

5550

RECEIVED

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: OGA Makitaro.

HOME ADDRESS: P.O. Box 307, corner of 6th Avenue and Broadway, Steveston, B.C.

REGISTRATION NUMBER 04919. SEX: Male. AGE: 54.

OCCUPATION: Fisherman. Farmer.

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

EMPLOYER: Self.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Teru.

ADDRESS OF WIFE OR HUSBAND: as above.

NAMES OF ANY LIVING CHILDREN: Takumi (M) Toshio (M) Shizue (F)

Yoshito (M) Sumiko (F)

EXHIBIT No.

DATE

FILED BY

ADDRESS OF CHILDREN: as above.

AGE OF CHILDREN: 17, 16, 15, 14, 13.

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

1. LOCATION AND DESCRIPTION: Corner of 6th Avenue and Broadway, Steveston, B.C.

Municipality of Richmond, Lots 10 and 11, Block 18 of Section 3 Block 3 North

Range 7 West, Map 249 in the District of New Westminster.

Title Certificate No. 135783 E.

2. BUILDINGS AND OTHER IMPROVEMENTS:

2 Storey Dwelling House of 7 rooms. not completely constructed

4 On Rented Land at 7th Avenue (for details see next page)

1 Barn, 40 X 16.

3. INSURANCE (Give particulars; state where policies are). \$2,000.00 Fire Insurance, Policy No. 3400540, in own possession.

London and Lancashire Accident Co. Agent Thomas C. King, Steveston, B.C.

4. TAXES (Amount and where payable) \$7.76 paid in 1941 at Richmond Town Hall, Brighouse, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None.

6. OCCUPANCY AND LEASES (If vacant so state)

Occupied by owner and family.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In own possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None.
9. IF FARM LAND STATE CROPS SOWN: NONE
- Raspberries on one lot.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 7th Avenue, Steveston, B.C.
Lot 8, 9. Section 3/4 Block 3 North, Range 7 West, 4 Acres of land.
2. LANDLORD'S NAME AND ADDRESS: G. Takahashi, Y. Hikida, S. Yoshida,
Address of G. Takahashi, No. 1, Garry Road (corner) Steveston, B.C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
\$120.00 per annum, paid up to date. Payment made in Nov. 1941.
4. STATE WHEREABOUTS OF LEASE: None.
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
None.
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:
Strawberries, Loganberries and Peas on 1 Acre.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Corner of 6th Avenue and Broadway, Steveston, B.C. (P.O. Box 307).

- 4 Beds, Bookcase, Bureau, 2 Stoves, 2 Tables, 8 Chairs, Encyclopaedia 1 set,
2 Boxes Kitchen Utensils, Lumber Wood 1,000 ft. Farmer's Scales, Row Boat,
5 Fishing Nets, 5 Lines (lead and cork).

In Cannery Net House, Gulf of Georgia Cannery, Steveston, B.C. 3 Nets and 3 Lines.

See 11/7/44
1 Gas Engine (Easthope, 8 - 10 H.P.) Fishing Vessel in the custody of the Japanese Fishing Vessel Disposal Committee, at New Westminster, B.C.
Key of house to be left with Mr. Joseph Herpe, 2nd house from corner of 6th Avenue

and Richmond Street, Steveston.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

None.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

None.

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

None.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____

None.

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____

None.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____

\$100.00 Victory Bonds in owner's possession.

8. BANK ACCOUNTS: _____

None.

9. LIFE INSURANCE: \$1,000.00 20 year Endowment, Sun Life Assurance Co., Vancouver.
Policy No. 853566 in own possession. Beneficiary, wife, Teru.

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 20th day of April, 1942.

A. J. McArthur

Witness

(Signature)

Makitaro Oga

(Signature)

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.O.M.P.

DATE June 24/43

No. 5550

OGA, Makitaro
(Surname in Block Letters)

Registration No. 04919

^V
Male - Female
(Check)

Age Oct. 4, 1887

Former Address P. O. Box 307, Steveston, B. C.

Date Evacuated 30/5/42

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

Present Address c/o A. V. Sabey, Diamond City, B. C.

c/o Mr. Hughes, Diamond City, Alta. (5/5/47)

^V
Married - Single
(Check)

nee
Name of Wife (TADA) Teru #04924

Name of Husband - - - -

Name of Mother Deceased

Name of Father Deceased

Names of Children under 16 Toshio (M) 4/3/26, #15362; Shizue (F) 10/2/27;
Yoshito (M) 26/3/28; Sumiko (F) 17/5/29.

Requested by E.C.T.

Registered with Custodian Yes
(Yes or No)

Additional Information Fisherman. Owner of #2071 N. W. Naval Control Service
N.W. 053 D.

Date: May 29, 1944.

REAL PROPERTY MEMORANDUM

File No. 5550

Name: OGA, Makitaro

Registration No. 04919

Re: Catalogue No. 768

Address: Between 5th & 6th Ave. & Broadway, Steveston, B. C.

Legal Description: Lots 10 - 11, Blk. 18, Sec. 3, B. 3 N.,
R. 7 W., Map 249.

TITLE AND ENCUMBRANCES:

A. Certificate of Title No. 135783-E

Whereabouts: With Makitaro OGA

Registered Owner: OGA, Makitaro

Property: Lots 10, 11, Block 18, Section 3, Block 3 North,
Range 7 West, Map 249, Mun. of Richmond, D. N. W.

B. Charges:

Registered: Nil

Vesting: 24905

Unregistered: No evidence

Taxes: \$24.25 (1943) paid

Water: \$15.00 - $\frac{1}{2}$ year

Insurance: London & Lancashire Policy No. 3400540, Amount \$2000.00
@ \$30.00 - Ex. Dec. 15/44.

Assessed Value: Land: \$134.00

Improvements: \$1500.00

Valuation by Appraiser: \$1175.00

Amount of Bid: \$1300.00

Approved by Advisory Committee:

Paid as shown in attached letter:

Name of transferee as attached letter:

ADMINISTRATION

Tenancy: Monthly tenure (state consideration & whether including or excluding
furniture or equipment.

Monthly - unfurnished

Leasehold: (state period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

Chattels: Particulars of those stored on the premises.

c/o Tenant.

Named Agent: Nil

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

TELEPHONE 104

609 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

Catalogue #768.
File: 5550.

April 21, 1944.

EXHIBIT NO. 723-8

DATE Sept 28/48

FILLED BY Grace

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

APPRAISAL

RE: Lots 10 & 11, Block 18, Section 3, B5N/7W,
Map 249, Steveston TOWNSITE.

Dear Sir:

These lots are located on the corner of Sixth Avenue and Broadway and measure 55' X 120'. The property consists of a seven roomed house approximately 30' X 24' which is rented to Mr. Proto at \$15.00 per month. There is City light and Water.

It is on a full cement wall foundation and the basement has a rough dirt floor. There is no furnace and it is heated by the kitchen stove. There are four rooms downstairs and three upstairs. The interior finish is rough cedar shiplap and building paper has been pasted on in some of the rooms. There is a French door from the living room to the dining room and the kitchen has a sink and the usual cupboards. The floors are large grain fir in fair condition. The exterior of the house is shiplap on which tar paper has been secured with wooden slats. The roof is in good condition and we would say that the house is approximately six years old. There is no paint either inside or out.

There are twelve young fruit trees and a patch of raspberries. There are open ditches both at the front and the side of the property.

VALUATION:

House	\$ 950.00
Lot 10, corner	125.00
Lot 11	100.00
	<u>\$1175.00</u>

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

F. H. Coulthard.

Registration Number 04919

OGA, Makitaro

P. O. Box 309, Corner 6th Ave. & Broadway, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

Description of property in Form "JP" is correct.

OWNERSHIP

This Title has been inspected and is in the name of Makitaro Oga.

LAND AND BUILDINGS

The house is a two-storey frame, shingle roof, 7 rooms with basement. While not completely finished, it is in very good condition throughout and clean. The raspberries on the lot owned by this man have been neglected and are of no value. He is also renting 4 acres, as stated in Form "JP". The crops of strawberries, loganberries and peas have all been neglected and I would consider them worthless. The land should be looked upon as idle land.

INSURANCE

Policy #340540, London & Lancashire Insurance Co., \$2000, expiring December 15, 1944.

FINANCIAL POSITION

Claims to have no liabilities. I am enclosing herewith inventory of effects and of nets, part of which are stored in the house and part in the Gulf of Georgia Cannery.

REMARKS

This man wishes to board up his house completely, leaving the fixtures and nets therein.

RECOMMENDATION

I would recommend that the owner be permitted to board up the house for the duration, as to make the property rentable, it would be necessary to complete the building and I would further recommend that the nets be sold.

May 13th, 1942.

H. Mather

RP
I

Prop
Claim

Pers. Prop. Sec. of Claim

Registration Number 04919

OGA, Makitaro

INVENTORY

The following are stored in the house,
corner of 6th Avenue and Broadway

8 Beds and Springs
4 Mattresses
1 Bookcase
1 Bureau
1 Kitchen Stove
1 Heater
3 Tables
8 Chairs
1 Encyclopedia Set
1000' Fir Flooring
1 Platform Scale

File No. 5550

UTSU, Genji (Mr.)

Reg. No. 04919

Corner of 6th Ave., & Broadway, Steveston, B.C.



House finished outside but well finished
inside. In fair location & faces west.

File No. 5550.
Catalogue No. 768.

June 15th, 1944.

MEMORANDUM

TO: Mr. E. W. Wright

FROM: Mr. D. A. Cramer

Wabigoon CMA - Reg. No. 04919
Municipality of Richmond
Lots 10 & 11, Blk. 18, of
Sec. 3, T14N, 3 W., Range 7 W.,
Map 249, D.M.W. Certificate
of Valuation No. 24904.

We enclose herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrances.
2. Transmission in duplicate.
3. Deed in duplicate..... WILLIAM HENRY THOMPSON,
and MARY THOMPSON.
4. Copy of letter showing to whom sold and price paid for the property.
5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.

Certificate of Indefeasible Title No. 135783-B is in the Cramer's possession.

D. A. Cramer

DAC:JB
Encls.

File No. 5550.
Catalogue No. 768.

August 18th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. Ian Macpherson

Makindu OGA - Reg. No. 04919
Municipality of Richmond
Lots 10 & 11, Block 18, of Sec.
3, Block 3 North, Range 7 West,
Map 249, D.N.W. Certificate of
Vesting No. 24905.

With reference to the above property which was
recorded in the New Westminster Land Registry Office, dated
July 5th, 1944, we enclose herewith the following documents
in connection therewith.

1. Copy of application number 174923-E, dated
July 5th, 1944, registering the property in
the name of the Custodian (Transmission).
2. Copy of application number 174924-E, dated
July 5th, 1944, registering the property in
the name of William Henry Thompson and Mary
Thompson (Deed).
3. Duplicate of Transmission dated June 21st, 1944.
4. Duplicate of Deed dated June 21st, 1944 - Secre-
tary of State to William Henry Thompson and Mary
Thompson.
5. Certificate of Indefeasible Title No. 174924-E,
dated August 12th, 1944, covering the above
property in the name of William Henry Thompson
and Mary Thompson.

Ian Macpherson

IM:MM
Encls.

File No. 5550
Reg. No. 04919

Particulars

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 September 29	Sale of net	\$	\$ 25.00	
October 19	1942 taxes	16.76		
December 3	Land Registry Office - Certificate of Encumbrance	1.00		
December 5	Rents collected - 3 months at \$15.00 Less commission	2.00	45.00	
1943 March 16	San Life Assurance Co. - Cash surrender value of policy		477.09	
April 5	Cheque to you	100.00		
April 20	Cheque to you	377.09		
April 22	Salvino WAKITA - account paid	83.70		
October 22	Taxes	24.25		
December 9	Sale of fishing gear Rents collected - 12 months at \$15.00		70.05 180.00	
1944 May 17	Rents collected - 5 months at \$15.00		75.00	
June 13	Rents collected - balance to date		6.50	
August 4	Credit re Sale of Property		1,278.51	
October 19	Proceeds Auction Sale		35.25	
October 26	Storage & Insurance on Radio	1.00		
		\$ 607.80	\$2,204.35	

CR \$ 1,596.55

Catalogue No. 768
File No. 5550
Broadway bet. 9th & 6th, Steveston
10 & 11/18/3/BJR/HTR/249

August 28, 1944.

WILLIAM HENRY THOMPSON
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at ~~August 28~~ 1944)
June 13

	DEBIT	CREDIT
Purchase price	1,300.00	
Cheques received		1,300.00
164/365 x \$30.85 seller's proportion of 1944 taxes		13.86
164/184 x \$12.00 water to June 30, 1944		10.70
(Amount of rental including water)		
June 13th to June 30th - 17/30 x \$15.00		8.50
July 1st to July 31st		15.00
August 1st to August 31st		15.00
Registration fees on deed - \$1,300.00	6.85	
Insurance premium - 16.97 x \$30.00	5.07	
Tax to June 30, 1944	12.00	
Balance owing purchaser	39.14	
	<u>\$1,363.06</u>	<u>\$1,363.06</u>

BALANCE OWING TO PURCHASER

\$39.14

STATEMENT RE SALE OF:

Catalogue No: 768

Street Address: Between 5th & 6th on Broadway, Steveston.

Legal Description: 10-11/18/3/B38/R78/249.

Name: OGA, Makitaro,

File No: 5550

Reg.No. 04919.

Date of Sale and Adjustments June 13, 1944.

Sale Price

\$ 1300.00

~~Real Estate Agents Commission~~

\$

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

~~Mortgage~~

~~Mortgage~~

~~Insurance~~

~~Other charges~~

Adjustments:

Fire Insurance

5.07

Taxes to June 13, 1944

13.86

Water

1.30

27.86

\$ 1306.37

Net Proceeds credited to your account

1278.51

Date: December 1, 1944.

Compiled by: George Peters.

Catalogue No. 768
File No. 5550
Broadway between 5th & 6th
Steveston

Receipt of Certificate of Title No. 174924-E is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of property covered by the said certificate have been settled.

Receipt is also acknowledged of copy of London & Lancashire Guarantee & Accident Company of Canada policy No. 3400540 which has been assigned to us, and cheque for \$39.14 representing closing adjustments on sale to me of the above property.

Dated at Vancouver, B. C., this 8th day of Sept, 1944.

W. H. Thompson

PERSONAL PROPERTY CLAIM

15th June, 1948

Formal

Makitaro OGA

Regn No 04919

Former
Address

Cor. 6th and Broadway,
Steveston, B.C.

REFERENCES

HISTORY

- JP Itemized list of chattels as per JP d/20 Apr 42 shown on Analysis Form. OGA evacuated 30 May 42. Key to house given to Joseph HERPE.
- PP.1 J.D. Mather's inventory of chattels appears to be his usual copy of the JP declaration. Not inscribed on Analysis.
- PP.2 T.C. King (first Custodian rep. in Steveston) letter 13 Sep 42 notes that OGA's house was broken into during the preceding week. King notes key to house in hands of Joseph HERPE.
- PP.3 Oga's letter 24 Oct 42 requests shipment of a sewing machine that he admits not having declared to the Custodian. (See "X" page 2). Oga states Joe HERPE will send it to him if the Custodian too busy.
- PP.4 Bill of Lading d/12 Nov 42 covers shipment of Sewing machine.
- PP.5 Custodian inventoried(?) chattels on the premises and sent a copy of the inventory to Oga for his confirmation, 22 Oct 42.
- PP.6 Oga answer d/30 Oct 42 notes absence of 5 nets/lines from the Custodian inventory as submitted. Requests addition of these items and he will sign.
- PP.7 Oga signs as being in agreement for chattels being included in a lease of his house.
- PP.8 Oga letter 10 Dec 42 encloses copy of Custodian inventory signed by him as to correctness. This inventory used on Analysis of Claim Form as interim inventory between JP declaration and Claim.
- PP.9 When removing chattels from Oga's home to storage, the Custodian representative found additional chattels on the premises. These belonged to Takejiro NAKATA, and Oga's letter of 30 Oct 44 confirms this fact and submits list of these chattels to Custodian.
- PP.10 Custodian letter to Oga 30 Apr 45 notes chattels included in lease will be auctioned. (Storage lists PP.11 note their removal)
- PP.11 Storage lists note articles removed to Storage, ALSO ARTICLES ABANDONED.
- PP.12 Auction sheets herewith.
- "NETS" NOTE: A net list (undated) was received from Oga in which the nets left by him were valued at \$425. (same as Claim). A net statement forwarded to him by this office 2 Dec 43 cannot be reconciled to the net sales item by item. Consequently it was necessary to group proceeds received under one heading. How Green made up the Net Statement of 2 Dec 43 is not clear on file.
- PP.13 ~~Summary of Vessel Records~~ notes Fishing Vessel sold by JFVDC 24/4/42 \$600. This places this vessel outside the terms of reference.
- FARM EQPT. No farm equipment was declared by Oga at any time, and as he was a fisherman and just grew berries on the side, it is considered that his claim in this direction emanated from the fountains of hope.

JC/..

File No. 5550

July 5th, 1944.

MEMORANDUM - TO FILE

RE: OGA, Makitaro

13th September, 1942:

Letter from Mr. T.C. King, reporting the house had been broken into and some goods stolen.

12th November, 1942:

The above requested shipment of a sewing machine (not declared), and a set of encyclopedia. Presumed shipped.

18th November, 1942:

The Lessee requested the use of:

1 Kitchen table	1 Square linoleum
2 Wicker chairs	rug in front room
1 Book case	

to be included in the lease. (Confirmed by the above November 27th, 1942).

10th December, 1942:

A list of chattels acknowledged by the above.

9th August, 1943:

A Philco Radio in possession of R.C.M.P., was handed over to the B.C.S.C. for shipment to the above.

20th June, 1944:

Mr. Harris was instructed to remove the chattels to our No. 3 warehouse auction room, and when the present tenant vacates, to bring in the few articles included in the lease.

23rd June, 1944:

Chattels were removed to auction room as per list D2 on file, including kitchen table, 2 wicker chairs and book-case included in the lease.

27th June, 1944:

Form 14 was signed by the tenant, Mr. J. Proteau, for 1 linoleum rug in the front room, 1 bed spring and 1 H.M. cupboard left for his use.

These goods moved to auction room on 17-5-45 *R.B.M.*

REMc/ML

NAME OGA, Makitaro

REGISTRATION NO. 04919

FILE NO. 5550

The following chattels were sold by public
auction at Stevenson, B. G. on May 18, 1945.

- Bed and spring
- 1 Roll linoleum

\$ 5.00 F
12.00 F

Total
Less Expenses: (Auctioneer's Fees \$ 1.70
(Advertising 0.87
(Moving 2.26
Net Proceeds Credited:

\$ 17.00 ✓
\$ 4.83
\$ 12.17

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Stevenson 34.

Remarks.

NAME CCA, Maritime

REGISTRATION NO. 04919

FILE NO. 5550

The following chattels were sold by public
 auction at Steveston, B.C. on June 30, 1944.

Camera 3 A. Kodak	\$ 6.00 M
Rope making machine	0.25 M
Bicycle wheel	2.25
Beam scale	x 3.00
Bamboo Bookrack	0.50
Small table	0.50
Mirror	2.75 F
Kitchen table	1.00
Dining table	0.50
H.W. Table	0.50
Coal oil stove	0.50
6 K. chairs	3.25
Platform scale	x25.00

Total

Less Expenses (Auctioneer's Fee: \$4.60
 Advertising: 2.01
 (Moving: 4.14)

Net Proceeds Credited:

\$ 46.00
\$ 10.75
<u>\$ 35.25</u>

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 16.

Remarks.

NAME OGA, Makitara

REGISTRATION NO. 04919

FILE NO. 5550

The following chattels were sold by public
auction at Stevenson, B.C. on September 1, 1944.

Toaster	\$ 1.10 K
Food chopper	4.00 K
Hot plate	2.00 K
Basket of chinaware	2.00 -
Kitchenware	3.50 K
Lamps	0.50 -
Box of sundries	0.75 M
Coal scuttle	1.25 F
Suit case	0.25 M
Can fanning gear	1.00 M

Total		\$ 16.95
Less Expenses:	(Auctioneer's Fee: \$1.63	
	Advertising: 0.87	\$ 4.40
	Moving: 1.90	
Net Proceeds Credited:		\$ 11.95

Members of Custodian Staff Present Mr. Harris

Extracted from Auctioneering List No. Stevenson 19.

Remarks.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 30 1942

out to Bill
AP
7
November 23, 1942

Name: OGA, Makitaro

File No. 5550

Reg. No. 04919

INVENTORY OF CHATELS -
to be used by Lessee at Corner 6th Ave.,
and Chatham St., Steveston, B.C.

-
- 1 kitchen table
 - 2 wicker chairs
 - 1 bookcase
 - 1 square linoleum rug
in front room

I hereby consent to have these chattels included
in the Lease, as applied for.

Confirmed:

Date:

Nov 27th 1942

Signed:

Makitaro Oga #04919

Please sign and return one copy to the
Custodian immediately.

File #: 5550

22nd October, 1942.

Name: Makitaro OGA.

Reg. No.: 04919

Address: Corn. 6th Avenue & *Chatham* Broadway, Steveston, B.C.

INVENTORY OF CHATELS LEFT ON PROPERTY.

- 4 3 Beds & Springs
- 4 Mattresses
- 1 Bookcase
- 1 Bureau
- 1 Kitchen Stove ✓
- 1 Heater
- 3 Tables
- 8 Chairs
- 1 Encyclopedia Set
- 1000' Fir Flooring
- 1 Platform Scale

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

Confirmed:

DATE: SIGNED:

Please sign and return one copy to the Custodian.

(RICHMOND)

5550
OFFER TO LEASE JAPANESE PROPERTY.

File No. JL 654

Place Steveston, B.C.

Custodian of Enemy Property,
Vancouver, B.C.

Date Sept. 1942.

Re: Makitaro OGA Property.

Lots 10 & 11, Blk. 18, Map 249, Steveston Townsite.

I hereby offer to lease the above described property
on the following basis:

Term: From October 1, 1942 to September 30, 1943.

Cash Rental: \$ 15.00 per month to be paid as follows:

To be paid monthly in advance, and to include water rates to be
paid by the lessor.

Lease to include all land and buildings, - except: _____

Other special conditions (if any): _____

The following taxes will be payable by me: nil.

~~Land & School Taxes:~~ ~~Irrigation Taxes:~~
~~Dyking or Drainage Taxes:~~ ~~---H---Tolls:~~
~~Domestic Water Rates:~~

(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities in which His Majesty is presently engaged shall have ceased the Lessor may terminate this lease by giving the Lessee one(1) month's notice in writing to vacate the premises, and such notice having been given this lease shall terminate at the end of the said month notwithstanding that it may not be at the end of the current year of the tenancy.

Full Name: Jules Proteau

I recommend that Lease on the
above terms be approved.

Address: Steveston, B.C.

T. G. [Signature]
Field Supervisor,
Soldier Settlement of Canada.

(JULES PROTEAU)

710-412
Corner 6th Ave & Chatham
Steveston, B.C.

NETS

Name of Owner: MAKITARO, OGA.

Registration No.: 04919

Address: 90 A.V. SABER, DIAMOND CITY, ALBERTA

FISHING NET INVENTORY

1. Place of Storage NO. 1 WAREHOUSE GULF OF GEORGIA CANNERY

(a) In whose care CANNERY'S

(b) Whereabouts of key (if any) CANNERY

2. Description of nets as follows:

Type	Mesh	Ply	Mesher Depth	Fathom Length	Valuation	Any other marks of identification
# 40 BARBOUR	7"	6	45	150	\$ 150	980 WITH CORK & LEAD LINE
# 40 "	7"	6	45	40	35	?
# 40 "	6 1/2"	5	50	50	25	976
# 40 "	5 7/8"	4	50	100	50	977
# 40 "	5 7/8"	4	50	50	25	978 WITH IDENTIFICATION
# 40 "	5 3/8"	4	55	200	100	979 TAG "M. OGA"
CORK LINE				150		981
LEAD LINE				200	40	?
					<u>\$ 425</u>	

N. B. Please do not exaggerate fathom length or valuation, as this will only make it harder to identify your nets, and to credit any money received from their sale to their rightful owners.

See net statement Dec 2/43.

May 5, 1947.

LIABILITY SUMMARY

Re: Makitaro Oga
Reg. No. 04919

A claim was lodged against Makitaro Oga by Sajiro Wakita on December 14, 1942, in the amount of \$83.70. This claim was admitted by Makitaro Oga on March 23, 1943, and paid from his account by this office on April 22, 1943.

Another claim was lodged against Makitaro Oga by the Silver Fish Company on May 10, 1942, in the amount of \$1,000.00. According to a note on the claim sheet this claim was withdrawn, so no further action was taken by the Custodian.

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



George Peters,
Office of the Custodian.

GP/EL

OGA, Makitaro

5590

[illegible]

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Makitaro Oga

File No. 5550

% A.V. Clahay

Reg. No.

04919

Diamond City - B.C.

Company Sun Life

Agency Vancouver Agency

Policy No. 853566

Premium - \$54.25

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

Month November Day 1

REMARKS:

Letter sent 27/8/43

AP
13

SUMMARY TAKEN FROM VESSELS RECORDS

Date: July 11, 1944

Name: OGA, Makitaro

Reg. No. 04919 File: 5550

Boat File No.: JFVDC 499

Name of Vessel: "M.O. 1145" 31'x7'x3' (1930) Easthope 8-10 HP

Lic. or Reg. No.:

New Westminster 2071

Naval No.:

NW.053-D

Owner's Valuation:

\$950.00

JFVDC Valuation:

460.00 Survey #82

Custodian Valuation:

None

Date of Sale:

April 24, 1942

Purchaser:

Great West Packing Co.Ltd.

Signature on Sales Papers:

Makitaro OGA

Selling Price:

\$600.00

Paid to JFVDC or ~~Custodian~~

600.00

Supervision Costs:

8.50

Balance due Owner:

591.00

Paid to:

M. Oga, April 24, 1942

Location of Boat at Sale:

New Westminster

Claims Against Canadian Govt.:

None

Additional Information:

fm

5630

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Form 100A

No. 121

HEADQUARTERS File No.

SUB/DIVN. & File No. Vancouver

DIVISION & File No.

DETACHMENT & File No. C.I.B.

(J.N. 04919)

DATE August 24th 1943

Re: Furniture 001-00/e A.Y. Sabey, Diamond City, Alta.

(Name of File)

On March 24th 1942

(Date)

F.S. Jefferson, Ont.

(Number & Name)

Came into possession of the following described goods by

Issued over by T. STALL

(State Authority from whom seized and place of seizure)

No. of Exh.	No. of Packages	Qty. or Size	DESCRIPTION OF EXHIBITS
	1.	Police Radio #. 36120.	

27

BY

DEC 3 1943

CERTIFIED CORRECT

MEMORANDUM

July 28, 1943

To: File 5550

From: Specified Articles Department

Re: OGA, Makitaro - Reg. 04919

ARTICLE

DESCRIPTION

APPRAISED VALUE

RADIO

Philco Radio No. J46120

\$15.00

Released to owner. *aug 7, 1943*

gmv

File No. 5530

MEMORANDUM

TO: Mr. Harris

June 20, 1944.

FROM: Mr. Mackedia

Re: OSI, Makitara (Mr.)

The above owns the property at the corner of 6th. Avenue and Broadway. The tenant is Mr. J. Proteau. On a monthly basis, the chattels were left in the care of the tenant, stored, with the exception of a few articles which the tenant requested permission to use and for which we would like you to get his acknowledgment on the Form 14.

As this house has been sold, it will be necessary for you to bring into our No. 3 warehouse auction room all the chattels that are stored in the house. As the tenant might be moving out at any time you should get his promise to let you know in advance when he vacates so that you can immediately remove the goods which he is presently using.

R.B. Mackedia
Protection Department

RBM/CM

5530

sent to Piers

78 Georgia Street,
Steveston, B.C.
Aug 16th, 1942.

Mr. R. P. Alexander, Manager,
506 Royal Bank Building,
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

AUG 18 1942

Dear Sir:

Re: Makitaro OGA, Reg. #04919.

I would bring to your attention that this man has rather a nice house situated on 6th Avenue in the Townsite of Steveston, which is partly finished on the outside, and nearly finished on the inside, and is in first class shape throughout, but is almost impossible to rent in its present condition.

I have had an offer from a Mr. Norman Windsor (who is at present living at the rear of Kubas store and is under orders to vacate) to rent this house providing he is allowed to finish it on the outside, and in turn we to reduce the rent over a period to reimburse him for the cost of this finishing.

The writer made a suggestion that he pay, say an amount of \$5.00 per month and water, this to take care of the Taxes etc, and the balance to go against the cost of finishing. The rental I would expect to get for this place would be in the vicinity of \$17.00 per month, that would mean that the \$10.00 per month would be set against this cost. In my opinion, would say that it would take near \$300.00 to finish this on the outside. As this house is unrentable in its present condition, I would respectfully suggest that Oga be contacted and his wishes obtained in the matter.

Yours very truly,

Thomas C. Tang.

No File No. for this man
or Form 2

5550

August 21, 1942.

Mr. T. C. King,
Steveston, B. C.

Dear Sir:

Re: Makitaro OGA

We wish to thank you for your letter of the 16th instant regarding the property of the above.

We agree with your suggestion to rent this property with the tenant to complete the outside of the house and an allowance for the cost of doing this work to be deducted monthly from the rentals until the tenant is reimbursed for his outlay.

In this case the lease should be made at the rate of \$17.00 monthly and a deduction of \$10.00 monthly allowed the tenant up to the amount of the cost of completing the building so that when this cost is taken care of the property will produce the full rental of \$17.00 monthly.

We do not feel that it is necessary to contact Mr. Oga in this matter as we feel that the above mentioned arrangement would be beneficial to his interest.

Thanking you for your co-operation in this matter, we remain,

Yours truly,

F. G. Shears,
Assistant Manager.

CGP:ND

22nd September, 1942.

Mr. Thomas C. King,
78 Georgia Street,
Steveston, B.C.

Dear Sir:-

Mr. Jules Proteau has applied to the Soldier Settlement Board for the rental of the two-story dwelling house situate on Lots 10 and 11, Block 18. They have approved this application for a rental of \$15.00 per month from the 1st of October, 1942 until September 30, 1943. The rental is to be \$15.00 per month, to be paid in advance, to include water rates to be paid by the Lessor.

We understand from Mr. Mather's report that this house is not complete, but the above arrangements are made on the understanding that Mr. Proteau will make any improvements necessary himself.

We understand that there is some furniture in this house. This should be checked for and signed for and can be stored in one of the rooms of the house.

You will accept from Mr. Proteau the first month's rent of \$15.00 and we will then prepare a lease from this office as soon as we hear from you.

Yours truly,

F.G. Shears,
Assistant Manager

FGS:FM

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE: MONTREAL

VANCOUVER BRANCH
A.L. WRIGHT, C.L.U., BRANCH MANAGER
H.A. FAIRBAIN, ASSISTANT MANAGER
C.E. HAY, BRANCH SECRETARY

ROYAL BANK BUILDING
VANCOUVER, B.C.

March 11, 1943.

IN ALL CORRESPONDENCE ABOUT POLICIES
PLEASE REFER TO THE FOLLOWING
EVACUATION SECTION
MAR 12 1943
File 5550
Ans.
Referred Gibson

Mr. S. M. Gibson,
Insurance Department,
Office of the Custodian,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

Your file No. 5550

Dear Mr. Gibson:

Re: Policy No. 853,566 on the life
of Makitaro Oga.

As requested in your letter of March 1st,
we now enclose our cheque for \$477.09 payable to the order of
Makitaro Oga and Teru Oga, and being in full settlement of the
cash surrender value under this contract.

Will you please advise the assured at your
earliest convenience that the cheque is in your possession, as
he was in a hurry for the cheque.

Yours faithfully,

C.E. HAY
BRANCH SECRETARY
Per *Alexander*

A.
Chq. enclos.

Cr Bal.

83.29

12/3/43

O.G.A. Makitaro.
File 5550 Reg. 049.9
Cash surrender value of pol. #
853,566

EVACUATION SECTION

Rec'd MAR 2 1944

File No. 5550

Ans.

Referred

Peters

c/o A. V. Selby.

Diamond City, Alta.

Feb. 29, 1944.

The Solicitor's Office.
Department of the Secretary of State
of Canada,
Vancouver, B.C.

Dear Sir:

In reference to the matter regarding the lease of my house situated on the corner of 6th Avenue and Broadway Street. I understood from your statement for a year lease. This lease should be discarded in September 1943. But the renter is still having a lease after this date.

Therefore I wanted to know if you are collecting the monthly rent from the renter. Furthermore I wanted you to send me a copy of an account due to me.

Yours very truly

M. O. J. A. Reg # 64919

D. C. TUCK
BARRISTER & SOLICITOR
NOTARY PUBLIC

Rec'd	27/7/44
File No.	5250
Ans.	
Referred	Peters

303 PROVINCE BUILDING
198 WEST HASTINGS STREET
VANCOUVER
BRITISH COLUMBIA

July 27th, 1944.

The Custodian of Enemy Property,
506 Royal Bank Building,
675 West Hastings St.,
Vancouver, B. C.

Dear Sir,

re: William Henry Thompson.

I act for Mr. W. H. Thompson, of Steveston, who purchased from you, by tender, an unfinished house on Broadway, between 5th and 6th, at Steveston, B. C. The property is described as Lots 10 and 11, Block 18, Sec. 3 Blk. 3 North Range 7 West Plan 249, and the Catalogue number was 768.

My client was duly notified that his tender had been accepted and made his final payment on or about June 10th last, the total amount being \$1300.00. He has heard nothing further.

I shall be glad to know when Mr. Thompson may expect to receive a conveyance of the property, and, as the house is rented, who is collecting the rent.

Yours truly,

D. C. Tuck.

DCT/S.

October 15, 1948.

Mr. Makitaro OGA,
Reg. No. 54919,
c/o A. V. Sabey,
Diamond City, B. C.

Dear Sir:

Reg. House on 7th Ave., Steveston.

We have been informed that you were the owner of a house erected on land owned by Messrs. S. YOHIDA, T. KOSHIDA, G. TAKAHASHI and Y. HIKIDA.

The land upon which this house was built has been sold, and the Custodian is prepared to pay to you the proportionate amount due you provided you procure from Mr. HIKIDA and Mr. TAKAHASHI a statement of the amount of land rent owing by you, if any.

Mr. HIKIDA'S present address is "Care of - Mr. Martin Jensen, Picture Butte, Alberta", and Mr. TAKAHASHI'S address is "Pritchard, B.C."

Yours truly,

Ian Macpherson,
Office of the Custodian.

IM/CH

5550
3308

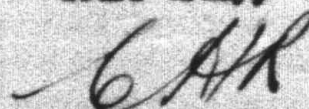
February 6th, 1930

Mr. Makitaro OGA,
c/o Mr. Hughes,
Diamond City, Alta.

Dear Sir:

The Custodian has today forwarded to Yasemon Hikida and Gihyoe Takahashi the sum of \$7,355.12 "In Trust". This represents the net proceeds from all the assets of the Steveston Nosen Kaisha. Included in this amount is the final distribution to shareholders at \$46.847 per share. You were the holder of 5 shares and therefore the amount due to you is \$234.24. For this payment you will please look to Mr. Hikida and Mr. Takahashi, who will be responsible for the distribution of this trust fund.

Yours truly,



C. H. Read
Office of the Custodian

CHR:BK

5550

December 1, 1944.

Mr. Maritane OGA,
Reg. No. 04919,
c/o A. V. Sabey,
Diamond City, B.C.

Dear Sir:

Re: Catalogue No. 768,
Between 5th & 6th on Broadway,
Steveston, B.C.
Lots 10-11/18/3/B3E/R7E/249.

Please be informed that the above property has been sold as of June 13, 1944, for the sum of \$1300.00. An independent appraisal of this property has been obtained and the sale 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,

George Peters,
Administration Department.

GP:AS
encl. 2.
C.C. B.C. Security Commission.

Thomas C. King
REAL ESTATE AND INSURANCE
COMMISSIONER
FOR TAKING AFFIDAVITS

PHONE STEVESTON 12

78 GEORGIA STREET

Stevedon, B.C.

September 13th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 14 1942

Mr. F. G. Shears,
Assistant Manager,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Makitaro OGA, your file #5550.

Referring to your letter of the 21st of August in regard to the above mans property in Steveston.

I have to report that this place was broken into some time last week and it looks to the writer that some goods have been stolen. The key of this house is in the hands of one Joseph Herne, who was asked by Oga to look after the place, as he lives close by and is a friend of his. X

In reference to the man who was supposed to have rented this place with the understanding that he finish the outside, cost of same to be deducted from the rent. I have been trying to get in touch with him for the past two weeks and so far I have been unable to contact him with the object of concluding the arrangements mentioned.

There are several people trying to rent this house as is, without finishing it, and although the rent to be obtained in this case would be less than the \$17.00 mentioned, it is in the writers estimation, better to have this place rented than idle. Perhaps it would be advisable to have this furniture, etc., removed to central storage, but it could be left in care of the tenant if storage room is limited, the tenant of course would have to sign an inventory.

I have not yet received a form #2 in regards to this property, had I received same, I could have rented this house weeks ago.

An immediate answer to this letter would be very much appreciated.

Yours very truly,

Thomas C. King

% A. V. Sabey,
Diamond City, Alta.
Oct. 24/42

Dear Mr. Ling:

In regard with my property at 6th Ave.
and Broadway, I've heard from my friend that the
custodian have rented it at \$15 a month.

Well, what are you going to do about it.
I'm paying the yearly tax rate to the Municipality
of Richmond, this year's rate is \$8.76. ~~and~~ If this
business of \$15 a month rental is right, will you
please advise the person who has rented my house
to send it monthly to the above address? or through
the custodian. I'm not going to tolerate by not
getting the ~~rent~~ monthly rental. I'm paying the tax on
the property, so why shouldn't I get it instead of the
custodian, it's my property isn't it. Will you
let me know as soon as possible regarding these
situation?

Another thing, what have the custodian done with
all my belongings included in the house. There is a
^{Singer} sewing machine in the attic one of the rooms in the attic
not reported on the custodian sheet. We were going
to take with us when we left the place, but owing to
the inconvenience in the baggage we left it. But presently
we need it very badly for the long, idle winter.
So will you kindly please ship it out for me to
Sethbridge by C. P. R. ? indicating my new and above
address so they can notify us when it comes to
Sethbridge. I'll pay the freight charge when it
comes to Sethbridge. Oh, another thing you can find the
crate to put the machine in the basement. If its
too much of a bother and inflicting your business,
you can have Joe Herge send it to us. If its not
asking you too much, I will be very grateful for
this favor.

Yours sincerely
M. Oja.

THE CUSTODIAN
SECTION

NOV 2 1942

out to Green
AP/6
% A. V. Sabey
Diamond City, Alta
Oct. 30/42

The Custodian's Office
Department of the Secretary of State of Canada
Vancouver, B.C.

Dear Sir:

Upon replying to your letter concerning
about the chattels remaining in my property, well,
some of the inventory are missing from the list
let you have sent me. I'll state the inventory that
was missing from your list. 5 gill nets with
lead and cork lines for them. Will you check up
this error and send another copy for which I'll
confirm it without obligation?

Another thing, the kids want the Encyclopedia
set very badly for the school, so will you kindly ship it
out to Lethbridge by above address? I have asked Mr. Thomas
King of Stevenson to ship the Sewing Machine out to Lethbridge

this sewing machine was not reported on to the
custodian's sheet because we were going to take it
with us, but we left it behind. Because of the conditions
in the baggage. Also please note the changes on the
enclosed inventory list that you have sent.

Yours Truly,

M. Ogan.

File # - 5550

179
Diamond City, Alberta.
Oct. 30, 1944.

Dept. of the Secretary of State
Office of the Custodian

EVACUATION SECTION	
Rec'd	NOV 1 1944
File No.	5550
Ass. Notes	K. M.
Referred	McKee

Dear Sirs:

Upon answering your request
of October 19th., the mentioned chattels of
Takejiro Nakata is stored in my house.
However it was listed under
my name on my file. You can redeem
the returns of the chattels to him after
the sale.

Yours very truly,
Makitaro Oga.

FILE NO. 5550

9

4 sets of bedsteads	valued at	\$40.00
3 rolls of linoleum	" "	15.00
2 hardwood chairs with stuffed seats	" "	24.00
2 wickerwork easy chairs	" "	8.00
1 round dining room table	" "	5.00
1 three drawer bureau	" "	20.00
1 large wooden box containing 80 fathoms of salmon gill net	" "	75.00
Japanese Tea set & Platters	Priceless	
A quantity of chinaware	" "	30.00
1 electric iron	" "	10.00
1 Japanese wickerwork trunk containing		
2 hand-made cushions	" "	5.00
2 unfinished cushions	" "	2.00
1 cardboard box of chinaware	" "	20.00

These above chattels are stored at my house
 Confirmed - Oct. 30, 1944 Makitaro Oga.
 Reg. # 04919

5550

Yasumasa Hikida,
Registration No. 03409,
C/o Martin Jensen,
Picture Butte, Alberta.
(undated but stamped received Sept. 15, 1943.)

File No. 3308

Dear Sirs:

The information regarding to Lots 1 to 10, both inclusive, of Sections 3 & 4, Block 3 North, Range 7 West, are as follows:

Lots 1 & 2 which has house built on there is leased to Fumio Kajiro. The rent charged is One Hundred Twenty Dollars plus Five Dollars for tax on the building. Total amounting to One Hundred Twenty Five Dollars.

Lots 3 and 4 of Lots 4 & 5 of Section 3 is leased to Mrs. Koshika. The rent is One Hundred Fifty Dollars plus four Dollars for tax on buildings. Total amounting to One Hundred Fifty Four Dollars.

Lots 6 of Lots 4, 6 & 7 is leased to Kunisada Yoshida. The rent charged is One Hundred Fifty Dollars plus Three Dollars on Tax for the buildings. Total amounting to One Hundred Fifty Three Dollars.

Lots 8 & 9 is leased to Military Gm. The rent is One Hundred Twenty dollars plus Two Dollars for tax on buildings. Total amounting to One Hundred Twenty Two Dollars.

Lot Ten is leased to Tomu Hirose the rent charged being Fifty five Dollars plus Two Fifty Seven Dollars.

I would like you to pay the taxes to the Municipality after collecting the rent for 1943. All the rent for 1942 are not paid for also. I would like you to include 1942 & 3 when charging rents.

Yours truly,

"Y. Hikida".

Diamond City, Alta
Sept. 27 1943

Mr. George Peters
Administration Dept.

EVACUATION SECTION	
Rec'd	OCT 1 1943
File No.	Scott
Referred	Peters

Dear Sir:

Upon replying to your letter concerning the ground rent, I might add that I have no responsibility towards it. It's been handed over to the Custodian together with the crops that were put in. Besides the point what happened to those crops. It's your responsibility since it's in your hands now. And furthermore the land is on a verbal lease.

File No. 5550

Yours very truly,
Makitaro Eya,
Reg # 04919

5550

May 13, 1949

Mr. Makitaro Oga,
Reg. No. 04919,
Diamond City, Alta.

Dear Sir:

Enclosed is Custodian cheque for the sum of \$20.54, which represents the net amount realized from the sale of the barn belonging to you on land leased from Mr. Y. Hikida who represented the Steveston Noman Kaisha Association.

Acceptance of this cheque, as you are no doubt aware, does not prejudice the claim you have filed with the Commission in regard to this property.

Kindly acknowledge receipt of this cheque.

Yours truly,

F. Matheson,
Office of the Custodian.

/F
Enclosure

VIRTUE, RUSSELL & MORGAN

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A. GLADSTONE VIRTUE, M.C.K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.
FREDERICK JOHN MORGAN, B.A., LL.B.

28th June, 1949

PLEASE REFER TO FILE NO. 3212 - 112

D.T. BRAIDWOOD, ESQ.,
c/o Messrs. Sutton, Braidwood & Morris,
Barristers and Solicitors,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Mr. Braidwood:

RE: SETTLEMENT AWARDS
Makitaro Oga, Case No. 723
Custodian File No. 5550

REAL PROPERTY:

Award approved, except that there was a lease-
hold valued at \$425.00 for which we shall expect settlement.

NETS:

Award approved subject to usual adjustment.

MISCELLANEOUS CHATTELS:

We shall expect settlement on the usual basis
on goods abandoned - \$142.00.

Other than that we will be able to approve
the award.

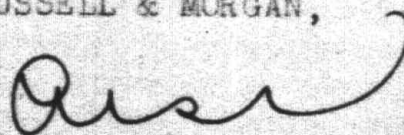
We shall be pleased to hear from you respect-
ing the above items.

You will!!

Yours truly,

VIRTUE, RUSSELL & MORGAN,

Per



V/L

1

IN THE MATTER OF THE "INQUIRIES ACT"
PART I, 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)

10

Vancouver, B.C.

September 27, 1949.

CASE NO. 725

IN THE MATTER OF THE CLAIM OF

NAKITARO OGA

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.T.B. BRAIDWOOD, Esq.,

appearing for the Dominion
Government.

A. G. VIRTUE, Esq.,

appearing for the Claimant.

A. WATSON, Esq.,

Secretary.

D. F. CHRISTIAN, Esq.,

Official Reporter.

THE COMMISSIONER: In respect of which property do you claim?

MR. VIRTUE: It is parcel 1, which is a dwelling house, and--

30

THE COMMISSIONER: Is that the dwelling house he says is

worth \$1921?

MR. VIRTUE: That's right.

THE COMMISSIONER: And sold for?

MR. VIRTUE: \$1300. Now, there is no assessment on improvements, because the house was built in 1941, a brand new house.

THE COMMISSIONER: Then we had better get our particulars.

This is a dwelling house at Steveston?

10 MR. VIRTUE: Yes. I take it it is in Steveston. It is in the municipality of Richmond, which I judge is--he gives the post office as Steveston.

MR. BRAIDWOOD: This is in Steveston townsite at 6th and Broadway.

THE COMMISSIONER: Built in 1941.

MR. VIRTUE: He paid for the lot in 1939 \$150.

THE COMMISSIONER: And the building?

MR. VIRTUE: It is 32 by 30, and he gives the actual cost of materials and labour.

THE COMMISSIONER: This was the \$1921?

20 MR. VIRTUE: Yes.

THE COMMISSIONER: What was the land assessed at?

MR. VIRTUE: The land alone was assessed at \$234.

THE COMMISSIONER: And he got it for \$150?

MR. VIRTUE: Yes. There is a sketch among the exhibits here.

MR. BRAIDWOOD: I have a 1942 assessment of that property, my lord.

THE COMMISSIONER: What is it assessed at?

MR. BRAIDWOOD: Improvements, \$1000; land, \$334.

THE COMMISSIONER: The building, I would judge from the
30 photograph, is not finished.

MR. VIRTUE: Well, according to Mr. Colthard's report--

THE COMMISSIONER: Tar paper exterior. Here is the photograph here.

MR. VIRTUE: Yes.

THE COMMISSIONER: There are two photographs.

MR. VIRTUE: Mr. Colthard thinks it is a little older than it was. He thought approximately six years old, but as a matter of fact it was younger than that. As a matter of fact, he values the two lots at \$225, but he values the house quite low. It looks to me as though this is a case where the property suffered by reason of the condition that Mr. Shears described--the bottom had been knocked out of things.

THE COMMISSIONER: Here is Mr. Colthard's description of it: "It is on a full cement . . . or out." He values it at \$950.

MR. VIRTUE: Apparently this man had just built it before he was evacuated and hadn't completed the exterior and so on.

20 THE COMMISSIONER: His total cost shows \$2071. Anything further, Mr. Virtue?

MR. VIRTUE: I don't think I can add anything, my lord. As I say, I think it suffered from the general condition there. I might say the dwelling was insured for \$2000.

THE COMMISSIONER: By the claimant?

MR. VIRTUE: Yes; from December 15, 1941, for three years.

THE COMMISSIONER: What do you think of it, Mr. Braidwood?

MR. BRAIDWOOD: I draw your lordship's attention to the Colthard and Sutherland appraisal and the other

Discussion

information that we received only one offer of \$1300, which offer was duly accepted. I might say, my lord, that we waited for two months after the offer was received before we approved of it, and, receiving no further offers, we approved.

THE COMMISSIONER: When was it received?

MR. BRAIDWOOD: The 27th April, 1944, my lord, and it was sold the 13th June, 1944. It was actually about one month and two or three weeks. I think the pictures speak for themselves. I call your lordship's attention to these.

THE COMMISSIONER: But the fact remains this house had only just been finished and we have got bills for materials for \$1050.

MR. BRAIDWOOD: I think it should be pointed out that this building was certainly not in a completed stage, and therefore there is the question as to how much a purchaser has to make up, plus the fact that at that time, as your lordship is, I think, entitled to take notice, both material and labour to complete the building for a new purchaser would be very difficult.

MR. VIRTUE: Of course, that cuts both ways, because remember that a house for which the material cost \$1921 in 1941 would cost considerably more in 1944; probably three or four times more for labour and material.

MR. BRAIDWOOD: That is all I have to say, my lord.

MR. VIRTUE: It isn't very often we have a criterion.

Here we have the actual cost a few months before the man was evacuated, and we have the photograph to prove he just built the house.

THE COMMISSIONER: In the circumstances I feel that fair market value was not realized in this instance, and I will recommend a payment of \$500 over and above what was received. What is your over-all?

MR. BRAIDWOOD: He gets \$142.50 additional as it stands.

THE COMMISSIONER: I will make the \$500 recommendation in lieu, then.

MR. BRAIDWOOD: That would be a total of \$1300 plus the \$500 you are now giving, my lord?

20 THE COMMISSIONER: Yes.

MR. BRAIDWOOD: \$1800 in all?

THE COMMISSIONER: Wait a moment. Yes, that's right. He will get \$500 in lieu of the over-all recommendation, which equals \$1800. Was there any commission charged in this instance?

MR. BRAIDWOOD: No, sir; just the usual \$12.50 charge.

THE COMMISSIONER: Well, I think it is fair enough to give him the charges the same as everybody else got.

MR. BRAIDWOOD: An extra \$12.50?

20 THE COMMISSIONER: Yes.

MR. VIRTUE: There was a claim here for a small leasehold, but it isn't very large and I think possibly I had better just abandon that. It was a \$400 claim.

THE COMMISSIONER: Very well.

MR. BRAIDWOOD: While on this, my lord, my friend made some suggestions with regard to chattels with which I am not prepared to agree in total, and perhaps it might be as well to have your lordship settle these.

MR. VIRTUE: What have you in mind?

30 MR. BRAIDWOOD: My friend brought up the matter of nets.

If your lordship would examine the net type of award, it is divided in the award sheet into two, as your lordship will see, the theory being that the top figure represents claimed nets and the figure to the right represents the amount for which these were sold. The second figure in the list will represent the amount of nets lost or not accounted for--theft or something of that nature. It is the second figure which is most interesting to the claimant, because the percentage award which will eventually be worked out on nets will be applied to the second figure, if your lordship follows what I mean.

10 THE COMMISSIONER: I don't know that I do.

(Discussion off Record)

MR. BRAIDWOOD: My learned friend might make some representations to your lordship.

THE COMMISSIONER: Have you any material to show whether or not there were nets that were lost?

20 MR. VIRTUE: We haven't asked for that in every case by any means, but in this particular case what happened is that the man had put a moderate value on his nets in his claim. I would just like to run over this with you. A net which cost \$375 and was used one season he only valued at \$150. This is on page 7 of the exhibit. Another net which cost \$375 and which he used two seasons he valued at \$25. Another net he paid \$410 for and used two seasons he valued at only \$25. The fourth net he had only used one
30 season for which he paid \$410 he valued at \$75. A

If your lordship would examine the net type of award, it is divided in the award sheet into two, as your lordship will see, the theory being that the top figure represents claimed nets and the figure to the right represents the amount for which these were sold. The second figure in the list will represent the amount of nets lost or not accounted for--theft or something of that nature. It is the second figure which is most interesting to the claimant, because the percentage award which will eventually be worked out on nets will be applied to the second figure, if your lordship follows what I mean.

THE COMMISSIONER: I don't know that I do.

(Discussion off Record)

MR. BRAIDWOOD: My learned friend might make some representations to your lordship.

THE COMMISSIONER: Have you any material to show whether or not there were nets that were lost?

MR. VIRTUE: We haven't asked for that in every case by any means, but in this particular case what happened is that the man had put a moderate value on his nets in his claim. I would just like to run over this with you. A net which cost \$375 and was used one season he only valued at \$150. This is on page 7 of the exhibit. Another net which cost \$375 and which he used two seasons he valued at \$25. Another net he paid \$410 for and used two seasons he valued at only \$25. The fourth net he had only used one season for which he paid \$410 he valued at \$75. A

fifth net he paid \$380 for and used one season he only valued at \$150; and the sixth net he used two seasons, which cost \$380, he valued at \$100. That meant that his total nets which cost him about \$2300 he only valued at \$425. Now, what we say is when the Custodian said he sold those nets for \$95, we say the fact is he didn't sell our nets at all, that somebody twisted some of the cards and so on and that what was sold was not our nets at all, that he didn't offer our nets at \$95. And all we will get, anyway, even if in the second column we put \$330--supposing we get 50% of that, we would get \$165, and we would get \$95 in the first instance, and we would only get \$260 all told for our nets, which certainly isn't what those nets were worth.

THE COMMISSIONER: I am impressed by the fact that the man appears to have been fair in his valuations of used nets.

(Discussion off Record)

20 MR. VIRTUE: We all remember what happened with regard to nets. There was a most unholy--

THE COMMISSIONER: There was a great deal of confusion.

MR. VIRTUE: People helping themselves to nets and changing tags; and consequently if a man moderately values his nets in the first place and then only gets 50% of that he is taking a beating, anyway.

THE COMMISSIONER: You are quite right. I think I will have to lift that price to \$325 and calculate the over-all 50% or 55%, whatever it is, on the \$325.

30 MR. BRAIDWOOD: Then Mr. Virtue and I will correct our form

to read \$325, is that correct?

MR. VIRTUE: Yes.

MR. BRAIDWOOD: Carrying on with this, my lord, my friend has now made representations to me that the goods sold at auction as against the goods claimed, that taking that percentage in this way doesn't give a proper reflection for the percentage to be calculated on the lost goods, and I point out that this document shows \$226 worth of goods claimed were sold for
10 \$39.50, giving a percentage of 17.47, and my friend is now asking that that percentage be raised because it doesn't adequately reflect the true picture because of the small number of sales and the mixed nature of sales. Your lordship has considered those in connection with Mr. McMaster's claims in some cases and made some recommendation.

MR. VIRTUE: All I am asking is that the general percentage apply.

THE COMMISSIONER: What is that?

20 MR. BRAIDWOOD: About 34%

THE COMMISSIONER: In relation to this claim does that appear to be fair. You have studied it more fully than I will have an opportunity to do.

MR. BRAIDWOOD: I have, and it is on the border line. I think, with deference to the claimant, that probably it wouldn't be too bad. That is without prejudice to any other claims that might arise. We did sell a mixed group in the general category as opposed to
30 specific category--

Discussion

THE COMMISSIONER: There seems to have been a great deal of confusion in the handling of this man's goods, and in the circumstances I would allow the general average, which I am told is 54%, is that correct?

MR. BRAIDWOOD: That hasn't been worked out, but that is about what it will be.

The Crown claims that \$142 worth of goods were abandoned and these should be added back into the lost column. The Crown takes the position that such is not the case, that these goods were abandoned and they appear on the analysis sheet. There are three items: one heater, 100 ft of fir flooring, and one rowboat. I might say I am prepared---

(Discussion off Record)

MR. VIRTUE: I thought my friend and I had agreed on this, and I think I will have to go back and reopen this question of the value of the leasehold if my friend is going to be too tough with me on these few chattels.

THE COMMISSIONER: I think he has been fairly generous with you.

MR. VIRTUE: Well, it is a small amount. What are you suggesting?

MR. BRAIDWOOD: \$71 back

(Discussion off Record)

THE COMMISSIONER: Treat \$71 worth as abandoned and \$71 worth as lost.

MR. VIRTUE: \$88.75 lost, I think.

MR. BRAIDWOOD: Plus \$71.

MR. VIRTUE: Not according to that column.

Discussion

MR. BRAIDWOOD: We have already given you \$88.75, and I
am offering you another \$71.

MR. VIRTUE: \$159.75.

MR. BRAIDWOOD: That's right.

I hereby certify the foregoing to
be a true and accurate report of
the said proceedings.

Robertson
Deputy Official Stenographer

CASE NO. 721.

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

B E F O R E

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

10

Lethbridge, Alberta,
 September 28th, 1948.

IN THE MATTER OF THE CLAIM OF
NAKITARO OGA.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

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

appearing for the
 Dominion Government.

W.S. RUSSELL, Esq.,

appearing for the
 Claimant.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANDFORD,

Official Interpreter.

S. R. HOWARD, Esq.,

Official Reporter.

30

M. Oga,
In Chief.

THE SECRETARY: Case No. 723, Makitaro Oga.

MAKITARO OGA, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Oga, I am showing you a document entitled "summary of evidence in support of claim". You are familiar with the contents of this document?

A Yes.

Q This was prepared under your direction and from material and information supplied by you?

A Yes.

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

A Yes.

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

A Yes.

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

(SUMMARY MARKED EXHIBIT NO. 1).

MR. RUSSELL: I just point out, your Honour, that in the proof of claim a claim for farm equipment was made and this has been now abandoned. In addition, the claim for the fishing boat has been abandoned. It was sold by the Japanese Fishing Disposal Committee. In the proof of claim also there was an item which he listed as "Annual output of products of farm" which is now being consolidated in his claim for real property.

THE SUB-COMMISSIONER: Yes, I see.

MR. RICE: There was another item perhaps it would be

3
N. Oga,
In Chief.

well to be straight on, if my learned friend will permit me to interrupt. In the claim, land is valued at \$150.00 and buildings \$2071.00, and in the summary of evidence submitted I take it the total claim is \$2071.00, less, of course, moneys received from the Custodian.

MR. RUSSELL: Well, there are two parcels of land in this property, real property.

MR. RICE: Yes. That is Parcel 1.

10 MR. RUSSELL: Yes, that is Parcel 1, and then there is Parcel 2.

MR. RICE: That is perhaps how the change is made. Parcel 2, you are only claiming on that \$150.00?

MR. RUSSELL: No, on parcel 2 the claim is \$412.63. Here is the summary here (indicating). We are claiming a net of \$771.00 on Parcel 1 and \$412.63 on Parcel 2.

MR. RICE: After allowing for credits, the total claim is \$1183.63?

20 MR. RUSSELL: Yes, that is right.

THE SUB-COMMISSIONER: Well, then you are claiming some personal property which is not included in your proof of claim, are you? You see, on my list here, the only claim mentioned is \$930.32 for real property and here at the back, in addition to the two parcels of land, you have got nets \$329.95, and you have got a lot of personal property.

MR. RICE: That was in the claim, \$456.75.

MR. RUSSELL: That is the amount that the claimant was putting in. There is a differentiation being made

4
M. Oga,
In Chief.

between these nets and other property.

THE SUB-COMMISSIONER: On my list here (indicating), there was only a claim for real property. All right, that is fine, go ahead.

MR. RUSSELL: Q: I am showing you a sketch of a house, showing the front view of a house; do you recognize that sketch?
A: I wasn't able to take pictures of the house so I made a sketch. This is a sketch of my house.

10 Q You made the sketch yourself?

MR. RICE: I have two photographs, if you care to use them instead of the sketch.

A Yes.

THE SUB-COMMISSIONER: He hasn't answered his question yet. You wanted to know if that was his house.

MR. RUSSELL: He did say it was his house.

Q Is this your house (indicating)? A: Yes.

Q And is this the house that you are claiming for in your summary of evidence?

20 A Yes.

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

(SKETCH MARKED EXHIBIT NO. 2).

THE SUB-COMMISSIONER: Is this Parcel 1 or Parcel 2?

MR. RUSSELL: That will be Parcel 1, sir. If my learned friend doesn't mind, I will put the photographs in.

Q Are these photos of that same house?

A Yes.

Q Is that approximately the condition you left it when you were evacuated?

30 A: It is about

5
M. Oga,
In Chief.

the same condition, but there was no tar paper on the sides of the house when I left. I just put tar paper on the top part of the house to prevent rain coming in. The person who leased the place must have done that himself.

MR. RUSSELL: I see. I will put these two photographs in as one exhibit.

THE SUB-COMMISSIONER: They are both of the same house?

MR. RUSSELL: Yes, both of the same house.

MR. RICE: One is a close-up and the other is some distance away.

(PHOTOGRAPHS MARKED EXHIBIT NO. 3).

MR. RUSSELL: Q: I am showing you two bills or accounts from the River Fish Company, Limited, both dated March 14th, 1942. One is for \$1050.19 and the other for \$471.11. Do you recognize these accounts?

A: Yes.

Q: And then you had a discount, or something, did you? What is this in Japanese here?

A: That would be interest.

Q: Interest?

A: Yes.

Q: What was this lumber worth \$1042.92 purchased for?

A: It was to build my house.

Q: Did you use all the lumber in the house?

A: As a matter of fact, it wasn't quite sufficient. I had to purchase some additional lumber after buying this amount.

Q: Was there anything else besides lumber included in this?

A: I believe there was a window frame included in this, but

M. Oga,
In Chief.

otherwise it was all for lumber.

Q And all these materials for which this account of \$1042.92 is made was for use in your house?

A Yes.

(ACCOUNTS MARKED EXHIBIT NO. 4.)

MR. RUSSELL: I wonder if my learned friend will let me have a letter dated December 10th, 1942, which was written by this man.

10

MR. RICE: A letter with list attached, or schedule attached, inventory, I should say, attached.

MR. RUSSELL: Q: I am showing you a letter dated December 10th, 1942 (indicating); is that your signature?

A8 Yes.

Q And this doesn't appear to be your writing. Who wrote that letter for you? A: It is written by my boy.

Q And there is a list attached to this also dated December 10th, 1942, showing an inventory of chattels left on the property. Is that your list?

20

A Yes.

Q And it is signed by you here (indicating)?

A Yes.

Q And these articles are the articles for which you are claiming now, is that right?

A Yes.

Q I will just read the letter, if you wish, sir.

A This is an inventory of all the chattels that were in my house, but these four beds and springs, four mattresses and one bureau belonged to someone else, and I was just keeping them for him.

30

7
M. Oga,
In Chief.

Q And you aren't making any claim for those?

A No, I am not claiming for those.

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

(DOCUMENTS MARKED EXHIBIT NO. 5).

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

I am submitting that the chattels were sold for their fair market value. I am submitting if there are any of the claimant's goods for which the Custodian is responsible in any way, or may in any way be held responsible, the claim made to the same is exorbitant.

I tender as an exhibit the analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 6).

MR. RICE: And an assessment notice for the year 1942 respecting Lots 10 and 11, in Block 18, showing the land to be assessed at \$334.00 and improvements \$1000.00.

(ASSESSMENT MARKED EXHIBIT NO. 7).

MR. RICE: And a valuation or an appraisal made on the property by Coulthard, Sutherland & Company, Limited, dated April 21st, 1944, where the house is valued at \$950.00, Lot 10, corner lot, \$125.00, Lot 11, \$100.00, a total of \$1175.00.

(APPRAISAL MARKED EXHIBIT NO. 8).

MR. RICE: A real property summary and personal property summary. Perhaps these two can go in together as one exhibit.

(SUMMARIES MARKED EXHIBIT NO. 9).

6
M. Oga,
In Chief.

CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form dated the 20th of April, 1942 (indicating); does that bear your signature?

A Yes.

Q That is your signature?

A: Yes.

MR. RICE: I tender this document, your Honour, the claimant's J.P. form.

(J.P. FORM MARKED EXHIBIT NO. 10).

MR. RICE: I show you a claim form apparently completed by you on the 14th of November, 1947 (indicating); does that document bear your signature?

A Yes.

MR. RICE: I tender his claim form, your Honour, as an exhibit.

(CLAIM FORM MARKED EXHIBIT NO. 11).

MR. RICE: Q: You owned outright, did you, Lots 10 and 11 in Block 18?

A: Yes.

Q But you never owned Lots 8 and 9?

A We were leasing that from someone.

Q Were you leasing it or were you a trustee along with others holding that property? Stand up; you can stand, can't you, instead of leaning against that partition.

A It was a sort of Co-op and those that wanted to cultivate or farm the place, they could do so on those two lots.

Q Well, did the Co-op own the lots?

A Yes, I suppose it was.

Q Well, how many were in the Co-op besides yourself?

A I don't know exactly how many there were, but there

9
M. Oga,
Gross Exam.

were 240 shares out at \$50.00 a share.

Q And how many shares did you own? A: Five.

Q Five shares? A: Yes.

Q Well, then, you didn't have any interest in the land at all? A: Well, I just owned the shares and was using the land.

Q You owned the shares and by virtue of the fact that you owned five shares you had the right to use these two lots, 8 and 9, described as the second parcel in your claim here, in your revised claim? A: Yes.

Q Why was it you didn't claim for those shares in the original claim that you filed?

A I didn't think it was any use in claiming for that.

Q And today you do. Has the value gone up in the last eight months? A: I don't know about that.

Q When you were evacuated you turned the key of your house over to Joseph Herpe?

A No, I handed them to Mr. King of the Custodian's office.

Q Mr. King ran a real estate business in Steveston, did he not? A real estate and insurance business?

A Yes, he seemed to have various interests.

Q Well, he had a place of business in Steveston, did he not? A: I don't think he had an office there. He was working at the Imperial Cannery as a bookkeeper.

Q Well, it is strange that he has a letterhead describing himself as Thomas G. King, real estate

10

20

30

M. Oga,
Cross Exam.

and insurance. Thomas C. King is the man that you mean, isn't it? His letterhead reads, "Real Estate and Insurance, Commissioner for taking affidavits, 78 Georgia Street, Steveston, B.C." Would that be the man that you refer to?

A May I have that please. I think that is the same; I don't know of any other.

Q Well, in a letter written by Mr. King to the Custodian, the Assistant Manager of the Custodian's office, Mr. Shears, under date of September 13th, 1942, he says, in part,

"The key of this house is in the hands of one Joseph Herpe who was asked by Oga to look after the place as he lives close by and is a friend of his."

Read that part there to him that is underlined.

A Yes, I remember Mr. Herpe.

Q You remember Mr. Herpe. Is that statement made by Mr. King correct?

A: Mr. King may have got the keys from Herpe, but I don't remember exactly whether I handed it to Mr. Herpe or not, because I left in a hurry.

Q I see.

THE SUB-COMMISSIONER: Did he leave the key with that the man in first instance?

MR. RICE: Well, the letter is not clear, I will say that in fairness to the claimant. It says that the key is in the hands of Joseph Herpe who was asked by Oga to look after the place.

Q Did you ask Herpe to look after the place?

M. Oga,
Gross Exam.

A He often used to pass our house and I may have asked him to look after our place, but I never asked him to watch the place or take custody of it or anything like that.

Q He was a neighbour of yours, Herpe?

A Yes.

THE SUB-COMMISSIONER: Q: Did you ever give the key to him?

A I left the house about four in the morning and I am not quite clear.

Q Well, do you mean that you do not know to whom you gave the key then?

A: No, I actually left the key in Mr. King's custody, but what happened to the keys afterwards, I don't know.

Q Well, did you see Mr. King at four o'clock in the morning?

A: At four o'clock in the morning Mr. Herpe came over and I personally handed the keys to him and after that he may have handed them to Mr. King. I don't know about that.

MR. RICH: Q: Your ostensible occupation was that of a fisherman?

A: Yes, my chief occupation was fishing, and in the meantime I used to do a little farming.

Q You didn't pay much attention to farming, did you?

A No.

Q As a matter of fact, you had let the raspberries on the lot be neglected? You neglected to bother with them, did you not?

A They were just kept for our own use, not as a business.

Q So that you didn't bother with them. Did you ever

M. Oga,
Gross Exam.

rent your property?

A: No.

THE SUB-COMMISSIONER: You mean the house, I suppose.

MR. RICE: Yes, the house as it existed there.

Q You never rented it yourself?

A No, I never rented it myself. The Custodian may have rented it after I left it. Personally I never rented it.

Q You have no knowledge of that. Well, where did you get your view that the place would rent, a half-completed house would rent for \$420.00 a year?

A: That is an estimate I made for the house had it been finished.

Q Oh, had it been finished. In your J.P. form you only declared five nets and now you are claiming six. I guess there is no use of pursuing that question because six were sold by the Custodian.

THE SUB-COMMISSIONER: Six were sold?

MR. RICE: Yes, six were sold.

Q You claim \$75.00 for a kitchen stove that you paid \$75.00 for in 1936, seven years before you were evacuated?

A When I bought that stove I bought it off a friend who was returning to Japan and he sold it to me at far less than he had paid for it.

Q Then you bought it secondhand?

A Yes.

Q In 1936. Have you any idea how old that stove was? How long had he owned it?

A It is quite new.

Q But in seven years of being used by you it hadn't

M. Oga,
Gross Exam.

depreciated a five cent piece in value?

A Well, I bought it quite cheaply and, therefore, I think that is a fair value. In any case, I never used it in the summer; it was only used in the cold weather.

Q Well, you bought two electric irons, one in 1925 and the other one in 1935, for \$15.00 and after using them for, one for seventeen years and the other for seven years, you still say they are worth \$15.00?

A: One of them,

the one bought in 1935, had never been used.

Q Do you mean to say that you had an electric iron in your house for seven years and never used it?

A Well, it had been used but very little.

Q Well, what about the one that was bought in the year 1925, had that been used at all?

A Oh, we had been using that all along.

Q And that hadn't depreciated in value after being used for seventeen years?

A: I have only put about five dollars of a value on the old one, and \$15.00 for the two.

Q Well, you can go out and buy two electric irons today for \$7.50, can't you, apiece?

A I am afraid I don't know, as I have no knowledge what it is.

Q And you bought a set of encyclopedia in 1940 for \$54.50 and you say when you were evacuated two years later they were still worth, you say,

\$54.50. I suppose you hadn't used that very much?

A It was quite new.

13
M. Oga,
Cross Exam.

Q And the case of chinaware that you purchased in 1922 for \$85.00; after being used for twenty years you still say it is worth \$85.00?

A They weren't all bought in 1922.

Q That is what your claim says, they were bought in 1922.

MR. RUSSELL: If you will read along under the "Remarks" column.

MR. RICE: Oh, yes, in the "Remarks" column it says "Bought from 1922."

A Yes, bought over a period of several years.

Q Well, how do you know that it cost you \$85.00? Have you any record of that, or are you just guessing at these figures you have used here?

A No, I am afraid I have no record of it.

Q Any record whatever of this \$85.00 that you swore to God it cost you, or are you just guessing with regard to it? I am referring ^{to} the case of chinaware.

A Yes, just my estimate.

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

MR. RUSSELL: Yes, one or two.

RE DIRECT EXAMINATION BY MR. RUSSELL:

Q In connection with Parcel 1, Mr. Oga, or, pardon me, Parcel 2, the land that you leased, did you lease this land from the Co-op or did you lease the land from Mr. Hikida?

A It was in Mr. Hikida's name. There were four people in the little group and he represented the group.

M. Oga,
Re Direct.

Q Well, were you one of the four people in that group?

A: There were just four of us left. The rest of that group either died or returned to Japan. Just four of us.

Q How many shares did Mr. Hikida have?

A I am not quite certain, but I think it was about 20.

Q Well, is this little group of four people known as the Nesan Kaisha? I don't know whether I am pronouncing it correctly?

10 A Could I have that question again, please?

BY THE REPORTER: "Well, is this little group of four people known as the Nesan Kaisha? I don't know whether I am pronouncing it correctly."

A No, this is the name of the Co-op as a whole. The title is in the names of these four people.

THE SUB-COMMISSIONER: That is, the title to the four acres?

A No, the four people hold the title to it.

20 Q The title to the four acres is in the name of Hikida? You see, four acres is mentioned here under Parcel 2, and I take it that that is the land that is leased by these four people from Hikida. Now, is that correct?

A Yes, Hikida represents the four people.

Q And it is four acres that they had all together?

A That is my share.

Q Oh, that is his share? A: Yes.

Q All right.

MR. RICE: Q: How many acres are there altogether in this Co-op that you referred to?

M. Oga,
Re Direct.

A Originally there were forty-seven and a half acres, and thereafter selling lots here and there by the time I was evacuated there must have been about thirty left.

MR. RUSSELL: Q: This chinaware that you were claiming for, what sort of chinaware was it?

A Mostly Japanese chinaware.

Q Do you know if it is available in Canada?

A There are several items which cannot be replaced in Canada.

Q Was it dishes, or was it figures, or was it a combination of all?

A: There were dishes and Japanese tea sets, which was quite expensive to buy, and which cannot be bought here in Canada now, and several articles of that nature.

THE SUB-COMMISSIONER: Q: How much did you pay a year rent for the four acres mentioned in Parcel 2?

A \$35.00 an acre.

Q \$35.00 an acre?

A: Yes.

Q And who fixed the values of this bookcase, the stove, the heater, the tables, and all these other things on page 8 of Exhibit 1? Who fixed these values?

A: I did.

Q You did?

A: Yes.

Q That is all, thanks.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE DUE)

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

ent
"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.

Defence Brief

LETHBRIDGE
28 Sept. 48

Maketaro OGA

File No. 5550

Case No. 723

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 Parcel 1 Land & Buildings
Lots 10 & 11, Block 18 of Sec. 3 Block 3
North Range 7 Map 249.

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$2071.00	\$1175.00	\$1300.00

Witness: Appraisers, Coulthard Sutherland.

Appraisers (Coulthard Sutherland) report -
House approximately 6 years old, floors
in fair condition, there is no paint
either inside or out.

Only one offer was received for this
property which was for \$1300., and this
offer was accepted.

Mr. J. D. Mather reported that the house
had not been completely finished but was
in good condition.

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

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim for Farm Equipment \$57.25 and Fishing Boat \$800. abandoned (Trans. Page 2)

Claim for Products of Farm \$275. is consolidated in claim of Lots 8 & 9.

Claim 2 Parcel 2 Barn & Crops
Lots 8 and 9, Sec. 3 Block 3, North Range 7 West

Claim

\$425.

*1
Said on 11/1/48*

Sold by Jender 20.54

This barn was on land leased from
Mr. Y. HIKADA who represented the
STEVESTON NOSAN KAISHA ASS'N at a
rental of \$160. a year for an indef-
inite period with option to purchase,
in which Association claimant stated
he held 5 shares of \$50. each.

Mr. J.D. Mather reported the crops to be worthless as they had been badly neglected and the land should be looked upon as idle land.

The proceeds of sale of barn have not been credited to claimant due to the fact that the affairs of the Association have not been wound up as yet. The land on which this barn is erected is the subject of a claim by TAKAHASHI (a Director) therefore, any adjustment made by the Commissioner in the case of the land will be reflected in the allowance for the barn.

Claim 3 Nets

\$425. ✓

Sold for

\$95.05

Claimant declared 5 Nets & Lines but 6 were found and sold by tender for \$95.05.

Actually only 5 were found - see ref statement

Claim 4 Household Goods

Claim

\$456.75

M. Shink

Sold for

\$39.50

Claimant stated in his evidence that he handed over the key of his property to a Mr. Joseph HERNE, a friend of his, and asked him to look after his property for him, and Mr. T.C. KING, Real Estate Agent of Steveston reported that Mr. HERNE had the key.

Mr. King also reported that the premises had been broken into and it appeared to him as if some goods had been stolen.

Claimant is claiming for several lots of goods at the figure at which he originally bought them and after many years of use he has made no allowance for depreciation.

The stove which was abandoned he stated he bought secondhand in 1936 for \$75. and he now claims \$75. for it after having been in use for seven years.

(a)	Goods value	\$226.00
(b)	"	142.00
(c)	"	88.75
		<u>\$456.75</u>

Sold by auction for \$39.50
Abandoned (Stove, etc.)
Not accounted for.

*456.75
425.00
88.75*

Goods sold by auction for \$39.85
were not claimed for.

It is submitted that the chattels
were sold for their fair market
value. It is submitted that if
there are any of the claimant's
goods for which the Custodian is
responsible in any way, or may in
any way be held responsible, the
claim made to the same is exorbi-
tant.

Summary of Defence Witnesses

Coulthard Sutherland

Thompson & Co.

Mr. Harris

Where required

- 1 Appraisers
- 4 (a) Auctioneers
- 4 (a) Staff

BMP/mw

Name of Claimant
Custodian File

OGA, Maritime
5550

Case 723

REAL PROPERTY										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		
		1300.	.00	12.50						500.00 12.50
PERSONAL PROPERTY										Total
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
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	
						100.00 325.00	297.50	95.05	202.45	
MISCELLANEOUS CHATELS										Total
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			
226.00	39.50	11.85	46%	159.75	75.48	20.54	2.46	87.79		
TOTAL RECOMMENDATION										802.74

28th March, 1951.

Mr. Makitaro OGA,
Regn. No. 04919,
Picture Butte, Alta.

Dear Sir:

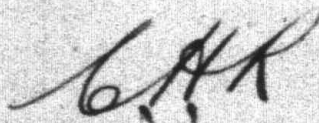
Distribution is now being made from the assets
of the River Fish Company at the rate of \$33.98 per share.
You were the holder of 5 shares and payment to you is as
follows:

5 shares	\$169.89
Less account	<u>125.00</u>
	\$ 44.89

Custodian cheque in this amount is attached
hereto.

Please acknowledge receipt.

Yours truly,



C.H. Reed,
Office of the Custodian.

CHR:HA
Encl.