter is to inquire on behalf of one of our Japanese friends, Victor Okano, now resident here, as to when he may expect some word in connection with settlement of his claim in re Section 1, Range 1 E., North Salt Spring Island. You may remember this property was taken over by the Soldier Settlement Board at a valuation of \$200.00 and later they sold it to a logger, who was not a veteran, for the sum of \$2,000.00 cash.

Okano tells me that he and his father were joint owners and that they have put in a claim and were promised a settlement some time ago.

Any information you can give me in the matter would be very much appreciated.

With kindest regards,

Yours truly,

SALT SPRING LANDS LTD.

Gavin C. Mouat
Gavin C. Mouat

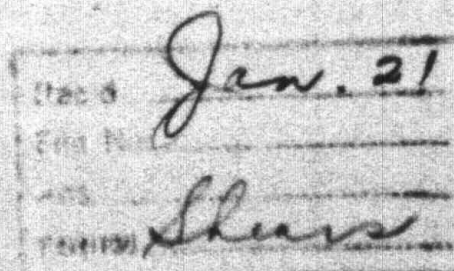
ADDRESS ALL COMMUNICATIONS TO
THE REGISTRAR



LAND REGISTRY OFFICE
VICTORIA

IN YOUR REPLY
PLEASE REFER TO JVD

January 20th, 1950



Director,
Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville Sts.,
Vancouver, B.C.

Dear Sir:

Re Application 201402-I

The above application has
been made to register a conveyance dated 3.12.49
from Thomas Robert Loosmore to Victor Masatoshi Okano
and Evelyn Nobuko Okano his wife, both of Ganges, B.C.,
for a consideration of \$2500.00 and in respect of
certain lands on Salt Spring Island.

Will you kindly advise at your
early convenience whether or not your Department has any
objection to a Certificate of Indefeasible Title issuing
in the names of the aforesaid grantees?

Yours truly,

H. J. Crane
Registrar

JVD/LS

per

October 19, 1949.

Mr. Gavin C. Mount,
Salt Spring Lands, Ltd.,
Box 35,
Ganges, B.C.

Dear Mr. Mount:

Re: Masatoshi OKANO - Case 631

I have your letter of the 18th instant re the above.

The progress of the Claims Commission has advanced to the position that practically all Japanese claimants have now appeared before the Commissioner and given their evidence. I understand that the Commissioner is now studying these cases and will in due course make his recommendations to Government. As no recommendation will be made until he is prepared to do so in connection with all claims, I doubt whether this step will be reached before the end of the year. The recommendation will then be considered at Ottawa and I am not in a position to state just how long it will take before actual payments of any awards will be made. It would appear that this will likely run well into the new year.

Glenn McPherson has mentioned to me that he has met you since he has been with the Great West Life. We seem to have travelled a long road since the start of this organization and the times in the early days when you were acting for us. I had expected that we would have been an extinct organization long before this, and would have been, had it not been for the Claims Commission. Our staff is of course being continually reduced.

I was glad to hear from you and trust you are well. Kind regards,

Yours very truly,

F.G. Shears,
Director.

FCS/CH

SALT SPRING LANDS, LTD.

GAVIN C. MOUAT, MANAGER

RES. PHONE: GANGES 55-L

BOX 35
GANGES, B.C.

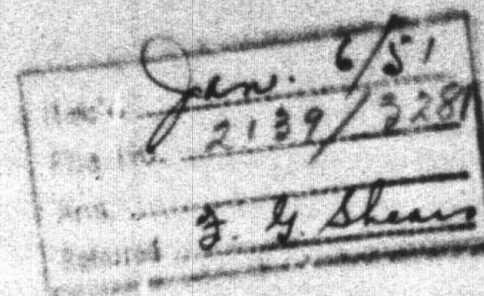
AGENTS FOR:

GUARDIAN ASSURANCE CO.
NORWICH UNION FIRE INSURANCE CO.
PHOENIX ASSURANCE CO.
THE UNION MARINE & GENERAL INSURANCE CO. LTD.
NORTH BRITISH & MERCANTILE INSURANCE COMPANY LIMITED
GLOBE INDEMNITY INSURANCE CO.

REAL ESTATE
STOCKS AND BONDS
MORTGAGES
CONVEYANCING
PHONE: GANGES
OFFICE 52-M

January 5th 1951.

Mr. F. G. Shears,
Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville Sts.,
Vancouver, B. C.



Dear Mr. Shears:

It is quite some time since I have had any contact with you and when I get in to Vancouver, which is not too often, I am usually very rushed and do not get a chance to call in and say hello. However, I hear you are still on the job as usual and I hope you are in good health.

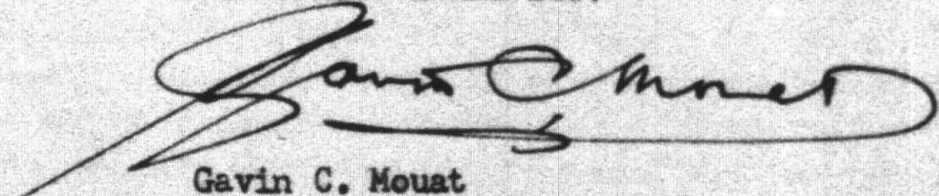
We have now settled on Salt Spring Island Mr. Masatoshi Okano with his wife and family and he tells me that he has never had his share of settlement in connection with adjustment of purchase price in re Section 1, Range 1 East, North Salt Spring Island. This property was held jointly by himself and his father, K. Okano. He also tells me that his father, K. Okano, died and the father's share was paid to a brother who was either executor or beneficiary under his father's will, but he, Masatoshi Okano, has not received anything yet for his share, which he understood he was to have received quite some time ago.

It would be greatly appreciated if you could give me any information in the matter so that I can help Mr. Okano get the matter finally settled.

Kindest regards.

Yours sincerely,

SALT SPRING LANDS LTD.


Gavin C. Mouat

2139
3281

January 8, 1951.

Mr. Gavin C. Mount, Manager,
Salt Spring Lands, Ltd.,
Box 35,
Ganges, B.C.

Dear Mr. Mount:

Re: Sec. 1, Range 1 East, North
Salt Spring Island
Masatoshi OKANO - Case 631

I was glad to have your letter of the 5th instant and to know that you are still at the head of affairs at Salt Spring Island.

As far as the claim of Mr. Masatoshi OKANO which was presented before the Claims Commission, there is available the sum of \$500.00 for payment to Masatoshi OKANO.

We have a form of Release which has to be signed by each claimant before the award is paid. This Release form was prepared and mailed to the Co-Operative Committee on Japanese Canadians last August and they in turn were mailing it out with other Releases to those Japanese for whom they were acting. If Mr. Okano has not received this Release form, I would suggest that he write immediately to the Co-Operative Committee at -

94 Homewood Ave.,
Apartment 28,
Toronto 5, Ont.

It may be that they are unaware of his present address.

For your information, we understand that Okano is indebted to the Co-Operative Committee for legal fees for the sum of \$28.92 and a letter of authorisation to pay this amount was also sent for his signature to the Co-Operative Committee.

Yours very truly,

F.G. Shears,
Director.

FGS/GH

January 31, 1950.

Mr. H. J. Crane,
Registrar,
Land Registry Office,
Victoria, B.C.

Dear Sir:

Re: Application 201402-I
Reference JVD

This will acknowledge receipt of your letter of the 20th instant and we regret the delay in replying.

Orders-in-Council which controlled the movements of persons of the Japanese race in the Protected Area and prohibited them from acquiring land, are not now in force and the Custodian will have no objection to the registration of Conveyance to Victor Masatoshi Okano and Evelyn Nobuko Okano his wife, to which you refer in your letter.

Yours truly,

F. G. Shears,
Director.

FCS/GH

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

JAPANESE PROPERTY CLAIMS COMMISSION.

BEFORE

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

10

Lethbridge, Alberta,
August 30th, 1948.

IN THE MATTER OF THE CLAIM OF
MASATOSHI OKANO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

appearing for the
Dominion Government.

L.S. TURCOTTE, Esq.,

appearing for the
Claimant.

MRS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANFORD,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

20

M. Okano,
In Chief.

THE SECRETARY: Case No. 631, Masatoshi Okano.

MASATOSHI OKANO, the claimant herein, being
first duly sworn, testified as
follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mr. Okano, will you just sign this form, please,
(indicating)?

A (Witness complies).

10 Q You are making a claim, Mr. Okano, for the loss
arising out of the sale of an unimproved piece of
land at the Coast?

A Yes, sir.

Q You are claiming for a half interest?

A Yes, sir.

Q Who is the owner of the other half interest?

A It is my dad, Kumanosuke Okano.

Q What?

A: Kumanosuke Okano.

K. Okano.

Q K. Okano?

A: Yes.

20 Q I am showing you a statement showing when you
bought the land, what you paid for it, and from
whom you bought it?

MR. RICE: Just to get his father's name.

MR. TURCOTTE: Kumanosuke.

MR. RICE: Kumanosuke.

MR. TURCOTTE: Yes.

Q It is K-u-m-a-n-o-s-u-k-e, is that right?

A Yes.

30 Q Is this statement correct to the best of your
knowledge and information and memory (indicating)?

M. Okano,
In Chief.

A Yes, that is right, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

Q And in that statement you say that you bought this land in 1935?

A Yes.

Q From McAlfee?

A: Yes, Bill

McAlfee.

Q For \$400.00?

A: Yes.

10 Q And you now claim it is worth \$2000.00, is that right?

A Yes, sir.

Q Why do you say that the land was worth \$2000.00 in 1942?

A: Why is it worth that much in 1942?

Q That is right.

A You see, at the time we bought it, of course it was after depression, or I am not very sure, but it was near the depression, and the stumpage on the logs wasn't so high.

20 Q Yes.

A: But around the duration of the war, or after the war, the price of the logs just went sky high.

Q I see. Well what is the basic value then of this land? You are talking about logs. Is there something on this land?

A Well, the only thing that produces from this land is logs.

Q Well there are trees on the land, is that right?

A Yes.

30 Q And that is the valuable part of the land, is that

M. Ghano,
In Chief.

right?

A: Yes, sir.

Q The trees?

A: Yes, sir.

Q And have you any idea, not how many trees, but how much lumber there was?

A Well I bought that in 1935 but this man, Bill McAlfee, he got it surveyed, each tree by tree, because he used to be a logger.

Q Yes.

X A: And he

got the special man that surveys the logs and he said there was 50,000.

10

Q 50,000 what, feet?

A: Yes, sir.

Q What kind of trees?

A It is mostly Douglas fir and cedar.

Q Mostly Douglas fir and cedar?

A Yes.

Q So that you are valuing that at \$4.00 a thousand, is that it?

A Yes, sir.

Q And that at fifty thousand feet is \$2000.00?

20

A Yes, sir.

Q Now the Custodian says that those trees, if they were cut down would be only good for fuel, that is, firewood; what have you to say about that?

A Well some trees could be made for firewood but the smaller wood or log could be made for a railroad tie because they actually cut a few out of there for railroad ties.

Q They cut some out of there for railroad ties?

A Yes.

30

Q Off this property?

H. Okano,
In Chief.

A Yes, they cut some out of it.

Q When?

A Oh, I believe that would be 1931.

Q 1931?

A: Yes.

Q Now what I am getting at is this; which story is
basically correct, your statement that there is
fifty thousand feet of lumber there at \$4.00 a
thousand or the Custodian's statement that most of
the timber is only suitable for fuel? Which
picture is correct; your picture or his?

A Well, I don't know what happened after I left but
at the time I was there there was a very nice timber
for logs, I am sure of that.

Q For logs?

A Yes.

Q In any event, and this is a question right out of
the blue and in the dark, what would timber for fuel
be worth in 1942?

A In 1942 we used to pay \$8.00 a cord, I am quite
sure.

Q Well now, how would that compare with \$4.00
a thousand, \$8.00 a cord?

A Well, the fuel wood, I mean the wood that you
use for fuel, and the logging wood, is a different
thing altogether.

Q I see. Well is there any way of comparing \$8.00
a cord for fuel wood and \$4.00 per thousand for
lumber on this 50,000 feet of lumber? What would
be the difference in value in that amount of lumber?
That is what I am getting at, if you can give me

6
M. Okano,
In Chief.

that. I don't know whether you can. Suppose you cut all that 50,000 feet of timber formal wood. How much at \$8.00 a cord would it bring?

A Well, let's see, gosh, I haven't got it.

Q Is it worth more or less?

A Well, firewood would be less.

Q Less?

A: Yes.

Q Well, how much?

A: I used to

remember that but I just can't estimate it.

10 Q You see what I am trying to get at is that maybe the Custodian is putting the value of firewood up as high as you anyway, but if you can't answer that you will get it from someone later on who knows.

A Yes, I have no knowledge of that.

Q Has your father made a claim?

A Pardon?

Q Has your father made a claim?

A Yes, he has.

20 Q How about his values? Do you know whether he has claimed the same amount as you or not?

A Well dad was telling me this morning that he couldn't understand English and the Interpreter kind of couldn't understand him very well either, and he said there might be a slight difference where they asked him how much did he pay for that place and he said \$400.00, and then after he asked him how much the land valuation is now and he thinks he said \$400.00 again, so far as what he figured out, so that if you can check that up

M. Crane,
In Chief.
Cross-Exam.

for me I will be very glad.

Q But his claim was for a thousand dollars, too,
was it? A: Yes, sir.

Q All right.

CROSS-EXAMINATION BY MR. RICE:

Q You say you paid \$400.00 for this property, did
you?

A Yes, sir.

10 Q That was in 1935?

A Yes, sir.

Q And in 1942 it was worth \$2000.00?

A Yes, sir.

Q And you hadn't done anything to it?

A Yes, sir.

Q Had you taken any timber or wood off the property?

A No, sir, we haven't taken any out.

Q You took enough out of there for your own firewood,
didn't you?

20 A No, sir. We had enough on the fifty acres we
had down at the settlement. It is quite a ways
from our establishment down where we were at.

Q Well what did you do with this property from
'35 to '42?

A We just left it the way it was.

Q Pastured it? A: No.

Q Did nothing to the property?

A No, sir.

MR. TURCOTTE Hoping for the unearned increment.

30 MR. RICE: Q From 1935 to '42, 7 years, it had grown

\$1600.00 in value?

A Yes, sir.

Q Over \$200.00 a year?

A Yes, sir.

Q I suppose by now it is worth quite a bit of money?

10 I would like to point out to your Honour
that this claim was part of another case, No. 498,
heard before Mr. Justice Bird on the 1st of April,
1948, in which this claimant's father, Kumanosuke
Okano's claim came up for hearing. Mr. Huckvale
was acting for the claimant.

THE SUB-COMMISSIONER: Yes.

MR. RICE: Q: How old are you?

A I am thirty-three now, sir.

Q Thirty-three?

A: Yes, sir.

Q When you bought this property you were twenty-six?

MR. TURCOTTE: Twenty, wasn't he? It would^{not} be twenty-six.

A No, it wouldn't be twenty-six.

MR. RICE: Q: Not twenty-six?

20 MR. TURCOTTE: That was thirteen years ago. It is 1948
now.

MR. RICE: Oh yes.

A I don't think I was old enough to get a title.

Q You weren't old enough?

A No.

Q You were about twenty years old?

A Yes, sir.

Q And at that age you had visions of this property
increasing in value at the rate of \$200.00 a year?

30 A Yes, sir, it is not only the growing of trees but

M. Okano,
Cross-Exam.

as you know after the duration of war and after the war the prices of the wood just went right up.

Q How long does it take a Douglas fir to become of any value? How many years does it have to grow?

A You mean ready to cut into timber?

Q Yes.

A Gosh, they used to count the rings on the stump but I think it takes in the neighbourhood of 250 years.

Q Well, the way you have it figured in 200 years this property should be worth a lot of money. That is all.

THE SUB-COMMISSIONER: That is all, thanks you.

THE WITNESS: Thank you, sir.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

[Signature]
W.S.R. HOWARD
Official Reporter.

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

SUB-COMMISSIONER.

Name of Claimant **CHANO, Masatoshi**Case **671**

Custodian File

2139

<u>REAL PROPERTY</u>										Total
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		
					122.50 (1/2 interest)					500.00
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										500.00

Defence Brief

Masatoshi OKANO

File No. 2139

Case No. 631

LETHBRIDGE

30 August 1948

V.L.A.

Sheet B 14 - 1

REAL PROPERTY CLAIM

(All claims shown are Gross)

Land Only

Section 1, Range 1 E, North Salt Spring Island

Claim

\$1000.

Appraised at

\$250.

Sale Price

~~\$245.~~

122.50

Full = 2000. - Sold for 245.

Witness: Appraiser - T. Godfrey

Claimant is claiming \$1000. for a half interest in this property, the other half interest being claimed by his father KUMANOSUKE OKANO, the title being registered in both names.

The whole property was appraised at \$250. and sold for \$245. Claimant stated that there were 50,000 feet of Douglas Fir and cedar on the land which he valued at \$4. a thousand and considered the property should now be worth \$2000. He stated that he and his father paid \$400. for the land, but they had not made any improvements.

Appraiser (Godfrey) reports - A rocky wooded hill. Chief value for fuel supply.

Appraiser (~~Barrett~~) reports - Wild land, just a steep wooded hillside.

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

BMP/mw