

13766



COPY

BUREAU HASTINGS PARK

FILE No. 2196

## 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: Oki, Kaname (Mrs. Tsunetaro).

HOME ADDRESS: P. O. Box 18, Valuellet, B. C.

REGISTRATION NUMBER 12162 SEX: Female AGE: 43

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: None.

MARRIED? Widow.

NAME OF WIFE OR HUSBAND: None.

ADDRESS OF WIFE OR HUSBAND: None.

NAMES OF ANY LIVING CHILDREN: Tatsuni (M); Teshio (M); Shuichi (M);  
and Mamoru (M).

ADDRESS OF CHILDREN: P. O. Box 18, Valuellet, B. C.

AGE OF CHILDREN: 13, 11, 8 and 5 years.

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

1. LOCATION AND DESCRIPTION: None.

2. BUILDINGS AND OTHER IMPROVEMENTS: None.

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

4. TAXES (Amount and where payable) None.

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

None.

6. OCCUPANCY AND LEASES (If vacant so state) None.



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

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

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

4. STATE WHEREABOUTS OF LEASE:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

2. LANDLORD'S NAME AND ADDRESS: OYE, Masaji, 21 year old son of OYE, Kamano.

1. LOCATION AND DESCRIPTION: Five room house at Udalet, B. G.

9. IF FARM LAND STATE CROPS SOWN

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

7. STATE WHEREABOUTS OF TITLE DOCUMENTS:



4. INSURANCE CARRIED ON ABOVE PROPERTY: None.

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)  
None.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
1 War Savings Certificate for \$5.00, and 2 War Savings Certificates for  
\$10.00, all in the possession of the owner.

8. BANK ACCOUNTS: None.

9. LIFE INSURANCE: None.

10. INTEREST IN ANY ESTATES OR TRUSTS None.

11. SAFETY DEPOSIT BOX: None.

LIABILITIES:

1. PERSONAL DEBTS: None.

2. TRADE DEBTS: None.

REMARKS: 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 30th day of March 194 2.

(Signature) (signed in Japanese)

"F. T. Williams"  
Witness

FOR DEPARTMENTAL USE



13766

INFORMATION FROM R.C.M.P.

DATE Feb. 8, 1943

Our File No. 13766

Full Name OTK. Tsunetaro *Deceased*  
(Surname in Block Letters)

Registration No. 12161 Male - Female Male Age Sept. 29, 1890  
(Check)

Former Address Box 18, Ucluelet, B. C.

Date Evacuated                      Naturalized - Canadian-Born - National  
(Check)

Present Address Deceased (Jan. 3rd 1942) at Vancouver B.C.  
Son. 1114-1114

Married - Single Single  
(Check)

Name of Wife Kamano (#12162) Whitemouth Row  
Nov 25/46

Name of Husband                     

Name of Mother                      Name of Father                     

Names of Children under 16 Tatsumi (M) 23/6/28 Toshio (M) 5/1/31 Whitemouth Row  
Nov 25/46  
Michi (M) 15/3/34 Mamoru (M) 1/4/37

Nov 16. Macaji # 12042 Oct 25/20 / Tomomi # 12160 Feb 9. 25  
Black Surgeon. Ont. (Nov 25/46) / Camp 78. Reys Ont. (Nov 25/46)  
Requested by MS Registered with Custodian no  
(Yes or No)

Additional Information fisherman - boat T.O. lot 5 acres & 1 House



13766

November 16th, 1950.

Mr. W.A. Ackland,  
Official Administrator,  
Port Alberni, B. C.

Estate of Tsunetaro OYE, Deceased.

888

\$561.18.

\$509.66

\$ 51.52

FCS/ja  
1 encl.



Winnipeg, Man.  
Sept. 9th, 1948.

DEFENCE BRIEF

Tsunetaro OYE, Reg. No. 12161 (ESTATE)  
Case #888  
File 13766

REAL AND PERSONAL PROPERTY CLAIMS  
(All claims shown are gross)

- (1) Real Property: Hakoda Bay, V.I. (Cat. No. 518 -  
Block 4 of Lot 795, Clayoquot District,  
Plan 2971) - 5.2 acres.

\$1,450.00 as per amended claim (Exh. 888-1)

Net amount of Real Property Claims:

\$1,099.32

Sold for

\$ 350.68

June 1-46

Evidence: Evidence taken at Winnipeg hearing (Transcript p.3) shows value in amended claim (Exh. 888-1) to be based on hearsay. There is no evidence in Custodian records to support it and claimant (deceased's widow) has not produced any.

Claimant's counsel referred (p.5) to assessment notice for 1946 (year of sale) as giving the assessed value of the Land (5.2 acres) as \$100.00 and Improvements as \$1,800.00. While these figures do appear on Tsunetaro OYE'S assessment notice a tax office supplement attached thereto shows the improvements on his land consisted of a dwelling belonging to Seiichi MORI (File 1532) assessed at \$600.00, and a dwelling belonging to Motoichiro YOSHIHARA (File 5232) assessed at \$1200.00. Tsunetaro OYE'S own dwelling was assessed to him at \$800.00 (as per Custodian combined Analysis dated Aug. 16/48), this dwelling being on another person's land. As explained in this Analysis, Hakoda Bay consisted of 60 acres of land (uncleared except on foreshore) subdivided into 11 parcels of approximately 5 acres each. The buildings on this land were clustered together on the foreshore, being erected without regard to boundary lines. However, each house was known by its owner, to whom it was assessed. Each of the 11 parcels of land was assessed at \$100.00.

As further explained in Custodian combined analysis this group of properties was sold collectively to the Indian Affairs Branch of the Department of Mines & Resources for the lumpsum price of \$4,750.00 (final adjustment credits for unexpired taxes and insurance bringing total amount received in payment up to \$5,007.01). Distribution of proceeds of sale was based on the assessed values of the properties, on which the owners had been paying their taxes. On this basis this account's share of net proceeds amounted to \$350.68, as per our letter of Dec. 31/46. Taxes and insurance charged to this account during the period of Custodian administration

} where can particulars  
of this deal be found?  
File 8/205  
(Hakoda Bay)

(Over)



DEFENCE BRIEF.....Page 2.

amounted to \$142.44. These charges calculated on the basis used for distribution of sale proceeds amounted to \$90.29, necessitating an adjustment in the sum of \$52.15 and bringing total adjustment credit to \$402.83, as explained in our letter of December 31st, 1946.

Sold for

Witnesses: F. G. Shears.  
H. G. Winter (Appraiser).

- (2) Fishing Vessel (Troller "T.O." - 32' x 8' x 4.5' powered with a 12 H.P. Enterprise motor).

\$1,900.00 as per Transcript pp. 5-6

\$ 460.00

Net amount of Fishing Vessel Claim: \$1,440.00

Evidence: It was reported that the naval convoy of fishing vessels from the West Coast of Vancouver Island to New Westminster (December, 1941) ran into bad weather and became scattered, this vessel running aground at Point Roberts in American territory. The owner was arrested by the American authorities and apparently attempted to commit suicide in jail. He was moved to hospital but died there as a result of his attempt. His widow has been unable to supply much information regarding her husband's fishing vessel but owner's valuation on Specification form (\$1900.00) is confirmed by JFVDC appraiser, O. W. Phillipson, who estimated the new value of hull @ \$1000.00, engine @ \$1000.00, and extras @ \$200.00, or a total of \$2,200.00. The value at date of survey (early in 1942) was put @ \$400.00. The JFVDC did not succeed in finding a purchaser and turned the vessel over, with the balance of their unsold fleet, to the Custodian as of 1st August, 1942. Custodian appraiser, Marine Surveyor John Gould, placed a value of \$350.00 on the vessel, which was eventually (Oct. 1/42) sold by the Custodian for \$460.00. A claim against the Navy for damage to hull (\$125.00) and loss of standard equipment (\$43.26) was assigned to purchaser. In this connection it should be mentioned that appraisals were made for vessels complete with standard equipment. Both appraisals were made while vessel was afloat. Damage to hull was not discovered until vessel was hauled up for inspection by purchaser at time of sale. The question of these claims was raised by claimant's counsel at Winnipeg hearing (Transcript pp.7-8 & 10-13).

Witness: John Gould.

- (3) Personal Property (Household chattels listed in original claim - Oct. 15/48).

\$ — This claim for \$367.00 was withdrawn at Winnipeg hearing (Transcript p.11, line 21).

\$3,350.00 Gross total.

Net amount of Claim:

\$2,539.32

\$ 810.68



Jan 11/49

DEFENCE BRIEF.....Page 3.

<u>Summary of Witnesses</u>	<u>Where Required</u>	<u>Index to Defence Brief Documents</u>
P. G. Shears.	(1)	(A) DEFENCE BRIEF.
M. G. Winter (Appraiser).	(1)	(B) TRANSCRIPT.
John Gould.	(2)	(C) EXHIBITS:
		(1) Exh. 888-1 (Claimant's RP Summary).
		(2) Exh. 888-2 (Claimant's PP Summary).
		(3) Exh. 888-3 (HGW Appraisal - Cat. 518).
		(4) Exh. 888-4 (Cust. Anal. of PP Claim).
		(5) Exh. 888-5 (Assessment Notice - 1946).
		(6) Exh. 888-6 (F.V. Summary - 30/10/44).
		(7) Exh. 888-7 (Survey Report re F.V.).
		(8) Exh. 888-8 (JFVDC Release & Discharge).
		(9) Exh. 888-9 (JFVDC Release & Discharge).
		(10) Exh. 888-10 (Photo of Fishing Vessel).
		SUPPLEMENTARY DEFENCE BRIEF DOCUMENTS:
		(11) Original Claim (Nov. 15/48).
		(12) Custodian combined Analysis.
		(13) Custodian RP Summary (27/8/46).
		(14) C/E (24/10/42).
		(15) Tax Notices with attached statements.
		(16) Let. (31/12/46) outlining distribution of RP proceeds.
		(17) Hakoda Bay properties Distribution statement. (Aug. 1/46).
		(18) Fishing Vessel Specification.
		(19) Naval receipt (Point Roberts 3/1/42) for Fishing Vessel.
		(20) Naval certificate (1/8/42) of missing F.V. equipment.
		(21) Extract of JFVDC appraisal record.
		(22) Survey Report (9/10/42) on Hull of FV.
		(23) Assignment of Claim (15/12/42).
		(24) Statement of Account (19/12/46).
		(25) General Summary (1/4/47).
		(26) Official Administrator's Distribution Statement (Nov. 14/46).
		(27) Cust. "JP" form (30/3/42 - Mrs. Tsunetaro OYE).



COPY

## NAKODA BAY PROPERTIES

DISTRIBUTION OF PROCEEDS FROM SALE ON THE BASIS OF THE ASSESSED  
VALUES ON WHICH REGISTERED OWNERS PAID TAXES

Collective sale price (to Indian Affairs Branch of Department of Mines & Resources)	\$4,750.00
Final adjustment credits	\$ 257.01
Proceeds of sale available for distribution:	<u>\$5,007.01</u>

## DISTRIBUTION

- "A" = Assessed value of Land (each @ \$100.00), and Buildings.  
 "B" = Proportionate share of above proceeds.  
 "C" = Proportionate share of: total 1942/1946 Taxes (\$969.87) and Fire  
 Insurance premiums (\$319.29) = \$1,289.16.  
 "D" = 1942/1946 Taxes and Insurance premiums already charged.  
 "E" = Total Credit accruing on above basis.

Account	"A" Ass. Value	"B" Share	"C" & "D" Charges		"E" Transfer
			Favable	Paid	
Motoichiro YOSHIHARA, File 5232, Cat. 517 (Blk. 3, D.L. 795)	\$ 1300.00	\$ 506.54	\$ 130.42	\$ 195.60	\$ 571.72
Tsutomaro OYE, File 13766, Cat. 518 (Blk. 4, D.L. 795)	\$ 900.00	\$ 350.68	\$ 90.29	\$ 142.44	\$ 402.83
Naotsugu HAKODA, File 1478, Cat. 519 (Blk. 5, D.L. 795)	\$ 1000.00	\$ 389.65	\$ 100.32	\$ 260.42	\$ 549.75
Minoru NASU, File 1452, Cat. 520 (Blk. 6, D.L. 795)	\$ 1850.00	\$ 720.85	\$ 185.60	\$ 256.49	\$ 791.74
Susumu TERASHITA, File 1588, Cat. 521 (Blk. 7, D.L. 795)	\$ 1600.00	\$ 623.44	\$ 160.52	\$ 117.26	\$ 580.18
Tsuneharu WATANABE, File 2294, Cat. 522 (Blk. 8, D.L. 795)	\$ 1100.00	\$ 428.62	\$ 110.36	\$ 64.10	\$ 382.36
Nobuo YOSHIHARA, File 5181, Cat. 523 (Blk. 9, D.L. 795)	\$ 1600.00	\$ 623.44	\$ 160.52	\$ 48.54	\$ 511.46
Seiichi MORI, File 1532, Cat. 524 (Blk. 10, D.L. 795)	\$ 700.00	\$ 272.76	\$ 70.23	\$ 49.10	\$ 251.63
Tokumatsu TANAI, File 669, Cat. 525 (Blk. 11, D.L. 795)	\$ 400.00	\$ 155.86	\$ 40.13	\$ 43.56	\$ 159.29
Ghosuke OTAKE, File 13001, Cat. 526 (Blk. 12, D.L. 795)	\$ 100.00	\$ 38.97	\$ 10.03	\$ 25.00	\$ 53.94
Kintaro MOCHITSUKI, File 457, Cat. 527 (Blk. 13, D.L. 795)	\$ 1300.00	\$ 506.55	\$ 130.42	\$ 54.65	\$ 430.78
Ghososuke MATSUBARA, File 1620, Cat. — (Blk. —)	\$ 1000.00	\$ 389.65	\$ 100.32	\$ 32.00	\$ 321.33
	<u>\$12850.00</u>	<u>\$5007.01</u>	<u>\$1289.16</u>	<u>\$1289.16</u>	<u>\$5007.01</u>

VANCOUVER, B. C., 1st August, 1946.

BCH/P.



November 27, 1948

Report of the death of Tsunetaro Oye, Reg. No. 12161, received from the Department of Labour, Japanese Division. Information taken from RCMP Records;

On December 25, 1941, Tsunetaro Oye attempted to commit suicide by cutting his throat with his knife.

The Sheriff of Whatcom County, State of Washington, investigated and did not wish to prefer a charge.

Oye was sent to the Vancouver General Hospital for treatment. He died at the Vancouver General Hospital on December 30, 1941.

The Coroner held an inquiry and decided that Oye died from the result of a self-inflicted wound.

/FM

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Extract from report of Lieut. Davenport, R.C.N.R. to Commanding Officer Auxiliary Vessels, Esquimalt, B.C. - Re Seizure of Japanese Fishing Boats in Barclay Sound Area:

December 22nd; At 0800 left Steveston for assembly point at Annacis Island arriving there at 1000. 1100-1200 contacted by NOIC Vancouver. Boats were secured and after checking up it was found that T.Oye's boat was missing -- this could not be ascertained previously as some boats from Lieut. Cunningham's convoy were mixed up with ours. It is believed that this boat missed the entrance to the Fraser River due to bad weather conditions.

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See Receipt signed by L. Yates, R.C.N.R. dated January 3, 1942, for vessel "T.O.3128", with all necessary tackle and gear, received from Deputy Collector of Customs, Point Roberts, Washington.

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It is understood that it was while Tsunetaro Oye was being held by U.S. authorities at Point Roberts, Washington, that he attempted suicide.

/FM

- See Transcript Page 11, Lines 20-30.



REAL PROPERTY SUMMARY

Cat. No. 518.

File No. 13766.

Name: Tsunetaro OYE, deceased. (Jan. 3/42).

Reg. No. 12161.

Address: Hakoda Bay, Uclualet Inlet, B. C.

Legal Description: Block 4 of Lot 795, Clayoquot District, Plan 2971.

Classification: Two dwellings (not owned by landowner).

---

Registered in the name of: TSUNETRO OYE.

State of Title (55337-I): Clear.

Sold to: HIS MAJESTY THE KING, IN THE RIGHT OF THE DOMINION OF CANADA.

For: One of 11 properties (Cat. Nos. 517-527) sold collectively for \$4,750.00, this account's proportionate share being \$350.68.

As at: June 1st, 1946.

Title (No. 162245-I) delivered to new Registered Owner on: September 30th, 1946.

Net proceeds (\$402.83) released to credit of Tsunetaro OYE on: August 1st, 1946.

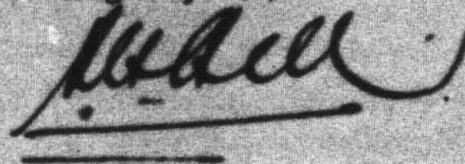
Chattels: Not involved.

Insurance: Transferred to Purchaser (May 11/46).

Administration: This property is one of the group constituting the ex Japanese Fishing Village known as Hakoda Bay. Owing to the inaccessible position of the Bay, at the entrance of Uclualet Inlet, Barkley Sound, all the properties remained vacant throughout the period of our administration, except for the house occupied by Custodian caretaker, due to whose presence the properties remained undamaged and made possible the collective sale of all to the Indian Affairs Branch of the Department of Mines & Resources. For complete statement of the distribution of total proceeds of this sale see statement in Property Section of this file.

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

27th August, 1946.



RGB/P.



LIABILITIES SUMMARY

File No. 13766.

Tsunstaro OYE (Deceased).

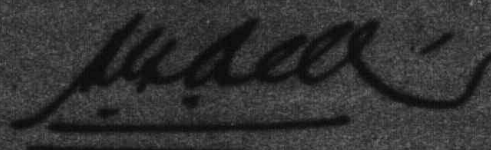
Reg. No. 12161.

\$31.75 Beluelet Engineering Works (J. L. Thompson); Extract  
(June 22nd, 1942) from File G/68. Written off by  
referring Claimant to Official Administrator (Aug. 24/46).

There are no other claims recorded in this file.

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

24th August, 1946.

A handwritten signature in dark ink, appearing to be 'H. A. Bell', written over a horizontal line.

RGB/P.



INTERIM

PERSONAL PROPERTY SUMMARY

File 13766.

Tsunetaro OYE (Deceased).

Reg. No. 12161.

This 52-year old Naturalized Canadian Fisherman from Hakoda Bay, Ucluelet Inlet, was "blown away from the convoy" of boats on their way from Barclay Sound to the Fraser River. He landed at Point Roberts and was placed in jail by the U. S. Immigration Officials, and committed suicide there, date of death being given as 3rd January, 1942.

His wife, Kameno (File 2196) signed a Custodian "JP" declaration form on the 30th March, 1942. She was evacuated, presumably with her 6 children, on the 5th September, 1942.

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Real Property: See Real Property Summary for particulars of Hakoda Bay property (Cat. 518) which formed part of a collective sale, of which this account's share was \$350.68.

Liabilities: See Liabilities Summary, dated 24th August, 1946.

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Personal Property: No chattels are carried in this file.

Specified Articles: See Fishing Vessels Summary, dated October 30th, 1944, for particulars of Fishing Vessel, the "T. O.", sold for \$460.00 less \$62.47 = \$397.53.

Accounts Receivable: A claim of \$12.25 was included in the list of claims filed with the Dominion Government for recovery of transportation expenses incurred in connection with delivery of boat, but as this man did not incur any return expenses this amount has not been credited to this account.

Bonds, Shares, etc.: None.

Bank Accounts: None.

Life Insurance: None.

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NOTES: An application to have this Estate administered was filed with the Official Administrator (W. A. Ackland), Port Albarni, on the 3rd March, 1943, but due to the high cost ("about \$100.00") indicated in Official Administrator's letter dated March 5th, 1943, on wife's file (2196) further action was suspended until the 1st August, 1945, when our application was renewed, Letters of Administration being granted to Mr. W. A. Ackland under date of June 12th, 1946.

There is no other personal property interest in this file.

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

26th August, 1946.

RGB/P.



13766, 2196

January 27, 1947.

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

Dear Sirs:

Re: Mrs. Kamano OYE, Reg. No. 12162.

We have to inform you that the funds of which notice of remittance to the above Japanese was given you on November 29, have been returned to this office by the payee and credited to her account in this office.

In this connection, the shares of the four children who are not yet of the age of twenty-one years in the sum of \$63.01 each, are under the control of Mr. W. A. Ackland, Official Administrator, Port Alberni, B. C., Administrator of the Estate of Tounetaro OYE, Registration No. 12161, deceased, husband of Kamano OYE.

Yours very truly,

A. G. McArthur,  
Office of the Custodian.

AGM/AG



IN THE SUPREME COURT OF BRITISH COLUMBIA

In the matter of TSUNETARO OYE, Deceased  
and

In the Matter of the "Administration Act."

DATED THE 12th DAY OF JUNE, A. D. 1946.

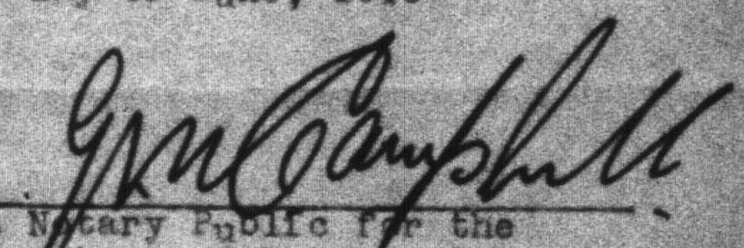
UPON reading the affidavits of WILLIAM ADOLPHUS ACKLAND,  
sworn to on the 11th day of June, 1946 & the Petition  
herein, it is ordered, that WILLIAM ADOLPHUS ACKLAND,  
Official Administrator for that part of the County of  
Nanaimo, contained within that part of the Alberni-  
Nanaimo Electoral District lying North of Cameron Lake,  
shall be Administrator of all and singular the estate  
of TSUNETARO OYE, deceased, and that notice of this  
Order be published

W. Byrnes

DISTRICT REGISTRAR  
SUPREME COURT

I HEREBY CERTIFY that the above is a true copy of  
the Letters of Administration issued in the  
Tsunetaro Oye Estate

DATED at Port Alberni, this 14th day of June, 1946

  
A Notary Public for the  
Province of British Columbia



**MEMORANDUM**

Sgt. No. 318.

File No. 13765.

TO: Mr. George Peters.

FROM: Mr. R. G. Bell.

January 22nd, 1946.

Re: Block A of Lot 795, Claymont District, Plan 2971.

Attached Real Property Memorandum shows this property to be registered in the name of Townsite OXE.

There are no registered charges and there is no evidence of any unregistered charge.

This is one of the 11 properties collectively known as the Nakoda Bay Properties and now sold to the Dept. of Indian Affairs for an over-all price of \$4,750.00. Information is being sought that will facilitate the proper allocation of net proceeds.

Some of the properties in this group are rented or leased.

RGB/P.  
Attach.



909 Royal Bank Bldg.,  
Vancouver, B.C.,  
1st August, 1945.

13766, 2196, 1644  
Evacuee Section

W.A. Ashland, Esq.,  
Official Administrator,  
Port Alberni, B.C.

Dear Sirs

Re: Estate of Imunetaro OYE, Deceased

We are advised by the Department of Labour, Japanese Division, that the above named Japanese, who resided at Ueluellet, B.C., died on January 3, 1942 at Vancouver, B.C. and we are writing to request that you kindly undertake the administration of this Estate.

We have no information as to whether the deceased left a will and our file indicates that his family consisted of the followings:

Kameno OYE, Widow,	Slocan, B.C.
Tatsuzi OYE, Son, 17 years	"
Toshio OYE, Son, 14 years	"
Shuichi OYE, Son, 11 years	"
Hanora OYE, Son, 8 years	"
Masaji OYE, Son, 25 years	"
Tomomi OYE, Son, 20 years	Lanette, Manitoba.

We are informed by the R.C.M. Police that Mrs. Kameno Oye is a naturalized Canadian and that the six sons are Canadian born.

Assets of the deceased of which we have knowledge are as follows:

Property described as Block 4 of Lot 795, Clayquot District, Plan 2971, on which are situated two dwellings not owned by the Estate.

Due to entire lack of market for property in this area, efforts to find a purchaser over two years have failed, and the actual value of same will not be established until such sale can be effected. At the present time efforts are being made to sell 60 acres in this vicinity which are owned by Japanese, including the above property.



Oye is also reported to own a house situated on Block 5 of Lot 795.

This man was the owner of Fishing Vessel "T.O." Vic. 1614 which was sold for the net price of \$397.53.

Credit balance with the Custodian is \$390.30.

There is a claim lodged against the Estate by the Ueluelet Engineering Works for \$31.75 for work done on the vessel "T.O."

We will be pleased to have you advise us as to your willingness to act in this Estate, and when Letters of Administration are issued to you, kindly forward a certified copy to this office so that we may remit the funds now in our hands.

Yours truly,

K.F. WRIGHT  
COUNSEL TO THE CUSTODIAN

KFW/10



~~XXXXXX~~

CLAIM

FILE: 13766

CREDITOR: Tsunetaro OYE, 12161 (Deceased)

DEBTOR: Canadian Government

AMOUNT: \$12.25

Expenses incurred in connection with the seizure and removal from Barclay Sound to Fraser River of the M/V "T.O." Vic. 1614

Note: Tsunetaro OYE did bring his vessel from Ucluelet, but en route to the Fraser River his vessel was blown away from the convoy and landed at Point Roberts, where he was placed in jail by U. S. Immigration Officials. Oye cut his throat while in jail, and later died in the General Hospital, Vancouver.

This claim of \$12.25 is made up as follows:

Transportation-Steveston to Vancouver	.25
Hotel Expenses, including meals -2 days at Vancouver	4.75
Fare, Vancouver to Port Alberni	4.25
Hotel expenses at Port Alberni	.75
Fare, Port Alberni to Ucluelet	2.25
	<u>12.25</u>

These expenses were incurred after the vessels had been delivered to the Navy at Steveston, and it is questionable whether, in this case, a claim is justified.

*FM*



1664, 13766 & 2196.

December 17th, 1943.

Mr. Masaji OYE,  
Registration No. 12042,  
P. O. Box 380,  
Chapleau, Ontario.

Dear Sir:

In your letter of the 27th ultimo you refer to a house owned by you at Uelualet, which is rented at the present time.

According to our records, you own no Real Property and we would be obliged if you would clarify the situation by giving us all the information you can regarding the property to which you claim ownership.

Our File 13766 shows Tsunetaro OYE (Deceased) to be the registered owner of "Block 4, Lot 795, Clayoquot District, Plan 2971". On this 5.2 acres situated at Hakoda Bay our records further show two Houses, one belonging to S. Mori (\$600.00 assessed value) and one belonging to M. Yoshihara (\$1,200.00 assessed value). There is no evidence of any house belonging to the late Tsunetaro OYE (your father) or yourself on this land. Further, owing to its isolated position, none of the houses at Hakoda Bay, Uelualet, are rented.

Your File 1664 shows that in your "JP" form you declared ownership of "District Lot 795, Clayoquot District, Plan 2971" and a 5-room Bungalow and Barn presumably situated thereon, but there is no other evidence on your file to substantiate your statement.

Our File 2196 shows that your mother did not declare any Real Property but that she desires to have your father's property transferred into her name.

When replying to paragraph 2 above, please let us know whether your father left a Will, and if so, where it is at the present time.

Yours truly,

RCB/P.

R. G. Ball,  
Administration Department.

**P.S.** House No. 5 Fraser's Bay, Uelualet, is rented, but the registered owner of this property is Masayoshi OYE (Int. File 873) and it cannot be the property to which you refer.



File No. 13766

Wife's file # 2196

CLAIMS DEPARTMENT

August 12th. 1943.

Estate of Tsunetaro OYE

Reg. No. 12161

CREDITORS:

1. OCLUELET ENGINEERING WORKS..... \$31.75  
(J. L. Thompson)

/ND



Files # 2196 & 13766

August 10, 1943

To: Major McAllister

From: F. Matheson

Re: Vessel "T.O." licensed in name of Tsunetaro OYE, Reg.#12161.

File #2196 contains a claim from the Ucluelet Engineering Works for the sum of \$31.75.

This claim covers work done on the vessel "T.O.".

It would appear that this claim should be transferred to File 13766 (Estate of the late Tsunetaro OYE). It is now on the file of Kameno OYE, widow of Tsunetaro.

The proceeds of the sale of the above-named vessel are being transferred to File #13766.



2196 & 13766

August 10, 1943

Mrs. Tsunetaro OYE,  
Registration No. 12162,  
Slocan, B. C.

Dear Madam:

Rai Vessel "T.O." Victoria 1614

This is to advise that the above-indicated vessel, licensed in the name of your late husband, has been sold for the total sum of \$460.00. Before sale, the boat was surveyed for value by an experienced and independent marine surveyor.

No deductions are made from the monies received from the sale of vessels for administration costs or commissions. Only such expenses as, fire insurance, wharfage, wages of watchmen, expert valuation, etc. are charged. These amounted to \$62.47.

The balance of \$397.53 has been credited to the estate of your late husband, Tsunetaro OYE.

Yours very truly,

P. Matheson,  
Specified Articles Department.



1664  
2196  
17766 ✓

March 3, 1943.

W. A. Ackland, Esq.,  
Official Administrator,  
Port Alberni, B. C.

Dear Sir:

The following property vested in the Custodian,  
along with all other Japanese owned property  
in the protected area of B. C., is registered  
in the name of Tsunetaro OYE (deceased):

Block 4, Subd. of Lot 795, Clayoquot  
District Plan 2971 (Ucluelet, B.C.)

The widow (Mrs. Kameno OYE) desires to have you  
appointed Administrator with a view to ultimately  
having the title transferred into her own name.

Can we refer you to Mrs. Kameno OYE, whose address  
is Elocan, B.C. for such essential information as  
date of death, conditions of will, if any, etc.,  
which are not included in our records.

Yours truly,

R. G. Bell.  
Administration Department.

RGB/MFP  
Enc.







13966

COPY

Slocan City, B. C.

Jan. 22, 1943.

Mr. P. H. Russell,  
Administration Dept.  
Office of the Custodian,  
Vancouver, B. C.

Dear Sir:

In reply to your letter of January 8,  
1943. File No. 2196 - or 1664.

With regard to property owned by my deceased  
husband Tsunetaro, Block 4, Lot 975, Clayoquot, Plan 2971.

I wish to have the title transferred to my  
name. Can you inform me on the procedure to do so, and also,  
how, I can get in touch with the Government Administrator?

Thanking you.

Yours truly,

"Mrs. Kamenno Oye"  
Reg. No. 12162.



C  
O  
P  
Y

Canada  
DEPARTMENT  
of  
MINES AND RESOURCES

Ottawa, Ontario.  
January 30, 1946.

Dear Mr. Shears:

We have for acknowledgment your letter of January 17th with reference to the purchase of the Hakoda Bay property.

Under date of January 18th by P.C. 147 authority was given by His Excellency the Governor in Council to purchase this property on behalf of the Toquaht Indians. We are, therefore, enabled to issue our cheque for \$4,750.00 which, on instructions from Mr. A. H. Mathieu, M.B.E., Assistant Deputy Custodian, is being forwarded to you. It would be appreciated if you would have the conveyance prepared and delivered to Major D. M. MacKay, Indian Commissioner for B. C., Vancouver.

In further reply to your inquiry, the title should be issued in the name of His Majesty the King, in the right of Canada.

We assume that the cheque which will go forward to you will be held until you are in a position to deliver the conveyance clear of all encumbrances to Major MacKay as herein directed.

Yours truly,

"D. J. Allan"

D. J. Allan,  
Superintendent,  
Reserves & Trusts.

F. G. Shears, Esq.,  
Director, Office of the Custodian,  
Department of the Secretary of State,  
506 Royal Bank Building,  
Vancouver, B. C.



Date.....January 22nd, 1946.

REAL PROPERTY MEMORANDUM

File No. 13766.

Name.....Tsunetaro OYE (Deceased).....Registration No.....12161

Re: Catalogue No. 518.

Address: Hakoda Bay, Ucluelet, B. C.

Legal Description: Blk. 4, Lot 795 (5 ac. m/l), Map 2971.  
(Dwelling).

TITLE AND ENCUMBRANCES

✓ A. Certificate of Title No. 55337-I Whereabouts: Not known.

✓ Registered owner: Tsunetro OYE Reg. No. 12161

✓ Property: Block 4 of Lot 795, Clayoquot District, Plan 2971.

✓ B. Charges.

Registered: None.

✓ Vesting: D.F. 50292 (Oct. 15/42).

✓ Unregistered: No evidence of any.

✓ Taxes: \$27.74 (1946) Paid. Certificate on file.

Water: —

✓ Insurance: Included in Blanket Policy for \$5600.00, expiring July 24, 1948.

✓ Assessed Value: Land: \$100.00. Improvements: \$1,800.00.

✓ Valuation by Appraiser: \$150.00.

✓ Amount of Bid: Part of an over-all price of \$4,750.00 (for 11 properties).

✓ Approved by Advisory Committee: January 22nd, 1946.

✓ Paid as shown in attached letter: \$4,750.00 (for 11 properties) April 3/46.

✓ Name of transferee as attached letter: Dept. of Mines & Resources, Indian Affairs  
Branch.

ADMINISTRATION.

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

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

Chattels: Particulars of those stored on the premises.

Named Agent: R. Matterson, Ucluelet, B. C.

*R. G. Bell.*  
R. G. Bell.







REG. NO.	NAME	FILE NO.
1261	Tsunetaro OYE	13766
ASSURED THE SECRETARY OF STATE OF CANADA ACTING IN HIS CAPACITY AS CONSUL-GEN.		
COMPANY London Guarantee & Accident Co. Ltd.	POLICY NO. <del>573746</del> 573746	AMOUNT Total \$5600.00.
PREMIUM \$163.50	RATE 2 1/2%	TERM 3 yrs.
EXPIRATION July 24, 1948.		
PROPERTY INSURED \$300.00 on the 1-storey frame, shingle-roofed Dwelling, known as House No. 6, Hakoda Bay (Cat. No. 518). (This is a Blanket Policy on 11 Japanese Houses.)		LOCATION Lot 795, Clayoquot District, Plan 2971.
LOSS PAYABLE Assured.	INSURANCE AGENT Ker & Lar Limited	RENTAL AGENT R. Matterson.
ENDORSEMENTS Transferred to Purchaser - 11/5/46.		



REG.  
NO.1216/  
12042

NAME

Suntaro  
OYE, YashijiFILE  
NO.

1664 13766

ASSURED

G.E. McPHERSON, DEPUTY CUSTODIAN, or His Successors.

COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
London Guarantee & Accident Co. Ltd.	561428	Total \$5400.00	2180.09	Average \$3.335	3 Yr.	July 24, 1945
PROPERTY INSURED			LOCATION			
\$270.00 on the 1 story, frame, shingle- roof Private dwelling #7,			Lot 795, Claymont District, Plan 2971, Madoka Bay, B. C.			
This is a blanket policy on 11 Japanese Houses.						
LOSS PAYABLE	INSURANCE AGENT		RENTAL AGENT			
ASSURED	Ker & Ker Ltd.					
ENDORSEMENTS						



April 5th, 1946.

# REAL PROPERTY MEMORANDUM

FILE NO: 13766  
NAME: Tsunetro OYE  
CATALOGUE NO: 518  
RE: Hakoda Bay, Ucluslet, B.C.  
- Dwelling.

**CERTIFICATE OF ENCUMBRANCE:**

**Description of Property:** Block 4 of Lot 795, Clayoquot District, Plan 2971.

Encumbrances: None.

**Taxes:** 1946 Taxes - \$27.74 paid.

Vested: No. 50292.

VALUATION BY APPRAISER:

**\$150.00**

AMOUNT OF BID:

\$4,750.00 for Lots 3 to 13 incl.

APPROVED BY ADVISORY COMMITTEE:

January 22nd, 1946.

AMOUNT RECEIVED BY CUSTODIAN:

\$4,750.00 for Lots 3 to 13 incl.

**NAME OF PURCHASER:**

His Majesty the King, in the  
right of The Dominion of Canada.

Prepared by: N.A. Masnik

Approved by: [Signature]

**DAC:JS**



13766  
File Nos. 5232, 13756, 1476,  
1452, 1588, 2294, 5181, 1532,  
669, 13001 and 457.  
Catalogue Nos. 517 to 527.

June 5th, 1946.

**MEMORANDUM**

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Notochiro YOSHINARA, Tsumetre OYE,  
H. KANODA, Minoru NASHI, Satsun  
TERASHITA, Tsumeharu WATANABE,  
Nobuo YOSHINARA, Seichi MORI,  
Tokuetsu YAMAI, Osake CHOSUKE,  
Kunitaro MOCHITSUKI.

Lots 3 to 13 incl., of Lot 795,  
Clarendon District. Plan 2372.

With reference to the above property which was recorded in the  
Victoria Land Registry Office, May 3rd, 1946, we attach herewith  
the following documents in connection therewith.

1. Copy of application number 162244-I, dated April 29th,  
1946, registering the above property in the name of the  
Custodian (Transmission).
2. Copy of application number 162245-I, dated April 29th,  
1946, registering the property in the name of HIS MAJESTY  
THE KING, IN THE RIGHT OF THE DOMINION OF CANADA (Deed).
3. Duplicate of Transmissions (11), dated April 15th, 1946,  
covering Lots 3 to 13 incl.
4. Duplicate of Deed dated April 15th, 1946 - Secretary of  
State to HIS MAJESTY THE KING, IN THE RIGHT OF THE DOMINION  
OF CANADA.
5. Certificate of Indefeasible Title number 162245-I, dated  
May 8th, 1946, covering the above property in the name of  
HIS MAJESTY THE KING in the Right of the Dominion of Canada.

DAC:JB  
Atch.

*D. A. Cramer*



Catalog Nos. 517 to 527, inclusive  
 File Nos. 457, 669, 1452, 1478, 1532, 1588  
 2294, 5181, 5232, 13001, 13766  
 Nakoda Bay, Uluaiet Inlet, B. C.  
 Lots 3 to 13, inclusive/795/2971

July 3, 1946

HIS MAJESTY THE KING, IN THE  
 RIGHT OF THE DOMINION OF CANADA  
 (purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS  
 (As at June 1, 1946)

	DEBIT	CREDIT
Purchase Price	\$4,750.00	
Cheques received		\$4,750.00
Registration fees on deed - \$4,750.00	14.00	
Insurance premium - \$973746 (unexpired portion)	117.05	
Purchaser's proportion of 1946 taxes paid - 214/365 x \$214.85	125.96	
Balance owing by purchaser		297.01
	<u>\$5,007.01</u>	<u>\$5,007.01</u>

BALANCE OWING BY PURCHASER - \$297.01



File No. 13766  
Reg. No. 12161

Estate of Testamentary GRI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 August 11	Proceeds Post Sale	\$	\$ 397.53	
1944 January 22	Land Registry Office - Certificate of Encumbrance	1.00		
August 27	Insurance premium	10.53		
1945 October 3	Insurance premium	7.50		
1945 January 30	Taxes 1942-46	124.41		
June 1	Credit re Sale of Property		391.33	
August 27	Cheque to Official Administrator	645.42		
		\$ 788.86	\$ 788.86	

NTL

Accounting Department  
December 19th, 1946



STATEMENT OF ACCOUNT

File 13766.

Tsunetaro OYE (Deceased).

Reg. No. 12161.

1943

August 11 Net proceeds from sale of Fishing  
Vessel, "T. O."

\$397.53

1944

June	22	Certificate of Encumbrance	\$ 1.00	
June	22	Insurance premium	\$ 10.53	
Sept.	16	Valuation fee	\$ 7.50	
Nov.	17	Advertising fee	\$ 4.00	

1945

October	3	Insurance premium--share	\$ 7.50	
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1946

January	30	Taxes (Cat. 518) less over-charge	\$124.41	\$ 52.15
August	13	Proportionate share of collective sale of Cat. 517-527 due Cat. 518		\$350.68
Today		Balance at Credit	<u>\$645.42</u>	<u>          </u>
			<u>\$800.36</u>	<u>\$800.36</u>

E. & O. E.  
26th AUGUST, 1946.

RGE/P.



CLAIMS RELATING TO REAL PROPERTY AT HAKODA BAY, B.C.

A claim was filed by each of the following persons in respect of a dwelling situate on a 5 acre parcel of land on the shore of Hakoda Bay, near Ueluelet, B.C., particulars of which, with assessed values, and the price realized on sale by the Custodian, are as follows:

CLAIM NO.	CLAIMANT	DWELLING	1946 Ass'd. Val.	SALE PRICE
787	YOSHIHARA K.	7 room unfinished	\$1800.00	\$ 623.44
788	YOSHIHARA M.	6 room new	1300.00	506.54
888	OYE, Tsunetaro	5 room built 1924	900.00	350.63
1101	HAKODA, Yutaka	6 room built 1923	1000.00	389.65
1108	NASU, Minoru	7 room built 1941 \$1800.	1850.00	720.38
1339	WATANABE T.	6 room built 1934	1100.00	423.62
1343	MATSUMURA C.		1000.00	389.65
1368	TERASHITA S.	8 room built 1927 Add'n. 1936, 1941.	1600.00	623.44
			<u>\$10350.00</u>	<u>\$4039.87</u>

These claims had been classified as rural real property at the end of the first year of the Inquiry, and recommendations were proposed to be made in respect thereof on the over-all basis applied to rural real property, i.e. 10% of selling price, plus selling expense charged to the claimants' account by the Custodian. Consequently there was credited to each of these claimants in Appendix I to the General Report the sums to which each claimant had been found entitled on the over-all basis.

After Appendix I had been completed, Counsel for these claimants submitted that these claims should be classified as special cases, in which submission I concurred for the reasons later mentioned.



It follows therefore that the sums credited in Appendix I, shown opposite the claimant's name above, must be deducted from the recommendations now made. I have therefore set out in the concluding paragraph of this report, opposite each claimant's name, the sum so credited in Appendix I, as well as the balance to which he is entitled on the basis of the recommendation now proposed.

The claimants prior to evacuation were fishermen, residents of a remote and isolated fishing community situate on the west coast of Vancouver Island, occupied only by persons of the Japanese race. The dwellings, with the exception of those to which claims Nos. 787 and 789 relate, were built prior to 1930, and were not entirely finished but nevertheless were habitable. The older dwellings appear to have been adequately maintained up to the claimants' evacuation.

The Custodian was unable either to rent or sell these dwellings in the three years following the evacuation of the owners, during which period the settlement was unoccupied.

In October 1945, the entire settlement comprising 60 acres of land on which stood 11 dwellings was sold en bloc to the Department of Indian Affairs for the sum of \$4750.00, the price having been based on appraisals made by two valuers employed by the Custodian and another appraisal made by Soldier Settlement Board valuers.

It is abundantly clear that no market existed in the period under review for any property in this remote settlement. I have no doubt that the Custodian was fortunate to find a purchaser in the Department of Indian Affairs even at a price more than 100% lower than the



aggregate assessed value. However, the price paid on a sale made in these circumstances I think will have been substantially lower than the fair market value of such properties had the settlement then existed as an inhabited community.

In these circumstances the task of determining fair market value as at the date of sale in 1946 presents peculiar difficulties, since the dwellings and land when sold comprised the majority of the habitations in a deserted community, a condition which arose in consequence of the evacuation policy.

The appraisals furnished to the Custodian I find of little value, since it is not possible to determine with any degree of certainty to which dwelling a particular estimate relates. The S.S.B. appraisal on twelve 5 acre parcels and 7 dwellings thereon is shown by Exhibit 127 to have been \$3683.00, but no details of the appraisals were furnished, nor is there any identification of the dwellings appraised. The most reliable estimates of value available to me are those of the Provincial Government assessors made for taxation purposes, pursuant to R.S.B.C. 1945 Cap.332, Sect.30, showing an aggregate assessment for 1946 on the 8 parcels and dwellings now under consideration at \$10,350.00, the distribution between the parcels being set out above.

I have therefore approached the problem on the assumption that at the date of sale Hakoda Bay was an inhabited settlement, of which the claimants' properties constituted the major part. On this basis, and not otherwise in my opinion, is it possible to envisage "a purchaser willing but not obliged to buy" property from "an owner willing but not obliged to sell" (vide Appendix III, or to determine the sum which "a prudent man



"in the position of the owner would pay rather than  
"to be ejected from the property" - *Diagon-Hibben v. Hegen*,  
1949 S.C.R. 712.

Therefore I consider that fair market value of these  
properties may fairly be estimated at 75% of the 1940  
assessed value as shown above. The assessed values are  
depreciated to the extent of 25% since I assume that the  
assessor's inspection of the premises in this remote  
district will have been some years before the time of  
sale. I therefore find that the fair market value of the  
respective properties is as follows:

No.	Property	Fair market value	Credit given Appendix I	Recommendation now made.
No. 787	YOSHIHARA M.	\$1200.00	74.84	\$501.72 ✓
788	YOSHIHARA M.	975.00	63.15	405.31 ✓
888	OYE T.	675.00	47.56	276.76 ✓
1101	BAKODA Y.	750.00	51.46	308.99 ✓
1108	NASU M.	1397.50	84.53	592.07 ✓
1339	WATANABE T.	825.00	55.36	341.02 ✓
1343	MATSUMURA C.	750.00	51.46	308.99 ✓
1368	TERASHITA S.	1200.00	74.84	501.72 ✓
				3216.46

I THEREFORE RECOMMEND payment to the respective  
claimants of the difference between the market value so  
ascertained, less credits given in Appendix I, and the sum  
realized on sale by the Custodian. In arriving at this  
estimate, I have taken into account the fact that on the  
sale made by the Custodian there was deducted from the sum  
to which the claimant was entitled the equivalent of  
3 years taxes on his property, which had accrued subsequent  
to the claimant's evacuation.

H. I. BIRD

Commissioner.

April 4th 1950.

787 788 888 1101 1108 1343 1339 1368  
175