

10352

FRASER VALLEY

BUREAU POWELL STREET

FILE NO.

10352

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: OYAKAWA, Tokusuke

HOME ADDRESS: 1343 Trunk Rd., East Delta, New Westminster, B. C.

REGISTRATION NUMBER 10561 SEX: Male AGE: 53

OCCUPATION: 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: Ushi

ADDRESS OF WIFE OR HUSBAND: 1342 E. Georgia St., Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Tokuichi (M) Miyeko (F) Suno (F)

ADDRESS OF CHILDREN: 1342 E. Georgia St., Vancouver, B. C.

AGE OF CHILDREN: 4, 2, 1 years.

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

1. LOCATION AND DESCRIPTION: 1343 Trunk Rd., East Delta, New Westminster, B.C.
Section 4, Township 4, D.L. 243, Group 2, N.W.D., Sketch 56606c & sketch 7143 containing 48.17 acres.

2. BUILDINGS AND OTHER IMPROVEMENTS:

1 storey frame house, shingle, 20'X30'. 1. garage, 1 chicken house 20'X12'
1. Wood shed.

3. INSURANCE (Give particulars; state where policies are) The North West Fire Ins. Co.,
Vancouver Branch, \$1,000.00. Pol. No. 199838. Policy in own possession.

4. TAXES (Amount and where payable) \$82.06 payable to Corporation of Delta. Paid
to end of 1941.

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

Owes \$2,000.00 to Mr. U. Ota, Langley Prairie, B. C., for house.

Witness is Mr. Harry Johnston, office above New Westminster Post Office.

Cert. of title placed in hands of Harry Johnston, as security for debt.

6. OCCUPANCY AND LEASES (If vacant so state)

Occupied by owner, when owner vacates, Mr. Some Lee will lease house for
three years and seven months, will pay \$200.00 a year for rent to the
Custodian.

for the sum of \$800.00
Agent Gunn Larice, Ste 1, 440 Main St. Vancouver

Mr. Harry Johnston, office above
7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Post Office, New Westminster, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Mr. U. Ota, Langley, Prairie, B.
9. IF FARM LAND STATE CROPS SOWN 1. acre of land in front of chicken house,
no crops.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1.

2. LANDLORD'S NAME AND ADDRESS: Self

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

1. Double bed, 2. Single beds, 1. Baby bed, 2. Carpets, XXXXXXXX
1. Hand Stump Roller, 200' or 3" cable, 1. Singer Sewing Machine,
1. Beatty Washing Machine.

All above will be left at 1343 Trunk Rd., East Delta, New Westminster, B. C.
Key will be in possession of Mr. Some Lee who will rent house.

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)
1. \$100.00 Victory Bond, in own possession.

8. BANK ACCOUNTS: _____ None

9. LIFE INSURANCE: \$1000.00, Manufacturer's Life Ins. Co., Van., B. C.
Beneficiary wife, Ushi Oyakawa. No. unknown. Policy in own possession.

10. INTEREST IN ANY ESTATES OR TRUSTS: _____
None

11. SAFETY DEPOSIT BOX: _____ None

LIABILITIES:

1. PERSONAL DEBTS: \$2000.00 owing to Mr. U. Ota, Langley Prairie, B. C.
on house.

\$200.00 owing to Mr. Nishiguchi, 783 Columbia St., New Westminster,
B. C. for groceries.

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 1st day of June 1942.

Wm. A. M. M. M.

Witness

(Signature) J. O. K. M. M. M. M.

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE Sept. 17/43

Our File No. 10352

Full Name OTAKAWA, Tokugata
(Surname in Block Letters)

Registration No. 10561

Male - Female
(Check)

Age Feb. 27, 1889

Former Address R. R. #1, New Westminster, B. C.

1342 E. Georgia St., City

Date Evacuated 22/9/42

Naturalized - Canadian-Born - National
(Check)

Present Address

Techow, B. C.

c/o Pigeon Timber Company, Neys, Ontario

Married - Single
(Check)

Name of Wife Ushii #10563

Name of Husband

nee

Name of Mother (KUBOGAWA) Kamoto (Japan) Name of Father Kenkichi (Dec'd)

Names of Children under 16 See over

Requested by

BCT

Registered with Custodian

(Yes or No)

Additional Information Farmer. Owner of 48 Acres at E. Delta, house & out bldgs.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: DELTA.

Date: August 12, 1942.

NAME: OYAKAWA, Tokusuke

REGISTRATION NO. 10561.

ADDRESS: 1343 Trunk Rd., East Delta, New Westminster, B.C.

PROPERTY:

ACREAGE: 48.17 9 acres cleared, rest bush.

KIND OF CROPS: Fruit Trees. Red Curr. Rasp. Asparagus.

 12 mixed.
APPROXIMATE ACREAGE OF EACH: $\frac{1}{4}$. $\frac{3}{4}$. 1.

HOUSE: $1\frac{1}{2}$ Storey. VACANT: OCCUPIED: Yes.

DESCRIPTION: Frame, shingle. ROOF: Shingle.

SIZE: 20 x 30. NO. OF ROOMS: 4.

CONDITION: Fair.

OTHER BUILDINGS: #1 Storage shed 10' x 12' good, #2 Storage shed 14' x 20' (poor)
Chicken house 20' x 130' good, chicken house 16' x 20' fair. 2 colony hses.

NAME OF LESSEE OR RENTOR: Some Lee.

TERMS: \$800.00 from June 1, 1942 for the period of 3 yrs. & 7 months
 \$200.00 cash paid, bal. \$200.00 per year.

WATER: City main. ON: OFF:

LIGHT: None. ON: OFF:

REMARKS: House inside finished with V joint. The linoleum on floor
is very poor.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

See attached list signed by Mr. Some Lee.

Signed:

J. Mayson
H. Hogan

August 12, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF

OYAKAWA, Tokusuke # 10561
1343 Trunk Rd., East Delta, New Westminster, B.C.
Leased by Some Lee.

In house downstairs.

Kitchen range.
3 Tables. (homemade)
4 Kitchen chairs.
2 Benches. (homemade)
Mantle lantern.
2 Single beds.
Sewing machine. (crated)
Chest of drawers.
Kitchen cabinet.

In house upstairs.

Bedstead.
2gal. Stone crock.
12gal. Enamel pot. (cont. dishes)
1 doz. Quart sealers. (in ctn.)
2 Bags. (cont. chicken feed troughs)
Few kitchen utensils.
Aluminum pot. (cont. knives, forks, etc.)
Sml. homemade typewriter. (wooden)
Tool box. (cont. books & misc. articles)

In basement.

Combination Seeder & Cultivator.
Baby's bed.
Hand sprayer.
Bdle. fish net.
300' $\frac{1}{2}$ " ca ble.
2 Wheelbarrows.
Cross cut saw.
Bedstead. (poor)
3 Axes.
Wedge.
Sledge hammer. (poor)
2 Shovels.
1 sml. hoe.
Soythe.
Grub hoe.
Peavey.

In Storage shed.

5 Mantle lanterns. (poor)
Hand saw.
2 Shovels.
Hay fork.

In Storage shed. (#2)
Stump puller & cable.
29 Bales straw.

In chicken house. (lge.)

Beatty washing machine. (hand)
Lge. Duster. (Dobbins)
Wringer.
4 Stone drinking fountains.
Steel camp cot.
2 Coal Brooders & stoves.
5 Chick shipping ctns.

I have the use of the articles listed above, and will be responsible
for their safe keeping.

Witness: *J. Morrison*
Office of the Custodian.

Signed *Some Lee*

REAL PROPERTY SUMMARY

JAPANESE NAME: Tokusuke OYAKAWA Reg. No. 10561 File No. 10352.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/631-P. First Offer.

PROPERTY ADDRESS: 1343 Trunk Road, R.R. No. 4, New Westminster, B.C.

LEGAL DESCRIPTION: Part 48.17 acres more or less of the North West $\frac{1}{4}$ of Section 1,
Township 4 and of Lot 243, Group 2 as shown outlined Red on Sketch
deposited No. 7143, Mun. of Delta, D. N. W.

TITLE: Registered in the name of Tokusuke OYAKAWA.

ENCUMBRANCES: None registered.

Unregistered Mortgage between Tokusuke OYAKAWA and Unezo OTA, file
8981, dated October 16th, 1941, in the sum of \$2350.00.

Vesting Order No. 25284 filed January 5th, 1943.

ASSESSED VALUE: 1943 - Land \$2409.00
Improvements \$1200.00 - \$3609.00. Taxes - \$87.99.

CLASSIFICATION: This is a small fruit farm, dwelling and out-buildings.
The Custodian's representative reported August 12th, 1942, that this
property had an area of 48.17 acres, 9 of which were cleared (balance
bush) planted to the following crops: $\frac{1}{2}$ acre red currants, $\frac{3}{4}$ acre
raspberries, 1 acre asparagus, 12 mixed fruit trees.
1 - $1\frac{1}{2}$ storey 4 room dwelling 20'x30' in fair condition. 1 storage
shed 10'x12' good, 1 storage shed 14'x20' poor, 1 chicken house 20'
x 130' good, 1 chicken house 16'x20' fair, 2 colony houses.

HISTORY OF ADMINISTRATION: Tokusuke OYAKAWA leased this property 1st June 1942 to Motion Farming
Co., for term of 3 years and 7 months from 1st June 1942. Consideration
\$800.00 of which \$200.00 paid and balance payable \$100.00 on June 1st,
1943 and September 1st, 1943 to 1945. Lessor to pay taxes.
House and chattels included.

Lease handed to The Director, The Veterans' Land Act, 28th July 1943.

SOLD: To The Director, The Veterans' Land Act for \$2793.00 as at 1st January
1943.
Approval of Advisory Committee - 1st June 1943.

Funds released to the credit of Tokusuke OYAKAWA as at June 13th, 1944
against which were the following charges: Registration Fees \$3.00,
Legal Fees \$15.00, Tax Arrears \$103.90, Unezo OTA Mortgage -
Principal \$2350.00 and Interest \$319.00 = \$2669.00, total \$2790.90,
leaving a net credit of \$2.10 from said transaction.

Adjustments as at January 1st, 1943 to the amount of \$13.29 being
Purchaser's share of unexpired Fire Insurance Premiums, were placed
to the credit of Tokusuke OYAKAWA'S account.

account.

Page 2.

File No. 10352.

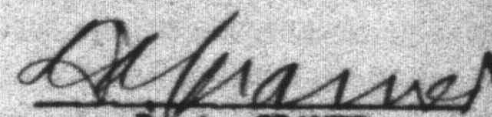
With reference to the Unregistered Mortgage - Tokusuke OYAKAWA to Unezo OTA - Principal \$2350.00 with Interest at 6%, dated 16th October 1941, total \$2966.14 as at February 28th, 1946. Owing to the fact that OYAKAWA did not have sufficient funds to pay this off in full UNEZO OTA agreed to accept \$2669.00 as payment in full, signing a Discharge of Mortgage dated 8th February 1943. The Mortgage being unregistered the Discharge has been placed on OYAKAWA'S file No.10352.

In view of half of the ¹⁹⁴³rent, viz., \$100.00 having been collected by the Custodian a cheque covering same was issued to The Director, The Veterans' Land Act.

Certificate of Title No. 171926-E in the name of The Director, The Veterans' Land Act.

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

January 27th, 1947.


D. A. GRAMER.

DAC:JS

Farm Appraisal ReportFile No. JL-595Land Description Pt. 48.17 acs. of N.W. 1/4, Sec. 1, Tp. 4 & of Lot 243, Gp. 2,
shown red on Sketch 7193, N.W.D.Containing 48.17 AcresOwner's Name OYAKAWA, Tokusuke Post Office Address R.R. #1, New Westminster.Nearest Rail Point Colebrook (Great Northern) Distance 1 1/2 milesMarket Town New Westminster Distance 8 1/2 "Church (give denomination) Kennedy - several denominations Distance 4 1/2 "Nearest School Colebrook (Surrey) - 1 1/2 miles; East Delta - Distance 2 1/2 "State how property was identified: Railway, roads, map.

Roads: State whether property has access to main road, the kind of road and its condition.

On good hard surfaced road.Is this district a good one? Yes.Employment opportunity Seasonal farm work. Peat and fish work.Predominating Nationality and religion: British, Protestant.Describe Fencing and its condition: Railway fence and front fence only Value \$ (See sketch)Water supply: Municipal - \$19.30 per year. Value \$BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1 1/2 st. (This has an 8' dirt floored, wood walled basement below)	20 x 32 x 13	Frame	8' posts	Shg.	5	Wood	Poor	425.00
Hen house	20 x 130 x 8	Frame	6' eave	Shgl.	2	Wood	Good	575.00
Shed (rafters spaced rather far in places).	8 x 10 x 7	Frame	6' eave	Shgl.	4	"	"	10.00
Shed	10 x 16 x 7	"	7' "	"	4	"	"	25.00
2 Col. Hens	12 x 16 x 4	"	2' "	"	2	"	"	30.00
GRANARY Shed	16 x 24 x 11	"	9' "	Shke.	Old	"	Fair	45.00
Shed	12 x 16 x 10	"	8' "	"	"	"	Poor	nil
	x							
	x							
	x							

No lights. Would cost quite a bit to get them.Total present day value \$ 1110.00Total Value Buildings add to farm \$ 815.00Is dwelling habitable without repairs? (Yes. If not what is your approximate estimate of cost to make it
(but poorly finished inside.habitable? Partitions want replacing with a new one to make 4 rooms downstairs,would cost about \$50.00 with no embellishment.Describe the basement and chimneys: 8' dirt floored basement; wood walled. Brick-bracket.No. rooms downstairs? 3 Upstairs? Un-finished. How finished Roughly with t. & g. lumber.Are buildings painted? No. Condition of paintDistance from nearest bush 66'

Note: Particular care must be taken when examining and reporting on foundations, sills and roof

ACRES	LEVEL, UNDEULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
9.96	Level	6-12" silty clay to peat 18"-2'	Clay	Berries; gardens; good	85.00	846.60
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDEULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDEULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
2.	Slashed & burned - peaty on clay - clear stumps				30.00	40.00
36.21	Bush, level	Silt, some peat.	Clear bush.		125.00	30.00
						80.00
						1086.30
Area Unsuited for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 2012.90

Total added by buildings to value of farm \$ 815.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 18.00

Total value of farm \$ 2845.90

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Continuously occupied and tilled. Appears in very fair shape as fertility.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

Mixed farming.

Noxious weeds:

Odd Canada thistle.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:Delta - \$46.46. Water-\$19.30; Drainage-\$22.23.
No dyke.Date: July 21, 1942.
Place: Chilliwack, B.C.I certify that the above report is based on a personal examination
of the whole farm made on the 21 day of July 1942

Inspector's Signature

"R.L. RAMSAY"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

Farm Appraisal Report

Farm well located on hard-surface Ladner Trunk Road and close enough to conveniences, except electric light which is across the track.

Buildings are rather elementary. House wants refitting inside. It is shingled all over outside but inside badly cut up and not to advantage of ordinary buyer. Henhouse is quite serviceable but other buildings are not efficient in a general way though they might all come in for some use.

Soil is productive though the peat area will be somewhat limited in its production of types of crops as all peat is. It will for the most part grow everything except clover I would judge.

A prosperous looking white farm lies across the track from it.

There is a small area of small fruit and asparagus consisting of 1.25 acres rasp; .38 acres asparagus; and .2 acres currants. In addition there are a couple of 70 yard rows of gooseberries.

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ORCHARDS, SMALL FRUITS, ETC.

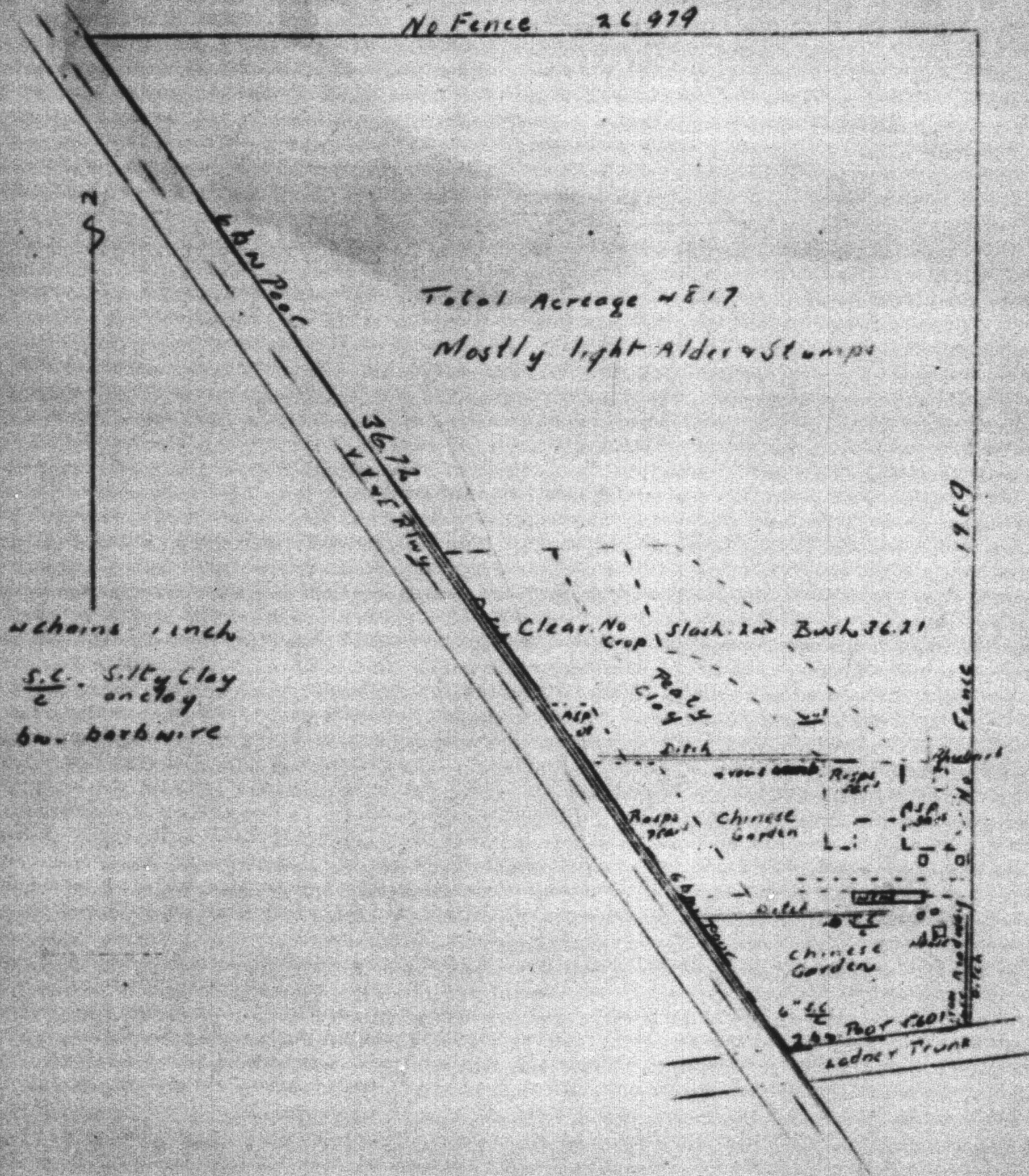
(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
18 mixed fruit trees about 10 years old	18.00
Total \$	
Amount fruit trees add to value of farm \$	18.00

T. Oyakawa

Diagram of Property

Part 40.17 ac of H.W. 1, Sec 1, Tp. 1, and of Lot 245, Qp. 8,
Sk 7198.



chains 1 inch
S.C. - Silty Clay
ancloy
6w. barbed wire

Following careful review of this appraisal report, it is my opinion that the present

value is \$ 2500.00

Date 24th July 1942.

"I.T.BARNET"

District Superintendent.

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JUN 28 1944

JAPANESE EVACUATION SECTION

File No. 10352

Reg. No. 10561

506 Royal Bank Building,
Vancouver, B. C.

Mr. Tokusuke OYAKAWA,
Registration No. 10561
Tashme, B. C.
Dear Sir:

Re: Mun. of Delta - Part 48.17 acres more or less of the
north west quarter of Sec. 1 Township 4, and of lot 243, Group 2, as
shown outlined red on sketch dep.No. 7143, District of New Westminster,
C. of B. 50930.

You have previously been advised that a sale of lands in rural districts was entered into between
this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer
have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon
valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year.
This means that the 1943 revenues from the property were for the benefit of the purchasers, but that
taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 2,793.00
Add:	
Unexpired insurance premium as at January 1st, 1943	13.29
	<u>2,806.29</u>

Less:

Tax arrears to December 31st, 1942	\$ 103.90
Registration fee	3.00
Encumbrance—Principal	
—Interest	<u>106.90</u>
Net proceeds of sale	<u>2,699.39</u>

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

Yours truly,

F. G. SHEARS,
Director.

1943

Dr.	Cr.	Balance
Balance Brought Forward (Insurance)	14.00	14.00 Dr.
Jan. 1 Cr. re Sale of Property	2,699.39	
Land Registry Office - Certificate of Encumbrance	1.00	
	2,699.39	
	15.00	
	2,699.39	
	2,684.39	Cr.

10352
10561

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/651-P

(JL-595)

Vancouver, B.C.

A.G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B. C.

OYAKAWA, Tokusuke

Dear Sir:-

Re: Part 48.17 acres m. or l. of the N.W.
1/4, Sec. 1, Twp. 4 and of Lot 243, Grp. 2,
as shown outlined Red on Sketch deposited
No. 7143 MUNICIPALITY OF DELTA.

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 171926-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 17,329.43, in favour of The Secretary of State,
forwarded to you and dated April 28, 1944 is the
amount of the purchase price in full of the above land
arrived at as follows:-

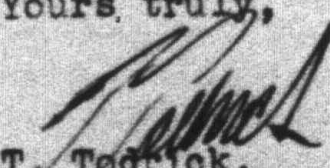
Purchase Price - \$ 2793.00 ✓

Less arrears of taxes to
January 1st, 1943, - \$ 103.90 ✓

Amount paid to Secretary of State - \$ 2689.10 ✓

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
and return it to me.

Yours truly,


T. Tedrick,
DISTRICT SOLICITOR

RECEIVED Cheque covering the purchase
price in full of the land above described.

JUN - 9 1944

Date

Solicitor for
The Secretary of State

Extract from Lease.

✓
File #10352.

Lessor: Tokusuke OYAKAWA.

Lessee: MOTION FARMING CO.

Date: 1st June, 1942.

Term: 3 years & 7 months from 1st June, 1942.

Consideration: \$800.00, of which \$200.00 paid, and balance payable \$100.00 on June 1st and Sept. 1st 1943 to 1945. Lessor to pay taxes.

Property:

Land: Part of N.W. $\frac{1}{4}$ Section 2, Tp. 4, D.L. 243, Gp. 2, N.W.D. Sketch 56606C and Sketch 7143 containing 48.17 acres more or less and being premises known as 1343 Trunk Rd. in Municipality of Delta, on the North side of Sefamo Rd. between Scott & Pickard Rds.

House: Included.

Chattels: All farming implements and furniture. *h. schedule of chattels attached to lease*

Lease handed to S.S. & 28/7/43.

This Indenture

made in duplicate this 16th day of October in the year
of our Lord one thousand nine hundred and forty-one.

In Pursuance of the Act respecting Short Forms of Mortgages

Between

TOKUSUKE OYAKAWA
of Frank Road, East Delta,
Province of British Columbia,
Farmer.

10352

(hereinafter called the Mortgagor)

of the FIRST PART

Insert Full Name,
Street Address and
Occupation of each
Party.

AND

UNEZO OTA
of McDonald Road, R.R.No. 1
Langley, Province of British
Columbia. Farmer.

(hereinafter called the Mortgagee)

of the SECOND PART

WITNESSETH that in consideration of the sum of Two thousand three hundred & fifty.

...00/100 (\$2350.00) Dollars of lawful money of Canada now paid by the said
Mortgagee to the said Mortgagor (the receipt whereof is hereby acknowledged), the said Mort-
gagor DOTH GRANT and Mortgage unto the said Mortgagee, his heirs and assigns FOR EVER:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being
in the Municipality of Delta, District of New Westminster,

Province of British Columbia, more particularly known and described as Part Forty-eight
decimal Seventeen (48.17) acres more or less of the North West Quarter
of Section One (1) Township Four (4) and of Lot Two Hundred and forty-
three (243) Group Two (2) as shown outlined Red on Sketch deposited
No. 7143.

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging, or with the same or any part thereof held or enjoyed or appurtenant thereto; and all the estate, right, title, interest, property, claim and demand of him, the said Mortgagor in, to or upon the said premises.

PROVIDED this mortgage to be void on payment of Two thousand three hundred and fifty

Dollars of lawful money of Canada, with interest at

per cent. per annum, both before and after maturity, as follows: The said principal

sum of \$2350.00 is to be paid on the 16th day of October, A.D. 1944,

and interest at the rate of six per centum per annum on the from time

to time unpaid balance of principal monies aforesaid to be computed and

payable and to be paid on the 16th day of October, in each and every

year until the aforesaid principal monies are duly paid and satisfied.

interest for the same at the rate aforesaid, payable ~~on the 16th day of October~~ on the 16th day of October

in each and every year until the principal is paid, without any deduction whatsoever, the first payment of interest to be due and payable on the 16th day of October 1942

AND TAXES and performance of Statute Labor.

AND the said Mortgagor COVENANTS with the said Mortgagee that he will pay any Tax which may hereafter be levied on the Mortgagee in respect of the Mortgage money and interest.

THE said Mortgagor COVENANTS with the said Mortgagee THAT the Mortgagor will pay the Mortgage money and interest and observe the above proviso.

THAT the said Mortgagor has a good title in fee simple to the said lands.

AND THAT he has the right to convey the said lands to the said Mortgagee.

AND THAT on default the Mortgagee shall have quiet possession of the said lands, free from all encumbrances.

AND THAT the said Mortgagor will execute such further assurances of the said lands as may be requisite.

AND THAT the said Mortgagor has done no act to encumber the said lands.

AND THAT the said Mortgagor will insure the buildings on the said lands to the amount of not less than their full insurable value.

AND the said Mortgagor doth RELEASE to the said Mortgagee ALL his CLAIMS upon the said lands, subject to the said Proviso.

PROVIDED, that the said Mortgagee on default of payment for ~~one~~ month may on ~~thirty days~~

notice enter and lease or sell the said lands, PROVIDED that the said Mortgagee may distrain for arrears of interest; PROVIDED that in default of the payment of the interest hereby secured, the principal hereby secured shall become payable.

PROVIDED ALSO, that no purchaser at any sale purporting to be made in pursuance of the aforesaid power, shall be bound or concerned to see or enquire whether any such default has been made or continues, or whether any such notice has been given as aforesaid, or as to the necessity or expediency of the stipulations subject to which such sale shall have been made, or otherwise as to the propriety of such sale or regularity of its proceedings, or be affected by notice that no such default has been made or continues, or notice given as aforesaid, or that the sale is otherwise unnecessary, improper or irregular; and notwithstanding any impropriety or irregularity, or notice thereof to such purchaser, the sale as regards such purchaser shall be deemed to be within the aforesaid power and be valid accordingly, and the remedy (if any) of the Mortgagor, in respect of any impropriety or irregularity whatsoever in any such sale, shall be in damages only.

PROVIDED that until default of payment the Mortgagor shall have quiet possession of the said lands.

PROVIDED ALSO that any notice or notices to be given under the provisions of this Mortgage may be effectually given during the lifetime of the said Mortgagor or after his death by leaving such notice or notices with some person on the said lands, if occupied, or by posting the same thereon, if unoccupied, or at the option of the Mortgagee by publishing the same in two consecutive issues of some newspaper published or circulating in the **Delta Municipality** of and such notice or notices shall be sufficient, though not addressed to any person by name, and notwithstanding any person to be affected thereby may be unborn unascertained or under disability.

Wherever the singular or masculine is used in this Indenture, the same shall be deemed to include the plural or feminine, or the body politic or corporate; also the respective heirs, executors, administrators, successors and assigns of the parties hereto and each of them, (where the context or the parties so require).

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness

Street Address

City or Town

Occupation

C. H. Hiquet *Johanna Oyokowa*
837 St. Louis St.
New Westminster, B.C.
Merchant

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Tokusuke Oyakawa

File No. 10352

Reg. No.

Company Manufactures Life Ins. Co. Agency Vancouver

Policy No. 732,545

Premium - \$57.40

Payable: Annually, Semi-annually or monthly

Month December Day 2

REMARKS:

FIRE INSURANCE SUMMARY

File No. 10352.

Tokusuke OYAKAWA - Reg. No. 10561.

The above named Japanese declared on his JP Form signed 1st June 1942 that he carried a Fire Insurance Policy No.199838 with the North West Fire Insurance Co., \$1000.00. This Policy was renewed under Policy No.206126 in the sum of \$700.00, which was transferred to The Director, The Veterans' Land Act, and a credit of \$13.49 was allowed Tokusuke OYAKAWA.

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

January 27th, 1947.


D. A. CRAMER.

DAG:JB

[illegible]

LIABILITY SUMMARY

File No. 10352.

Tokusuke OYAKAWA - Reg. No. 10561.

The above named Japanese declared on his JP Form signed 1st June 1942 that he owed the following Personal Debts:

\$2,000.00 owing to Mr. U. OTA, Langley Prairie, B.C.
This was covered by an Unregistered Mortgage for \$2350.00 dated October 16th, 1941. (Part 48.17 sec., N.W. 1, Sec. 1, Twp. 4 & Lot 243, Qp. 2 etc.)

\$200.00 owing to Mr. NISHIGUCHI, 783 Columbia Ave., New Westminster, for groceries.
On August 15th, 1942, Mr. NISHIGUCHI Ltd. lodged a claim against Tokusuke OYAKAWA in the amount of \$278.57.

With reference to the OTA Mortgage, I quote a memo to the File dated February 28th, 1946: "With reference to the unregistered Mortgage given by Tokusuke OYAKAWA to Uneso OTA for \$2350.00 with interest at 6% dated 16th October 1941, making a total of \$2966.14 as at February 28th, 1946. Uneso OTA agreed to accept \$2669.00 in full payment of same, and authorized Mr. Harry G. Johnston, K.C., of New Westminster, to accept payment for same, and enclosed a proper Discharge of Mortgage. I am placing on file a Notarial Copy of Uneso OTA'S letter of February 12th, 1946, and also the Original Discharge of Mortgage dated February 8th, 1946.

Mr. H.G. Johnston also handed to me Certificate of Title No. 118398-E covering the above property in the name of Tokusuke OYAKAWA. This was sent to the Registrar of the Land Registry Office at New Westminster, 28th February 1946, for cancellation. Copy of letter attached".

With reference to the NISHIGUCHI claim - \$278.57 appears to be the proper amount owing by OYAKAWA but as he has no assets we have done nothing further in the matter.

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

January 27th, 1947.


D. A. CRAMER.

DAG:JS

PERSONAL PROPERTY SUMMARY

File No. 10352

6th June, 1947.

Re: Tokusuke OYAKAWA - Reg. No. 10561

CHATELS: The above Japanese registered with the Custodian on the 1st June, 1942, at which time he declared he was leaving a small quantity of household effects in his house at East Delta in the care of a chinaman, Some Lee. He was evacuated on the 22nd September, 1942, but had been evacuated to Vancouver on the 30th June, 1942. Our fieldmen had inspected the property on the 12th August, 1942, at which time they inventoried the chattels and had Some Lee sign his responsibility for safekeeping, although the list was far in excess of the effects declared originally.

In accordance with a request of the 10th December, 1942, a shipment of chattels was made to the Japanese through the B.C. Security Commission on the 24th February, 1943, but a further request on the 16th November, 1944, for small personal effects was not shipped as our fieldmen reported, the requested goods could not be located and had apparently been thrown out by the tenants.

Some Lee informed our fieldmen that he had purchased from the Japanese direct, all the chattels that had been left on the premises excluding those shipped. Although we wrote the Japanese, acknowledgment was not obtained.

BONDS & INVESTMENTS: OYAKAWA declared he had a \$100.00 Victory bond in his possession. This was not brought under control by the Custodian.

LIFE INSURANCE: He also declared he had a Manufacturers Life Insurance policy, but this was not brought under control or administered in any way by the Custodian.

This file reveals no other personal property assets.

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

WEA:HA

.....*W.E. Channon*.....

10352

July 21, 1942.

Mr. Tokusuke OYAKAWA, #10561,
Hastings Park, Vancouver, B.C.

Dear Sir:

Re: Chattels, 1343 Trunk Rd., East Delta,
New Westminster, B.C.

On the first day of June you declared to the Custodian
that certain goods were left at the above address in the care of Mr.
Some Lee, who would occupy your house.

We now enclose a list of these goods which we would ask
you to check and mark which items, if any, are for the use of Mr. Lee.

We are obtaining a confirmation from Mr. Lee that he
is keeping these goods for you.

Also would you please advise us what you are doing in
connection with the debt of \$200.00 for groceries, which you declared
you owed to Mr. Nishiguchi, 783 Columbia St., New Westminster.

We have received also, a claim against you in the sum of
\$252.44, as at March 12, 1942 from McLellan & McCarter Ltd. Will you
please state whether this claim is correct, and if so please send the
money to cover same.

Kindly reply by return mail.

Yours truly,

H. F. Green,
Manager, Protection Department.

AM
AGM:AS
encl.

File No. 10352

Name: OYAKAWA, Tokusuke

Address: 1343 Trunk Rd., East Delta, New Westminster, B. C.

Reg. No: 10561

CHATELS

- 1 double bed
- 2 single beds
- 1 baby bed
- 2 carpets
- 1 hand stump roller
- 300'- $\frac{1}{2}$ " cable
- 1 Singer sewing machine
- 1 Beatty washing machine

Confirmed:

DATE:

W. H. Lyane
rd. J. Oyokawa
July 23 42.

Signed:

Please return this copy
Wm

File No. 10352

Hastings Park,
July 23, 1942.

Mr. H. F. Green,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: Tokusuke Oyakawa No. 10561
Your letter 21st instant

The above party has confirmed the list of chattels, and signed the list which is returned herewith.

He acknowledges the debt of \$200.00, but is unable to liquidate this item as he has no source of income at present.

* Regarding the \$252.44 said to be outstanding unpaid with McLennan & McCarter Ltd. This account has already been paid. In order to substantiate this assertion he has promised to search for the receipt, and will produce it for our benefit just as soon as he is able to find it.

Yours truly,

Geo. B. Spain
George B. Spain

GBS/ECT

P. S. Later. The receipt was left among his books and papers in New Westminster, but if this is still in doubt, he states he can quickly clarify if McLennan & McCarter send their salesman to Hastings Park.

10352

18th November, 1942.

Mr. Tokumitsu OTAKAWA,
Registration No. 10561,
TASHME, B.C.

Dear Sir:-

Re: Fire Insurance

According to our instructions North West Fire Insurance Company have issued Policy No. 206120 covering for \$700.00 on your dwelling on Semlano Road located on the north-west corner of Section 2, Group 2, Township 4, Municipality of Delta.

This is renewing the coverage that you had formerly under North West Policy #119838 which expired on August 22, 1942. You also had covered under that policy \$300.00 on household contents which are not covered under this new policy. The premium of \$14.00 will be charged to your account. We hope this arrangement is satisfactory to you.

If by any chance you do not wish your property protected by fire insurance, we will have the policy cancelled on written request from yourself.

Yours very truly,

S.M. Gibson,
Insurance Department

SAC:FM

MEMORANDUM

File No. 10352

November 24th, 1944

To: Mr. R.M. Anderson

From: Mr. W.J. Iverson

Re: OYAKAWA, Tokusuke
1343 Trunk Rd., Ladner
CHATELS

We have a request through the B.C. Security Commission for shipment of 2 gas lamps and personal papers, but am quite certain that you were removing the effects (including the gas lamps) to the current auction sale.

Will you please check on this and ship by express the personal papers etc.

WJ:I

Destroyed

Personal papers have been destroyed, prices of the lamps still remain, but they are now of no value. Former tenant, Fairbairn, who was possibly responsible missing & destroyed articles, has left this end of the country.

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

EVACUATION SECTION

Rec'd **DEC 17 1942**

File No. **10352**

Ans. **ABM**

Referred **Maikidie**

Address: **Tashme, HOPE, B.C.**

Date: **December 10/42.**

To: **The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.**

I, **OYAKAWA Takusuke**, Police Registration No. **10561**

hereby request you to release to me the under-noted property stored at **House #1343 Trunk Road, LADNER, B.C.** in possession of **Lee Some** (Custodian's care)

and I release you from any claim whatsoever with respect to such property.

Description of Property:

- 1 sewing machine
- 1 washing machine (hand)
- Please pack necessary kitchen utensil
- 1 roll carpet
- 1 falling axe
- 1 warm stove
- 2 elbow
- 8 length 6" pipe
- 1 large Wooden Japanese Shoyu tub
- 2 carpenter squares
- 1 carpenter level
- 2 Coleman gas lamp
- 1 carton with funnel, etc. for Coleman lamp

*Canadian Vancouver
CC Robinson
Via Richmond B.C.
Can National or CPR
Advice expense promptly.
AC Stone
C.B. Fisher
Dec 16/42*

Original Address: **1343 Trunk Rd., LADNER, B.C.**

Date Evacuated to Vancouver: **June 30th, 1942.**

Date Evacuated to Present Address: **Sept. 22, 1942.**

Number in Family - 12 years and over **2**

Number in Family - 5 to 11 years old

Number in Family - under 5 **4**

Total Number in Family **6**

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: **[Signature]**

Claimant Signs Here

G-165-A

To Richmond

March 9th, 1943.

Richmond Transfer,
204 Alexander St.,
VANCOUVER, B.C.

Re: OYAKAWA, Tatsusuke, #10561

Dear Sirs:

On February 22nd you shipped four pieces effects, including one sewing machine, to the above at Hope, via Canadian National Railway, received from Steveston. It is claimed the sewing machine was broken in five different pieces. Please send two copies of statement from the truck driver as to the condition of same when delivered to the C.N.R. freight shed here.

Yours very truly,

CWF:FF

C.W. Fisher
Transportation

c.c. Mr. C.C. Robinson, ✓
P.O. Box 635, Steveston.

To note: Can you say in what condition the machine was when it left Steveston?

C.W. Fisher

10352

P.O.Box 635,
Steveston, B.C.,
12th March 1943.

Mr. C.W. Fisher,
Transportation,
B.C. Security Commission,
355 Burrard Street,
Vancouver, B.C.

Dear Sir:

Re: OYAKAWA, Tatsusuke

Referring to your letter of the 9th inst.,
you will note that the machine was in the hands of
Lee Some, at 1343 Trunk Road, Ladner, B.C.

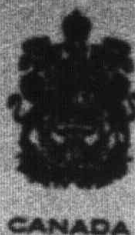
The writer drove over to this place about
14 miles from here, located the goods and sent the truck
over for same next day and it was brought to Steveston
and crated here by us and handed over to the Richmond
Transfer.

We did not test the machine before crating,
but it looked to be in good condition and fairly new.

Yours truly,

C.C. Robinson.

CCR-HJS.



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. 10352

PLEASE QUOTE BC/631P

EVACUATION SECTION	
Rec'd	DEC 1 1943
File No.	10352
Ans.	<i>W.A.</i>
Referred	<i>Anderson</i>

518 Rogers Building,
Vancouver, B. C.
November 29, 1943.

Custodian of Enemy Property, *Anderson*
506 Royal Bank Building,
Vancouver, B. C.

Attention Mr. Peters.

Re: Pt. of NW $\frac{1}{4}$ of Sec. 1, Twp. 4, D. L.
243, Gp. 2, N.W.D. Tokuske Oyakawa.

Dear Sir:

The above described property is leased to Motion Farming Company of this city to the 31st of December, 1945, the annual rental being \$200.00.

Statement of rent contained in the Notice of Assignment of the Lease indicates that the sum of \$100.00 is outstanding for 1943, plus payment of taxes. From information obtained by our Treasury Officer, when reviewing rental accounts, it might appear that part of the 1943 rental was paid by the tenant to the Japanese. We would be glad to have confirmation of this, in which case presumably adjustment can be made by deduction from the purchase price; otherwise we shall look to the tenant to make payment, from whom so far nothing has been heard.

Yours truly,

(I.T. Barnet)
District Superintendent

JK:MM

100th collection by this office due Jan 1
100th not collected was due Sept 1st

10352

June 30th, 1944

Mr. M. L. Brown,
B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sir:

re: Tokusuke OYAKAWA, #10561

We would very much appreciate if you would have your Tashme Representative interview the above named man and get him to reply to our correspondence, or, better still, get his authorization for us to pay the two claims which are at present lodged against him, namely:-

1. M. Nishiguchi Co. Ltd.\$200.00
2. Unezo OTA..... 2350.00

We are attaching herewith a copy of our letter, dated the 17th of February, 1944, to OYAKAWA which explains the position. He did not reply to that letter nor to another letter sent him in March. His property has been sold to Director, Veterans' Land Act and his credit with the Custodian at this date is \$2,684.39.

Thanking you for your usual co-operation.

Yours truly,

A. McAlister,
Claims Department.

AMCA:ND

Encl.



BRITISH COLUMBIA SECURITY COMMISSION

Tashme, B. C.,

July 14, 1944.

Your
File
#10352

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

EVACUATION SECTION	
Rec'd	JUL 15 1944
File No.	10352
Ans.	AMEA
Referred	mechster

attention: Mr. A. McAlister,
Claims Department.

Dear Sir:

re: OYAKAWA, T. #10561.

In response to your letter and request of June 30th, we have interviewed the above but regret that we are unable to give a lucid explanation on the claim. From the attitude of the above this matter seems to be involved as it is stated that the debt of \$2350.00 is a 50 - 50 affair, like-wise the balance with the Custodian of \$2,684.39. The above man does not deny his proportion of these debts, but before making any commitment OYAKAWA requests he be allowed to write OTA also that the Custodian get a clearer picture from OTA for their own guidance.

Let us know what else we can do to assist.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION.

ASSISTANT SUPERVISOR.....

W. E. Roberts.
W. E. Roberts.

WER/ao

copy: Mr. M. L. Brown
Office Manager.

10352
8981

July 18th, 1944.

Mr. M.L. Brown,
B.C. Security Commission,
360 Homer Street,
Vancouver, B.C.

Dear Sir:

re: Tokusuke OYAKAWA. Reg. No. 10361

We wish to acknowledge with thanks your letter of the 14th inst. dealing with the claims against the above named.

Your letter does not say whether the above named admits the claim against him by N. Nishiguchi Co. or otherwise. Incidentally, OYAKAWA reports this claim in his J.P. as \$200.00. The claim as lodged by Nishiguchi Co. with the Custodian amounts to \$278.57.

We note that OTA's claim is quite involved, and from OTA's file it would appear as if possibly this claim, or at least part of it, may have been outlawed, and the Custodian's office would prefer that they settle this claim direct. We are writing OTA to this effect.

We trust that OYAKAWA will advise us as soon as he hears from OTA. If they agree to settle it direct this office will not take any further action. In the meantime, however, we shall appreciate knowing whether OYAKAWA will authorize the payment of the Nishiguchi Co. claim.

Thanking you in advance for your assistance in this matter.

Yours truly,


AMcA:DE

A. McAlister,
Claims Department.

8981
10952

July 18th, 1944.

Mr. Unexo OTA,
Registration No. 12784,
Winto City, B.C.

Dear Sir:

You reported on your J.P. form that Tokusuke OYAKAWA owed you \$2350.00. We wrote to him on several occasions but he did not reply.

We ultimately wrote to the B.C. Security Commission in connection with this claim and they have replied that OYAKAWA states that the matter of this claim is very involved, and that it is a fifty-fifty affair, also that he was writing to you before paying anything.

We are of the opinion that this is a matter which you should settle direct with OYAKAWA, and advise us what settlement you arrive at. If this claim is over ten years old, and no payments have been made in the interval, it may possibly be outlawed. Altogether we feel that we cannot be of any great assistance in settling the matter one way or another.

Please advise us at an early date if you have arranged to settle this matter direct.

Yours truly,

AMcA:DE

A. McAlister,
Claims Department.

C
O
P
Y

FOR FILE No. 10352

Minto City, B. C.
August 22 1944

Mr. A. McAlister,
Claims Department, Office of Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:-

Your file No. 8981-10352
Re: Tokusuke OYAKAWA

Thank you kindly for your letter of July 18 with regard to my claim of \$2,350.00 against Mr. Tokusuke OYAKAWA.

In connection with above, I beg to inform you that on October 16 1941, at the office of Mr. Harry G. Johnston, my lawyer, at 35 6th Street, New Westminster I had an mortgage drawn out on Mr. Oyakawa's property to cover the above mentioned claim and all the documents relative the same are kept for me by Mr. Johnson.

Therefore, there will not be anythings very involved or a fifty-fifty affairs as Mr. Oyakawa said to have claimed, nor there will be nothing much more, other than the above mortgage, to settle direct with Mr. Oyakawa.

Circumstances as above, when you dispose Mr. Oyakawa's properties please keep in your mind that some portion of them are bound by the above mentioned mortgage and in case of distributing his credit balance kindly consult with my lawyer, Mr. Johnson.

Thanking you again for all the trouble you are taking regarding the above matter.

Yours very truly,

(Signed) Unezo Ota, #12784

C
O
P
Y

ORIGINAL IN FILE No. 8981

BRITISH COLUMBIA SECURITY COMMISSION.CUSTODIAN RELEASE FORMAddress Tsukano, B.C.Date Nov. 16, 1944.

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, OYAKAWA, Tokusuke, Police Registration No. 10861

hereby request you to release to me the under-noted property
stored at R.P. #1 New Westminster, B.C.

in possession of Custodian

and I release you from any claim whatsoever with respect to
such property.

Description of Property:1 only Box - containing personal note books, diary, & photographs2 only Gas lamp & mantle Stored in upstairs roomOriginal Address R.P. #1 New Westminster, B.C.

Date Evacuated to Vancouver _____

Date Evacuated to Present Address _____

Number in Family - 12 years and over _____

Number in Family - 5 to 11 years old _____

Number in Family - under 5 _____

TOTAL NUMBER IN FAMILY _____

I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:

BRITISH COLUMBIA SECURITY COMMISSION

Per: T. OyakawaT. Oyakawa
Claimant Signs Here

Received deposit of \$2.00, November 16, 1944.

MEMORANDUM

File No. 10352

November 24th, 1944

To: Mr. R.M. Anderson

From: Mr. W.J. Iverson

Re: OYAKAWA, Tokusuke
1343 Trunk Rd., Ladner
CHATEL

We have a request through the B.C. Security Commission for shipment of 2 gas lamps and personal papers, but am quite certain that you were removing the effects (including the gas lamps) to the current auction sale.

Will you please check on this and ship by express the personal papers etc.

WJI:LM

no papers found

RMA

10352

March 7th, 1945.

Mr. Tokusuke OYAKAWA,
Registration No. 10561,
TASHIME, B.C.

Dear Sir:

Further to our letter of November 24th, it is regretted that after a search of the premises lately occupied by you, we failed to find the boxes containing your personal papers and photographs.

The gas lamps referred to in that letter were unsold as they were in poor condition.

We are sorry that we are unable to do anything further in this matter.

Yours truly,

W. J. Iverson,
Protection Department.

WJI:LBM

MEMORANDUM

File No. 10352

May 3rd, 1945.

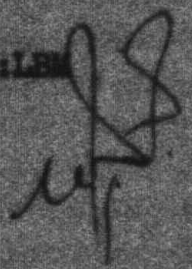
TO: The File

FROM: Mr. W. J. Iverson

RE: Tokusuke OYAKAWA
N. K. #1, New Westminster

The effects called for on your list of Dec. 10/42, were shipped on Feb. 24/43 from Steveston by the Richmond Transfer (from information given us by the B.C. Security Commission.) The B. C. Security Commission filed a claim for damage to the sewing machines but it was disallowed as the shipment was signed for in good order at destination by Mr. J. Dempster.

WJI:LEB



8981/10352

August 11, 1945.

Mr. Uneso OTA,
Registration No. 12784,
Minto Mine, B. C.

Dear Sirs:

Re: Mortgage Claim of \$2,350.00 on Property of
Tokusuke OYAKAWA, Reg. No. 10561

This is to advise that the sum of \$2,669.39 has been credited to the account of Tokusuke OYAKAWA, representing the net proceeds from the sale of his property. This sum is being held to cover your claim against him; this claim being in the form of an unregistered mortgage of \$2,350.00 against the property.

This office is prepared to transfer this sum to your account in settlement of your claim upon receiving from you authorisation to obtain from Mr. Harry G. Johnson, Barrister of New Westminster, the Certificate of Title lodged with him, together with your acknowledgement that the sum stated is accepted in full settlement of the claim.

Please give this matter your early attention.

Yours truly,

WEA/FM

W. E. Anderson,
Administration Department.

File No. 10352

February 28th, 1946.

MEMORANDUM TO FILE.

TOKUSUKE OYAKAWA - Reg. No. 10561
Part 48.17 acres more or less of the N.W. 1/4,
Sec. 1, Twp. 4, and Lot 243, Gp. 2 as outlined
Red on Sketch deposited No. 7143, D.N.W.

With reference to the unregistered Mortgage given by Tokusuke OYAKAWA to Uneso OTA for \$2350.00 with interest at 6% dated 16th October 1941, making a total of \$2966.14 as at February 28th 1946. Uneso OTA agreed to accept \$2669.00 in full payment of same, and authorized Mr. Harry G. Johnston, K.C., of New Westminster to accept payment for same, and enclosed a proper Discharge of the Mortgage. I am placing on file a Notarial Copy of Uneso OTA'S letter of February 12th, 1946, and also the Original Discharge of Mortgage dated February 8th, 1946.

Mr. H.G. Johnston also handed to me Certificate of Title No. 118398-B covering the above property in the name of Tokusuke OYAKAWA. This was sent to the Registrar of the Land Registry Office at New Westminster 28th February 1946, for cancellation. Copy of letter attached.

A. Haines

DAG:ML

Copy of this for Uneso OTA'S
File - 8981.

COPY

Minto Mine, B.C.
February 12 1946

Mr. Harry G. Johnson, K.C.,
35 Sixth Street,
NEW WESTMINSTER, B.C.

EV. CU. TION SECTION

Rec'd FEB 20 1946

File No.

Ans.

Referred

Dear Sir:

Thank you kindly for your letter of February 6 with regard for discharge of mortgage heretofore held by me against the property of Tokusuke Oyakawa. I have carefully examined and fully understand its contents.

I enclose herewith the Discharge of Mortgage Form, relative above, duly completed according to your instruction, with which will you please act on my behalf to collect \$2669.00 held by the Custodian in the credit of Oyakawa and send the same less your fees and previous account to me in your early convenience.

Hoping the enclosed is in order.

Yours very truly

"Unezo Ota"
U. Ota.

UG:SF
Encl.

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

Dated this 28th day of February 1946 at
Vancouver, B. C.

Quinlan
A Notary Public in and for the
Province of British Columbia.

This is an unregistered type

Discharge of Mortgage

Know all Men by these Presents

10952

That I, UNEZO OTA,

of Minto Mine

in the Province of British Columbia

DO HEREBY CERTIFY

That TOKUSUKE OYAKAWA

of Minto Mine,

in the Province of British Columbia

has satisfied all money due or to grow due under a certain Indenture of Mortgage made by

TOKUSUKE OYAKAWA

as Mortgagor, to

UNEZO OTA

as Mortgagee

for the sum of TWO THOUSAND THREE HUNDRED AND FIFTY.....00/100 Dollars,

which said Mortgage bears date the Sixteenth day of October, 1941

and was registered in the Land Registry Office in the City of _____ in the Province

of _____ on the _____ day of _____

19 _____, under number _____

The following is the description of the lands and premises released and discharged hereunder:—

All and singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of Delta, District of New Westminster, Province of British Columbia, described as Part Forty-eight decimal seventeen (48.17) acres more or less of the North West Quarter of Section One (1) Township Four (4) and of Lot Two hundred and forty-three (243) Group Two (2) as shown outlined Red on Sketch deposited No. 7143 _____

(WE) (I) DO FURTHER CERTIFY that the said Mortgage has not been assigned; that I am entitled to receive the money; and that said Mortgage is therefore discharged.

SIGNED, SEALED AND DELIVERED at Minto Mine, B.C.

this 8th day of February

A.D. 194 6

SIGNED, SEALED AND DELIVERED

in the presence of

Signature S. Tundama

Address Minto Mine, B.C.

Occupation Secretaty, Japanese Committee.

Unezo. Ota.

(If given by a Company) The Common Seal
of _____

was herewith affixed in the presence of:

10352

6th June, 1947.

REGISTERED

Mr. Tokusuke OYAKAWA,
Reg. No. 10561,
c/o Pigeon Timber Company
Nags, Ontario.

Dear Sir:

In accordance with the statement sent to you when your property was sold, the net proceeds were credited to your account here. However, a loan had been made to you by Unesco OTA, and as security for which, you gave him an unregistered mortgage. The Custodian made full settlement of this debt, but all that remained of your funds after this was paid, was 39¢, which sum is covered by the enclosed Custodian cheque.

When registering with this office, you declared you owed H. Nishiguchi Company for groceries, and according to their records, the amount of the debt was \$278.57. In view of the fact that you have no funds with which to settle this claim, settlement will have to be made by yourself direct.

Your chattels which were left in the care of Some Lee, were either shipped to you or sold by you direct to him. We wrote to you regarding this matter some time ago, but did not receive your reply or confirmation.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

WEA:HA
Encls.(2) Cheque.

W.E. Anderson,
Office of the Custodian.

Sept. 4, 1947.
To Pigeon Timber Co
Camp #72
Thrup. Ont.

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

EVACUATION SECTION	
Recd	SEP 11 1947
File No	10357
Ans	
Referred	J. Allen

Dear Sir:

In concerning to our information
we would like you to see.

During the evacuation, we made a
statement that we would be back in a
few years. We left our ^{kitchen} stuffs, stove, cabinet
farming machine & chicken stuffs in the
Chicken House, packed in a box and
locked. We would like to know our
most important box which it contains
our most important books of records of
all bills & so forth, we have asked to
send it back to us, but it said, we will
have to pay the freight \$2.00 so we did,
the answer came, said there is no
such stuffs. We are very down hearted
about it.

In staying at Tashome we asked for our Sewing Machine, 3 gas lamps, Washing Machine, Kitchen utensils it came alright, but the legs of the Sewing Machine was broken, the kitchen utensils were any in use.

~~The~~ I would like to say a few words in concerning to our farm property, the amount which you enclosed is exactly accepted but we are not very well getting along with our family, as we are getting old and very hard for our living, and as ~~Sam~~ He is not the type to work in this kind of job. If by any chance, you gave back our land, we would like to go and work on it. (Mrs. Oyakawa)

We do not say that we are not paying, we will pay, but we would like (to) you to see how we are living standard is.

We have enclosed the receipt of the Freight Deposit.

I remain,

Yours Truly,

Mrs. Oyakawa

10352

17th September, 1947.

Mrs. Tokusuke OYAKAWA,
Registration No. 10574,
c/o Pigeon Timber Co.,
Camp 72,
Nags, Ontario.

Dear Madam:

We acknowledge receipt of your letter of the 4th
September, enclosing B.C. Security Commission receipt for \$2.00.

We wish to inform you that we have asked the Department
of Labour to refund this amount to you, in view of the fact that
the chattels for which this sum was deposited for freight charges,
were not shipped.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB/HA

10352

17th September, 1947.

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

Attention Mr. C.W. Fisher

Dear Sir:

Re: OYAKAWA, Tokusuke - Reg. No. 10561

We would refer you to Custodian Release Form of the above Japanese, under date of 16th November, 1944, and also to Official Receipt No. 4524 of 15th November, 1944, in which you acknowledged receipt of \$2.00 from the above named. Further, we would refer to the last paragraph of your letter of the 18th November, 1944, relative to the same matter, copy of which is enclosed.

As you did not hear further from this Department in this regard, and also as the individual concerned is requesting return of his deposit of \$2.00, in view of the non shipment of the goods requested, we would ask that this amount be refunded.

It would be appreciated if the refund cheque could be drawn to the order of Tokusuke OYAKAWA, and sent to this office for forwarding. Upon receipt of this cheque we shall be pleased to return your official receipt No. 4524 for \$2.00.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB/HA
Encl.

10352

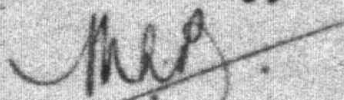
October 4, 1947.

Mr. Tokusuke OYAKAWA
Regn. No. 10561
% Pigeon Timber Co.,
Camp 72,
NEYS, Ontario.

Dear Sir:

Further to our letter of the 17th inst.,
we enclose herewith cheque in your favour for \$2.00, being
recovery of an unused freight deposit from the Department of
Labour.

Yours truly,



M. L. Brown.

OFFICE OF THE CUSTODIAN

MLB/JJW
Enc. 1