

5278



## 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. J.W.C. Form 10

## PERSONAL INFORMATION

NAME: OKANO HOSABURO

HOME ADDRESS: R.R. No. 1 10th Ave, Hana, HI

REGISTRATION NUMBER 13219 SEX: Male AGE: 30

OCCUPATION: Farmer

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

EMPLOYER: Myself

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: R.R. No. 1 10th Ave, Hana, HI

NAMES OF ANY LIVING CHILDREN: KASUO (M) 29, HARUKA (F) 27, SATORU (M)

ADDRESS OF CHILDREN: R.R. No. 1 Hana, HI

AGE OF CHILDREN: 29, 26, 23, 14

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

1. LOCATION AND DESCRIPTION: Lots 2 and 3 S-1 of sec 29, township 12, Map 5471, Hana, HI

2. BUILDINGS AND OTHER IMPROVEMENTS: None

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) \$12.41 payable at Municipal Hall, Hana.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state)

Vacant



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Bank of Montreal, Nanay.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN 1942 strawberry crop sold to Mr. Eng. Ben  
Vancouver, BC \$70. - money received

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Eight - room dwelling house at 10th Ave.,  
Nanay, BC
2. LANDLORD'S NAME AND ADDRESS: my son, Kamio Okano, 10th Ave, Nanay, B.C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
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:  
None
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR  
CLAIM ON ANY SUCH PROPERTY None



4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) \$330  
owing to by Genkichi GOTO, Montreal, BC

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
Two \$50 Victory Bonds, \$10 War Savings Certificate, Five \$25 shares  
in River Fish Co. Ltd., Stoverson, BC In the safety deposit box

8. BANK ACCOUNTS: \$1700 Bank of Montreal, Naney, BC

9. LIFE INSURANCE: \$2000 in the Sun Life Ins Co., Beneficiary my wife.  
Policy in safety deposit box.

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: No. 109 in Bank of Montreal, key in my possession

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 23rd day of April 194

"F.J. Williams"

Witness

(Signature) Hosaburo Okano

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

June 4th 1948

C.M. M. Seely



INFORMATION FROM R.C.M.P.

Date August 10/43

Full Name OKANO, Masaburo  
(Surname in Block Letters)

Registration No. 13819

Male - Female  
(check)

Age 25 March 1912

Former Address 10<sup>th</sup> Ave. R.R. No. 1, Vasey, B.C.

Date Evacuated May 22/42 Naturalized - Canadian-Born - National  
(check)

Present Address 902 Highland, Portage La Prairie,  
Manitoba

Married - Single  
(check)

Name of Wife OKANO, Taeko #14396

Name of Husband \_\_\_\_\_

Name of Mother MURAKAMI, Matsuo Name of Father MURAKAMI, Heichi

Names of Children under 16 Grassie Satomi Okano (b) 8/8/28

Our File No. 627 Registered with Custodian  
(yes or no)

Requested By Violet Scott

Additional Information Sumner and Fisherman  
Boat - 11 acres. \* Adopted parents' father OKANO - MURAKAMI  
father - MURAKAMI, Taeko

73/10



REAL PROPERTY SUMMARY

File 5278

V.L.A. B. C. 128-P

JAPANESE NAME: Mosaburo OKANO - - Reg. No. 13819.

CATALOGUE NO: Part of The Director, The Veterans' Land Act first offer.

PROPERTY ADDRESS: 138 - 10th Ave., Haney, B. C.

LEGAL DESCRIPTION: Lots 2 and 3 of the S.  $\frac{1}{2}$  of the S.W.  $\frac{1}{4}$  of Sec. 29,  
Twp. 12, Map 5471, Municipality of Maple Ridge, D.N.W.

TITLE: In name of Mosaburo OKANO.

ENCUMBRANCE: Vesting in Custodian No. 25091, 10th December 1942.

ASSESSED VALUE: 1942 -  
Land \$400.00  
Improvements \$ Nil Total \$400.00, Taxes \$13.42.

CLASSIFICATION: Berry farm, no buildings. Custodian's representative reported 27th May 1942 an area of about 2 acres cleared and remainder of 9.32 acres bush. One and a half acres in strawberries. No house or other buildings.

HISTORY OF ADMINISTRATION: Prior to evacuation the owner sold the crop of the year to the Richmond Growers Ltd., for \$70.00 and received payment. On 23rd December 1942 the Custodian leased the property for the years 1943, 1944 and 1945 to the Richmond Growers Co., Ltd., for \$25.00 per year.

SOLD: To The Director, The Veterans' Land Act for \$206.00 as at 1st January 1943.  
Approval of Advisory Committee, 1st June, 1943

FUNDS: The rental for 1943 was paid to the Custodian and credited The Director, The Veterans' Land Act. Insurance premium of \$19.99 paid by the Custodian was refunded by The Director, The Veterans' Land Act. The sale price of the land \$206.00 less Certificate of Encumbrance \$1.00, registration fee \$3.00, and legal fee \$15.00, net \$187.00 has been released to the credit of Okano.

TITLE: Included in C. of T. 171297-E issued to The Director, The Veterans' Land Act and consideration paid by The Director, The Veterans' Land Act by cheque dated 22nd March 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED October 26th, 1945.

*John Macpherson*



OKANO, Mosaburo,  
Registration No. 03819,  
File No. 5278.

February 1, 1944.

NET STATEMENT

<u>Cust. No.</u>	<u>Description</u>	<u>Japanese Value</u>	<u>Purchase Price</u>
1010	5/40 x 5 1/2 x 50 - 150	\$80.00	\$ 10.00 ✓
1011	9/40 x 9 x 32 - 120	180.00	60.00
1013	6/80 x 6 x 50 - 120	60.00	15.00
Cannery	5 x 6 1/2 x 50 - 150		120.00 ✓
Cannery	4/40 x 5 1/2 x 50 - 200		110.00 ✓
Cannery	150 fa. cork line		<u>15.00</u>
	TOTAL SALES.....		\$330.00

/ms



PERSONAL PROPERTY SUMMARY

File No. 5278

28th November, 1945

Re: OKANO, Mosaburo - Reg. No. 13819

CHATELS: The above Japanese declared no chattels however it was found that he was the owner of fishing lines and nets left at the Great West Cannery. These were sold by the Custodian and details are shown on the yellow summary. The net proceeds derived were \$330.00. Details were sent to OKANO on June 17th, 1943 and with the exception of the \$60.00 sale which was accepted by him in his wire of August 8th, 1942, he disputes the sale price of the balance in his letter of June 26th, 1945.

SPECIFIED ARTICLES: The above Japanese was the owner of the boat MO 1378 which was sold for \$900.00 as per the attached brown edged summary. The proceeds less \$11.50 for administration expenses, were remitted to OKANO on April 24th, 1942.

ACCOUNTS RECEIVABLE: The above Japanese declared that Genkichi GOTO owed him \$330.00. Payment in full was made by GOTO through this office on November 13th, 1944 when \$320.00 was transferred to his account, \$10.00 having been paid by GOTO direct. These funds were remitted on February 7th, 1945.

The B. C. Electric Railway Co. paid \$5.00 in to this office for OKANO's credit being refund of his Electric Light Security Deposit.

BONDS & INVESTMENTS: The above Japanese declared that he was the owner of two \$50.00 Victory Bonds, \$10.00 War Savings Certificates, and five \$25.00 shares in the River Fish Co., Ltd. All these were being kept in his Safety Deposit Box at the Bank of Montreal, Haney, B. C. The bonds and savings certificates were not brought under control by the Custodian. The River Fish Co., Ltd. is however being liquidated by P.S. Ross & Sons and upon completion of same the above Japanese should be entitled to his proportion of the proceeds.

BANK ACCOUNT: The above Japanese declared \$1700.00 in his account at the Bank of Montreal, Haney, B.C. This was not brought under control by the Custodian.

LIFE INSURANCE: The above Japanese declared a \$2000.00 Sun Life insurance policy with his wife as beneficiary. This was not administered by nor brought under control by the Custodian.

SAFETY DEPOSIT BOX: The above Japanese declared that he was the holder of Box 109 at the Bank of Montreal, Haney, B.C. This was not brought under control by the Custodian.

This file reveals no other Personal Property interest.

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

Dated: Nov. 28/45  
WEA:EH

*W.E. Cameron*  
.....



SUMMARY TAKEN FROM VESSELS RECORDS

Date: July 10, 1944

Name: OKANO, Mosaburo

Reg. No. 13819

File: 5278

Boat File No.: JFVDC 482

Name of Vessel: "M.O. 1378" 30'x7'4"x3'6" (1939) Easthope 15 HP

Lic. or Reg. No.:

New Westminster 2647

Naval No.:

NW.081-D

Owner's Valuation:

\$1,600.00

JFVDC Valuation:

1,006.00 Survey #95 NW

Custodian Valuation:

None

Date of Sale:

April 22, 1942

Purchaser:

British Columbia Packers Ltd.

Signature on Sales Papers:

No copy

Selling Price:

\$900.00

Paid to JFVDC on ~~Cashdown~~

900.00

Supervision Costs:

11.50

Balance due Owner:

888.50

Paid to:

M. Okano, April 24, 1942

Location of Boat at Sale:

New Westminster

Claims Against Canadian Govt.:

Claim #434- B. C. Packers Ltd. \$58.55 (Paid)

Additional Information:



FIRE INSURANCE SUMMARY

File No. 5278

28th November, 1945

Lat OKANO, Masaburo - Reg. No. 13813

No fire insurance was declared by the above Japanese.

In accordance with a request made on May 31st, 1943,  
the sum of \$19.99 was transferred from this account to that of  
the son, Isao, to pay his fire insurance.

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

Dated: Nov. 28/45  
WEA:ER

*WE Ruman*



LIABILITY SUMMARY

File No. 5278

28th November, 1945

Re: OKANO, Mosaburo. - Reg. No. 13819

The above Japanese declared no liabilities.

The Great West Packing Co. Ltd. filed one against him for \$150.00. However, on June 23rd, 1943, they confirmed that payment had been made prior to OKANO's evacuation. 2

Dr. G. Morse originally filed a claim for \$90.00. When the Japanese denied owing it, Dr. Morse wrote on December 13th, 1943 stating that it had been reduced to \$27.50 prior to the evacuation of the Japanese. OKANO still disputes this reduced claim and states that he will contact Dr. Morse direct or when he has the opportunity of coming to the Coast.

The Custodian has notified Dr. Morse to this effect and is taking no further action in the matter.

This file reveals no further liabilities against the above Japanese.

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

Dated: November 28th, 1945  
NEA:EN

*W.E. Lawrence*



OKANO, Mesaburo,  
Registration No. 03819,  
File No. 5278.

February 1, 1944.

NET STATEMENT

<u>Cust. No.</u>	<u>Description</u>	<u>Japanese Value</u>	<u>Purchase Price</u>
1010	5/40 x 5 $\frac{1}{2}$ x 50 - 150	\$80.00	\$ 10.00
1011	9/40 x 9 x 32 - 120	180.00	60.00
1013	6/80 x 6 x 50 - 120	60.00	15.00
Cannery	5 x 6 $\frac{1}{2}$ x 50 - 150		120.00
Cannery	4/40 x 5 $\frac{1}{2}$ x 50 - 200		110.00
Cannery	150 fa. cork line		<u>15.00</u>
	TOTAL SALES.....		\$330.00

/ms



File No. 5278

CLAIMS DEPARTMENT

June 18th, 1943.

Mosaburo OKANO - Reg. No. 13819

CREDITORS:

Great West Packing Co. Ltd. .... \$150.00 Disputed *Settled 2-3-45*  
Dr. G. Morse ..... 90.00 Says will settle  
direct. *27-50 See letter 13-12-43*  
*27-3-45*

DEBTORS:

Genkichi GOTO ..... *320.00* *Settling direct*  
*\$330.00* *Letter 29-6-43*  
*See later letter 23-10-44*  
*23-10-44*

/DE

*Cr bal \$854.00 2-20-50*  
*5-2-45*



C L A I M

File No. 7278

DATE

April 30th, 1942

CREDITOR

Dr. G. Morse

DEBTOR

M. Okano  
R. R. 1, Haney, B. C.

AMOUNT OWING

\$90.00

AGENT

ORIGINAL FILE

G/68

January, 1943

I.F.

*E. Hudson*



C L A I M

File No. 5278

*SS.*

DATE

March 27th, 1943.

CREDITOR

Great West Packing Co. Ltd.

DEBTOR

Mosaburo Okano

AMOUNT OWING

\$150.00

*Settled*

AGENT

Nil.

ORIGINAL FILE

G-68



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Mosaburo Okano  
% T. Wishart  
Portage La Prairie, Man

File No. 5278

Reg. No. 13819

Company Sun Life

Agency Vancouver Agency

Policy No. 2102189

Premium - \$ 107.70

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

Month September Day 1

REMARKS:

Letter sent 13/12/43



Name of Owner: OKANO, Mosaburo

Registration No.: 13819

Address: Portage La Prairie

FISHING NET INVENTORY

1. Place of Storage Great West Cannery Net House, Steveston

(a) In whose care (see letter from him of Dec. 14/42)

(b) Whereabouts of key (if any) \_\_\_\_\_

2. Description of nets as follows:

Type	Mesh	Ply	Meshes Depth	Fathom Length	Valuation	Any other marks of identification
Upper part	-	12	20			
Lower "	9 $\frac{3}{4}$ "	10	14 $\frac{1}{2}$			without lines
6 $\frac{1}{2}$ std.		5	50		120 <sup>00</sup>	both lines attached
Sockeye	5 $\frac{3}{8}$ "	5 4?	50	150 fa.	20 <sup>00</sup> 10 <sup>00</sup>	White & green twined net without lines
Sockeye	5 $\frac{3}{8}$ "	4	50	200 fa.	110 <sup>00</sup>	

*See net statement  
Feb 1/43*

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



NETS of Mosaburo OKANO

JP April 23, 1942 - None

Ltr. Dec. 14, 1942 - 1. 12 ply 20 mesh deep, 10 ply 14 $\frac{1}{2}$  mesh (upper 12 ply, lower 10 ply) 9 $\frac{3}{4}$ "  
2. 5 ply, 50 mesh deep, 6 $\frac{1}{2}$ " standard with lines ✓  
3. 4 ply, 5 $\frac{3}{8}$ " mesh standard, 50 mesh deep & 150 fathoms long (Sockeye)  
• without lines, white & green twined net  
4. 4 ply, 5 $\frac{3}{8}$ " mesh, 50 mesh deep with lines 200 fathom long ✓

Inventory Oct. 7/42

✓ 4/40 x 5 $\frac{1}{2}$  x 50 - 300 (\$80.00) ✓  
12/40 x 10 x 35 - 300 (180.00).  
6/80 x 6 x 50-120 (60.00) ✓

Leckie Sept 2/42 2.50/6x 6 $\frac{1}{2}$  x 50 x 150 hung on lines \$120.00

Claim

3 - 4/40 x 5 $\frac{1}{2}$  x 40 - 300 - \$30.00 )  
6/60 x 6 x 60 - 210 - 40.00 ) Claim as withdrawn  
4 - 4/40 x 5 $\frac{3}{8}$  x 50 - 150 - 50.00 )

Gill net 150 f. 9 $\frac{3}{4}$ " x 35 mesh - \$160.00

Sales

3. 5/40 x 5 $\frac{3}{8}$  x 50 - 150 (80.00) \$10.00 ✓  
9/40 x 9 x 32 - 120 (180.00) 60.00 (sold before Dec. 14/42)  
6/80 x 6 x 50 - 120 (60.00) 15.00 ✓  
2 - 5 x 6 $\frac{1}{2}$  x 50 - 150 120.00  
4 - 4/40 x 5 $\frac{3}{8}$  x 50 - 200 110.00  
150 fa. cork line 15.00  
330.00

Claim as amended concerns only one net:

9 $\frac{3}{4}$ " 35 mesh 150 fathoms 3 yrs. old original price- \$290.00 Est. Value-\$160.00

See Great West Packing Co. Ltd. letter of June 23/43 (in front of claim file) "a net left at the Cannery by Okano and valued at this amount (\$150.00) was taken by another fisherman who now acknowledges the receipt of same. We are charging his account with the amount of \$150.00 and crediting Okano's account."



BC-128-P  
BC-3054-B

BC/128-P  
BC/3054-B

Page 1

S.S. Form No. 43  
(Sheet 1)

# Farm Appraisal Report

File No. JL-255

Land Description Lots 2 & 3 of S $\frac{1}{2}$  of S $\frac{1}{2}$  of SE $\frac{1}{4}$  Sec. 29, Tp. 12, Map 5471.

Containing 11.032 Acres

Owner's Name OKANO, Mosaburo

Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C. Distance 2 $\frac{1}{2}$  miles

Market Town New Westminster, B.C. Distance 26 "

Church (give denomination) All denominations-Haney, B.C. Distance 2 $\frac{1}{2}$  "

Nearest School Haney, B.C. Distance 2 $\frac{1}{2}$  "

State how property was identified: Corner posts and map location

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

No access to 11th Avenue - 27th Road unopened.

Is this district a good one? Fair - Co-operative marketing.

EXHIBIT No. 848-2  
DATE 15 Sept. 1948  
FILED BY S. M. Chum

Employment opportunity Limited to seasonal work.

Predominating Nationality and religion: Mixed - Japanese predominating.

Describe Fencing and its condition: No fences. Value \$

Water supply: Shallow well. Value \$

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X							
	X							
BARN	X	N I L						
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm \$

Is dwelling habitable without repairs? - If not what is your approximate estimate of cost to make it habitable?

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bank

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



## Cultivated Land

BC/12B-P  
BC/3054-B

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1	Level	Light sandy loam-8-20"	Sand & Gravel			60.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
10	Level	Light sdy. lm. 8"-20"	Sand & Gravel	Clearing, stump- ing, levelling & draining.	175.00 to 225.00	15.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 210.00Total added by buildings to value of farm \$ -Total fruit trees add to value of farm (for use in orchard districts only) \$ -Total value of farm \$ 210.00

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

With exception of 1 acre total acreage is in bush. On the acre under cultivation the crop is in good state of cultivation.

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

Mixed small fruits.

Noxious weeds:

None of consequence.

Give approximate detail and  
amount of all annual taxes and  
names of Taxing Authorities:1942 Tax - Lot 2 - \$7.07 - District of Maple Ridge.  
" 3 - \$6.32Date: June 13th, 1942.  
Place: New Westminster, B.C.I certify that the above report is based on a personal examination  
of the whole farm made on the 9 day of June 19 42.

Inspector's Signature

"H.L. SINCLAIR"

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



JL-255 - M. OKANO

# Farm Appraisal Report

**Remarks:**

This is a poor property lying to the North of 27th Road, which is unopened. The only means of access is by 11th Avenue by car and then a walk of about 330 feet East through bush path along 27th Road.

With exception of 1 acre cleared, the total acreage is in heavy bush, mainly spruce and alder. Clearing would be costly.

The acreage under cultivation is leased E.M. Bow of Vancouver, I was unable to locate this man and am therefore unable to give further information as to terms of lease.

Electric power available at present time.

## (FOR ORCHARD LANDS ONLY)

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

## ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

## ORCHARDS, SMALL FRUITS, ETC.

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

### Present Value

1 acre Strawberries - good condition.

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

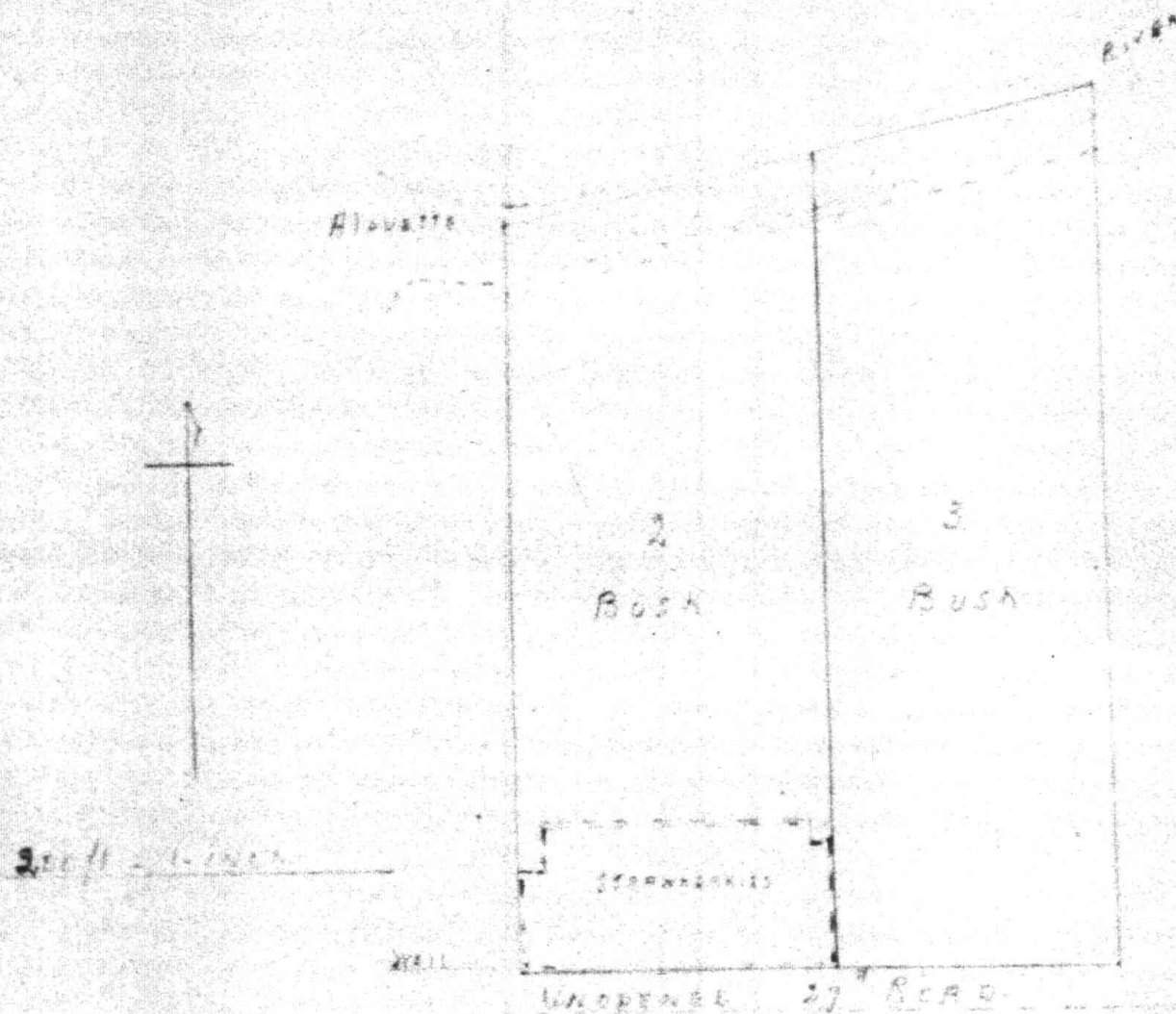


Diagram of Property

LOTS - 243 - of S. 1/2 of SE 1/4 SEC. 29, T. 12, R. 12, MAP 5471

S. 51A + S. 51B - H&C

MOSABUR - C. H. AND



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

value is \$ 100.00

Date 15th June 1942.

"I. T. BARNET"

District Superintendent.



Canada

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

**JAPANESE EVACUATION SECTION**

File No. 5278

Reg. No. 13819

506 Royal Bank Building,  
Vancouver, B. C.

JUN 21 1944

Mr. Masaburo OKANO,  
c/o Mr. Thos. Wishart,  
Portage La Prairie, Man.

Dear Sir:

Re: 136 - 10th Avenue, Naney, B. C.  
Lots 2 and 3 of the South half of the South East quarter  
of Section 29, Township 12, Map 5471, District of New  
Westminster, C. of E. 50723.

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

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

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

Sale price of above described property	\$ 206.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 206.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 203.00

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

Yours truly,

F. G. SHEARS,  
Director.



1943

		<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Jan. 1	Balance Brought Forward	\$	\$305	\$305.00 Cr.
	Credit re Sale of Property		203.00	
	Land Registry Office C. of E.	1.00		
Mar. 12	Nets		25.00	
June 9	Transfer to K. OKANO (re Insurance)	19.99		
Oct. 28	Sale of Mailbox		2.00	
		<u>\$20.99</u>	<u>\$535.00</u>	

1944

June 9 Repayment of insurance premium paid  
on Northwest Policy # 210060

19.99

CR \$534.00

JP



Haney, B. C.  
April 20, 1942

This AGREEMENT for sale of crop between Mosaburo Okano, farmer of Haney, B. C. hereinafter called the "Vendor" of the one part AND Eng Bow, produce merchant, of Vancouver, B. C. hereinafter called the "Purchaser" of the other part, WITNESSETH that in consideration of the sum of Seventy Dollars (\$70.00) now paid to the Vendor by the purchaser, the Vendor agrees to sell to the Purchaser the 1941-1942 crop produced on the property lying and being in the Municipality of Maple Ridge and more particularly known and described as Lot Two (2) and Three (3) of the South East Quarter of Section Twenty-nine (29) Township Twelve (12) Map 5471, in the District of New Westminster, up to 31st December 1942.

The entire crop consists of strawberries.

The vendor agrees to permit the purchaser the use of the land for agricultural purposes and entry thereon.

The Vendor agrees that the purchaser shall not be bound to plow the land or plant new crops in readiness for the following year.

The Vendor further certifies that there are no encumbrances against the aforesaid crop.

Witness. Halbert Menzies.

Haney, B. C.  
Notary Public

Signature. S. Hosaki.

Signature. Eng. Bow.

*Replaced by Lease No 150 Richmond Spawes*



Extract from Crop  
Sale Agreement.

File #5278.

Lessor: Mosaburo OKANO.

Lessee: Eng BOW.

Date: 20th April, 1942.

Term: Up to 31st December, 1942.

Consideration: \$70.00, paid.

Property:

Land: Lots 2 & 3 of S.E.  $\frac{1}{4}$  of Section 29 Tp.12 Map 5471, N.W.D.  
Municipality of Maple Ridge.

House: Not included.

Chattels: Not included.



CLASS OF SERVICE	SYMBOL
Full Rate Message	
Day Letter	DL
Night Message	NM
Night Letter	NL

If none of these three symbols appears after the check (number of words) this is a full-rate message. Otherwise its character is indicated by the symbol appearing after the check.

# CANADIAN NATIONAL TELEGRAM

D. E. GALLOWAY, ASSISTANT VICE-PRESIDENT, TORONTO, ONT.

Exclusive Connection  
with  
WESTERN UNION  
TELEGRAPH CO.  
Cable Service  
to all the World  
Money Transferred  
by Telegraph

STANDARD TIME

YA223 14 COLLECT

PORTAGE MAN 8 893P

CUSTODIAN OF ENEMY ALIENS C 050

ROYAL BANK BLDG VANOC

WILL SELL THE NET FOR QUOTED PRICE DETAILS OF LINES BY RETURN MAIL

MONNO.

This is a collect message and will be charged to your account unless we are notified to the contrary.

M. OKANO. file please.

(not declared by Okano O.  
but confirmed by G. W. Galloway)

5278



CLASS OF SERVICE	
Full Rate	
Day Letter	
Night Message	
Night Letter	
Evening and Sunday Message	

Please mark an X opposite class of service desired.

# CANADIAN PACIFIC TELEGRAPHS



World Wide Communications

CHECK

TIME FILED

STANDARD TIME

Send the following message, subject to the conditions on the back thereof, which are hereby agreed to.

VANCOUVER B C

AUG 6 1942

MOSABURO OKANO 13819  
c/o T WISHART  
PORTAGE LA PRAIRIE MAN

GREAT WEST CANNERY MAY OFFER SIXTY DOLLARS FOR YOUR NET NINE PLY FOUR  
BY NINE BY THIRTY TWO BY ONE HUNDRED TWENTY FATHOMS NO LINES PRICED  
EIGHTY DOLLARS TELEGRAPH COLLECT IF YOU ACCEPT

OFFICE OF CUSTODIAN

VANCOUVER

Charge Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.  
Pacific 6131



5278

Custodian of Enemy alien,  
Vancouver B.C.

Dear Sir,

The lines you mentioned  
in the telegram is stored in the  
net room of the Great West Cannery.  
It is in the space allotted to  
me by the Cannery.

Yours Truly  
M. Okano

Masaharu Okano

Green W. T. Wishart.  
~~and to Anderson~~ Portage La Prairie,  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
Aug. 10th/42.

RECEIVED  
AUG 13 1942



# HAL MENZIES

Real Estate and Insurance

Fire, Theft, Automobile  
Sickness and Accident  
Plate Glass and Burglary  
Insurance

Notary Public - Conveyances  
Loans and Appraisals

HANEY, B. C.

Sun Life Insurance  
Company's Agencies

August 12, 1942.

Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
Vancouver, B. C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
AUG 14 1942

Dear Sir:

Re: Mosaburo Okano  
File #5278

In reply to your letters of July 17th and August 7th, I am sorry that you have been inconvenienced by our delay in replying to this.

I thought that this first letter had been taken care of by my discussion with a representative of your office, but we have again checked over the circumstances and we have very little but memory to go on.

We do not seem to have a copy of the lease and I am at a loss to say why Hosaki signed it instead of Okano. According to my recollection, the \$70. was paid in my office by L.K.Lee, Secretary of the Richmond Growers whose address is 236 E. Georgia, to Mosaburo Okano, accepting the signed lease as a receipt therefore. This, I think, can be confirmed by contacting L. K. Lee, above mentioned.

I am sorry that our records are not more complete in connection with this matter and I hope the information herein will serve your purpose.

Yours truly,

*H. Menzies*

\*wfm



OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
RECEIVED

Office of the Custodian,  
Vancouver B.C.

Dear Sir,

noted & In answer to your letter of the 24<sup>th</sup> I  
received the sum of \$70 from Eng Bow.

I sent a telegram to your office about  
the fishing net stored at Great West Packing Co.  
Steveston B.C., which you had a buyer for. Please  
let ~~me~~ <sup>me</sup> know whether you have made the transaction  
or not.

noted & - LSW  
pending letter from G.W.

Yours Truly  
M. Okano.

Postage for Pre  
Sept. 6

Lucas



of ans, miscellaneous

N 13819



Portage La Prairie,  
Dec. 17<sup>th</sup>/42.

Office of the Custodian,  
Vancouver B. C.

Dear Sir,

In answer to your letter of Dec 2<sup>nd</sup>  
File "5278" there is following net stored in  
the net room of Great West Packing Co. Steveston B. C.

1- 12 ply 30 mesh deep - 10 ply 17 $\frac{1}{2}$  mesh

upper part of the net is 12 ply & lower 10 ply. This is one  
net & the mesh measure 9 $\frac{3}{4}$ " inside, without lines

1- 5 ply, 50 mesh deep, 6 $\frac{1}{2}$  standard with  
both lines attached.

1- 2 ply, 5 $\frac{3}{8}$ " mesh standard, 50 mesh  
deep & 150 fathom long (sockeye net) without  
lines. White & Green Twined net.

4 ply, 5 $\frac{3}{4}$ " mesh inside measure, 50 mesh deep  
with lines (sockeye net). 200 fathom long.

The lines of the nets without it is all there  
in the net room.



5278

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
DEC 16 1942



9/2  
Stage la Prairie,  
Dec. 14<sup>th</sup> /42.

Office Custodian,  
Vancouver B.C.  
Dear Sir,

In answer to your letter of Dec 9<sup>th</sup>  
file #5278. Inquiring about the net at  
Great West Packing. Before sending this  
information, please let us know what  
happened to the net - Iply 8-32 by 120 fathoms  
which you offered six ty Dollars by telegraph  
on Aug 6<sup>th</sup>.

Please make this clear.

Yours Truly,  
Masaburo Okano.  
Reg #13819.

✓



EVACUATION SECTION	
Date	FEB 18 1963
File No.	5276
Ans.	
Referred	<i>Antony</i> <i>Lawson</i>

Postage La Prairie,  
Feb. 15/43.

Dept of the Sec. of State,  
Office of the Custodian,  
Vancouver B.C.

Dear Sir:

I regret to inform you, but I do not  
want to sell the timber on my property at  
10<sup>th</sup> Ave.

Yours Truly,  
M. Okano.  
Reg #/3819.



CULATION SECTION

JUN 3 1943

File No.

✓

Selected

Ms. *Eng. 17*  
% *Wm. H. H. H. H.*

Postage to Providence Spn.

May 31 1943.

1 Gibson

Office of the Custodian,  
Vancouver B. C.

Dear Sir,

By the letter of December 18<sup>th</sup> 1872.  
File # 5278. I have sum of money is credited  
to me at your office.

My son Rayno Chapo received a letter on May 21<sup>st</sup> 1943. File #2837 regarding North West Line Insurance Policy #210060 and the sum of \$20,000 owing for the premium.

As my son has no means of meeting the bill he has asked me to advance him the sum through my credit at your office,

Kindly oblige me by doing

*Yours Truly*

M. Chano

Reg # 13819

60 Bal 329<sup>2</sup>

Selling Price 330<sup>00</sup>  
Less Cost 1<sup>00</sup>  
329<sup>00</sup>



5th June, 1943.

Mr. Mosaburo OBANA,  
Registration No. 13819,  
c/o Thos. Wishart,  
Portage La Prairie, Man.

Dear Sir:

re: Claims.

We are in receipt of your letter of May 31st which we are referring to our Insurance Department for their attention.

For your information, the following is a statement of your account at this office:

At the present time you have a credit balance of \$329.00, which sum was derived from the sale of fishing equipment for the sum of \$330.00 less cost of \$1.00 for a Certificate of Encumbrance from the Land Registry Office.

The following two claims have been filed against you:-

Dr. G. Morse	\$ 90.00
Great West Packing Co.	150.00

We would appreciate your advising us if these accounts are correct, and if you have not already paid them direct, we will do so on your behalf from funds held to your credit here.

We trust you will give this matter your prompt attention and that we will hear from you shortly.

Yours truly,

R. D. Richardson,  
Farm Department.

WEA:GF



4/40 x 5/4 x 50 x 500 15-  
6/30 x 6 x 50 x 120 102

EVACUATION SECTION	
Rec'd	JUN 11 1943
File No.	5278
Ans.	<i>M</i>
Referred	<i>Linderson</i>

Portage La Prairie  
June 8<sup>th</sup>/43.

Dept of Rec of State,  
Vancouver B.C.

Dear Sir,

I have received your letter  
of June 5<sup>th</sup> file #5278.

The sum of \$90.00 owing Dr. H. Morse  
I will settle it from here as there are some  
misunderstanding on the account.

To my knowledge I have no  
money owing to Great West Packing Co. I  
will write to the Company inquiring about it.

Another thing please give me  
in detail what property was disposed to give  
me credit of \$329.00. & why wasn't I informed  
of the disposal of my property. The only per-  
mission I gave was for one net.

Yours Truly  
M. O'Leary  
Reg #13819

1637



5278

June 17th, 1943

Mr. Mosaburo OKANO,  
Registration No. 13819,  
Portage La Prairie, Man.

Dear Sir:-

Thank you for your letter of June 8th which we are answering with particular reference to the last paragraph. We have sold your nets as per our enclosure and hold the proceeds to your credit.

You ask why we did not ask your permission before selling the remainder of your nets. The reason for this is that while at first we sold no Japanese nets without the permission of the owners, we soon found that this was too cumbersome a procedure if the nets which were urgently required for the fishing industry under the abnormal war conditions now were to go into use in time for the 1943 fishing season. The nets were therefore appraised by an independent and qualified valuer and sold on his valuation.

Yours truly,

H. F. Green  
Protection Department

Enc.  
HFG:IF



5278

June 22nd, 1943.

Messrs. Great West Packing Co. Ltd.,  
Steveston, B. C.

Dear Sirs:

Re: Mosaburo OKANO

Referring to the claim of \$150.00 which you  
lodged in this office against the above named Japanese.

Settled see  
ltn. 226/43  
Q

When we wrote to him about your claim he  
replied as follows:-

"To my knowledge I have no money owing to Great  
West Packing Co. I will write to the company inquiring  
about it."

Please advise us if your claim has been settled  
in order that we can have it withdrawn.

For your information Okano's address is as  
follows:-

Registration No. 13819,  
c/o Mr. Thos. Wishart,  
Portage LaPrairie, Man.

Yours truly,

  
AMCA:ND

A. McAlister,  
Claims Department.



5278

June 22nd, 1943.

Mr. Mosaburo OKANO,  
Registration No. 13819,  
c/o Mr. Thos. Wishart,  
Portage LaPrairie, Man.

Dear Sir:

Your letter of the 8th of June, 1943, has been passed to this department to deal with the portion referring to claims.

We have written to Dr. Morse and to the Great West Packing Co. Ltd. telling them what you said in your letter. If you settle these claims direct kindly advise this office immediately in order that they can be withdrawn from your file. *11 Settled*

In your registration with the Custodian you showed \$330.00 owing to you by Genkichi GOTO. Please advise us if this claim has been settled. If it has not been settled do you propose to settle it direct, or do you wish this office to take any action to assist you in collecting same. *Settling direct 12-29-6-43*

An early reply would be appreciated.

Yours truly,

A. McAlister,  
Claims Department.

*AMCA:ND*



GREAT WEST PACKING CO., LTD.

ROYAL BANK BUILDING  
VANCOUVER, B.C.

CANNERY AT  
STEVESTON, B.C.  
Box 444

EVACUATION SECTION
REC'D JUN 26 1943
FILED
<i>[Signature]</i>

P. O. Box 444  
Steveston B.C. June 23rd 1943

Mr. A. McAlister,  
Claims Dept.  
Office of the Custodian  
Vancouver B.C.

File No 5278

Dear Sir,

Replying to your letter of 22nd inst., we received a letter from Mosaburo Okano also claiming that he did not owe us the \$150.00 which we show as outstanding in our books.

A cheque dated April 27th 1942 was issued to Okano by the late Mr. J. D. Whiteside for this amount, but no entry was made in his books before he died. He was in charge of the Cannery books.

We investigated, after receipt of Okano's letter, and have found that a net left at the Cannery by Okano and valued at this amount was taken by another fisherman who now acknowledges the receipt of same.

We are charging his account with the amount of \$150.00 and crediting Okano's account.

Thanking you,

Yours truly,

GREAT WEST PACKING CO LTD.,

*[Signature]*  
Manager



VACUATION SECTION	
Rec'd	JUN 29 1943
File No.	
Ans.	13/7
Referred	Green

Get statement  
4/7/43

To Theo. Wislart,  
B. La. Prairie, Man.  
June 26<sup>th</sup>/43.

Office of the Custodian,  
Vancouver B.C.

File # 5278.

Dear Sir,

I received your letter of  
June 17<sup>th</sup>.

When I left the nets & lines at  
the Great West Cannery the price of each article were  
listed. Why were the following article sold  
so far below the listed price

# 1010 -  $7/40 \times 5 1/4 \times 40$  - 300 @ \$10.00

Great West -  $7/40 \times 5 7/8 \times 50$  - 150 @ \$30.00 This net was  
complete with lines

As if your valuer has ~~known~~ no knowledge  
of the value of net please refrain from selling any  
of the property that is left. I acknowledge the  
fact that I sold the article # 1011 at \$6.00. But  
the rest of the article. I will not acknowledge the  
sales. So to my knowledge I only have \$6.00  
less \$19.99 for North West fine policy # 210060.



Leaving the balance of \$50.00  
to the rest of the Debt charged to my account  
I will settle it myself.

In the letter of June 5<sup>th</sup> the credit  
for me were \$330 Statement on June 17<sup>th</sup> shows  
only \$250.00 What happened to the balance?  
Your earliest attention to this matter will  
be greatly appreciated.

Yours Truly  
M. Okano.



EVACUATION SECTION	
Rec'd	JUL 5 1943
File No.	28275278
Ans.	A. M. A.
Released	7/10/43

%Thos. Wisheart,  
P. La Prairie Man.  
June 29<sup>th</sup>/43.

Office of the Custodian,  
Vancouver B.C.

Dear Sir,

In answer to your letter of June 22<sup>nd</sup>/43.

Sum of \$330.00 owing to me by Mr. G. Goto. I have made agreement with Mr. Goto whereas he could pay me the amount in a monthly installment. So please cancel the claim.

Re. Claim of Dr. Morse. He made a discount of \$30 from the bill of \$90 if paid before we were evacuated. I have here with me a cancelled cheque of \$35.00 payable to Dr. G. Morse at Bank of Montreal dated April 7<sup>th</sup> 1942. Cashed by Dr. G. Morse on the same day. & I have another receipt of \$35.00 Dated May 9<sup>th</sup> 1942. So from my point of view I think the obligation to Dr. G. Morse is finished.

Will you please relay his message to him.

This letter has been written  
by Wagner son of Mosaburo  
on behalf of the latter

Crossed & initialed  
A. Kano



5276

July 9th, 1943.

Dr. G. Morse,  
Haney, B. C.

Dear Sir:

Re: Mosaburo OKANO

Further to our letter of the 22nd ultimo regarding the above. We have had another letter from Okano, from which we quote:-

"Re Claim of Dr. Morse. He made a discount of \$30.00 from the bill of \$90.00 if paid before we were evacuated. I have here with me a cancelled cheque of \$25.00 payable to Dr. G. Morse at Bank of Montreal dated April 7th, 1942, cashed by Dr. G. Morse on the same day, and I have another receipt of \$35.00 dated May 8th, 1942, so from my point of view I think the obligation to Dr. G. Morse is finished.

"Will you please relay this message to him."

We would appreciate getting a reply from you by return mail in order that this matter can be finally closed if Okano's statement is correct.

Yours truly,

A. McAlister,  
Claims Department.

AMcA:ND



5278

July 9th, 1943.

Mr. Mosaburo OKANO,  
Registration No. 13819,  
c/o Mr. Thos. Wishart,  
Portage LaPrairie, Man.

Dear Sir:

We have for acknowledgment your letter of the 29th of June, 1943, evidently written on your behalf by your son, Kazuo, and signed by him.

We note that you have arranged with COTO to settle this claim against him direct, therefore, this office will not take any further action.

We have again written to Dr. Morse quoting the part of your letter which refers to his claim, and we have asked him to confirm this statement in order that this claim can also be withdrawn from your file.

Yours truly,

A. McAllister,  
Claims Department.

AMCA:ND



Copy to Mr A. McAlister, Office of the Japanese Custodian.

#5278

DR. GARNET MORSE

HANEY

BRITISH COLUMBIA

13th Dec. 1943.

✓ *Pres file*  
Mr Mesaburo Okano,  
Regis. # 1-819,  
c/o Mr. T. Wishart,  
Portage La Prairie,  
Man.

Dear Mr Okano,

Some time ago, I received a letter from the office of the Custodian in which they quoted you as follows:

"He made a discount of \$30.00 from the bill of \$90.00 if paid before we were evacuated. I have here with me a cancelled cheque of \$25.00 payable to Dr. G. Morse at Bank of Montreal dated April 7th 1942, cashed by Dr. G. Morse on the same day, and I have another receipt of \$35.00 dated May 8th 1942, so from my point of view I think the obligation to Dr. G. Morse is finished".

Upon looking up my ledger, I find that on April 7th 1942 there was a debit balance of \$115.00, on which day you made a payment of \$25.00 thus reducing the a/c to \$90.00. You made a further payment of \$35.00 on May 8th 1942, at which time there was also a charge of \$2.50 for a prescription, thus leaving a balance of \$57.50. There is a memo on the ledger sheet to the effect that if paid by the end of May, the account would be reduced to \$27.50.

I am quite willing to accept immediate settlement of your account for \$27.50 as there was apparently a misunderstanding on your part in assuming that your account was \$90.00 before making the payment of \$25.00 on April 7th 1942.

Your prompt settlement will oblige.

Yours very truly,

*G. Morse*

Gm/Tg.



~~5278~~  
~~2837~~

June 8, 1944

Mr. Masaburo OKANO,  
Registration No. 13819,  
c/o Mr. Thos. Wishart,  
Portage La Prairie, Man.

Dear Sir:-

Re: North West Policy No. 210060  
Kazuo OKANO

On May 31, 1943 you wrote giving us authority to advance funds from your account with this office to your son's account, Kazuo Okano in order that he might be able to pay premium on North West Policy No. 210060 being fire insurance protection on his property on Land Road, Haney, in the municipality of Maple Ridge.

After receiving that authority from you we transferred to your son's account \$19.99.

There are now sufficient funds in your son's account derived from the sale of his property to take care of this advance made by you, and we are today transferring that same amount \$19.99 from your son's account No. 2837 to your account No. 5278.

We trust that this action on our part meets both with the approval of yourself and your son.

Yours truly,

S. M. Gibson  
Insurance Department

SMG:OH



2860  
5278

October 23rd, 1944

Mr. Genkichi GOTO,  
Registration No. 13963,  
Whitemouth, Man.

Dear Sir:

Replying to the last part of your letter dated the 16th of October, 1944, in which you asked us to pay Mosaburo OKANO \$320.00, and also to pay T. SAKAMOTO \$100.00.

We would like to advise you that you have a credit of \$647.48 which is sufficient to take care of both these claims, but before settling them on your behalf we require to get one or two points straightened. You state you owe OKANO \$320.00. He lodged a claim some time ago against you for \$330.00—possibly the explanation for this difference is that you have paid off \$10.00 in the interval. Kindly confirm this.

Then you asked us to pay T. SAKAMOTO \$100.00. We have quite a number of people called T. SAKAMOTO, and we wish you to advise us which SAKAMOTO is the correct one. We think that possibly Tadayoshi SAKAMOTO, Registration No. 01201, who used to live at Jackson Avenue and Princess Street, Vancouver, B. C., is the correct man. However, we wish you to confirm this, or otherwise. We will delay taking any action until we get a reply to this letter.

The other part of your letter will be replied to in due course by the "Farm Department".

Yours truly,

AMcA:ND

A. McAlister,  
Claims Department.



2860  
5278

November 16th, 1944

Mr. Genkichi GOTO,  
Registration No. 13963,  
Whitemouth, Manitoba.

Dear Sir:

We have for acknowledgment your letter of the 6th of November, 1944, and we wish to advise you that we have paid \$320.00 to the account of Mosaburo OKANO, as requested by you in your letter under reply.

With regard to your request to pay Tadayoshi SAKAMOTO \$100.00. We have no objections to doing so but you will require to get the permission of the B. C. Security Commission to make this payment, as this debt was not reported at your evacuation time.

Your credit with the Custodian is now \$327.48.

Yours truly,

  
AMcA:ND

A. McAlister,  
Claims Department.



5278  
2860

November 16th, 1944

Mr. Masaburo OKANO,  
Registration No. 13819,  
c/o Mr. Thos. Wishart,  
Portage La Prairie, Man.

Dear Sir:

re: Genkichi GOTO #13963

This is to advise you that we have credited your account with the Custodian with an amount of \$320.00, which represents settlement in full of the claim which you lodged against the above named.

Yours truly,

  
AMcA:ND

A. McAlister,  
Claims Department.



Offense advised on 10/11/44  
that money owed to him  
A.T.H.

Middichurch, Manitoba.

Jan 29, 1945.

The Office of the Custodian  
Vancouver B.C.

EVACUATION SECTION	
Rec'd	FEB 1 1945
Exp'd	5278
Referred	McCallister

Dear Sirs:—

I have been informed by Mr. Genkichi Goto of ~~Whitmouth~~, Man. that the sum of \$32000 indebted to us by him, has been paid in full about two months ago.

Mr. Goto's first intention was for you to send the cash direct to me, but from his further information I have learned that the amount has already been placed in my credit account in your hands.

I would like you to send this full amount of money to us as soon as possible because I'm intending to send my youngest son to a Vocational school. Taking engineering & mechanics course.



5278

February 1st, 1945.

Dr. G. Morse,  
Haney, B. C.

Dear Sir:

re: Mosaburo OKANO #13819

We have received a request from the above for all the funds at the present time belonging to him, under the care of the Custodian. These funds have just recently come to hand. Before forwarding all of these funds to him, however, we would like to know if you have made a settlement with him regarding your claim.

On the 13th of December, 1943, you forwarded to this office a copy of your letter to the above in which, in the last paragraph, you stated that you were prepared to accept \$27.50 in full settlement of your claim.

Please let us know by return mail if this matter has been settled, as it is essential that we should forward his funds within a few days.

Yours truly,

  
AMcA:ND

A. McAlister,  
Claims Department.



5278

February 7th, 1945.

Mr. Masaburo OKANO,  
Registration No. 13619,  
21 Glouchurch, Man.

Dear Sir:

We have for acknowledgment your letter of the 29th of January, 1945, in connection with the \$320.00 which was paid into your account by Genshichi GOTO. We would like to correct your letter insofar as it states therein that you received information from GOTO regarding this payment. We would point out to you that you were advised by this office by a letter dated the 16th of November, 1944, when this money was received from GOTO.

We are enclosing herewith our cheque No. 4678 for \$320.00 as requested in your letter under reply. This leaves a credit balance in your account of over \$500.00 and we would again draw your attention to the claim lodged against you by Dr. G. Horse. We have just recently received a letter from him pointing out that he had agreed to accept \$27.50 in full settlement of his claim against you, but that you had not yet paid him. As this is the only claim now filed against you, we would like you to write us authorizing us to settle this claim on your behalf.

Please give this matter your early attention and kindly acknowledge receipt of the enclosed cheque.

Yours truly,

A. McAllister,  
Claims Department.

AMC:ND

Encl.



Middlechurch, Man.  
March 27, 1945.

The Custodian's Office  
Vancouver B.C.

EVACUATION SECTION	
Rec'd	APR 2 1945
File No.	5278
Ans.	X
Refers	Alistair

Dear Sir:—

I received your letter of Feb 7, 1945, also  
a check for \$320<sup>00</sup>. I am sorry to have delayed  
in answering you.

As to the matter of Mr. Morse's claim,  
my eldest son is looking after that affair,  
and at the present he is at the Interior Lumber  
Camp. He will be back by the end of  
this spring, so please leave this matter  
until then.

B. F. 31<sup>st</sup> 19 May 1945

Yours truly,  
Registration #13819  
M. Okano.



5278

31st October, 1945.

Mr. Haseburo OKANO,  
Registration No. 13819,  
Middlechurch, Manitoba.

Dear Sir:

Your request that we remit all your funds at this office has been forwarded through the Department of Labour. We have attached hereto Custodian cheque in the amount of \$200.00 from your account here, which we trust will meet your present needs.

The Custodian is desirous of completely reviewing your file and supplying you with a brief report of our administration, however, in view of the volume of work, this is likely to take a few weeks.

The only apparent unfinished business on your file is the matter of an unpaid account which Dr. Morse claims from you. He states that his bill against you was in excess of the amount of \$27.50, which he is now willing to accept in full settlement. Please advise by return mail whether payment of this claim on this basis is agreed by you in order that your file may be closed and the balance of your funds remitted.

Yours truly,

W.E. Anderson,  
Administration Department.

WEA:HA  
Enclosure.



EVACUATION SECTION	
Date	NOV 26 1945
File No.	5278
Ass.	
Referred	Anderson

Middle Church,  
Manitoba,  
Nov 21<sup>st</sup> /45.

Dept of Inc of State,  
Vancouver B.C.  
Dear Sir

I acknowledge with thanks  
the cheque for \$200.00

In regards to Re. Dr. Morse's case  
I still will not agree to settle that account  
because as far as I am concerned the bill  
is paid.

Now that the war is over I intend to  
take a trip to the coast to visit my son's  
grave & wind up some of my affairs

at that time I will contact Dr  
Morse & see where the mis understanding  
occured.

I expect the balance of my account  
in the near future. You sold my property  
& my personal effects without my consent  
& when I request the payment I only get it on  
installment. Why is this delay necessary

Yours Truly  
M. O'Hara.



5278

REGISTERED

30th November, 1945.

Mr. Masaburo OKANO,  
Registration No. 13819,  
Middlechurch, Manitoba.

Dear Sir:

In accordance with your request for funds held at this office, we are attaching a cheque in the amount of \$324.00, and also take this opportunity of giving you a brief summary of our administration of your affairs.

Real property registered in your name at Raney became vested in the Custodian upon your registering with this office on the 23rd April, 1942. Prior to your evacuation you sold the crop on the property for the sum of \$29.00 and received payment at the time. No revenue accrued to your credit here from the property as in accordance with the policy of liquidation decided upon by the Canadian Government, your property was sold as of the 1st January, 1943, to the Director of Veterans' Land Act. Full details regarding this sale were sent to you on the 21st June, 1944, but since that time legal fees in the amount of \$15.00 in connection with the conveyance of your property, have been charged to your account here.

There were no buildings on your property and you carried no fire insurance. In accordance with your request of the 31st May, 1943, however, the sum of \$19.99 was transferred to the account of your son, Kasuo, to pay his fire insurance.

The Great West Packing Co. Ltd. filed a claim against you but at a later date they wrote withdrawing their claim as it apparently had been paid by you prior to your evacuation. Dr. G. Morse, according to his records, has a claim against you for \$27.50. This account has, however, been disputed by you and we advised him that the matter will have to be settled between yourselves, as the Custodian is taking no further action in the matter.

You declared no chattels to the Custodian but it was found that you were the owner of fishing nets and lines left at the Great West Cannery. One net was sold for \$60.00 with your approval and the balance of your equipment, after having been appraised, was sold for \$270.00, as you have already been advised in our letter of the 17th June, 1943. Your boat, the "M.O. 1378", was sold prior to your evacuation, at which time the net proceeds of \$888.50 were paid to you.

An account owing you by Genhichi COTO was paid in full through this office and transferred to your account. These funds, amounting to \$300.20, were remitted to you on the 7th February, 1945.

The B.C. Electric Railway Company paid \$5.00 in to this office to your credit, being a refund of your electric light security deposit.

You declared that you were the holder of two \$50. Victory bonds and War Savings Certificates in the amount of \$10.00, but these were not brought



Mr. Mosaburo OKANO

- 2 -

30th November, 1945.

under control by the Custodian. It is noted that you are the owner of five \$25.00 shares in the River Fish Company Limited. This Company is being liquidated under instructions from the Custodian, and upon completion of the liquidation you will be entitled to your proportion of the proceeds.

You also declared a bank account and a safety deposit box at the Bank of Montreal at Hancy, and a Sun Life Insurance policy. None of these however, were brought under control by the Custodian.

Attached hereto is a statement of your account at this office from the date you last received one, together with the afore-mentioned cheque, which represents your full credit balance as shown.

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

Yours truly,

W.E. Anderson,  
Administration Department.

WEA:HA  
Encls. (3)



Middle Church, Man.,  
Dec. 27<sup>th</sup>/45

Office of the Custodian,  
Van Couver B.C.  
Dear Sir,

EVACUATION SECTION	
JAN 2 1946	
Rec'd	
File No.	5278
Ans.	
Referred	Anderson

I acknowledge the receipt  
of the cheque with thanks.

As I was checking over the  
list of my fishing nets which were stored  
in the warehouse of the Great West Cannery  
Steveston B.C. It came to my notice that  
one net is omitted. The description of  
the said net is as follows.

150 fathom  $9\frac{3}{4}$ " — 35 mesh deep

12 ply twine on the upper  $\frac{1}{2}$  of the net  
10 " " " lower  $\frac{1}{2}$  of the net

Complete with lead & cork line

Please check up on this omission  
forward particulars by return mail.

Yours Truly  
M. Okano.  
Ry #13819.



5278

4th January, 1946.

Mr. Mosaburo OKANO,  
Registration No. 13819,  
Middlechurch, Manitoba.

Dear Sir:

We wish to acknowledge your letter of the 27th December, and we note that you now bring to our attention the fact that a net of yours is not accounted for. A very considerable length of time has elapsed since your evacuation and since you were advised of the details of sale of your fishing gear. On the 17th June, 1943, we mailed to you an itemized account of the sales and upon receipt of which you made no mention of the fact of any discrepancies.

There have been a considerable quantity of unidentified items sold which had not been tagged by the Japanese owners, and it is quite possible that your net is included in this unidentified group. However from a quick perusal of it, no net of that size was found.

In view of the tremendous volume of requests for funds received at this time, it will be impossible to take the time to locate your net. However your letter is on file for further reference so that it may be dealt with at a later date.

Yours truly,

W.E. Anderson,  
Administration Department.

WEA:HA







September 12, 1943

To: Mr. Good

From: F. Matheson

Case No. 44, Eschschur DEARD, File 578

Re:

Mr. Matheson

Net - Not valued by claimant at \$160.00 - ~~WAS IN CHARGE~~  
Gross Claim ..... \$160.00

Remarks:

Claimant in JV, April 23, 1942, stated he owned no personal property.

In October 1942 the Custodian inventoried nets tagged with claimant's name at Grant West Cannery.

December 11/42, claimant wrote letter giving some details of nets which he had left at Grant West Cannery.

The net for which claim of \$160.00 is made can not be identified among the nets found and sold by the Custodian.

Letter of June 23, 1943 (on front of claim file) from Grant West Packing Co., Ltd. states the circumstances in connection with the disposal by that company of a net owned by claimant. The letter showed that a net left at the cannery by Okano was taken by another fisherman and that the sum of \$150.00, value of this net, was credited to Okano's account with the cannery.

It seems evident that the net was disposed of before Masaharu Okano notified the Custodian that he owned nets, and before the Custodian found any nets owned by him.



Re: Mosaburo OKANO Reg No. 13819

PROOF OF CLAIM

(4) Real Estate

(f) Loss - total formerly \$597.00

Amended to \$594.00

(e) Personal Property:

Claim for three nets abandoned

Total formerly \$225.00

Amended to \$160.00

I hereby certify the above statement to be correct.

June 4th 1948

E. M. Mosaburo



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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10

Winnipeg, Manitoba,  
April 15th, 1948.

IN THE MATTER OF THE CLAIM OF  
YOSABURO OKANO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the  
Dominion Government.

S.M. CHERNIACK, Esq.,

appearing for the  
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter (acting  
as check interpreter).

H. SHIGARU, Esq.,

Interpreter.

30 H.M. LANGFIELD, Esq.,

Official Reporter.



M. Okano,  
In Chief,  
Discussion.

THE COMMISSIONER: What is your next case, Mr. Cherniack?

MR. CHERNIACK: No. 30, my lord, Momuro Okano.

MOMURO OKANO, the claimant herein,  
being first duly sworn, testified  
through the interpreter as follows:

MR. CHERNIACK: I ask leave to amend, my lord. The  
situation shown stands at \$800.00, the sales price was  
\$206.00, showing a loss of \$594.00. The total  
claim, my lord, we are discontinuing the loss  
claimed on the nets that were sold and leaving only  
this net for which there is no corresponding credit,  
\$160.00.

THE COMMISSIONER: That is the 150 fathoms gill-net.

MR. CHERNIACK: That is correct.

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Okano, I show you a typewritten statement:  
Were these prepared in accordance with your in-  
structions? A: Yes.

Q Is that your signature? A: Yes.

Q You swear the contents to be true to the best of your  
knowledge and recollection?

A Yes.

MR. CHERNIACK: I will file the real estate statement as  
Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: I will file the S.S.B. appraisal as No.  
2.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: Your Lordship will note that there are no



buildings. This property was purchased in 1937 for \$550.00 at which time it was all bush. Since that time the claimant cleared one acre and put it in a strawberry crop. This correspondence -- that correspondence to the appraisal, Exhibit 2, May I bring your Lordship's attention to the fact that the appraiser's appraisal of the reclamation cost is \$175.00 to \$225.00.

THE COMMISSIONER: For the clearing per acre.

10 MR. CHERNIACK: Yes, per acre. This reclamation cost per acre of the other ten acres portion. The appraiser said that on the cultivation it is in good state of cultivation. Does my learned friend have a letter of the claimant--addressed to the claimant, my lord, dated February 2nd, 1943. My lord, I produce from the Custodian's file a copy of a letter addressed to the claimant dated February 2nd, 1943. The letter reads, "We have an inquiry from Mr. John C. Buchanan, asking  
20 permission to fall and cut wood on your property, No. 1 Tenth Avenue, Naney, B.C."  
The balance of the letter is a question as to the price the claimant would ask for the same, my lord.  
(LETTER MARKED EXHIBIT NO. 3).

Q I show you a letter addressed to you from the Soldier Settlement of Canada dated September 15th, 1942: Was this received by you?

A Yes.

MR. CHERNIACK: This letter, my lord, refers to Lots  
30 2 and 3. That is just a reference to this property.



H. Chase,  
In Chief,  
Discipline.

"Will you please advise us whether you wish to sell any portion of the whole of the above described property? We have a communication from Mr. P.C. Feast who owns adjoining land and he has asked us to ascertain what you are prepared to accept for Lot 3. He may, of course, be interested in Lot 2 as well and we should be glad to have your reply as soon as possible using the enclosed self-addressed envelope."

10

I will file that as Exhibit 4.

(LETTER MARKED EXHIBIT NO. 4).

Q Do you recollect, witness, whether you replied to this letter? "

A: He wrote then

stating that he had no intention of selling.

Q The comment on Exhibit 1, my lord, reads,

"The appraiser does not put any value on the timber on this property. In my opinion the valuation of this land at \$210.00 is much below the fair value. There was at least 400,000 feet of timber on this property in hemlock, spruce and fir, also windfall of first growth fir which would provide about 50 cords of firewood and alder sufficient to provide about 25 cords of firewood. This was river frontage and the adjoining lands were occupied for summer cottage purposes. I had several opportunities to sell this property after buying but was not interested in selling and did not put a price on it. I believe it would be worth at least \$800.00 when sold by the Custodian."

20

30

I will file that as Exhibit 5, my lord.



5  
H. Skane,  
In Chief.  
Disputed on.

The personal property statement, which has been identified by the claimant.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. CHERNIACK: And on behalf of my learned friend I file the analysis sheet. I would like to point out that this is a carbon copy. I mistakenly took the ribbon copy myself and have scribbled all over it. I apologize.

THE COMMISSIONER: All right.

10

(ANALYSIS MARKED EXHIBIT NO. 6).

MR. CHERNIACK: The claimant sets out that this net is three years old, that the original value was \$290.00, and the estimated value at date of evacuation \$160.00. He reports that, "This net was stored at Great West Cannery and reported by them to the Custodian in December of 1942. The Custodian sent me a list of nets sold and this list did not include the net now claimed."

THE COMMISSIONER: The initial cost was what?

20

MR. CHERNIACK: \$290.00. And the Custodian sent him a list of nets that were sold and that list did not include the net now claimed. There is the additional comment at the bottom, "In estimating the value I have allowed for depreciation by reason of use."

Q Witness, in what manner did you prepare this net-- in what manner did you leave this net at the Great West Cannery?

A: It was stored at the cannery in the net house and he had a place there for himself and he left it there.

30



Q How was it left, was it left boxed or hung, or  
lying on the ground? A: It

was left on the floor. Apparently the floor is  
sectioned off in numbers and his was right on the  
floor and you could just pile it there.

Q In his own section? A: Yes, in his own  
section.

Q Was the net dried at the time or wet?

A It was dried.

10 Q How long had it been dry, or rather, in what way--

THE COMMISSIONER: I will put it for you: Was it blue-  
stoned, had it been bluestoned before being hung up  
to dry?

A: It was dipped  
in bluestone and after it was washed and then it  
was dried.

MR. CHERNIACK: Q: Witness, did you furnish a list of  
your Nets to the Custodian?

A He never made a list to the Custodian himself because  
he knew the cannery had given a list to the Custodian.

20 THE COMMISSIONER: Did he send them a letter after his  
evacuation?

A: Is that letter  
to the Custodian or to the cannery?

Q To the Custodian. A: Yes, he did.

Q Is this a letter which you sent?

A It was written by his son.

Q Your son, Kazuo, wrote this letter, did he?

A Yes.

MR. CHERNIACK: My lord, I need not file this letter  
because I find we have a copy of it in the first  
column of the analysis, December 14th, 1942, and

30 I would like to point out to your Lordship that the



Q How was it left, was it left boxed or hung, or  
lying on the ground? A: It

was left on the floor. Apparently the floor is  
sectioned off in numbers and his was right on the  
floor and you could just pile it there.

Q In his own section? A: Yes, in his own  
section.

Q Was the net dried at the time or wet?

A It was dried.

10 Q How long had it been dry, or rather, in what way--

THE COMMISSIONER: I will put it for you: Was it blue-  
stoned, had it been bluestoned before being hung up  
to dry?

A: It was dipped  
in bluestone and after it was washed and then it  
was dried.

MR. GHERNIACK: Q: Witness did you furnish a list of  
your nets to the Custodian?

A He never made a list to the Custodian himself because  
he knew the cannery had given a list to the Custodian.

20 THE COMMISSIONER: Did he send them a letter after his  
evacuation?

A: Is that letter  
to the Custodian or to the cannery?

Q To the Custodian. A: Yes, he did.

Q Is this a letter which you sent?

A It was written by his son.

Q Your son, Kazuo, wrote this letter, did he?

A Yes.

MR. GHERNIACK: My lord, I need not file this letter

because I find we have a copy of it in the first  
column of the analysis, December 14th, 1942, and

30 I would like to point out to your Lordship that the



item 1 to the best of my knowledge of nets corres-  
ponds to the item being claimed. The upper part  
and lower part giving the same mesh of 35. The  
size, 9½, as it is shown. And I see no reference  
to the length.

THE COMMISSIONER: Well, the Custodian's analysis is in,  
and it does make reference to the letter which you  
have in mind, is that it?

10 MR. CHERNIACK: Yes, my lord, and I point out that the  
item in column 1 is a net on which the claim is  
being based.

THE COMMISSIONER: Well that is about as much as you can  
accomplish with it, isn't it?

MR. CHERNIACK: Yes, that is right.

MR. HUNTER: It is submitted that the real property was  
sold for its fair market value. It is submitted  
that the net sold was sold for its fair market value.  
It is submitted that the net now claimed was un-  
declared and was not found. It is further submitted  
20 that it was left in the custody, control or manage-  
ment of some person other than the Custodian.

THE COMMISSIONER: You refer now to the cannery?

MR. HUNTER: Yes.

THE COMMISSIONER: No claim for the net sold. The only  
claim is for the net not sold.

MR. HUNTER: That is right.

CROSS-EXAMINATION BY MR. HUNTER:

Q Is that your signature, Mr. Okano?

30 A Yes.



Q And the information given in that is from information furnished by you?

A Yes.

Q And under statement of personal property you show the word "none": Those were your instructions when that form was drawn? A: Yes.

MR. HUNTER: I tender the J.P. form, dated 30th of April, 1942,—23rd of April, 1942, my lord, as Exhibit No. 7.

10 (J.P. FORM MARKED EXHIBIT NO. 7).

MR. HUNTER: It will be noted that in the J.P. form under personal property, "None" is shown.

THE COMMISSIONER: Yes.

MR. HUNTER: That after the Custodian wrote to the claimant in the letter, the contents of which are shown in column 1 of the analysis, the claimant did show certain nets. The first net which he shows is a net, the upper part of which was 12 ply x 20 meshes deep, lower part, 9½ inches mesh x 10 ply, 20 14½ meshes deep, without lines; could not be located by the Custodian and doesn't appear to quite jibe with the claim now made in the net statement. That is Exhibit 5.

THE COMMISSIONER: Yes, Mr. Hunter, that is, —

MR. HUNTER: That is the meshes don't seem to correspond with the statement made in the net statement. But that particular net, if it is the particular net, was not found and not sold and not declared until December.

30 MR. CHERNIACK: May I have a few questions?



THE COMMISSIONER: Yes.

RE-DIRECT EXAMINATION BY MR. CHERNIACK:

MR. CHERNIACK: May I just ask my learned friend if he can point out the sale of the first net mentioned in the inventory, and if he can show me an inventory including the first net stated as sold.

THE COMMISSIONER: Well, this is rather in the nature of argument.

10 MR. CHERNIACK: No, my lord, I would like to know whether he has any record of it.

THE COMMISSIONER: Yes, all right.

MR. HUNTER: Shows that the 4/40, 5 1/2 x 40 - 300, sold for \$10.00.

MR. CHERNIACK: Well is that the -- is that a misprint which shows net sales in the analysis with a different type of net?

THE COMMISSIONER: Well now, are you gentlemen conducting a private conversation?

20 MR. CHERNIACK: No, I am sorry.

THE COMMISSIONER: Well, let's make sure it gets on the record then.

MR. CHERNIACK: I am sorry, sir.

MR. HUNTER: I think that top net is a typographical error, on the net sales. I think that is certainly meant to correspond with the first one shown on the inventory taken by the Custodian. The others all correspond. I am quite sure it was meant to correspond. These meshes don't seem to be exact.

30



H. Okano,  
Discussion.  
Re-Direct Exam.

THE COMMISSIONER: That answers your question.

MR. CHERNIACK: Yes.

Q Did this net consist of two parts, or one part?

A The bottom ten meshes were ten ply.

Q The bottom ten meshes were ten ply. Were there 10 meshes on the lower part?

A Fifteen meshes. He made a mistake.

Q Then there was an upper part, was there, witness?

A Yes, 20 meshes.

10 Q Thank you.

THE COMMISSIONER: That is all, thank you, Mr. Okano.

Have you got another claim, Mr. Cherniack?

MR. CHERNIACK: One more. Is there any school to which I can go to learn about nets?

THE COMMISSIONER: I have been at it for more than 3 months and I have not learned very much.

MR. HINTER: Then your Lordship has a "pass", my mark would be a failure.

(Witness aside)

20

(PROCEEDINGS ADJOURNED SINE DIE).

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

*H.M. Langfield*  
"H.M. LANGFIELD"  
Official Reporter.



V.L.A.  
Chattels  
WINNIPEG, Man.  
15 April 1948.

DEFENCE BRIEF

Mosaburo OKANO

File No. 5278

Case No. 848

REAL PROPERTY CLAIM

1. Real Property Claim

\$800.00

Appraised at

\$210.00

Sold for

\$206.00

- (a) Witness: Appraiser - Sinclair - Veterans Land Act.  
Question of value only.
- (b) Property wholly owned by claimant.

PERSONAL PROPERTY CLAIM  
(All claims shown are Gross)

2. Fishing Net Claim

\$160.00

Appraised at

Not applicable

Sold for

Not applicable

Submission: This net was not declared and not found.  
If it was declared - agency.

Claim amended from \$225.00 to \$160.00.

Net was stored at Great West Cannery and  
reported by them to Custodian in December,  
1942.

Custodian apparently sent claimant a list  
of nets he sold and this one was not  
included.

Defence submission at Page 7.

Meshes don't seem to correspond - see  
Page 8.

This net may have been declared in letter  
of December 14, 1942, ~~and~~

SUMMARY - DEFENCE WITNESSES -

WITNESSES -

SINCLAIR -

WHERE REQUIRED

(19)

JLG/CH



Name of Claimant OKANO, Masaburo

Case 848

Custodian File 5278

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					206.00	279.87			279.87	
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 & 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	
						.00 160.00		112.00	00	
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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										391.87



October 5th, 1950.

Mr. Masaburo OKANO,  
Box 20B,  
R.R. #1,  
Winnipeg, Manitoba.

Dear Sir:

Re: Japanese Property Claims Commission  
Case No. 848

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 \$391.87.

Cheque for \$369.23 is enclosed herein, and the sum of \$22.64 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.



5278

March 20th, 1951

Mr. Mesaburo OKANO,  
Box 20 B.,  
Old Kildonan, Man.

Dear Sir:

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

5 shares	\$ 169.89
Less previously advanced	<u>70.00</u>
	\$ 99.89

hereby. Custodian cheque for this amount is attached

Please acknowledge receipt.

Yours truly,



C. H. Reed  
Office of the Custodian

CFR:EK  
Encl.