

5146

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: OYE Kazuo

HOME ADDRESS: Steveston, B., C.

REGISTRATION NUMBER #04878 SEX: Female AGE: 29

OCCUPATION: Housewife

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

EMPLOYER:

MARRIED? Widow

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN: Yachiyo OYE

Nobuaki OYE

ADDRESS OF CHILDREN: Same

AGE OF CHILDREN: Yachiyo 4 Nobuaki 2

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

1. LOCATION AND DESCRIPTION:

Property 3 Lots 681 7th Ave., Steveston, B., C. *Two lots only*

Deed #249

Lot 1, 2 Blk 16 Sec 3. Blk 3 2nd
Range 7 West Map 249. S 7 N W

2. BUILDINGS AND OTHER IMPROVEMENTS:

House on above property Valuation \$1,000.00

3. INSURANCE (Give particulars; state where policies are)

Policy #6018650

House \$1,000.00 Furniture \$500.00 Loss payable to K. Oye

4. TAXES (Amount and where payable)

\$30.00 Richmond Municipality

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

Nil

6. OCCUPANCY AND LEASES (If vacant so state)

Deal pending

CASE No. 83

EXHIBIT No.

DATE

FILED BY

MAY 6 1948

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: own possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Yachiyo & Nobuaki OYE
9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

2 Stoves \$70.00 Piano \$200.00
Bedroom sets \$100.00 Other goods including kitchen
goods \$300.00

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

N11

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

N11

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

Dept. of Administrator about \$175.00

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

War Saving Stamps \$5.00

8. BANK ACCOUNTS: N11

9. LIFE INSURANCE: Kazuo OYE \$1,000.00 Nobuaki OYE \$1,000.00

Sun Life Insurance

10. INTEREST IN ANY ESTATES OR TRUSTS. _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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 22nd day of April 1942.

(Signature)

Kazuo Oye

S. D. Dyer

Witness

FOR DEPARTMENTAL USE _____

P.D. 15/1/43

INFORMATION FROM R.C.M.P.

DATE June 24/43.

File No. 5146

Name OYE, Kazue (Mrs. Masaharu)
(Surname in Block Letters)

Registration No. 04878

Male - ☒ Female
(Check)

Age Nov. 19, 1912.

Former Address P. O. Box 28, Steveston, B. C.

Date Evacuated April 22/42.

Naturalized - ☒ Canadian-Born - National
(Check)

Present Address Alpine Lodge, Christina Lake, B. C. - Cascade, B. C. -

P.O. Box 395, Grand Forks, B. C. (9/12/46)

377 W. VICTORIA ST. RAMLOOPS

☒ Widowed - ☒ Single
(Check)

Name of Wife _____

Name of Husband Masaharu (Dec'd)

Name of Mother (nee NITTA) Koito #08028 Name of Father _____

Names of Children under 16 Elsie Yachiyo (F) 2/2/38 - File No. 15622

Robert Nobuaki (M) 27/5/40 - File No. 15623

Requested by "E.C.T."

Registered with Custodian Yes
(Yes or No)

Additional Information Taught Japanese at Steveston (School teacher)

NAME		FILE NO.				
OYE, Kazuo (Mrs. Masaharu)		5146				
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Michigan Fire & Marine Insurance Company	6018650	\$1500. \$15,000.00	April	10	1945	681-7th Ave., Stevenson, B.C.
<p><i>Blag. transferred to Peter Erickson - 12/14/44</i></p> <p><i>Catalogue No. 757</i></p> <p><i>Added for 1945 - Feb 13/45</i></p> <p><i>See Ins. exp. fin.</i></p>						

File No. 5146

January 30, 1947.

FIRE INSURANCE SUMMARY

Re: Kazuo (Mrs. Masaharu) OYE
Registration No. 04878

The Michigan Fire & Marine Insurance Co., Policy No. 6018650 was transferred to Peter Erickson and Ella Erickson, who purchased Catalogue No. 757, on November 22, 1944.

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

George Peters

George Peters,
Office of the Custodian.

GP/EL

January 31, 1947.

PERSONAL PROPERTY SUMMARY

Re: Kazue (Mrs. Masaharu) OYE
Registration No. 04878

Chattels: See Chattel Summary

Specified Articles: There are no Cameras, radios, Fire Arms or motor Vehicles revealed in the registration or the file.

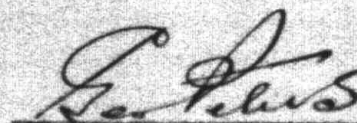
Life Insurance: \$2,000.00 Sun Life Assurance Company of Canada - in owner's possession. No action was required by the Custodian.

Stocks, Bonds, etc: \$5.00 War Savings Stamps, in owner's possession - no action was required by the Custodian.

Moneys Owng: in her declaration of April 22, 1942, Mrs. Kazue Oye states that the Department of Administrator owes her about \$175.00. The file reveals that Mr. Samuel Alfred Moore, Official Administrator, who was attending to the administration of the Estate of Masaharu Oye, husband of Kazue Oye, is holding approximately \$175.00 for the son and daughter of Mrs. Oye.

No property interests other than those mentioned are found on the file.

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



George Peters,
Office of the Custodian.

GP/EL

January 29, 1947.

CHATTEL SCHEDULE

Re: Kazuo (Mrs. Masaharu) OYE
Registration No. 04878

JAPANESE DECLARATION - APRIL 22, 1942.

2 Stoves	- \$ 70.00
Piano	- 200.00
Bedroom sets	- 100.00
Other goods including kitchen goods	- 300.00

J. D. MATHEM'S INVENTORY - JUNE 27, 1942.

1 Bureau	- Transferred to File No. 4084
1 Chest drawers	- Transferred to File No. 4084
1 Table	- Auctioned
Lino on floor	- Never removed
1 Table	- Auctioned
3 Chairs	- Auctioned
1 Kitchen cabinet	- Auctioned
Sundry K. utensils	- Missing
Lino on floor	- Never removed
1 Heater	- Missing
1 Food cabinet	- Auctioned
1 D.S. round table	- Auctioned
5 D.S. chairs	- Auctioned
Lino on floor	- Never removed
1 Piano & bench	- Sold direct to Erickson, Jan. 16/45.
1 Chesterfield	- Auctioned
1 Chair	- Auctioned
1 Centre table	- Auctioned
1 Gramophone	- Auctioned
1 Clock	- Auctioned
2 Dolls in glass cases	- shipped
1 Table lamp	- Auctioned
1 Hall runner	- Never removed
2 Bureaux	- Transferred to File No. 15286
1 Table	- Auctioned
1 Cooking pot, cast iron	- Missing
1 Chiffonier	- Auctioned
1 Lino rug	- Missing
1 Sewing machine	- Transferred to File No. 15286
1 Single bed	- auctioned
1 Dressing table & bench	- Auctioned

J. D. MATHER'S INVENTORY (cont.)

1 Chiffonier	- Auctioned
2 Wicker chairs	- Auctioned
1 Bed complete	- Auctioned
1 Ironing board	- Missing
3 Small mattresses	- Discarded
1 Bed, no spring	- Auctioned
Sundry cushions	- Shipped
2 Scales	- Auctioned
1 Babies commode chair	- Auctioned
1 Babies table	- Missing
1 D.M. chair	- Auctioned
1 Book case	- Missing
1 Smokers' stand	- Missing
1 Sewing machine	- Missing
1 Shrine	- Missing
1 Card table	- Auctioned
2 Chests drawers	- Auctioned
1 Small Jap. table	- Auctioned
1 Trunk	- Auctioned
1 Baby carriage	- Auctioned
Sundry junk in attic	- Discarded

GOODS REMOVED BY CUSTODIAN IN ADDITION
TO J. D. MATHER'S INVENTORY.

1 Kitchen stove	- Auctioned
1 H.M. bench	- Auctioned
2 Table lamps	- Auctioned
1 Floor lamp	- Auctioned
3 Alarm clocks	- Auctioned
1 Stove top	- Auctioned
3 Suitcases	- Auctioned
1 Box misc. china	- Auctioned
1 Box misc. twine	- Auctioned
2 Large cartons paraphernalia	- Shipped
1 Box books	- Shipped
2 Boxes old clothes	- Shipped
1 Trunk clothing	- Shipped
1 Lawn mower & catcher	- Auctioned
1 Camp oil stove	- Shipped
1 Wicker basket clothing	- Shipped

January 29, 1947.

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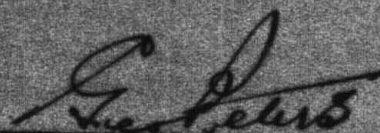
GOODS SHIPPED - FEBRUARY 14, 1945.

- 1 Trunk clothing & books
- 1 Basket clothing
- 2 Cartons & 1 box dolls
- 2 Cartons clothing & camp stove

GOODS TAKEN & SIGNED FOR BY LIEUT. A. G. HANDFORD,
NAVAL CONTROL SERVICE - LETTER OF JUNE 17, 1942.

- 1 Searchlight
- 1 intake manifold
- 1 Exhaust manifold
- 1 Box engine parts
- 1 Box tools

The above Schedule is certified to be in
accordance with the information on file:



George Peters,
Office of the Custodian.

GP/EL

File No. 5146

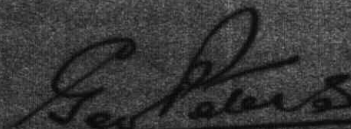
January 31, 1947.

LIABILITY SUMMARY

Mrs. Kasus (Mrs. Masaharu) OYE
Registration No. 04878

There are no claims against Mrs. Kasus Oye
revealed on the file.

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



George Peters,
Office of the Custodian.

GP/EL

Parlatto

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mrs. Kazue Oye

File No. 5146

Alpine Lodge

Reg. No. 04878

Christina Lake B.C.

Company Sun Life

Agency Vancouver Agency

Policy No. 2203005

Premium - \$ 25.99

Payable: ^X Annually, Semi-annually or monthly

Month August Day 10

REMARKS:

Letter dated 11/14/47

REAL PROPERTY SUMMARY

January 28, 1947.

JAPANESE NAME: OYE, Mrs. Kazue - Reg. No. 04878 - File No. 5146
OYE, Elsie Iachiyo - Mihor - File No. 15622
OYE, Robert Nobuaki - Minor - File No. 15623

CATALOGUE NO: 757

PROPERTY ADDRESS: 7th Avenue near Chatham Street, Steveston, B. C.

LEGAL DESCRIPTION: Lots 1 & 2, Block 16 of Section 3, Block 3 North, Range 7
West, Map 249, Municipality of Richmond, D.N.W.

CLASSIFICATION: Dwelling

ASSESSED VALUE: Land \$ 720.00 Annual Taxes \$29.44
Improvements \$1,000.00
Appraisal \$ 964.00 -Coulthard, Sutherland & Co. Ltd.,
April 28, 1944.

TITLE: Registered in the name of Samuel Alfred Moore "In Trust" (see
Filing 23096). S. A. Moore Quit Claimed his right, Title and
Interest to Kazue Oye, Iachiyo Oye and Nobuaki Oye. The Quit
Claim was registered on November 8, 1944.

ENCUMBRANCES: Registered Charge: Certificate of Vesting in the Custodian,
Filed No. 25338, and
Certificate of Vesting in the Custodian,
Filed No. 27234.

Unregistered Charge: No indication of any.

Vesting Order No. 25338 - January 26, 1943, as to the interest
of Kazue OYE.

Vesting Order No. 27234 - September 26, 1944, as to the
interests of Elsie Iachiyo OYE and
Robert Nobuaki OYE.

HISTORY OF

ADMINISTRATION:

In Mrs. Kazue Oye's declaration of April 22, 1942, she declares
herself to be the owner of three lots located at 681 - 7th
Avenue, Steveston, B. C.

The Custodian's representative, Mr. J. D. Mather, reported on
June 27, 1942, that Kazue Oye was the owner of Lots 1, 2 & 3,
Block 16. It was later discovered, however, that Lot 3 was
the property of the Canadian Fishing Co. Ltd., and had no
Japanese interest.

Mr. Mather also reported: "The building is a 6 room, frame,
shingle roof dwelling with 2 additional rooms finished in the
basement. It has been well kept and is in good condition."

January 28, 1947.

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Before evacuation, Mrs. Kasue Oye entered into an arrangement with Peter Erickson for the rental of her property, but we find that a lease was drawn up between Yaichi Oye, father-in-law of Kasue Shoji Oye, and Peter Erickson, from May 1, 1942, for the duration of the war with Japan, consideration being \$1.00 and the payment of water rates, the Lessee to be classed as a caretaker of this property.

The Custodian objected to this arrangement on August 16, 1942, and an arrangement was made with Erickson in which he was to pay from September 1, 1942, \$10.00 per month, less water rates and taxes, on a monthly basis. This tenancy continued until the sale of this property.

Repairs to the floor, lumber and labour, in the amount of \$16.00, were deducted from the rents for March and April, 1943.

A letter was received from Samuel Alfred Moore on July 30, 1942, in which he notifies the Custodian that he is attending to the administration of the Estate of Masaharu Oye and informing the Custodian that the deceased was the owner of the aforementioned property.

On August 5, 1942, S. A. Moore notified the Custodian that, at the request of the widow and her solicitor, Fred H. Long, he transmitted the property to the widow and the two minor children, and at that time, stating that he understood that it was registered in their names and was out of his hands.

On February 24, 1943, the tenant, Peter Erickson, sent in an offer to purchase this property for the sum of \$1,100.00 cash. This offer was accepted by Mrs. Oye. However, Mr. Erickson withdrew his offer when he found that he would only have the use of approximately 50' x 66', owing to the Municipal Dyke running through the property. He then offered \$750.00, or \$1,100.00 if the furniture which was left in his care would be included. Mrs. Oye rejected this offer on July 12, 1943.

Mrs. Oye was requested, on January 13, 1944, to forward a Quit Claim Deed to the Office of the Custodian. This was received by the Custodian on January 25, 1944.

On March 6, 1944, Mr. Peter Erickson sent in an offer of \$1,100.00 for this property and this money was placed in Property Suspense Account. A Custodian cheque, in the amount of \$1,100.00, was returned to Erickson on March 13, 1944, owing to the title difficulties, and he was informed at that time that this property would be sold by Public Tender, and he would have an opportunity of bidding, in the near future.

...3/

January 28, 1947.

- Page 3 -

This property was offered for sale by tender by the Custodian, and an acceptable offer was received from Peter Erickson in the amount of \$1,100.00. As a previous offer, also in the amount of \$1,100.00, was approved by the Advisory Committee on March 26, 1944, it was not necessary to place this offer again before the Committee.

Before the registration of the deed, from the Secretary of State to the purchaser, the Custodian registered the Quit Claim Deed from Samuel Alfred Moore to Kazue Oye, Iachiyo Oye and Nobuaki Oye, and vested the interests of Iachiyo and Nobuaki, the interest of Kazue, the widow, being previously vested.

Adjustments of this sale were calculated as of August 23, 1944, and funds were released to the account of Kazue Oye on January 27, 1945.

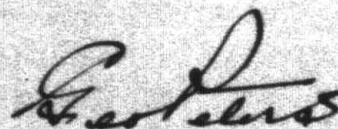
On February 22, 1945, distribution of the net amount, realized from the sale of this property, and rents less disbursements, in the amount of \$1,181.65, was divided and transferred to the single accounts as follows:

Iachiyo OYE.....	\$393.88 ^
Nobuaki OYE.....	393.88 ^
Kazue OYE.....	<u>393.89 ^</u>
	\$1181.65

Certificate of Title No. 180037-E, in the names of Peter Erickson and Ella Erickson, was delivered to the purchaser on February 2, 1945.

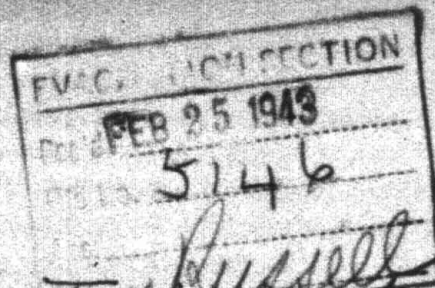
A complete statement of the transaction was forwarded to Mrs. Kazue Oye on February 21, 1945.

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



George Peters,
Office of the Custodian.

GP/EL



R.P.5

Steveston B.C.
February 24th 1943
Deputy Custodian of Alien Property
506 Royal Bank Building
Vancouver B.C.

Dear Sir I wish to make
application for the purchase of the
property owned by a Japanese by
name of Kazuo Oye you file
no 5146 and being lot 1-2+3 Block 16
Section 3 Block 3 North Range 7 west
Map 249 in the District of
New Westminster I am a fisherman
fishing for the B.C. Backers Ltd
and the place would suit me
as it is quite near the water I am
willing to pay \$1100.00 Eleven hundred
Dollars Cash This in my estimation
in all that it is worth would thank
you to let me know as soon
as you can if this bit can be
considered

Yours very Truly

Subscribed to
Lot 3 not included in
our Party. 112 only

Peter Erickson
Steveston B.C.

Withdrawn

✓
Apr 10th 1944

143
759

Dear Sir I have leavet
in the place for Two years
and I like to buy the
place for Fishing and
I am betting 1.10000 Dollars
in cash for house and two
lots

File No 5146

1110

Lot 1 & 2 Block 16 Section 3

Peter and Ella Erickson
681. 7 Ave
Steveston B.C.

C O P Y

COULTHARD, SUTHERLAND & CO. LTD.

609 Columbia Street,
NEW WESTMINSTER, B.C.

April 28, 1944.

Catalogue #757.

File #5146.

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

APPRAISAL

RE: Lots 1, 2, Block 16, Section 3, B3N/7W., Map 249,
Steveston Townsite.

Dear Sir:

This property is located at the corner of Seventh Avenue and Chatham Street and consists of a bungalow 24' x 24' with shingled exterior and siding with a good roof. The interior is finished with "V" joint and paper in excellent condition. There are four rooms on the main floor and two in the attic and the basement contains three rooms including the kitchen. Plumbing consists of a sink only there being an outside toilet. The house is served by city light and water and heated by stoves. Floors are in good shape and the foundation is good (possibly on cement).

The grounds consist of two 33' x 120' lots, however, 60' of their length is taken up by a dyke and ditch and cannot be utilized. Garden is fenced and has ornamental shrubs.

VALUATION:

House.....	\$864.00
Lots.....	<u>100.00</u>
	\$964.00

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

Signed (F.H.Coulthard)

5146

August 23, 1944.

Mr. Peter Erickson,
681 - 7th Avenue,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 757
7th Ave., Steveston
1-2/16/3/B3W/E7W/249

We are in receipt of your offer to purchase the above property for the sum of \$1,100.00 and enclosed cheque for \$110.00. This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$990.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British Subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

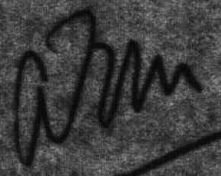
After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

Yours truly,

F. G. Shears,
Director.

GP:EB

Copy for Mrs. McArthur



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August 11, 1944.

Mr. Peter Erickson,
681 - 7th Avenue,
Steverson, B. C.

Dear Sir:

No: Catalogue No. 757
7th Ave., Steveston
1-2/16/3/BVM/ETS/249

This will acknowledge receipt of your certified cheque
for \$1,100.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the
names of Peter Erickson, Fisherman, and his wife, Ella Erickson, of 681 -
7th Avenue, Steveston, B. C., and that you are both British Subjects.

As previously advised, conveyance will be prepared and
forwarded to Ottawa with our recommendation for acceptance, and if accepted,
adjustments will be calculated as of the 23rd of August.

Yours truly,

F. G. Shears,
Director.

GP:ES

File No. 5146.
Catalogue No. 757.

January 4th, 1945.

MEMORANDUM

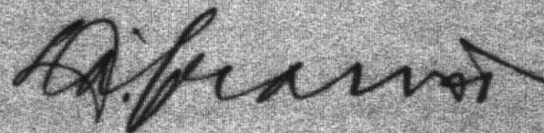
TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Kazuo Shoji OYE, Elsie Yachiyo OYE
and Robert Nobuaki OYE
Municipality of Richmond
Lots 1 & 2, Blk. 16 of Sec. 3, Blk.
3 N., Range 7 W., Map 249, D. N. W.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated November 10th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 180035-E, dated November 8th, 1944, registering a Quit Claim Deed.
2. Copy of application number 180036-E, dated November 8th, 1944, registering the property in the name of the Custodian (Transmission).
3. Copy of application number 180037-E, dated November 8th, 1944, registering the property in the names of Peter Erickson and Ella Erickson (Deed).
4. Duplicate of Transmission dated October 14th, 1944.
5. Duplicate of Deed dated October 14th, 1944 - Secretary of State to Peter Erickson and Ella Erickson.
6. Certificate of Indefeasible Title number 180037-E, dated December 19th, 1944, covering the above property in the names of Peter Erickson and Ella Erickson.



DAC:JS
Atch.

5146

January 26, 1945.

Mr. & Mrs. Peter Erickson,
681 - 7th Avenue,
Steveston, B. C.

Dear Sir and Madam:

Re: Catalogue No. 757
7th Avenue, Steveston
1-2/16/3/B3N/KTE/249

Title to the above described property has now been received in your names and is ready for delivery. Relevant insurance policy which has been assigned to you is also ready for delivery.

Adjustments as of August 31st, 1944, as shown on the enclosed sheet, have been calculated and a balance of \$30.01 has been charged to you.

Will you please telephone this office for an appointment to conclude this matter in order that statement of adjustments may be approved and certain releases signed by you prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

Catalogue No. 757
File No. 5146
7th Ave., Steveston
1-2/16/3/B3N/K7W/249

January 26, 1945.

PETER ERICKSON AND ELLA ERICKSON
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 31, 1944)

	DEBIT	CREDIT
Purchase price	\$1,100.00	
Cheques received		\$1,100.00
Registration fees on deed - \$1,100.00	6.45	
Insurance premium - 20.2% x \$15.00	3.03	
Water paid to Dec. 31/44 - 130/184 x \$12.00	8.48	
Purchaser's proportion of 1944 taxes - 130/365 x \$33.84	12.05	
Balance owing by purchaser		30.01
	\$1,130.01	\$1,130.01

BALANCE OWING BY PURCHASER \$30.01

Catalogue No. 757
File No. 5146
7th Avenue, Steveston
1-2/16/3/B3N/R7N/249

To The Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:-

Re: _____

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

...*Peter Erickson*... Signed

Catalogue No. 757
File No. 5146
7th Ave., Steveston
1-2/16/3/B3N/R7W/249

Receipt of Certificate of Title No. 180037-E is by us hereby acknowledged and we agree that all adjustments and incidents connected with the sale to us of property covered by said certificate have been settled.

Receipt is also acknowledged of copy of Michigan Fire & Marine Insurance Company policy No. 6018650 which has been assigned to us.

Dated at Vancouver, B. C., this 2 day of February 1945.

Peter Erickson

5146

February 21, 1945

Mrs. Kazuo OYE,
Reg. No. 04878,
Alpine Lodge,
Christina Lake, B.C.

Dear Madam:

Re: Catalogue No. 757 -
7th Ave., Steveston.
1-2/16/3/B3N/R7W.

Please be informed that the above property has been sold as of August 31, 1944 for the sum of \$1,100.00. 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 un-earned taxes and any insurance premiums have also been credited.

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.

We also enclose statement of the balance of your chattels which have been sold at auction and, according to our records, you have received from us cheques for \$175.00. After deducting this amount from the \$225.32 received from the sale of chattels, there will be \$50.32 due you from the sale of these chattels, which amount we have deducted from the proceeds of the sale and revenues from your property, leaving this amount in your personal account. This leaves a balance of \$1,181.65, which we are dividing one-third to you and one-third to each of your children, Yachiyo and Nobuaki, viz. \$393.88.

Will you please advise us of the monthly amount required to provide necessities for each of these children and yourself. When this is approved by the B. C. Security

(Over)

Commission, we propose to send monthly cheques to you against the three accounts.

Our Protection Department at Steveston advise us that they have shipped you a trunk containing clothing and books, a basket of clothing, 2 cartons and 1 box of dolls, also 2 cartons of clothing and camp stove. Will you kindly confirm that this takes care of all your real and personal property in the Protected Area.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

c.c. B.C. Security Commission.

See Mrs. McArthur's Memo
Jan. 31/44

1/3 OYE, Yachiyo, (Minor)

1/3 " Nobuaki "

1/3 Name: OYE, Kasuo,

File No: 5146

STATEMENT RE SALE OF:

Catalogue No: 757

Street Address: 7th Ave., Steveston, B.C.

Legal Description: 1-2/16/3/B3M/R7W

Date of Sale and Adjustments Aug. 31/44

Sale Price \$ 1100.00.

~~Real Estate Agents' Commission~~ \$

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 6.00

~~Encumbrances:~~

~~Unpaid taxes~~

~~Mortgages~~

~~Assessed taxes~~

~~Other charges~~

Adjustments:

Fire Insurance 3.03

Taxes 12.05

Water 6.48

17.50 \$ 1123.56

Net Proceeds credited to your account 1106.06

February 20th, 1945.

Date:

Mr. George Peters

Compiled by:

NAME ONE, Kazuo (Mrs. Magaharu)

REGISTRATION NO. 04873

FILE NO. 3146

The following chattels were sold by public
auction at Steveston, B. C. on June 29, 1945.

Line and twine

\$ 1.00 M

Total

Less Expenses: (Auctioneer's Fee: \$ 0.10
(Advertising: 0.05
(Moving: 0.24

Net Proceeds Credited:

\$	1.00
\$	0.29
\$	0.71

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Steveston 23xxx 36.

Remarks.

NAME GIL, James

REGISTRATION NO. 04878

FILE NO. 5146

The following chattels were sold by public
auction at Steveston, B. C. on March 2, 1945.

✓ ~~Lawn mower and catcher~~

\$ 15.50 T

Total
Less Expenses: (Auctioneer's Fee: \$ 1.55
(Advertising: 0.55
(Movings: 1.29

Net Proceeds Credited:

\$	15.50
\$	3.39
\$	12.11

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Remarks.

Mr. Harris

Steveston 30.

*Not recorded as all
applicable*

NAME OYE, Kazuo (Mrs. Masaharu)

REGISTRATION NO. Q4E78

FILE NO. 5146

The following chattels were sold by public
auction at Steveston, B. C. on November 24, 1944.

✓ Cash box	\$ 0.75	M
✓ Suit case	0.35	M
✓ Suit case	1.00	M
✓ 2 Lanterns	1.00	M
✓ Trunk etc.	+ 0.25	K <i>Trunk</i>
✓ China	+ 0.60	K
✓ China box	+ 1.00	K
✓ Flower vase	0.50	F
✓ Trunk	+ 8.00	-
✓ Commode	1.00	F

Total

Less Expenses: (Auctioneer's Fee) \$ 1.47
(Advertising) 0.80
(Moving) 1.43

Net Proceeds Credited:

\$	14.70
\$	3.70
\$	11.00

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Steveston 25.

Remarks.

1470

NAME OYE, Kamie (Mrs. Manohara)

REGISTRATION NO. 04E78

FILE NO. 5146

The following chattels were sold by public

auction at Steveston, B.C. on November 10, 1944

✓ Table Lamp	\$ 0.80 +
✓ Table Lamp	0.90 +
✓ Table Lamp	1.75 +
✓ Candy scale	7.00 +
✓ Alarm clock	0.50 +
✓ 2 Alarm clocks and miscellaneous	2.25 +
✓ Suit case	0.25 +
✓ Mantel clock	6.00 +
✓ Table & 5 chairs	6.00 +
✓ Card Table	1.00 +
✓ Small stand	2.25 +
✓ Chest of drawers	5.00 +
✓ Dresser & mirror	13.50 +
✓ Chest of drawers	3.75 +
✓ Vanity, Bench and Chest of drawers	33.00 +
✓ Baby go-cart	1.50 +
✓ Bench	0.25 +
✓ Stove top	1.60 +
✓ Table & 2 chairs	2.25 +
✓ Table	1.50 +
✓ Dresser and mirror	7.50 +
✓ Baby bed	7.50 +
✓ Cabinet	3.25 +
✓ Kitchen table	0.50 +
✓ Kitchen stove	8.50 +
✓ Platform scale	24.00 +
✓ Gramophone	3.00 +
✓ Bedstead	3.00 +

Total to be carried forward:

\$ 148.30

~~Less expenses:~~

\$

~~Net proceeds credited:~~

\$

~~Members of Custodian Staff Present.~~

~~Extracted from Auctioneering List No.~~

~~Remarks.~~

NAME

OTE, Kasuo (Mrs. Masaharu)

REGISTRATION NO. 04878

FILE NO. 5146

The following chattels were sold by public
 auction at Steveston, B. C. on November 24, 1944.

✓ Cash box	\$ 0.75	M
✓ Suit case	0.35	33
✓ Suit case	1.00	33
✓ 2 Lanterns	1.25	33
✓ Tray etc.	+ 0.25	K
✓ China	+ 0.60	K
✓ China box	+ 1.00	K
✓ Flower vase	0.50	K
✓ Trunk	+ 8.00	F
✓ Commode	1.00	F

Total

Less Expenses: (Auctioneer's Fees \$ 2.00
 (Advertising 0.80
 (Moving 1.70

Net Proceeds Credited:

12.70

3.70

11.00

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Steveston 25.

Remarks.

1470

NAME ONE, Kame (Mrs. Masaharu)

REGISTRATION NO. 04578

FILE NO. 5146

The following chattels were sold by public
 auction at Steveston, B.C. on November 10, 1944

✓ Table Lamp	0.80 +
✓ Table Lamp	0.90 +
✓ Table Lamp	1.75 +
✓ Candy scale	7.00 +
✓ Alarm clock	0.50 +
✓ 2 Alarm clocks and miscellaneous	2.25 +
✓ Suit case	0.25 +
✓ Mantel clock	6.00 +
✓ Table & 5 chairs	6.00 +
✓ Card Table	1.00 +
✓ Small stand	2.25 +
✓ Chest of drawers	5.00 +
✓ Dresser & mirror	13.50 +
✓ Chest of drawers	3.75 +
✓ Vanity, Bench and Chest of drawers	33.00 +
✓ Baby go-cart	1.50 +
✓ Bench	0.25 +
✓ Stove top	1.60 +
✓ Table & 2 chairs	2.25 +
✓ Table	1.50 +
✓ Dresser and mirror	7.50 +
✓ Baby bed	7.50 +
✓ Cabinet	3.25 +
✓ Kitchen table	0.50 +
✓ Kitchen stove	8.50 +
✓ Platform scale	24.00 +
✓ Gramophone	3.00 +
✓ Bed stand	3.00 +
Total to be carried forward:	142.30

~~Less expenses:~~

~~Net proceeds offered:~~

~~Number of Custodian Staff Present.~~

~~Extracted from Auctioneering List No.~~

~~Remarks:~~

NAME OIE, Esau (Mrs. Masaharu)

REGISTRATION NO. 04878

FILE NO. 5146

The following chattels were sold by public
auction at Steveston, B.C. on November 10, 1944

Brought forward:	
✓ Bed stand (no rails)	\$ 148.30
✓ Table & 5 chairs	0.50 +
✓ Cabinet	10.00 +
✓ Lamp stand	5.00 +
✓ Chesterfield	2.00 +
✓ Wicker chair	19.75 +
✓ Wicker chair	2.00 +
	2.50 +

Total	(Auctioneer's Fee: \$19.01	\$ 190.05
Less Expenses:	(Advertising: 8.74	
	(Movings: 19.07	\$ 46.82
Net Proceeds Credited:		143.23

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 24.

Remarks.

January 29, 1947.

CHATTEL SUMMARY

Re: Kazuo (Mrs. Masaharu) OYE
registration No. 04878
Evacuated April 22, 1942.

In her declaration of April 22, 1942, Mrs. Kazuo Oye declared 2 stoves, a piano, bedroom sets and other goods, including kitchen goods.

On July 27, 1942, Mr. J. D. Mather, the Custodian's representative, inventoried a long list of chattels (see Schedule). He also inventoried a list of chattels belonging to a Mrs. Naoye Yamashita, which are being dealt with on her file.

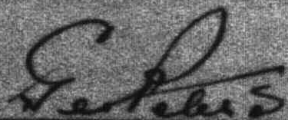
It was found that Genichi Hanazawa (File No. 4084) declared goods left in the home of Mrs. Oye, and Mrs. Koito Shiyoji (File No. 15286), who is the mother of Kazuo Oye, also declared goods left in Mrs. Oye's house. All chattels found in this house, with the exception of Mrs. Yamashita's, were removed by the Custodian's agent under the name of Kazuo Oye.

A list of goods removed and auctioned was sent to Mrs. Oye on December 17, 1945, and she had Genichi Hanazawa and Mrs. Shiyoji sign for goods which they could identify as theirs. We have transferred these items from the account of Mrs. Oye. The attached Chattel Schedule will show the disposition of all goods removed.

We find, on information received from Mr. Fisher of the Department of Labour, Japanese Division, that in addition to the goods shipped on February 14, 1945, they have a memorandum on their files, stating that Mr. Peter Erickson made a direct shipment to Mrs. Oye on November 30, 1944, and he paid the charges. No record of what he shipped appears on file.

The chattel schedule will show goods which were taken over by the Navy on June 17, 1942.

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



George Peters,
Office of the Custodian.

Warehouse.....

Date *Nov 14/44*.....

FILE NO. *5146*.....

NAME *K. OYE*.....

ADDRESS *681 7th Ave.*.....

I have examined the undermentioned articles and consider that they have no value.

*Miss Jones old rags -
do books.*

1 small H.M. table

1 small mattress

Miss Jones of no value -

Left a valueless

E.H.

Auctioneer.....

The above mentioned articles have been abandoned

Embarri.....

CANADIAN PACIFIC RAILWAY COMPANY 04875 3

THIS MEMORANDUM

is an acknowledgment that a bill of lading has been issued and is not the Original Bill of Lading, nor a copy or duplicate, covering the property named herein, and is intended solely for filing or record.

Shipper's No.

Agent's No.

RECEIVED, subject to the classifications and tariffs in effect on the date of the receipt by the carrier of the property described in the Original Bill of Lading.

at 1200 Avenue BC Feb 14 1947
from K. OVE - 04875 the goods described below, in apparent good order, except as noted (contents and condition of contents of packages unknown), marked, consigned and destined as indicated below, which said Company agrees to carry to its usual place of delivery at said destination, if on its road, otherwise to deliver to another carrier on the route to said destination. It is mutually agreed, as to each carrier of all or any of said goods over all or any portion of said route to destination, and as to each party at any time interested in all or any of said goods, that every service to be performed hereunder shall be subject to all the conditions, whether printed or written, herein contained (including conditions on back hereof) and which are agreed to by the shipper and accepted for himself and his assigns.

The Rate of Freight from

to											is in Cents per 100 Lbs.	IF Special
IF	Times 1st IF	Class IF	Class IF	Class IF	Class IF	Class IF	Class IF	Class IF	Class IF	Class IF	Class IF	Class IF

Consigned to K. OVE - 04875 (Mail Address - Not for purposes of delivery.)
Destination Alpine Lodge Province or State of _____ County of _____
Route Cascade BC Car Initial _____ Car No. _____

No. Packages	DESCRIPTION OF ARTICLES AND SPECIAL MARKS	WEIGHT (Subject to Correction)	CLASS OR RATE	CHECK COLUMN	If charges are to be prepaid, write or stamp here, "To be Prepaid."
1	Trunk clothing				
1	Sack of clothing				
2	Cartons Effects				
1	Box Balls				
2	Trunk clothing				
Prepaid charge to					Received \$ _____ to apply in prepayment of the charges on the property described hereon.
BC Securities Co.					Agent or Cashier
					Per _____ (The signature here acknowledges only the amount prepaid.)
					Charges Advanced : AUG 14 1947 \$ _____

Per BC Securities Co. Shipper. Per H. C. Smith Agent.

Agenda file
Meriden
File 5146
Registration Number 04878

OYE, Kasuo

Stevenson, B. C.

LOCATION AND NATURE OF PROPERTY

16 3
Lots 1, 2 and 3, Block 16, Sec. 3,
Block 3 North, Range 9 West, Map 249,
Dist. of New Westminster.

OWNERSHIP

Owing to evacuation of the above, I was
unable to examine the Certificate of Title, but believe
it is as shown in Form "JP".

LAND AND BUILDINGS

The building is a 6 room frame, shingle roof
dwelling, with two additional rooms finished in the
basement. It has been well kept and is in good
condition.

TAXES

The taxes are paid to December 31, 1941.

INSURANCE

I have been unable to obtain fire insurance
policies, but have reason to believe they are as
stated as in Form "JP".

REMARKS

This property has been leased for the duration
of the war, to one Peter Erickson, for the sum of \$1
and water rates. The owner to pay for taxes and insurance.
I enclose herewith copy of lease. I also enclose
copy of inventory of furniture and effects of the above
Mrs. Oye, which are stored in the house and also inventory
of effects belonging to one Yamashita, a friend, which is
also stored on the property.

RECOMMENDATION

I believe Erickson to be a responsible party
and would recommend that the arrangement as shown, be
permitted to stand.

June 27, 1942.

W. Marker

Registration Number 04878

OTK, Kasue (Mrs.)

INVENTORY OF FURNITURE AND
PERSONAL EFFECTS

1 Bureau
1 Chest Drawers
1 Table
Linoleum on floor
1 Table
3 Chairs
1 Kitchen Cabinet
Sundry Kitchen Utensils
Linoleum on floor
1 Heater
1 Food Cabinet
1 Round Table (DR)
3 Dining Room Chairs
Linoleum on floor
1 Piano and bench
1 Chesterfield
1 Chair
1 Centre Table
1 Gramophone
1 Clock
2 Dolls in Glass Cases
1 Table Lamp
1 Hall Runner
2 Bureaus
1 Table
1 Cooking Pot Cast Iron
1 Chiffonier
1 Linoleum Rug
1 Sewing Machine
1 Single Bed
1 Dressing Table and Bench
1 Chiffonier
2 Wicker Chairs
1 Bed Complete
1 Ironing Board
3 Small Mattresses
1 Bed, no spring
Sundry Cushions
2 Scales
1 Babies Commode Chair
1 " Table
1 Dining Room Chair
1 Book Case
1 Smokers Stand
1 Sewing Machine
1 Shrine
1 Card Table
2 Chest of Drawers
1 Small Japanese Table
1 Trunk
1 Baby Carriage
Sundry junk in Attic.

Registration Number 04878

OTS, Kasua (Mrs.)

INVENTORY

The following goods are being stored on this property belonging to one Yamashita.

- 1-3 Pcs. Chesterfield
- 1 Bureau
- 1 Chiffonier
- 1 Small Table
- 2 Chairs
- 1 Wardrobe containing clothes
- 1 Table Lamp
- 3 Rolls Oilcloth.

Vancouver B.C.
June 17th 1942 ✓

Received from Mr King. Representative of
the Institution the following parts for boat
blacksmith's from house of Kazuo Oye
owner of boat.

- 1 searchlight.
- 1 Intake manifold
- 1 exhaust "
- 1 Box engine parts.
- 1 Box Tools.

A. G. Handford. Lieut.
Naval Control Service.

SAMUEL A. MOORE

OFFICIAL ADMINISTRATOR

Milson
PHONE: MARINE 5141

OUR REF. NO. 1898

COURT-HOUSE
VANCOUVER, B.C.

July 30th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 31 1942

The Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Estate of Masaharu Oye.

*Land
due here*

I am attending to the administration of the above named Deceased who died on May 31st, 1940, leaving a widow, Mrs. Kazue Oye and two minor children. This deceased was the owner of certain property at Steveston, B.C. namely, Lots 1 and 2, Block 16, of Section 3, Block 3, North Range 7, West, Map 249, N.W.D. The taxes for 1942 are now due and as I am holding here for the minor children the sum of \$115.00, I hesitate to pay out this money until I know what is being done about the property at Steveston and whether any revenue is forthcoming with which to take care of these taxes. Kindly advise if your office is handling the affairs of Mrs. K. Oye and oblige.

Yours very truly,

S A Moore

Official Administrator.

DB/DE

ME

llar

5146

August 3, 1942

Mrs. Kazue Oye,
Reg. No. 04878,
Christina Lake,
Cascade, B. C.

Dear Madam:

In connection with your property at Steveston which you have leased to Mr. Peter Erickson for the duration of the war for the sum of \$1.00 per year, and water rates, we would advise you that that taxes amounting to about \$30.00 for 1942 are now due and we would appreciate if you would kindly forward us a remittance so that we will be able to pay these.

Yours truly,

F. G. Shears
Assistant Manager

GDM/GH

hm

5146
Your Ref. No. 1898

August 3, 1942

Official Administrator,
Samuel A. Moore, Esq.,
Court House,
Vancouver, B. C.

Dear Sir:

owned by Erickson to
Samuel A. Moore
Re: Mrs. Kazue OYE

Referring to your letter of July 30, Mrs. Kazue Oye has declared to us the ownership of Lots 1, 2 and 3, Block 16, Section 3, Block 3 North, Range 7 West, Map 249, District of New Westminster and has leased Lots 1 and 2 to a Peter Erickson for the duration of the war for the sum of \$1.00 per year and water rates; the owner to pay for the taxes and insurance. The Custodian does not approve of such leases, but as this lease was made by Mrs. Oye, the Custodian did not object.

We are writing Mrs. Oye at Christina Lake, Cascade, B. C., advising her that the taxes amounting to about \$30.00 are now due and would she be kind enough to forward us a remittance to cover same. We will advise you immediately upon hearing from Mrs. Oye.

As the interest of the minor children is in your hands and is involved in this lease, we would appreciate hearing from you as to your opinion of the lease.

Yours truly,

F. G. Shears
Assistant Manager

GDM/GH
GH

MEMORANDUM

To: Mr. Shears
From: Mr. Wilson

August 3, 1942

Re: File #5146, Mrs. Kazuo OYE

In connection with the lease of this property the Official Administrator states that the property has been turned over to Mrs. Oye and that the children have a two-thirds interest in it; I consider the lease most unfair and do not think that the children's money should be used to pay the taxes.

We have written Mrs. Oye to send us funds to pay the taxes and if she states that she is unable to do so I think that the lease should be upset and the property put on a revenue producing basis.

Low

GH

SAMUEL A. MOORE
OFFICIAL ADMINISTRATOR

COURT-HOUSE
VANCOUVER, B.C.

OUR REF. NO. 1898.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
AUG 6 1942

August 5th, 1942.

F. G. SHEARS, ESQ.,
Assistant Manager,
Custodian's Office,
506 Royal Bank Building,
Hastings and Granville Streets,
VANCOUVER, B.C.

Attn. Mr. Nilson:

Dear Sir,-

re,- Mrs. Kazue Oye. Your file 5146.
and re,- Estate of Masaharu Oye, deceased.

I have yours of the 3rd instant herein.
This Estate was brought to me by G. Fred H. Long, Solicitor,
Pacific Building, Vancouver.

At the request of the Widow, Kazue Oye,
and the Solicitor, G. Fred H. Long, I transmitted the property
to the widow and the two minor children, and I understand it is
registered in their names and is out of my hands.

The Minister of Finance is holding
\$115.00 for the two children.

I quite agree with you that if the widow
gave a lease to Peter Erickson on the terms you mentioned, it
was very unjust and if I had anything to do with the matter
I would not have consented to such an arrangement. Although
the two children own two-thirds of this property, I would
hesitate to use any part of the \$115.00 on hand to pay taxes
as the War might last for many years and we would soon find
that the money was all used up.

Your letter of the 3rd instant was the
first I heard of this lease. In my opinion, under Section 42
of the "Infants Act" R.S.B.C. 1936, Chapter 128, the Widow,
in order to give a valid and legal lease of the infants'
property would first have to satisfy a Judge of the Supreme
Court that it was the best rent obtainable in order to get a
direction of the Court to execute the Lease, and I doubt very
much if any Judge of the Supreme Court would have agreed to the
terms you mentioned. Whether this application was ever made,

Page 2,-

or the Order granted, I do not know.

Yours very truly,

SAM:VA

Samuel A. M. V. A.
Official Administrator.

5146

August 11, 1942

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

Dear Sir:

Re: Kazue OYE

The lease of Lots 1 and 2, Block 16 of Section 3, Block 3 North, Range 7 West, Map 249, in favour of Peter Erickson, is signed by Yaichi Oye, father-in-law of Kazue Shoji Oye; and the property is leased for the sum of \$1.00 and water rates, the taxes to be paid by the owner.

We have received a communication from Samuel A. Moore, the Official Administrator, stating that this property is owned by Kazue Oye and her two minor children and that "in my opinion Mrs. Oye, in order to give a valid and legal lease of the infant's property, she would first have to satisfy a Judge of the Supreme Court that it was the best rent obtainable in order to get a direction of the Court to execute the lease, and I doubt very much if any Judge of the Supreme Court would have agreed to the terms you mentioned."

It would appear that Yaichi Oye has no authority to give this lease and the Official Administrator objects to the children's money, now in his hands, being used to pay taxes. It seems therefore that it would be necessary for you to put this property on a revenue producing basis, bearing in mind that no lease can be made without the approval of the Judge of the Supreme Court.

Yours truly,

F. G. Shears
Assistant Manager

GDH/GH


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

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

Dear Sir:

Re: Kazuo OYE. File #5146.

Replying to your letter of the 11th instant
regarding the property of the above.

I have seen Mr. Peter Erickson and have explained
the position fully to him. He is willing to pay the sum
of \$5.00 per month, and also pay water rates and look
after the property.

Mrs. Oye asked Mr. Erickson, whom she has known
for the past several years to move into her house, knowing
that he was perfectly reliable.

Am awaiting your further instructions.

Yours very truly,

Thomas C. King

Thomas C. King.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
AUG 18 1942

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

OFFICE OF THE CUSTODIAN
JAPANESE ESTATE

RECEIVED
AUG 21 1942

78 GEORGIA STREET

Steveston, B.C.

August 19th, 1942.

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

Dear Sir:

Re: Mrs. Kazuo OYE. File #5146.

Replying to your letter of the 18th of August in regard to the house occupied by Mr. Peter Erickson. I must admit that this is not the best rent that could be obtained for this property, as it should fetch at least \$12 or \$15.00 per month, but under the circumstances there should be considered that this man Erickson is a great friend of Oye, and practically insisted that he take the house and look after it, however it is rather up to the Administrator as far as I can see, but between ourselves I would hate to see Erickson dispossessed.

Yours truly,

Thomas C. King

5146

August 22, 1942

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

Dear Sir:

Re: Mrs. Kazue OYE

Referring to your letter of August 19, enclosed find a copy of a letter we have today written Mr. Peter Erickson in connection with Mrs. Oye's property at Steveston. As no lease can be given on this property without the consent of a Judge of the Supreme Court, therefore, we would suggest to you that it be put on a monthly tenancy at a rental of \$10.00 per month. If you could arrange this with Mr. Erickson, we will write Mrs. Oye and ask for her approval.

You will appreciate the fact that where the interests of minor children is involved, the Custodian cannot allow himself to be placed in a position where he can be criticized for renting the property below the nominal rental that can be obtained. The fact that Mr. Erickson is a friend of Mrs. Oye has no bearing on the matter.

We would suggest that you explain this matter fully to Mr. Erickson and kindly advise us of the result of your discussion.

Yours truly,

F. C. Shears
Assistant Manager

GDM/GH

Enc.

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

OFFICE OF THE CUSTOMAN
JAPANESE

RECEIVED
SEP 1 1942

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

78 GEORGIA STREET

Steveston, B.C.

August 31st, 1942.

Dear Sir:

Re: Mrs. Kazue OYE, File #5146.

Have discussed this matter with Mr. Peter Erickson yesterday, it being the only and first opportunity I had of seeing him, as he is a fisherman and home on Sundays only.

He is agreeable to pay the amount of Ten dollars per month commencing September 1st, but will not assume the payment of taxes or water rates under these conditions, and will take the property on a month to month basis.

Gene Jensen

Yours very truly,

Thomas C. King

5146

September 1, 1942

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Kazue OYE -
Estate of Masaharu OYE, deceased

Referring to your letter of August 5 in connection with the property of Mrs. Kazue Oye and her two minor children, we have cancelled the lease on this property and have rented it to the present tenant on a monthly basis of \$10.00 per month, the owner to pay the taxes and water rates. These rentals will now provide money to pay the taxes and will avoid using the minor children's funds to take care of up-keep, and should provide a surplus of \$60.00 to \$70.00 per year for the widow and the children.

Yours truly,

F. G. Shears
Assistant Manager

GDM/GH

5146

September 1, 1942

Mrs. Kazuo Oye,
Reg. No. 04878,
Christina Lake,
Cascade, B. C.

Dear Madam:

In connection with your property at Steveston which is owned by you and which your two minor children have a two-third interest, we beg to advise you that we have cancelled the lease given by your father-in-law to Mr. Peter Erickson for the sum of \$1.00 per year and have now arranged with Mr. Erickson to pay the sum of \$10.00 per month, you to pay taxes and water rates, trusting that this meets with your approval,

Yours truly,

F. G. Shears
Assistant Manager

GDM/GH

SAMUEL A. MOORE
OFFICIAL ADMINISTRATOR

Cramer
PHONE: MARINE 5141

OUR REF. NO. 1898.

COURT-HOUSE
VANCOUVER, B.C.

OFFICE OF THE REGISTRAR

REC D
SEP 29 1942

September 29th, 1942.

File 5146

D. A. CRAMER, ESQ.,
Custodian's Office,
506 Royal Bank Building,
Hastings and Granville Streets,
VANCOUVER, B.C.

Dear Sir,-

re,- Estate of Masaharu Oye, deceased.
Kazuo Oye, Widow. Your file No. 5146.

I have yours herein of the 26th instant asking me to let you have a duplicate of the agreement for sale held by me and made by the above-named Japanese re Lots 1 & 2, Block 16, of Section 3, Block 3 North, Range 7 West, Map 249, Municipality of Richmond. As far as I know there was no agreement for sale. I administered the Estate and in April, 1942 transmitted the property to the Widow and the children. Later, Mr. Shears of your Department discovered that the Widow and children had leased the property to one Peter Erickson for \$1.00 a year, and Mr. Shears felt that the lease should be cancelled as there were taxes to be paid. Later, on September 1st, 1942, Mr. Shears wrote me that he had cancelled the lease and rented it on a monthly basis of \$10.00 per month. I have no copy of the lease, but you would probably have it in your file.

Yours very truly,

Samuel A. Moore
Official Administrator.

SAM:VA

Monthly base now

5146

March 10, 1943.

Mr. Peter Erickson,
Steveston, B. C.

Dear Sir:

Re: Kazue OYE

Your offer of February 24th to purchase the property owned by Kazue OYE (being Lots 1, 2, 3; Block 16; Section 3; Block 3 North; Range 7 West; Map 249; D.N.W.) is being submitted to the owner and you will be told what reply is received. You must know, however, that Lot 3 is not included in the OYE property. Lots 1 and 2 only are concerned, according to our records, and your offer can only be taken to extend to Lots 1 and 2.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDE

May 1, 1943.

Mr. Peter Erickson,
7th & Chatham,
Steveston, B. C.

Dear Sir:

Re: Kazuo OYE

Following our recent conversation with you in the office, a further examination of the map indicates that Mrs. Oye actually owns the whole of Lots 1 & 2. These lots are completely to the southern boundary of Block 16, crossing the northerly ditch, the dyke, and the southerly ditch. The southerly boundary of the lots appears to be in line with a projection of the southerly boundaries of Blocks 17, 18 & 19 and so on.

While the road, as at present travelled, appears to cross these lots, nevertheless the actual right-of-way does not do so. This right-of-way, which consists of Lot "C", Sketch 3756, turns to the south at the westerly boundary of Block 3 and runs in that direction until it comes out parallel with Chatham Street at the northwest corner of Lot 1 in Block 15.

This can be explained to you by reference to a map in this office, if you so desire.

Mrs. Oye accepts your offer, recently submitted, and it would be convenient if you would call and discuss this matter with the writer in the near future.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDK

June 30, 1943.

Mrs. Kasue OYE,
Registration No. 04878,
Alpine Lodge,
Christina Lake, B. C.

Dear Madam:

Sometime ago a Mr. Erickson made an offer of \$1,100.00 cash for Lots 1, 2 & 3, Block 16, Sec. 3, Block 3 N., Range 7 W., Map 249, D. N. W. We then discovered that Lot 3 was not included in your property. Immediately we wrote to Mr. Erickson, informing him of this fact, but received no reply.

On March 10th Mr. Russell submitted this offer to you, explaining the situation, and received your reply that you were agreeable to sell at this figure. Mr. Erickson called on us a few days ago and as he has been away fishing had not received our letter until his return. On rechecking your property, he finds that, owing to the dyke running through, he will only have the use of approximately 50' x 66' and has cancelled his offer of \$1,100.00 as he was under the impression that there were three lots involved when making this offer. He now makes the following offer for your acceptance: \$750.00 for Lots 1 & 2, or \$1,100.00 if you wish to include the furniture which you have left in his care.

Kindly let us hear from you by return mail.

Yours truly,

Geo. Peters,
Administration Department.

GP:NDE

ALPINE LODGE COMMUNITY
CHRISTINA LAKE · B · C

27
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

IMMIGRATION SECTION	Cascade, B.C.,
Date	JUL 13 1943
File No.	July 12th, 1943.
Asst.	<i>[Signature]</i>
Registered	<i>[Signature]</i>

Sirs: -

Re: Your File No. 5146.

I beg to acknowledge with thanks your favor of 30th ult., in connection with the offer of Mr. Erickson for the property at Steveston, B.C.

In connection with this case, I have made it quite clear through Mr. Kishizo Kimura to your Mr. Russell of the description of land and also that no furnitures are to be included in the deal. And, if Mr. Erickson is unable to pay the price of \$1,100.00, he is still at liberty to occupy the house until it is sold, and therefore, please inform him that I cannot accept his bid.

If, in the future, there should be an offer made for the property exceeding \$1,100.00, I shall be much appreciated to hear from you.

Thanking you for your kind services, I remain,

Yours faithfully,

Kazuo Oye
Kazuo Oye.

Reg. No. 04878.

December 29th, 1943.

Mrs. Kazuo OYE,
Registration No. 04878,
Alpine Lodge,
Christina Lake, B. C.

Dear Madam:

In your declaration to the Custodian dated 22nd April, 1942, you stated that you were the owner of three lots at 681 7th Avenue, Steveston, B. C. The house numbered 681 is situated on Lots 1 and 2 of Block 16 of Section 3, Block 3 North, Range 7 West, Map 249. There is some doubt as to your ownership of Lot 3 adjoining, as the registered owner of Lot 3 is the Canadian Fishing Company. As your late husband may have possibly purchased Lot 3 from the Canadian Fishing Company, and it is desirable in your interest to clear this matter up, I am enclosing a rough sketch of these properties. The two lots shown enclosed in red are undoubtedly owned by you, but we are not sure that your claim to three lots includes Lot 3 shown enclosed in blue on the sketch. If the property owned by you has a depth of more than forty-five feet from 7th Avenue, it is probable that you are under the impression that you own Lot 3. If your late husband purchased Lot 3 from the Canadian Fishing Company, you will have in your possession, an Agreement of Sale covering this Lot 3, and if so, I would ask you to kindly send the Agreement to me in order that we may assure ourselves that you are the owner of that lot. After inspection of the Agreement, I will return it to you. At present I understand that a travel road crosses Lots 1 and 2 on the dyke between the two ditches, but this road is actually on your property which extends from the lane on the South of Lots 1 and 2, to the lane at the North of Lots 1 and 2, so that you are the owner of all the land enclosed by the red line on the sketch. It may assist you further if we point out that the rear of your house is about twelve or fifteen feet from the West boundary of Lot 2, and that if you own Lot 3, the rear of the house would be approximately fifty feet from the rear of Lot 3. Please advise me promptly if you still maintain that you are the owner of Lot 3.

Yours truly,

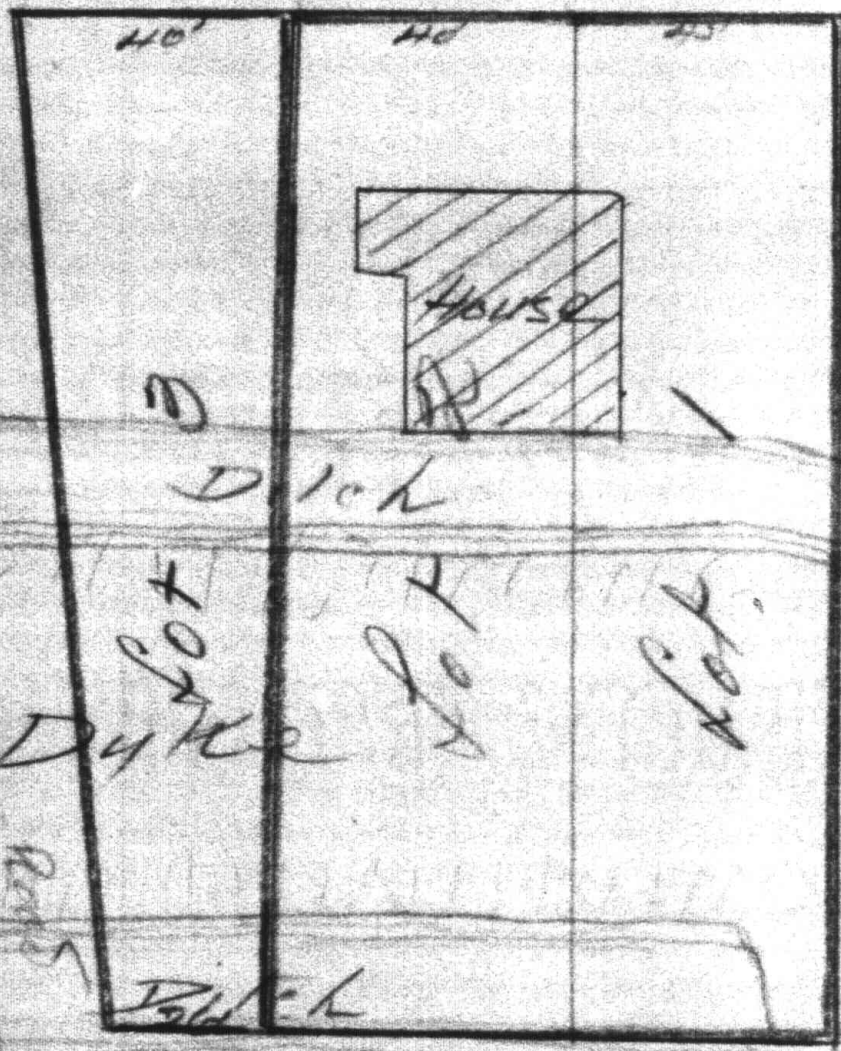
Ian Macpherson
Title Examiner

IM:EL
Enc.



Lane

Lane



Seventh Avenue

Lane

Chatham Street

5146

January 13, 1944.

Mrs. Kasue OYE,
Registration No. 04878,
Alpine Lodge,
Cascade, B. C.

Dear Madam:

As you are the Administratrix of your late husband's estate you received a deed from Samuel A. Moore, Official Administrator placing this property in your name as Administratrix in Trust for your children. We notice that the title is still in the name of Samuel A. Moore, Official Administrator and you had not registered this document with the Registrar.

Would you be good enough to forward this deed to this office so we may register it in your name. The cost of registering will be deducted from your credit with us. Your immediate attention will oblige.

Yours truly,

George Peters,
Administration Department.

GP:EB

ALPINE LODGE COMMUNITY
CHRISTINA LAKE · B · C

January 25th, 1944.

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

EVACUATION SECTION	
Rec'd	FEB 1 1944
File No.	5146
Ans.	✓
Referred	Macpherson

Sirs:-

Attention Mr. Ian Macpherson.

Re: Your File No. 5146.

Referring to your favor of 29th ult., regarding my property (Bequeathed to myself and my children by my late husband) at 681 Seventh Ave., Steveston, B.C., I beg to state that the Lot 3 mentioned in your letter do not belong to me.

The fact that I have been growing vegetable in the lot in question may confuse the matter, however, I have been made use of the vacant lot with the understanding of the Canadian Fishing Company, whom, I believe, is the actual owner of the lot.

I do not believe that I have declared ownership to the Lot 3 in making report to you, but possibly, the confusion was caused when a prospective buyer of my property mentioned that very lot. However, kindly check over the record and delete the lot 3 if same is found to be included in my report.

Yours faithfully,

Kazue Oye
Mrs. Kazue Oye.
Reg. No. 04878.

ALPINE LODGE COMMUNITY
CHRISTINA LAKE · B · C

January 25th, 1944.

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

EVACUATION SECTION	
Rec'd	FEB 1 1944
File No.	<i>E. J. P.</i>
Ans.	<i>Peters</i>
Referred	<i>Peters</i>

Sirs:-

Attention Mr. George Peters.

Re: Your File No. 5146.

As per your advice of 13th inst.,
I am forwarding you herewith "Quit Claim Deed"
given to me by Mr. Samuel Moore, the Official
Administrator. The said document was received by
me shortly before my evacuation in April, 1942,
and has never been registered.

At this opportunity, I beg to
request your further assistances pertaining the
question in receiving our fund from the Official
Administrator. The fishing vessel owned by my
late husband was said to be sold by him the
Official Administrator at \$500.00 from which we
received \$175.00 as funeral expenses, \$75.00 to
myself as part of my share in the estate, and
approximately \$30.00 was said to have been paid
for land taxes; leaving approximately \$220.00 in
the hands of the Official Administrator as Trust
Funds for myself, Yachiyo, a daughter and Nobuaki,
a son. Now, I am supporting the children, and am
wondering if the said fund, or any part of it,
could be released to me in order to maintain my
household. I shall be much appreciated if you
would kindly look into the aspect of it and advise
me at your convenience.

Thanking you, I am,

Yours faithfully,

Kazuyo Oye
Mrs. Kazuyo Oye,
Reg. No. 04878.

*Quit Claim Deed
in safe keeping
Accounting Room
Dec 27/40*

*115.00
Monetary of husband
holding for children*

February 2, 1944.

Mrs. Kemye OYE,
Registration No. 04878,
Alpine Lodge Community,
Christina Lake, B. C.

Dear Madam:

Your letter dated January 25th enclosing Quit Claim Deed given to you by Mr. Samuel Moore, Official Administrator, has been received. Your inquiry concerning the residue of trust funds held for the benefit of yourself and children now in the hands of the Official Administrator, has been referred to Mr. Moore who will no doubt answer you direct. The distribution of these funds is not for the present the responsibility of the Custodian.

With reference to the Quit Claim Deed we would suggest that this document should be registered in the Land Registry Office. A fee of approximately \$6.45 will be required for this purpose and we presume that it will be satisfactory to you to deduct this sum from the revenues from your property now held at credit in this office.

Yours truly,

George Peters,
Administration Department.

AGM:AS

5146

February 9, 1944.

Mrs. Kazue OYE,
Registration No. 04878,
Alpine Lodge Community,
Christina Lake, B. C.

Dear Madam:

Will you please let us know the first
name of the "Yamashita" who had some furni-
ture stored in your house at 681 -7th Avenue,
Steveston, along with your own chattels.

Your prompt reply will be appreciated.

Yours truly,

R. B. Mackenzie,
Protection Department.

RBMc/EG

*File 5243 MRS. AKIRA (NAOYE) YAMASHITA is the person who declares
chattels left in care of above. See Mother's list of June 18/42*

RBA.

5146

March 13, 1944.

Mr. & Mrs. Peter Erickson,
Steveston, B. C.

Dear Sir and Madam:

Attached you will find our cheque for \$1,100.00 being the return of the purchase price of Lots 1 & 2, Block 16, Section 3.

We find that the title of this property is not only in the name of Mrs. Katsu Oye, but also in the names of two minor children. As Mrs. Oye can only speak for herself and not for the interest the children hold we regret the only way this can be sold will be by tender, and we are including this in our catalogue. You will have an opportunity to bid in the very near future.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

5146

June 6, 1944.

Mrs. Karue OYE,
Reg. No. 04578,
Alpine Lodge,
Cascade, B. C.

Dear Madam:

Your letter dated May 22nd requesting funds has been received. We enclose herewith cheque for \$25.00 which leaves a balance in your account of \$17.44.

Your property in Steveston has recently been advertised for sale and it is expected that a sale will be completed in the near future, in which case the proceeds will be available for the needs of yourself and your two children.

Would you please, having in mind conserving your resources as far as possible, state your minimum monthly requirement. In doing so kindly indicate how much of this amount is for your own needs and how much for each of the children.

Kindly acknowledge the enclosed cheque.

Yours truly,

A. G. McArthur,
Administration Department.

AGM:AS
encl.1.

ALPINE LODGE COMMUNITY
CHRISTINA LAKE · B · C

June 25th, 1944.

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

EVACUATION SECTION

Rec'd JUN 29 1944

File No. 5146

Ans. 30/6/44

Referred *W. K. Oye*

Sirs:-

RE: YOUR FILE NO. 5146.

I beg to acknowledge with thanks your favor of 20th inst., regarding some of my personal belongings and chattels stored at the house in Steveston to be shipped to me at Cascade.

You have referred me to a circular but the said circular No. G-534 was not enclosed in your letter, possibly due to oversight in your office. And shall appreciate in receiving same.

In compliance with your advice, I have written to-day to Mr. D. MacTavish, Supervisor for B. C. Security Commission at Greenwood, B.C., requesting him to grant me the permission to get my goods aforesaid. I expect that Mr. MacTavish will contact you in the matter in a very near future.

However, I was informed some time ago that the reason in obtaining the permission from the B. C. Security Commission is that the Interior Housing Projects under the Commission ~~is~~ congested and that no storage spaces could be found. If this is the case, there should be no difficulty encountered in this self-supporting community.

Hoping to hear from you at an early date, I remain,

Yours faithfully,

Mrs. Kazuo Oye.
Reg. No. ~~5146~~. 04878.

Mrs. Kazuo Oye.

MEMORANDUM

File No. 5146

November 15th, 1944

To: Mr. G.M. Harris

From: Mr. Mackenzie

Re: OYE, Kasuo (Mrs. Masaharu)
7th Ave. near Chatham
Peter Erickson - RAN QUOTE

Please refer to my Memo of Nov 2/44. We have your chattels list #52 for effects removed from this house in the name of the above.

1. Have you a list of goods owned by Mrs. Akira YAMASHITA, which were stored in this house. No.
2. Have you a list of goods owned by Koito SHIYOJI, Mother of the above. Some of these goods were stored in the attic and some in the basement. No.
3. Do you know if any chattels remain in this house? a frame

Erickson signed for the following goods: (which did not appear on your list #52)

- | | |
|---------------------------|-------------------------|
| 3 linoleum rugs on floors | 2 dolls in glass cases |
| 1 hall runner | 1 cast iron cooking pot |
| 1 linoleum rug | 1 sewing machine |
| 1 heater | 1 ironing board |
| 1 food cabinet | sundry cushions |
| 1 chesterfield chair | 1 shrine |
| 1 centre table | 1 small Japanese table |
| 1 trunk. | |

The following goods appear on your list #52 - but not on the inventory signed by Erickson:

- | | |
|-----------------|-------------------------|
| 2 table lamps | 2 dressers (no mirrors) |
| 1 floor lamp | 3 alarm clocks |
| 1 kitchen stove | 1 suitcase |
| 1 stove top | |

Will you please find out from Erickson if anything was shipped to Mrs. Oye, as in a letter dated June 15/44 she asks to have shipped to her the following goods:

- | | |
|--|----------------------------------|
| 1 trunk <i>Sold</i> | some chinaware <i>Sold</i> |
| 1 clock <i>Sold</i> | 1 old sewing machine <i>Sold</i> |
| 1 framed picture <i>shipped</i> | 1 bookcase & books |
| 2 idols (not glass cases) <i>shipped</i> | |
| cushions (both sofa & chair) | |

Nov 23rd 1944.

Alpine Lodge,
Cascade, B.C.

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

EVACUATION SECTION	
Rec'd	NOV 27 1944
File No.	5146
Ans.	12/11/44 RDM
Referred	M. K. H.

Dear Sir,

out to you

Last week I received from Mr. Erickson two dolls, one picture, and one metronome. Before I was living in lodge, but from ^{November} ~~October~~ 1st I must moved to the cabin. But I didn't bring things to here so I am really wanting my things very much. Only two or three cups and pans that's all, but I have to cook every day. Please, please have a pity on me and send me some chinaware. Please pack as many as you can in a box. I want all the books and things which is in the book case in the attic. Please pack them in the box if you want the case. The clock on the piano is my ^{wedding} present from the school, and I need it very much. I also want the trunk, and ~~oil~~ stove and the old singer sewing machine which is in my attic. Did you pay Mr. Erickson the money for mailing me the dolls, metronome and the picture from my rent?

If not do I have to pay him?

Please Custodian I am really wanting the things very much, so please send them to me.

Yours Truly
Kazuo Oye.

5146

Nov. 23rd. 1944.

Alpine Lodge.
Cascade, B.C.

Dear Mr & Mrs. Erickson:

I am glad to receive a letter from you and hear that you are very well. We are all in the best of health, too. And I am also glad to receive the two dolls, one metronome, and one picture. My two children were so glad and they jumped around the room. Did the custodian paid you the money for mailing me these things? If not I am willing to pay you. I am very sorry to trouble you so much.

To-day I wrote to the custodian, too. Before I lived in lodge but from November 1st. I must moved to the cabin. But I did not bring things to here, so I am in great trouble now. Dear Mr & Mrs. Erickson I am really wanting my things very much, and I am thinking about them all the time. Only two or three cups and pans that's all but I have to eat every day. Please, please have a pity on me and send me some chinaware and kitchen things. Please pack them in a box. I want all the books and things which are in the book case of the attic.

It's better to have the case, but if not please pack books and things in a box. The clock on the piano is my wedding present from the school, and I want it very much. I also want the trunk and the old Singer Sewing Machine in the attic. Please send me the gas stove. I did not bring the stove, so I am cooking on the small tin stove, only one thing at a time.

The piano I really want to pay more and more for it, but I am troubling you very much, and I want you ^{to help me} to send ~~me~~ the things, so I will give to you for \$30.00.

I ^{will} send you my hearty thanks after so please have a sympathy on me and help me sending the things.

The weather is getting colder now, so please be careful of your health.

Yours Truly,
X. Oye.

5146

November 29th, 1944

Mrs. Kasue OYE,
Reg. No. 04878,
Alpine Lodge,
Cascade, B.C.

Dear Madam:

Thank you for your letter of November 23rd,
We note you have received the goods shipped by Mr. Erickson, and
when we receive an account for the charges from him - the amount
will be deducted from your credit balance with the Custodian.

We regret being unable to send you the articles
asked for as these have already been sold at auction, and the pro-
ceeds credited to your account.

We still have stored however, a few personal
items such as a shrine, books, cushions, and clothing, and if you
would like these goods please apply for them through the Supervisor
B.C. Security Commission in your locality, and you will no doubt
get his authority to have them shipped in which case the Custodian
will have no objection.

Yours truly,

R.B. Mackenzie
Protection Department

REM:LM

Alpine Lodge,
Cascade, B.C.
Dec. 20th. 1944.

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

EVACUATION SECTION	
Rec'd	DEC 27 1944
File No.	5146
Insp.	
Referred	Milson

Dear Sir:

Your File No. 5146.

Thank you for your letter of November 29th. I am disappointed that you can't send me the articles. But I want you to send me my personal things so I wrote a letter to the Supervisor of the B.C. Security Commission of Greenwood, but she doesn't give me the answer yet. As soon as I received the letter, I'll send it to you so will you please pack me all of my personal things.

As the Christmas and the New Year is coming, I need some money so will you please send me some from my credit balance.

Yours truly
Kazuo Oye.
Reg. No. 04878.

14096

5146

Charlton

December 21, 1944

Mr. Peter Erickson,
7th Ave. & Chatham St.,
Steveston, B. C.

Dear Sir:

In connection with the garage situated
on property formerly owned by Kazuo OYE, this
property has now been sold to Mr. Michael David and
we must insist that you vacate the premises immedi-
ately.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

5146
C
O
P
Y

Bldg. No. 7,
Greenwood, B.C.
Jan. 4, 1945

Mr. Peter Erickson,
681 - 7th Ave.,
Steveston, B.C.

Dear Sir:

In reply to your favour dated 25th
November last year, in regard of my cooking stove,
I will sell you as you offer for \$75.00. About other
stuff I wish you will send me before Custodian takes
them away.

Yours truly,

SIGNED: A. YAMASHITA

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

Address: Alpine Lodge,
Cascades, B.C.

Date: January 28th 1945.

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

I, Kazuo Oye, Police Registration No. 24578
hereby request you to release to me the under-noted articles stored at

681 7th Ave., Stveston, B.C.
in possession of Mrs. Kazuo Oye

and I release you from any claim whatsoever with respect to such articles, and ship same through the B.C. Security Commission.

Description of articles wanted:

These all are in attic all of the personal belongings
Shrine, baby bed, ^{aluminum steam boiler} (earthenware) called suribachi called Chinaman, all the books in the book case, some pans & pots for cooking and iron pot for cooking rice (called kama) & some chinawares, all the old clothings & wedding dress & veil, hats, ^{all of them} cushions, pictures, trunk, old singer sewing machine, clock

Original Address: 681 7th Ave., Stveston, B.C. ^{on the piano} ^{as flat white} ^{flower basin}

Date Evacuated to Present Address: April 23rd 1942

Total Number in Family: 4

CHARGES:

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

Deposit received: \$ 3- ^{Receipt # 252}

Approved:
BRITISH COLUMBIA SECURITY COMMISSION

Per: W. G. Bowditch

Kazuo Oye
(Claimant Signs Here)

MEMORANDUM

File No. 5146

January 15th, 1945

To: Mr. Mackedie

From: Mr. Harris

Re: OYE. Kazuo. (Mrs. Masaharu)

Mr. Peter Erickson paid \$50.00 for the purchase
of the piano as arranged with the above.

. GMR:LM

Jan. 18th. 1945,

Alpine Lodge,

Cascade Bl.

Office of the Custodian,

Royal Bank Bldg.

Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JAN 22 1945
File No.	5146
Ans.	
Referred	Milson

Your File No. 5146.

Dear Sir

This morning I mailed you the letter to send me some of my money, but now I received the cheque of \$1000. I want to know how much is left from the rent of my house.

On January 9th. I sent four copies of Custodian Release Form to Mr. Cowdrill, the Supervisor of the B.C. Security Commission of Greenwood, requesting him to send me the things at Stewson.

I didn't bring the things here, so I have to buy them now, and I have to support my two little children, so I'm in miserable circumstances.

Please have a pity on me and send me all my things which are left in the house. Please, some in my trunk, and some in

5146

January 22, 1945

Mrs. Kazue OYE,
Reg. No. 04878
Alpine Lodge,
Christina Lake, B. C.

Dear Madam:

Referring to your letter of January 18th, your house is in the process of being sold for \$1100.00 and when the transaction is completed, we will forward you a complete statement of your account showing the rentals accrued to you up to the time of the date of the sale.

On investigation we find that most of your chattels have been sent to auction, but we are today writing our agent at Steveston to see if there are any articles as yet unsold and to ascertain if the Ericksons will ship them to you.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

File No. 5146

MEMORANDUM

To: Mr. Harris
From: Mr. Wilson

January 22, 1945

Re: 7th Ave. nr. Chatham St.
Kazuo OYE.

We have received a letter from Kazuo OYE in regard to her house at 7th Avenue and Chatham Street which is rented to Peter Erickson, in which she requests that we ship her any articles left in the house. She asked for a trunk, her clock, chinaware and old clothes, but from the auction list it appears that the trunk and clock were sold.

You might let me know if you would consider shipping any of these articles.

ODM/GH

5146

January 26, 1945.

Mr. & Mrs. Peter Erickson,
681 - 7th Avenue,
Steveston, B. C.

Dear Sir and Madam:

Re: Catalogue No. 757
7th Avenue, Steveston
1-2/16/3/B3H/KTB/249

Title to the above described property has now been received in your names and is ready for delivery. Relevant insurance policy which has been assigned to you is also ready for delivery.

Adjustments as of August 31st, 1944, as shown on the enclosed sheet, have been calculated and a balance of \$30.01 has been charged to you.

Will you please telephone this office for an appointment to conclude this matter in order that statement of adjustments may be approved and certain releases signed by you prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

Catalogue No. 757
File No. 5146
7th Ave., Steveston
1-2/16/3/B3H/K7H/249

January 26, 1945.

PETER EMICKSON AND ELLA EMICKSON
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 31, 1944)

	DEBIT	CREDIT
Purchase price	\$1,100.00	
Cheques received		\$1,100.00
Registration fees on deed - \$1,100.00	6.45	
Insurance premium - 20.2% x \$15.00	3.03	
Water paid to Dec. 31/44 - 130/184 x \$12.00	8.48	
Purchaser's proportion of 1944 taxes - 130/365 x \$33.84	12.05	
Balance owing by purchaser		30.01
	<u>\$1,130.01</u>	<u>\$1,130.01</u>

BALANCE OWING BY PURCHASER \$30.01

5146

January 30, 1945

Mrs. Kazuo OYE,
Reg. No. 04878,
Alpine Lodge,
Christina Lake, B. C.

Dear Madam:

Referring to your letter of January 26th we understand from our Protection Department that there was a quantity of old clothes on the premises and we have asked them to take up with Mr. & Mrs. Erickson the matter of shipping these to you.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

ack
File 5146 ✓

January 31, 1945.

MEMORANDUM.

To: Accounting Department.

From: A. G. McArthur.

Re: Catalogue No. 757,
7th Ave., Richmond,
1.2/16/3/B3W/R7W/249.

With reference to release of proceeds of sale of the above property, 1/3 should be credited to Yachiyo OYE, a minor, and 1/3 to Nobuaki OYE, a minor, and 1/3 to Kazuo OYE, Reg. #04878, File 5146, who is the mother of the above two children, all of whom reside at Alpine Lodge, Christina Lake, B.C. Mr. Nilson will ascertain from the mother the monthly amount required to provide necessities for each of these children which sum will be approved by the B. C. Security Commission.

Payments out of each child's account will be made to the Mother and each cheque will indicate that the money is paid out for necessities for the child from whose account the money is drawn. In this way the Custodian will be able to avoid repudiation by the children at a later date.

WME

AGM:AS

*New files are being opened
for these two children and
the numbers will be available
for the new accounts*

O. A. M.

Jan 31st 1945.
Alpine Lodge.
Cascades, B.C.

Mr. L. D. Milson.
Royal Bank Bldg.
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	FEB. 5 1945
File No.	5146
Ans.	
Referred	Milson

Your File No 5146. Yau

Dear Sir:

To-day I gladly received your letter, and I thanked you for your kindness. I am glad to hear that you will send me my old clothes.

I am sorry to trouble you so much, but the following things such as the iron pot for boiling rice called (kamai), the earthenware mortar called (suribachi), the steam boiler for boiling rice, the white flat flower basin called (suiban), the rice bowl called (Chawan), the mug for drinking green tea called (yunomi) two boxes of Japanese dolls called (Chinamen) all Japanese books in the book case and Shrine are used by us Japanese only. These all are in the attic.

There are many chinawares, pans, pots such as kitchen things in the attic I evacuated to here in a hurry so I didn't bring these things

Milcom

Feb 9th. 1945.
Alpine Lodge,
Cascade, B.C.

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

EVACUATION SECTION	
Rec'd.	FEB 12 1945
File No.	5146
Ans.	<i>JP</i>
Referred	<i>Milcom</i>
	<i>you</i>

Your File No. 5146.

Dear Sir,

I forgot to write to you about my photos which I left in the house of Stewston, but I left my framed wedding photo in the lumber-room of the attic. It is the source of recollection to me, and my two little children doesn't even know the face of their father. The elder one was two years old and the smaller one was only four days old. Our marriage life was only three years, so I haven't much photos of my husband. My two children want to see the face of their father often. So will you please send it to me. Thank very much for your kindness.

Yours truly,
Lazue Oye.

Reg. No. 04878.

Alpine Inn,
Cascade, B.C.
March 5, 1945

EVACUATION SECTION	
Rec'd	MAR 7 1945
File No.	5146
Name	
Returned	Milcom, Charlotte

Mr. G.D. Milcom,
% Administration Dept.
Office of Custodian
Vancouver, B.C.

File # 5146.

Dear Mr. G.D. Milcom:

Thank you very much for the letter
and the enclosure, dated February 21st.

In reading over the sheets I understand
everything except one paragraph. On first sheet,
paragraph four you stated that I received
a cheque for \$175. It is true that I
received \$175 but out of this \$175 only \$100
was from the proceeds of the auction sales.
And the rest of the money i.e. \$75 was
the rent money due to me. All of these
figures is on my Debit column as cheque to
me, namely \$25, \$50 and \$100. And on
the debit & credit sheet you have added the
debit (including the \$175 which I received from you)
which amounts to \$339.41. You then
subtracted \$339.41 from my income of \$1,571.38
to get my balance of \$1,231.97.

Therefore I don't think there is any necessity
of your deducting \$175.00 from \$225.32. I think
there is no necessity of paragraph four because
on the debit column you have included
what you gave me and on credit column
my money from auction sale is included.
And you have subtracted the total
debit from my total credit to get the
result of \$1,231.97. Therefore I
think the balance of \$1,231.97 is the money
due to me.

Would you kindly look into
this matter?

Thank you very much for your
immediate attention.

Honors truly,
Lazus Ayer
Reg No. 04078.

5146

March 7, 1945

*char
M. OYE*

Mrs. Kazue OYE,
Reg. No. 04878,
Alpine Inn,
Cascade, B. C.

Dear Madam:

Re: 7th Avenue, Steveston.

Referring to your letter of March 5th, we would point out to you that all the revenues and the proceeds of the sale of the above property belong to you and your two minor children. We have treated the chattels as belonging to you only, and the cheques sent to you were charged against the sale of the chattels.

It was necessary for us to divide equally the proceeds of the sale and the rents received from this property - one-third to you, and one-third to each of your minor children.

You have not yet advised us what the monthly requirements will be for you and each of your children.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

EXTRACT of letter for File No. 5146.

SAMUEL A. MOORE
Official Administrator

Court-house,
Vancouver, B. C.

C
O
P
Y

March 7th, 1944

Ref. 1898.

Custodian of Enemy Property,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Attention of A.G. McArthur - Your file 5366 and 5355.

Dear Sir:

I have your favour of the 3rd instant:

Re Masaharu Oye, deceased - Re Lots 1 & 2, Block 16,
Section 3, Block 3 N, Range 7 W, Map 249 in Steveston Townsite -
Kazuo Oye - Custodian file No. 5146

This property was transmitted on March 27, 1942 to Kazuo
Shoji Oye the widow, and Elsie Yachiyo Oye, daughter, and Robert
Nobuaki Oye, son.

Mr. G. Fred Long, Barrister, Pacific Building, Vancouver
is acting for these heirs and I understand the Deed is in his pos-
session.

Your department arranged a Lease of this property to one
Peter Erickson, and I understand you are collecting the rents and
that you are to pay the taxes, water rates, etc. Today I received a state-
ment of water rates due; I am enclosing the statement herewith for your
attention.

In view of the above, I as Administrator, would have no authority
to offer this property for sale.

"Samuel A. Moore"
Official Administrator.

Alpine Inn,
Cascade, B.C.,
March 10, 1945.

Mr. G.D. Wilson,
Administration Department,
Office of the Custodian,
Vancouver, B.C.

File No. 5146

EVACUATION SECTION	
MAR 16 1945	
File No.	5146
Re	100
Referring	Milson

Dear Mr. G.D. Wilson:

Thanks you very much for the letter dated March 7th.

I'm sorry to say but you didn't quite get the point which I wanted you to get it. I know that the money will be divided among the two children and myself but the point that has to be made clear is different. The point I want to make clear is this: I will quote what you wrote to me on your fourth paragraph. Quote..

We also enclose statement of the balance of your chattels which have been sold at auction and according to our records, you have received from us cheques for \$175.00. After deducting this amount from the \$225.32 received from the sale of chattels, there will be \$50.32 due you from the sale of these chattels, which amount we have deducted from the proceeds of the sale and revenues from your property, leaving this amount in your personal account. This leaves a balance of \$1,181.65, which we are dividing one-third to you and one-third to each of your children, Yachiyo and Wabuaki, viz. \$393.88... unquote...

You mention you send me \$175.00 but out of that \$175.00, \$100.00 was from proceed of the auction sale and \$75.00 was the money due to me as the rent of my house. It is true the proceed of the auction sale amounted to \$225.32. At this point I would ask you to look over the enclosure which I am enclosing with this letter. As you see for yourself you have included the \$175.00 on the Debit column as the cheque to me in three different cheques, Jan. 3, 1944--\$50.00, June 7, 1944---\$25.00, Jan. 15, 1945--\$100.00. Since you have included all expenses, including the money you sent to me (i.e. \$175.00) on Debit column, so the total debit is \$339.41, as you have stated.

And since you have included the \$225.32 under my Credit column I don't think you have to subtract anything from the \$225.32 because you've already included the \$175.00 in the Debit column. And as a final result you took \$339.41 from \$1,571.38 which leave \$1,231.97 in my personal account. (me and my children)

Therefore the right amount due to each one of us is \$1,231.97 which is 410.66.

I think there is no necessity of paragraph four cause you've included everything in Debit and Credit column.

Could you kindly check over and let me know as soon as possible.

Thank you very much for your immediate reply.

Yours truly,

Kaguel Oye
Reg No. 04878

Encl.

File No. 5146
Reg. No. 84878

Date	Particular	Karue OYE	Debit	Credit	Balance
/42 Oct. 30	Water rates		15.00		
Dec. 14	Rents collected-4 months \$10.00 Commission		2.00	40.00	
/43 Jan. 8	Balance taxes		17.12		
Feb. 10	Land Registry Office-Certificate of Encumbrance		3.00		
March 16	Repairs \$16.00 Water \$12.00		28.00		
Sept. 23	Water rates		12.00		
Oct. 22	Taxes		29.44		
Dec. 21	Rents collected-12 months @ \$10.00			120.00	
/44 Jan. 3	Cheque to you		50.00		
March 20	Water rates		12.00		
June 7	Cheque to you		25.00		
August 17	Rents to 31st August-8 months @ \$10.00			80.00	
	Water rates		12.00		
	Taxes		13.85		
	Credit re Sale of Property			1,106.06	
/45 Jan. 8	Proceeds Auction Sale			164.32	
Jan. 14	Cheque to you		100.00		
Jan. 16	Sale of Piano			50.00	
Jan. 30	Proceeds Auction Sale			11.00	
			339.41	1,571.38	

OR \$ 1,231.97

Alpine Lodge,
Cascade, B.C.

March 11th 1945.

Mr. L. D. Milson,
Administration Department,
Office of the Custodian,
Vancouver, B.C.

EVACUATION SECTION	
MAR 16 1945	
To:	
File No.	5146
Re:	
Referred	Milson

Dear Sir,

On Feb 25th I gladly received the dolls, old clothing, books, and trunk from Etveston.

I want some chinawares; an iron pot for cooking rice, tray, steam boiler, earthenware mortar called (Suribachi), ^{and other kitchen ware} but they did not send me at all. I'm really wanting them very much. I wrote several times asking to send me the above things. Please send them to me.

I still got many things left in my house. I got many things used in the boat, and I had a clock for the boat. I had two singer sewing machines. I know one was sold for \$26, but I want to know about the other one. One was the old style machine, and the other one was new.

5146

March 17, 1945

Mrs. Kazuo OYE,
Reg. No. 04878,
Alpine Inn,
Cascade, B. C.

Dear Madam:

Referring to your letter of March 10, 1945, you have overlooked the fact that whereas we divided the sum of \$1,181.65 equally among you and your two children, which you state should be \$1,231.97, this leaves a difference of \$50.32 which still remains in your account and was not divided among the children, so the amount to your credit is \$393.89 plus the balance of the sale of chattels - \$50.32, which makes your personal balance with us \$444.21.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

April 12, 1945

Mrs. Kazue OYE,
Reg. No. 04878,
Alpine Lodge,
Christina Lake, B. C.

Dear Madam:

Referring to your letter of March 11th, we are advised that all the chattels which were found on your premises have now been sold and a statement of the sale of these articles has been sent to you.

You were enquiring in regard to the articles which were taken from a boat. Our records show that a searchlight, 1 Intake Manifold, 1 Exhaust Manifold, 1 Box Engine Parts, and 1 Box of tools were taken from your house by the Navy, and were fixtures of the boat "Chatham S", which was sold to the Department of Munitions & Supply. According to our records, this boat was owned by Mrs. Tomi OYE.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

5146

May 11, 1945

Mrs. Kazuo OYE,
Reg. No. 04878,
Alpine Lodge,
Christina Lake, B. C.

Dear Madam:

We are in receipt of your letter of April 19th and regret that we are unable to forward you \$100.00 for the account of each of your children as we consider that this is excessive. If you would advise us the amount necessary for their maintenance, we will be pleased to take into consideration the matter of sending you a monthly remittance.

We have asked our Protection Department to again check in regard to your sewing machine but they have only been able to find trace of one which was sold for \$26.00.

Your lawn mower and catcher have been sold for a net amount of \$12.11 and the amount credited to your account.

Your kitchen stove was sold for \$75.00, but we are unable to find any trace of the stove in the living room or the other articles you mentioned.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

No
*Mrs. Yamashita's
stove \$75.00*

June 30, 1945.

Mrs. Kazuo OYE,
Reg. No. 04878,
Alpine Lodge,
Cascade, B.C.

Dear Madam:

We have for acknowledgment your recent letter requesting certain money held in this office for the benefit of your two minor children, Elsie Yachiyo and Robert Nobuaki. This matter has been discussed with Mr. Brown of the B.C. Security Commission who has recommended that \$20.00 per month for each child is adequate maintenance for them at the present time. Mr. Brown suggests that this sum will probably be supplemented by \$5.00 per month per child by the Dominion Government under the Family Allowance scheme commencing July 1st. We are therefore enclosing our cheque for \$40.00 being \$20.00 from each of the children's accounts which is to be used for necessities for the children, as indicated on the face of the cheque. Unless unusual expenditures are required on their behalf, similar sums will be sent to you monthly until their funds with the Custodian are exhausted. If it is desired to alter these arrangements, we would suggest that you discuss the matter with the B.C. Security Commission representative.

In this connection we would remind you that we were advised August 5, 1942 by Mr. Moore, Official Administrator, who administered the estate of your late husband, that the Minister of Finance of British Columbia, is holding \$115.00 for the two children being their cash share from his estate.

As for your own funds, we find on examining the file that owing to the lack of a complete declaration concerning your chattels it has been difficult to distinguish between proceeds from the sale of your own goods and from those sold belonging to your relatives and friends who stored their goods in your house. The credit balance mentioned by Mr. Wilson on April 4th as remaining in your account cannot be considered correct. The files of Mrs. Naoye Yamashita, Genichi Hanazawa, Mrs. Koita Shiyoji and T. Teranishi are now under review and early next week we will forward you the funds representing the credit balance of your account, together with a detailed report in this connection.

Yours truly,

A. G. McArthur,
Administration Department.

The following goods which have been left in care of Mr. Peter Erickson, stored and in use at the house of Kazuo Oye, Chatham and Dyke, Steveston.

- .1 Bureau
- .1 Chest Drawers
- .1 Table
- Linoleum on floor
- .1 Table
- .3 Chairs
- .1 Kitchen Cabinet
- ~~Sundry Kitchen Utensils - 6~~
- Linoleum on Floor
- .1 Heater
- .1 Food Cabinet
- .1 Round Table D.R.
- .5 D.R. Chairs
- Linoleum on Floor
- .1 Piano and Bench
- .1 Chesterfield
- 1 2 Chair
- .1 Center Table
- .1 Gramophone
- .1 Clock
- 2 Dolls in Glass Case - Shipped also 1 picture, 1 metronome.
- .1 Table Lamp
- .1 Hall Runner
- .2 Bureaus
- .1 Table
- .1 Cooking Pot Cast Iron
- .1 Chiffoneer
- .1 Linoleum Rug
- .1 Sewing Machine —
- .1 Single Bed
- .1 Dressing Table and Bench
- .1 Chiffoneer
- .2 Wicker Chairs
- .1 Bed Complete
- .1 Ironing Board
- .3 Small Mattresses
- .1 Bed no Spring
- Sundry Cushions.
- .2 Scales
- ~~.1 Baby Commode Chair - S.~~
- .1 " Table
- .1 Dining Room Chair
- .1 Smokers Stand
- .1 Sewing Machine —
- .1 Shrine
- .1 Card Table
- .2 Chests Drawers
- .1 Small Japanese Table
- ~~.1 Trunk - S.~~
- .1 Baby Carriage
- Sundry Junk in Attic

The following goods are stored in house belonging to one Yamashita,

- 1 3 Pce. Chesterfield
- 1 Bureau
- 1 Chiffoneer
- 1 Small Table
- 2 Chairs
- .1 Wardrobe containing clothes
- 1 Table Lamp
- 2 Rolls Oilcloth

S. sold by auction 24/11/44
Steveston 25.

Peter Erickson

MEMORANDUM

File No. 5146

October 13th, 1944

To: The File

From: Mr. R.B. Mackenzie

Re: OYE, Kasuo
681 7th Avenue
CHATELS.

The above owned the property located at 681 - 7th Avenue
Steveston, leased to P. Erickson and now sold to him.

Mr. J.D. Mather in his report of June 27/42 enclosed an
inventory which was confirmed by Mr. Erickson on July 10/42
This inventory included chattels belonging to Mrs. Akira
YAMASHITO (5243) a friend, also the following chattels owned
by Mrs. Koito Shiyoji (15286) Mother of Kasuo OYE:

STORED IN ATTIC 1 Singer sewing machine
 2 dressers - without mirrors
 3 cases earthen ware
 rolls of new wallpaper
 Pots, steamer, iron pot
 Grinder

STORED IN BASEMENT 1 old trunk
 1 linoleum rug

The above goods are included in the J. D. Mather's inventory.

We have instructed our Steveston Representative to bring all
the chattels to our auction rooms at his convenience.

RBM

RBM:LM

MEMORANDUM

Nov. 26/44

File 5146

To: Mr. R.B. Mackenzie

From: Mr. G.M. Harris

Re: OYE, Layne (Mrs. M.)
CHATELS

We have no list of goods owned by Mrs. Yamashita A. the following effects have been purchased by Mr. Erickson direct from this party:

- 1 bedroom suite, 1 chesterfield suite,
- 1 kitchen stove.

Mrs. Yamashita (file 15286)

We have no list on file of EDITO, S., Mrs. Erickson knows nothing of this party.

Mrs. Oye's mother

The only chattels remaining in the house is 1 piano which is in course of sale from OYE to Erickson.

*Sold for \$500
Jan. 3/45
to Erickson*

The only chattels shipped to OYE were clothing, dolls, tick-tok, pictures, and cushions.

The Navy took a truck load of boat gear and other chattels, but gave no receipt.

*Receipt on
file dated
Jan 17/45*

All other chattels of saleable value removed to auction.

Hanayama, G. is unknown to Erickson, nor does he remember having seen a record player or any chattels belonging to this man.

G.M.H.

MEMORANDUM

File No. 5146

January 19th, 1945.

TO: File

FROM: R. B. MacKedie

RE: Kazuo OYE

This property was leased to Mr. Peter Erickson, who has now bought it.

An inventory of chattels was taken on June 27th, 1942 by Mr. J. D. Mather and confirmed by Mr. Erickson on July 10th, 1942.

This inventory included, as well as those chattels declared by the above, chattels declared by Mrs. Koito Shiyoji (file 15286) mother of Mrs. Oye and Mrs. Akira Yamashita, a friend of Mrs. Oye.

The bulk of the chattels were moved to our auction room on November 1st, 1944 (chattels list 52) and supplementary list 52D, of November 14th, and are being liquidated.

Some goods were abandoned as junk.

On June 17th, 1942, Lt. A. G. Handford, Naval Control Services took from this house and receipted for the following parts for the boat Chatham "S":

- 1 searchlight
- 1 Intake manifold
- 1 Exhaust
- 1 Box of engine parts
- 1 Box of tools

On June 15th, 1944, the above wrote asking for a few of her effects. Some of these were shipped in November, 1944.

Mr. Toyokichi TERANISHI (file 2441) declares a bureau left in care of his sister, Mrs. Oye. This was brought to our auction room on November 1st and sold in the name of Mrs. Oye as there were no identification marks on it.

Mr. Peter Erickson bought the piano for \$50.00 as arranged by himself and the owner.

Mr. Erickson bought the kitchen stove for \$75.00 owned by Mrs. Yamashita. He also bought their bedroom suite and chesterfield at prices arranged direct with the owner. Mr. Genichi HANAZAWA (file 4084) declares a few chattels stored in the Oye house. These may also be included on chattel List No. 52.

REM:LEW

June 19, 1945.

FILES 5146 & 15286

Re: Mrs. Koito SHIYOJI, Reg. 08028 & Chattels stored at home of daughter, Mrs. Kasue OYE

Mrs. SHIYOJI, On January 25, 1944, reported on JP that she had stored at the home of her daughter, Mrs. Kasue OYE, File 5146, the following articles:

- 1 Sewing Machine - While 2 sewing machines are listed on Inventory on File 5146, only one was removed from the house, and that has been sold and proceeds credited to account of Mrs. Kasue OYE. (See also File of Genichi HANAZAWA, File 4084 re sewing machine at this house)
- ✓ 2 Dressers with no mirrors - Similar articles sold at auction Nov. 10, 1944, proceeds credited to Mrs. Kasue OYE.
- 3 Ch. Earthen Wares - See China, sold at auction Nov. 24, 1944, and credited to Mrs. Kasue OYE.
- Rolls Wall Papers(New) - No record
- Pots - No record
- Steamer- No record (Mrs. Oye requested shipment of a steamer, March 11, 1945)
- Iron Pot - Cast Iron Pot on Inventory, File 5146 - No record of disposal. (Mrs. Oye requested shipment of an iron pot, March 11, 1945)
- Grinder, etc. No record (Mrs. requested shipment of mortar on March 11, 1945)
- 1 old Trunk - Trunk sold at Auction Nov. 10, 1944, proceeds credited to Mrs. Oye.

It is quite possible that some of the articles Mrs. Oye requested are the same as those declared by her mother.

FM

FILES Nos. 4084 & 5146

June 19, 1945.

Re: Genichi HANAZAWA, Reg. 10767 & Chattels stored at house of Mrs.
Kasuo OYE

On October 18, 1944, Genichi HANAZAWA, File 4084, reported
the following stored at the home of Mrs. Kasuo OYE, File 5146:

Missing 1 Singer Sewing Machine - The inventory on File 5146 showed 2 sewing
machines, but only one was removed from
the house. That one has been sold, and
proceeds credited to Account of Mrs. Kasuo
OYE, who did not declare a sewing machine.
*(Inquire for sewing machines
left in this Capt. House and
then made by Hanazawa,
and Mrs. Thigoy, File 1511)*

1 Dresser with round mirror - Sold at Auction Nov. 10, 44 and proceeds
credited to Genichi HANAZAWA.

1 Drawer - Chest Drawers sold at Auction Nov. 10, 44 and
proceeds credited to Genichi HANAZAWA.

Missing 1 R.C.A. Victor Record Player - A gramophone was sold at Auction Nov.
10, 44 and proceeds credited to Mrs.
Kasuo OYE. This might possibly be
Genichi HANAZAWA's missing record
player

LD

July 20th 1945,
Alpine Lodge,
Cascades, B.C.

Mrs. A. G. McArthur
306 Royal Bank Bldg.
Vancouver B.C.

EVANSTON SECTION	
JUL 27 1945	
Rec'd	
File No.	5146
Per	
Referred	

Your File No. 5146. Wickes

Dear Sir,

Thank you for your letter, and the cheques
I know the goods which are not belonging to me
from the lists which Mrs. Mileom mentioned on
April. So I told that to my relatives. That's why
I asked several times about the singer sewing
machines to Mrs. Mileom. There were two
singer sewing machines in my house. One was
for Mrs. Koito Shigori who is my real mother
and one was for Mrs. Genichi Hanagawa,
who is my cousin. My mother's was old one,
and my cousin's was new. I don't know which
was sold for \$26 and which is still in the house.
I want to give them the money for the machine
but unless I know which was sold and which
was not, who shall I give the money. Will
you please find out this. Sorry to trouble
you very much.

Yours truly
Kazuo Oya

Alpine Lodge,
Cascade, B.C.
Aug 7th 1945

Mr R B Mackenzie,
Office of the Custodian,
Vancouver, B.C.

File No. 5146

EVACUATION SECTION	
Recd	AUG 17 1945
File No.	5146
Re: Notes	
Returned	Mackenzie

Dear Sir,

Thank you for the letter of July 24th.
I want to reply you soon but I wrote the
letter to Mrs. Tanigawa asking some about
her articles. So will you please wait me a
little while. As soon as she gave me an
answer I will write to you.

I ~~don't~~ know who Mr. J. Teranishi is and
there weren't any articles belonging to him in
the house.

Mrs. Yamashita took some of her articles
to my house after I evacuated, and she begged
Mrs. Erickson to take her articles in charge.
So that was arranged between Mrs. Yamashita
and Mrs. Erickson and nothing does not
concern me. In the list which you send it
to me there are nothing belonging to her.

Yours truly,
Kazuo Oye

July 24th, 1945.

Mrs. Kazuo OYE

LIST OF CHATTELS REMOVED FROM
681 - 7th Ave. Stevenson

- 1 Dining table and 5 chairs - List 24 - Nov. 10/44 - *Kazuo Oye*
2 Tables - List 24 - Nov. 10/44 - *Kazuo Oye*
1 Kitchen stove - List 24, Nov. 10/44 - *Kazuo Oye*
1 Home made bench - List 24, Nov. 10/44 - *Kazuo Oye*
1 Cupboard (cabinet) - List 24, Nov. 10/44 - *Kazuo Oye*
4 Dressers (2 no mirrors) - List 24 - Nov. 10/44 - *Kazuo Oye*
2 Wicker chairs - List 24, Nov. 10/44 - *Kazuo Oye*
1 Sofa (chesterfield) - List 24, Nov. 10/44 - *Kazuo Oye*
1 Gramophone - List 24, Nov. 10/44 - *Kazuo Oye*
3 Table lamps - List 24, Nov. 10/44 - *Kazuo Oye*
1 Mantel clock - List 24, Nov. 10/44 - *Kazuo Oye*
1 Card table - List 24, Nov. 10/44 - *Kazuo Oye*
2 Bedsteads - List 24, Nov. 10/44 - *Kazuo Oye*
1 Baby bed - List 24 - Nov. 10/44 - *Kazuo Oye*
1 Small stand - List 24, Nov. 10/44 - *Kazuo Oye*
1 Table & 2 chairs - List 24, Nov. 10/44 - *Kazuo Oye*
1 Candy scale - List 24, Nov. 10/44 - *Kazuo Oye*
3 Alarm clocks - List 24, Nov. 10/44 - *Kazuo Oye*
1 Chest of drawers - List 24, Nov. 10/44 - *Kazuo Oye*
1 Sewing machine - List 24, Nov. 10/44 - *Kazuo Oye*
1 Vanity & bench & chest of drawers - List 24, Nov. 10/44 - *Kazuo Oye*
1 Platform scale - List 24, Nov. 10/44 - *Kazuo Oye*
1 Stove top - List 24, Nov. 10/44 - *Kazuo Oye*
1 Suitcase - List 24, Nov. 10/44 - *Kazuo Oye*
1 Baby carriage - List 24, Nov. 10/44 - *Kazuo Oye*
1 Piano - Sold to Mr. Peter Erickson for \$50.00. *Kazuo Oye*

transferred

Sale arranged between Mrs. Oye and purchaser. - *Kazuo Oye*

- 1 Trunk - List 25, Nov. 24, 1944 - *Kazuo Oye*
2 Suit cases - List 25, Nov. 24/44 - *Kazuo Oye*
1 Commode - List 25, Nov. 24/44 - *Kazuo Oye*
1 Box miscellaneous china - List 25, Nov. 24/44 - *Kazuo Oye*
1 Lawn mower - sold on March 2/45, List 30. - *Kazuo Oye*
1 Dresser and mirror } List 24, Nov. 10/44 - *Kazuo Oye*
1 Chest of drawers } *Kazuo Oye*
Mrs. H. Hanagawa
1 Floor lamp (lamp stand) - List 24, Nov. 10/44 - *Kazuo Oye*
1 Book case (cabinet) - List 24, Nov. 10/44 - *Kazuo Oye*
1 Box miscellaneous twine - *Kazuo Oye*

Removed on Nov. 14/44 to storage:

- 2 Large cartons festival paraphernalia *Kazuo Oye*
1 Box books, 1 shrine, few boxes cushions, *Kazuo Oye*
etc., and 2 boxes old clothes. *Kazuo Oye*

SHIPPED TO YOU

- 1 Trunk clothing *Kazuo Oye*
1 Basket clothing *Kazuo Oye*
1 Camp oil stove *Kazuo Oye*

MEMORANDUM

File No. 5146

December 8th, 1945.

TO: The File

FROM: Mr. A. B. Mackenzie

RE: Toyokichi TERANISHI

The above named is the brother of Mrs. Tomi OYE, File 5261, who lived with a son Masayoshi, File 12435, at 58 Chatham St., Steveston, and not Mrs. Kazuo OYE of 681 - 7th Ave.

The reference to the above in our memo of January 9th, 1945, is an error due to wrong information given in the copy of a letter from the Supervisor at Slocan City, dated January 5th, 1945, sent to us by the B.C. Security Commission on January 8th, 1945, in reply to our letter of November 28th, 1944.

REM:LSM

R.B.M.

December 20, 1945

Mrs. Kame OYE,
Registration No. 04878,
Alpine Lodge,
Cascade, B. C.

Dear Madam:

Enclosed herewith you will find two cheques in the total amount of \$160.00 for the necessities of your two children, Elsie Yachiyo and Robert Motuaki. After deducting \$80.00 from each child's account the balance for each account is \$253.88.

With reference to the chattel list forwarded to you some time ago, which we requested you to sign the articles belonging to you, it will now be necessary for you to submit this list to all the Japanese persons who left goods in your house in order that all persons will agree to the ownership of the various items. Please have them all sign and date this list and then return the list to us.

We will draw to your attention the fact that the list sent to you includes many articles which you at no time declare but some articles which were declared by other Japanese persons who claim to have left them in your house. Although Mrs. YAMASHITA may not have left the goods in your charge she has a claim against the chattels which have been sold and credited to your account.

Until this chattel situation is clarified, no money will be released from your account.

Yours truly,

George Peters,
Administration Department.

GPthbe
Encl.
cc: Dept. of Labour,
Japanese Div.

March 19th 1946,
Alpine Lodge,
Cascade, B.C.

Mr. George Peters,
Office of the Custodian
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAR 23 1946
File No.	5146
Ans.	
Referred	Peters

Your File No 5146,

Dear Sir,

^{Will} Please you please give me the cheque for the Bank of Commerce. As there is no Royal Bank of Canada around our district, I have to pay fifteen cents for each cheque. If you can't give me the cheque for the Bank of Commerce, will you please make it to one cheque in the total amount of \$40.00 for necessities for both Edue and Robert. This saves me 15¢ per month.

We all in Alpine Lodge must move to some other places before May 15th. I need the money so please send me all of my account. I need some money to make a ~~new~~ ^{home} in some other place. Please send me as soon as possible.

Yours truly,

K. Oye.

Reg. No. 04878.

13594

June, 15th. 1944.

Alpine Lodge,
Cascade, B.C.

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

EVACUATION SECTION	
Rec'd	JUN 16 1944
File No.	5146
Ans.	20/6/44 R.B.M.
Referred	Meach <i>Amos</i>

Sirs:-

20/6/44

Attention Mr. A. G. McArthur
Re: Your File No. 5146

Amos
McArthur

I gladly received the cheque of \$25.00, and also your letter. Will you please give me a time to think over about the questions? *in funds*

I want my trunk which is in my Stevenson house. It is a new blue trunk in the north-west corner of my attic. I'm sorry to say but in it I want you to put my clock which is on the piano, the framed picture hanging on the parlour wall above the piano, two dolls (Shirley Temple and a doll which has a white dress). ^{*they are both in my parlour*} They are both in the glass cases. I only want the dolls, but not the cases. The four sofa cushions, the five chair cushions which are on the bed of the attic. And will you please put some chinaware as you can. The cups and saucers, plates, bowls all those

things in the attic. Please put in as much as you can.

I'm so sorry to interrupt you very much but my mother Kaito Shiyoji (Reg. No. 08028) who is living with me at Alpine Lodge, wants an old style singer sewing machine which is in my

attic. I also want my book case with many books in. I want both the case and the books. This ^{also in my attic}

I also write a letter to Mr. Erickson asking this. Please have a sympathy on me and grant my request. I am awfully sorry to trouble the Custodian very much.

Thanking you, I am,
Yours faithfully,

Kazuo Oye,
Reg. No. 04878.

February 26, 1949.

MEMO

Re: (Mrs.) Kasue OYE - Reg. #04878
Lots 1 & 2, Blk. 16 of Sec. 3,
Blk. 3N., R. 7W., Map 249, Mun.
of Richmond, D. C. W.

Letter August 5, 1942, states:

"At the request of the Widow, Kasue Oye, and the Solicitor, G. Fred H. Long, I transmitted the property to the widow and the two minor children, and I understand it is registered in their names and is out of my hands".

Quit claim deed dated March 27, 1942, transferring title of property from S.A. Moore to Kasue Shoji Oye, Elsie Yachiyo Oye and Robert Nobuaki Oye, was registered in the Land Registry Office November 8, 1944.

Vesting Order registered the interest of Kasue Oye in the above property January 26, 1943, No. 25338. Vesting Order registered the interests of Elsie Yachiyo Oye and Robert Nobuaki Oye in the above property September 26/44, No. 27234.

Kasue OYE claiming on behalf of herself and as guardian on behalf of Elsie Yachiyo OYE and Robert Nobuaki OYE.

*Above memo is the answer to question
130 as to title raised by Government Counsel
page 8 of Transcript, line 20 and p. 10
Amendment McQuade. Alm*

NOV 25 1947

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

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

5146

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

- (1) NAME OYE, KAZUYE (MRS.) (RCMP) Reg. No. 04878
(Print) Surname Given Name
- (2) Pre-Evacuation Address P.O. Box 28, STEVESTON, B.C.
- (3) Present Address 1/2 S. NISHI, R.R. #1, GRAND FORKS, B.C.
Amended 4/3/48 -> 377 W. VICTORIA ST., KAMLOOPS
- (4) REAL ESTATE
- (a) Street Address (if any) DISTRICT OF NEW WESTMINSTER B.C.
City or Municipality. Province
- (b) Legal description (lot number, block number, section number, etc.)
LOTS 1 & 2, BLOCK 3, NORTH, RANGE 7
WEST MAP 249, IN THE DISTRICT
OF NEW WESTMINSTER.
- (c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) ~~Residence~~ Type of business _____
(iii) ~~Business~~
(iv) Any other type of property (describe) _____
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) OWNER OF 1/3 INTEREST
GUARDIAN OF ELSIE YACHIYO OYE + ROBERT NOBUAKI OYE MINORS
OWNERS OF THE REMAINING 2/3 INTEREST
- (e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 300.00
(ii) Buildings - - - - - \$ 1600.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 1900.00
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 1106.06
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 793.94
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
District of New Westminster, B.C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
Residence
- (c) How stored or packed at time of evacuation House rented furnished

(over)

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

John Eickman, Struction, BC

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

1. <i>unhatched chickens as per list attached</i>	Estimated Value \$	<i>423.25</i>
2. <i>hatched as per list attached</i>	Estimated Value \$	<i>150.00</i>
3. <i>Living Room stove</i>	Estimated Value \$	<i>35.00</i>
4. <i>Wardrobe</i>	Estimated Value \$	<i>25.00</i>
5. <i>Barometer - clock</i>	Estimated Value \$	<i>50.00</i>
6. <i>Camera</i>	Estimated Value \$	<i>16.50</i>
7. <i>Supporting tools</i>	Estimated Value \$	<i>45.00</i>
8. <i>Field glasses</i>	Estimated Value \$	<i>40.00</i>
9. <i></i>	Estimated Value \$	<i>184.15</i>
10. <i>Value received from Custodian</i>	Estimated Value \$	<i>167.06</i>

TOTAL CLAIM FOR PROPERTY LOSS \$ *617.69*

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

- (f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) \$ *1411.63*

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

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

KAMLOOPS *John Eickman* *Superintendent*

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

DOMINION OF CANADA,

of

TO WIT:

I, *Kazuya Oye*
of *Grand Forks*

in the *Province of British Columbia*

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the

at Grand Forks

in the *Province of B.C.*

this *15th* day of *November*

A.D. 1947 *William Eickman*

Province of British Columbia

Kazuya Oye

A Commissioner &c.

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

List of household furnishings as per 5 (e)

1 table lamp	1.50
table lamp	1.75
table lamp	3.50
Candy scale	15.00
alarm clock #2	1.00
Suit case	5.00
2 alarm clocks and miscellaneous	5.00
Mantel clock	10.00
Table and 5 chairs	15.00
Card table	3.00
small stand	7.00
dresser and mirror	25.00
vanity bench and chest drawers	45.00
baby go cart	3.00
bench	.50
stove top	3.00
table and 2 chairs	4.50
table	2.00
dresser no mirror	2.50
dresser no mirror	2.50
cabinet	7.00
kitchen table	2.00
kitchen stove	20.00
platform scale	90.00
gramophone	15.00
dresser and mirror	10.00
baby bed	10.00
bed stead	6.00
bed stead no rails	1.50
table and 5 chairs	20.00
cabinet	15.00
lamp stand	3.50
chesterfield	30.00
wicker chair	6.00
wicker chair	6.50
trunk and miscellaneous	25.00
	<u>423.25</u>

List of Fixtures covered in 5 (a) subsection 2.

Rugs and carpet	65.00
Window Curtains and blinds	40.00
chairs and tablecloth	15.00
Electric Iron	5.00
Kitchen Utensils	<u>25.00</u>

\$ 150.00

COULTHARD, SUTHERLAND & CO. LTD.

609 Columbia Street,
New Westminster, B.C.
April 28, 1944.

Catalogue #757.
File: 5146.

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

APPRAISAL

RE: Lots 1, 2, Block 16, Section 3, B3N/7W, Map 249,
Steveston Townsite.

Dear Sir:

This property is located at the corner of Seventh Avenue and Chatham Street and consists of a bungalow 24' x 24' with shingled exterior and siding with a good roof. The interior is finished with "V" joint and paper in excellent condition. There are four rooms on the main floor and two in the attic and the basement contains three rooms including the kitchen. Plumbing consists of a sink only there being an outside toilet. The house is served by city light and water and heated by stoves. Floors are in good shape and the foundation is good (possibly on cement).

The grounds consist of two 33' x 120' lots, however, 60' of their length is taken up by a dyke and ditch and cannot be utilized. Garden is fenced and has ornamental shrubs.

VALUATION:

House.....	\$864.00
Lots.....	<u>100.00</u>
	\$964.00

Case No. 83

Yours very truly,

EXHIBIT No. 2
DATE May 6 1948
FILED Mr. McMaster

COULTHARD, SUTHERLAND & CO. LTD.,

"F. H. Coulthard"

F. H. Coulthard.

I hereby certify that the foregoing words are a true copy
of the original whereof they purport to be a copy.

June 5, 1948

[Signature]

IN THE MATTER OF THE "INQUIRIES ACT."
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

10

Kamloops, B.C.

May 6, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) KAZUYE OYE

PROCEEDINGS AT HEARING

20 APPEARANCES:

T.G. BOWEN-COLTHURST, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

J.R. COLLEY, Esq.,

Secretary to Kamloops
Sub-Commission.

G.N.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter.

MR. McMASTER: Mrs. Kasuye Oye, No. 112 on the original list.

(MRS) KASUYE OYE, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

10 MR. McMASTER: I ask leave to amend the claim in this case, your honour, by reducing the claim for the real property to \$1900.00 -- the property was sold for \$1100.00 -- and by reducing the claim for personal chattels to \$547.75 with respect to which items, the Custodian sold items totalling \$199.90, leaving the net personal property claim at \$347.85.

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, did you instruct Mr. Leckie to prepare this statement with regard to your real property with respect to which you are claiming, and is that your signature on the statement?

20 A: Yes.

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I file that as Exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: Has my friend a copy of the appraisal made in this case to be filed?

MR. BOWEN-COLTHURST: Yes.

30 MR. McMASTER: I produce from the Custodian's file what purports to be an appraisal with respect

to this property from Coulthard Sutherland and Company Limited dated April 28, 1944. I file that as the next exhibit on behalf of my learned friend.

(APPRAISAL MARKED EXHIBIT NO. 2)

10 MR. McMASTER: If I might refer to Exhibit No. 1, your honour. The property is situated at 681, 7th Avenue, at the corner of 7th Avenue and Chathan Street in Steveston Townsite. It is a bungalow type building, 24 by 24. There are four rooms on the main floor, three rooms in the basement, and there is a note on the statement that there are two rooms in a semi attic. The description of the finish of the building is given. It was used as a dwelling. There are two lots, each 33 feet by 120 feet.

20 The claimant states it was purchased about 1935 for \$200.00 for the two vacant lots. The property is situated in a residential area in Steveston, and the claimant shows the erection of the dwelling house, the erection of the woodshed and other improvements made to the premises, showing an expenditure of \$1750.00 thereon, and also pointing out that the property since purchase had been fenced all round the lot on which the house was situated, and on two sides of the vacant lot. The bush had been cleaned up on the vacant lot and the claimant had put in a duck pond, made a garden, and planted lawn and ornamental shrubs on the occupied lot. She doesn't show the cost of making those improvements to the lands and

30

premises.

She states that she considers the appraiser's report fairly describes the property, but that the valuation at \$964.00 is much below a fair market value. She also comments that she left the property in the best of condition, and she believes it would be worth at least \$1900.00 when it was sold by the Custodian in August, 1944.

19 I would ask my friend if he would be good enough to admit that the assessed value of the land is \$720.00, and improvements \$1,000.00.

MR. BOWEN-COLTHURST: I have an assessment notice here, but it doesn't appear to have any value for either the land or improvements, merely the taxes.

MR. McMASTER: What year? I wish I could get those kinds of assessment notices.

20 MR. BOWEN-COLTHURST: They certainly show the taxes clearly enough, the taxes due, but they don't give the value. This is 1942. Have you an assessment notice?

MR. McMASTER: I don't have a tax notice here. We will have to produce one at a later date, your honour.

MR. McMASTER: Q: Witness, I produce to you two photographs. Are those pictures of your house?

A: Yes.

Q: With respect to which you are claiming?

A: Yes.

MR. McMASTER: I ask to file those as the next exhibit.

(PHOTOGRAPHS MARKED EXHIBIT NO. 3)

MR. McMASTER: Q: Are the dates appearing on the
backs of those pictures, stamped with the rubber
stamp, the approximate date that the pictures were
taken? A: This should be 1939.

Q: Yes. Your impression is that the large photo-
graph with the date stamped on the back, May 20,
1938, was taken approximately at that time?

A: This is all right; this is correct.

10 Q: Yes, that one appears correct; and the smaller
photograph with the date April 12, 1937, you think
that picture was taken in 1939? A: Yes.

Q: Yes. Now, I produce to you another picture from
the Custodian's file which he states was taken
on April 13, 1943. Does that appear to be a
picture of your house and premises?

A: Yes.

Q: Do you have some other pictures there?

A: This is an enlargement of this one, and this is
20 the other one, there.

Q: I produce to you a picture of some ducks floating
around in some water. Is that a picture of your
duck pond in these premises? A: Yes.

Q: And approximately when was that taken?

A: This was taken the same date as this one.

Q: That would be in 1938? A: Yes.

MR. McMASTER: I file all of those pictures as one
Exhibit, your honour.

Q: Witness, did you instruct Mr. Leckie to prepare
30 this statement with regard to the personal pro-

perty with respect to which you're claiming, and
is that your signature on it? A: Yes.

Q: Are the contents of that statement true to the
best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I ask to file the statement with re-
gard to personal chattels as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 4)

10 Q: Now in this statement, you refer to the details
of rugs and carpets and of kitchen utensils with
respect to which you are claiming. I produce to
you a list of rugs and linoleum and of kitchen
utensils. Did you have that list prepared
and are these the goods and chattels referred to
in Exhibit No. 4?

A: Yes.

20 Q: Does the column marked "estimated value" on these
two inventories show your estimates of the fair
sale price of these goods at the time of your
evacuation? A: Yes.

MR. McMASTER: I would suggest, your honour, that
these inventories be included with Exhibit No. 4.

Now, your honour, Mr. Leckie has prepared
on the Analysis of Personal Property Claim of the
Custodian certain figures, and has shown the
reduction in the claim for various items, certain
items that have been abandoned from the claim,
and the credit to the Custodian for the items
sold. I would propose, if my learned friend is
30 agreeable, that I file this, which is the original,

on his behalf on the understanding that these pencil notations on it are placed on it by Counsel for the Claimant and are not admissions by the Custodian. I think that would be helpful to the Commission.

MR. BOWEN-COLTHURST: I certainly agree that it would be.

10 MR. McMASTER: And perhaps the Secretary would be good enough to follow the practice in Vernon, if my friend would provide him with the other two copies, and make them into true copies of what is filed.

THE COMMISSIONER: Very good.

MR. McMASTER: I file the Analysis of Personal Property Claim on behalf of my learned friend as the next exhibit, subject to those comments.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 5)

20 MR. McMASTER: I would point out with regard to the Analysis Sheet that under the heading "Details of Claim" in the third column, the Custodian has shown the original claims by the claimant when she filed her claim. Under the heading "Reduced by" written in pencil, three or four columns over from that, the claimant has shown the amount by which she has reduced her original claim. I would also point out that the claimant is only claiming for the items which add up to a total of \$199.90 as far as articles sold by the Custodian are concerned.

30 It would only be proper to point out, also, your honour, that with regard to the rugs and car-

pets, as shown in Exhibit No. 4, there is one rug and a number of linoleums, and the Custodian has shown these as "No account, theft," but has made the comment out in the margin: "Usually linoleum. If so, left as fixture."

10

Now our submission, your honour, is that the linoleums would not be fixtures unless they were affixed to the premises, or if they were fixtures then they should have augmented the value of the lands and premises when sold. If they can't be claimed here as chattels, then we would add the linoleums to the value of the lands and premises.

I would also point out that what is described in the Details of Claim as "wardrobe" apparently is the chiffonier which was found by J.D. Mathers, the agent of the Custodian, on June 27, 1942 to be on the premises.

Your witness.

20 MR. BOWEN-COLTHURST: It may be in this case, your honour, that the question of title itself to the real estate might arise. If that question does not arise, it will then be argued that the real estate was disposed of for a fair market value and that the claimant was fairly compensated in that respect.

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With regard to the chattels, it will be argued that certain items claimed as chattels formed part of the real estate and will not be claimed as chattels. It will be further argued

10 that certain of the chattels did not come into possession of the Custodian, and it will also be possibly argued that there was not sufficient information or sufficient assistance from the claimant herself in advising the Custodian of the various chattels. What chattels were disposed of, it will be contended, were disposed of at a fair and reasonable value, and it will be contended that if they are chattels which the Custodian is responsible for, that there has been no sale, that the amount claimed by the claimant is unreasonable and exorbitant.

CROSS-EXAMINATION BY MR. BOWEN-COLTHURST:

Q: Now I show you a J.P. form dated April 2, 1942. Is this your signature, witness?

A: Yes.

Q: And you filed this J.P. form in 1942, did you?

A: Yes.

20 MR. BOWEN-COLTHURST: I put that in as the next exhibit.
(J.P. FORM MARKED EXHIBIT NO. 6)

Q: Now you have had no experience, of course, as far as estimating the value of land is concerned, have you? A: I have no experience.

MR. BOWEN-COLTHURST: That is all, your honour.

MR. McMASTER: I would just like to draw your honour's attention to the Custodian's Analysis of Personal Property which was filed as Exhibit No. 5, which shows that the Custodian's representative attended at the premises on June 27, 1942 and took a full

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inventory of the goods and chattels and that the goods and chattels claimed for appear to be included in that inventory; and also to draw your honour's attention to the fact that the claimant was required in the J.P. form to give a general description of her goods and chattels, and if your honour would refer to the description in the J.P. form, I think that it would be found a general description was given.

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Now, one other point: I notice that my friend referred to the condition of the title.

THE COMMISSIONER: Yes, he said that question of title might come up.

MR. McMASTER: I see now, referring to the claim form, that she shows that she is the owner of a one-third interest and that she is the guardian of Elsie Yachiyo Oye and Robert Nobuaki Oye who are the owners of the other two-thirds. I would therefore ask to amend the claim, to be made on behalf of herself and as guardian for her two infant children.

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MR. BOWEN-COLTHURST: I have no objection, of course.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified correct and true transcript.

G. Hambleton
Official Reporter

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

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J.R. Archibald
Sub-Commissioner

Name of Claimant

OTF, Kamye

Case 63

Custodian File

5146

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
		1100.		110.00 12.50						122.50
PERSONAL PROPERTY										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS CHATELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
392.50	199.30	59.77	50.92	175.25	89.24					149.21
TOTAL RECOMMENDATION										271.71

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October 3rd, 1950.

Mrs. Kazuo OYE,
377 Victoria St., W.,
Kamloops, B. C.

Dear Madam:

Re: Japanese Property Claims Commission
Case No. 83

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$271.71.

Cheque for \$255.99 is enclosed herein, and the sum of \$15.72 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FCS/js
1 encl.