

Custodian File

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
		1480		148 12.50		SPECIAL \$400.				400.00 308.50
PERSONAL PROPERTY										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATTELS										
								SPECIAL re BED		15.00
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
325,50	92.70	28.11				15.00	1.80	29.91		
TOTAL RECOMMENDATION										753.41

CASE NO: 308

JAPANESE PROPERTY CLAIMS COMMISSION

Grand Forks, B.C.

June 3, 1948

IN THE MATTER OF THE CLAIM OF
(MRS) ROSIE YOSHIKO OTANI

PROCEEDINGS AT HEARING

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

JAPANESE PROPERTY CLAIMS COMMISSION

? B E F O R E

(HIS HONOUR, JUDGE M.M. COLQUHOUN, SUB-COMMISSIONER)

10

Grand Forks, B.C.

June 3, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) ROSIE YOSHIKO OTANI

PROCEEDINGS AT HEARING

20 APPEARANCES:

HAROLD W. McINNES, Esq. appearing for the
Dominion Government.

A.E. COBUS, Esq., appearing for the
Claimant

L.A. DODD, Esq., Secretary to Grand
Forks Sub-Commission

G.N.R. UPTON, Esq., Official Interpreter

G. HAMBLETON, Esq., Official Reporter

30

MR. COBUS: The claim, your honour, of Mrs. Yoshiko Rosie Otani, which is No. 78 on the Secretary's list, and which will become case No. 306.

(MRS) YOSHIKO ROSIE OTANI, the claimant herein, being first duly sworn, testified through the official interpreter as follows:

10 MR. COBUS: I would ask leave, your honour, to amend the claim with respect to the real estate by changing only the amount credited to the Custodian. The claimant showed the net proceeds rather than the gross selling price, which should be \$1480.00. The estimated value, or fair market value at the date of sale remains at \$2250.00. The net claim for realty, therefore, is \$770.00.

THE COMMISSIONER: Amendment allowed.

20 MR. COBUS: With respect to the personal property which is the subject of the claim, we have changed the total for personal property claimed to \$490.50, and now credit the Custodian with \$112.30, leaving a net personal property claim of \$378.20.

THE COMMISSIONER: Amendment allowed.

MR. COBUS: The list which is attached to the claim form is now revised and will form part of the exhibit comprising the statement respecting the chattels claimed.

DIRECT EXAMINATION BY MR. COBUS:

30 Q: Witness, I produce to you a statement concerning

the real estate for which you have submitted a claim. Did you instruct Mr. Leckie to prepare this for you and is that your signature?

A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

10 MR. COBUS: I would ask to file the statement concerning real estate as the first exhibit, your honour.

(STATEMENT MARKED EXHIBIT NO. 1)

20 MR. COBUS: The property, your honour, referring to Exhibit 1, was a dwelling situate at 108 Moncton Street, Steveston Townsite, B.C. It was a one and a half storey bungalow, 24 feet by 30 feet. It consisted of four rooms and a bath containing sink and toilet. There was also an attic in the building. It was heated by hot air apparatus. The building was built of frame siding, had a cement foundation, a full cellar with cement floors, and laundry tubs. The roof was shingled. Inside, the walls were papered and the floors were of fir. The house was erected in 1931, and the roof rebuilt in 1938, with attic. The size of the lot upon which the dwelling was built was 70 feet by 120 feet, actually two lots, and she says that one lot is in well kept garden with ten fruit trees on it. It was purchased in February, 1942, at a cost of \$1850.00.

30

Y.R. Otani
In Chief

The improvements made on the property by the claimant consisted of the building of kitchen cupboards, and the cost for carpenter's labour and materials is valued at \$325.00. She indicates that the property had on it a 10 by 12 frame garage with a shingle roof and swing doors. There was a cement driveway leading to the garage, and in addition, a cement walk in front of the house.

10 She considers that the appraisal at \$1480.00 made in April, 1944, is much below the value of the property, and comments that she rented the property to a friend of theirs, Mr. Tufnail, for the payment of taxes only so that the premises would be well looked after. The Custodian accepted this arrangement.

THE COMMISSIONER: Including all chattels?

MR. COBUS: I don't think so, your honour. I will be asking to produce the lease, and I think it
20 will be seen that the chattels were not included therein.

She says that the house was nicely located, in excellent shape, and was a good home. Plenty of land room was there, and a large lot adjoining which was in garden and fruit trees. She believes that when sold by the Custodian in April, 1944, for \$1480 it was worth at least the \$2250.00 that she estimates is a fair market value.

30 Would my learned friend produce the apprai-

Y.R. Otani
In Chief

sal on this property?

MR. McINNES: I am producing, your honour, an appraisal by Coulthard, Sutherland and Company, Limited, dated the 27th of April, 1944, addressed to the Custodian; the valuation of the house at \$1180.00, the lots, \$150.00 each; \$300.00; \$1480.00 total.

MR. COBUS: Thank you. I would ask that that appraisal be filed on behalf of the crown.

(APPRAISAL MARKED EXHIBIT NO. 2)

10 MR. COBUS: Would my learned friend admit that the 1944 assessment on this property was \$450.00 for land?

MR. McINNES: I don't seem to have the assessment on that, your honour. I will try and turn it up. Perhaps my friend could go on with something else and I will turn it up for him.

THE COMMISSIONER: Yes.

MR. COBUS: Yes, your honour.

20 Would my learned friend produce from the main file any document or letter which would indicate the insurance that covered the house and garage and chattels?

MR. McINNES: Yes. There is a card in the file which would indicate that this property was insured with the Liverpool, Manitoba Insurance Company, No. 20753 for \$3000.00 for the premium of \$42.00 for a three year term expiring March 28, 1945. The insurance was \$1975.00 on the house, \$1000.00 on the furniture, and \$25.00
30 on the one-storey frame building with shingle

Y.R. Otani
In Chief

roof. Is that the information you wish?

MR. COBUS: Yes. I would like to file that as a document produced from the Custodian's file. I file it on behalf of the Crown.

(DOCUMENT MARKED EXHIBIT NO. 3)

MR. COBUS: Would my learned friend produce as well a lease or a copy of a lease between the claimant and one Tufnail?

10 MR. McINNES: I have only a copy of the lease with the signatures typewritten on, but I assume that is a copy of the lease that was in existence. It is dated the 20th of March, 1942. It is made from the claimant to one Walter Owen Tufnail, and appears to cover the property in question, at the rental of \$1.00 upon the signing of the lease, and the term is for the duration of the war with Japan. Nothing is said about furniture.

20 THE COMMISSIONER: That would very probably show up in the insurance policy.

MR. McINNES: We have the terms of the lease, that the lessor could give the lessee one calendar month's notice to vacate.

THE COMMISSIONER: According to a letter I see attached to the claim form, the claimant says the furniture was all left in the basement.

MR. COBUS: I would ask leave to file that copy of the lease, your honour.

30 THE COMMISSIONER: The original to be produced if required.

Y.R. Otani
In Chief

MR. COBUS: If required, your honour.

(LEASE MARKED EXHIBIT NO. 4)

MR. COBUS: Would my learned friend admit that the property was sold to the tenant, Tufnail, for \$1480.00?

MR. McINNES: Yes.

MR. COBUS: And at the same time advise the date of the sale, please?

MR. McINNES: June 28, 1944.

10 Perhaps before we go on, your honour, I may clear up the point that you raised. This is a memorandum I have. It appears that the claimant placed a policy with the Liverpool Manitoba Insurance company, Policy 20753 -- that is what we have here -- later endorsed to cover the property in the name of the Secretary of State of Canada, the amount of the policy being \$3000.00, \$1975.00 on the house, \$25.00 on the garage, and \$1,000.00 on the household furni-
20 ture. This was acknowledged by the insurance company in their letter of October 26 '42. On the withdrawal of the furniture and chattels to storage, the furniture portion was cancelled and a rebate obtained for the unexpired amount on October 24, 1944, the insurance on the building being transferred to the new purchaser on August 9, 1944.

THE COMMISSIONER: Yes, thank you.

MR. COBUS: Thank you, Mr. McInnes.

30 Would my learned friend produce any other

tenders other than that of Tufnail, the purchaser?

MR. McINNES: I don't find any others.

MR. COBUS: I would ask my learned friend to undertake to produce any such tenders if such tenders were in fact received by the Custodian.

MR. McINNES: I will do so.

MR. COBUS: I would ask my learned friend to produce a picture of the property from the custodian's file.

10 MR. McINNES: I produce a picture which bears the caption, "Otani, Rosie, 108 Moncton Street, Steveston, B.C. Evacuation File 6666. Picture taken August 25, 1943."

MR. COBUS: Thank you.

Q: Witness, I produce to you a snapshot of a dwelling house. Do you recognize the picture?

A: Yes.

Q: What is it?

A: That is my

house.

20 Q: The house for which you are now claiming?

A: Yes.

MR. COBUS: I would ask to file the snapshot, your honour, as an exhibit on behalf of the Crown.

(PHOTOGRAPH MARKED EXHIBIT NO. 5)

MR. COBUS: Would my learned friend produce from his main file the letter from Tufnail to the Custodian concerning Mr. King. I am sorry I haven't the date, but I believe I supplied the date to my learned friend.

30 MR. McINNES: Regarding payment of commission?

MR. COBUS: Yes.

MR. McINNES: I am producing a letter dated the 16th of November, '44 addressed to the Custodian purporting to be signed by Walter Owen Tufnail.

MR. COBUS: If it please your honour, I should like to read this letter into the record. It is addressed to the Custodian, dated at Steveston, November 16th, 1944: "Dear Sir: Re Catalogue No. 869 Lots 5 & 6 Block E Section 11 B/3N
10 R7W Map 4550 108 Moncton Street. It is my desire that Mr. Thomas C. King, Real Estate Agent of Steveston, be credited with any commission which may be due on the purchase of the above property as he has been looking after my interest from the beginning and it was through his endeavours that I decided to purchase. Thanking you, Yours very truly, W.O. Tufnail."

Q: Witness, who is Thomas C. King?

A: When you make a lease, you apply to him.

20 Q: He is a real estate agent?

A: I think so. He was the intermediary between Tufnail and myself.

Q: Do you know whether Mr. Thomas C. King was also an agent in some circumstances for the Custodian?

A: I heard that since I came over here, but I didn't know it then.

(LETTER MARKED EXHIBIT NO. 6)

Q: Now, witness, I produce to you a statement concerning the personal chattels for which you are
30 claiming. Did you instruct Mr. Leckie to pre-

Y.R. Otani
In Chief

pare this statement and is that your signature? A: Yes.

Q: In your statement you refer to a list of the articles for which you are claiming. I produce to you a list headed "Household Chattels." Is that the list to which you make reference in your statement? A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

10 A: Yes.

MR. COBUS: Your honour, I notice in the statement that the total estimated value was left blank, but the total is shown on the list attached, so if it please your honour, I would like to add the amount \$490.50 and ask the claimant if that is the amount.

THE COMMISSIONER: Very well.

MR. COBUS: Witness, I produce to you the list to which you refer in your statement. The total
20 estimated value is shown as \$490.50. Are those values in the column on the extreme right and the total your estimates of the value of the goods at the date of evacuation?

A: Yes.

MR. COBUS: If my learned friend would be good enough to add the amount to the statement under "Estimated Value at the Date of Evacuation" \$490.50.

MR. McINNES: Would I which?

MR. COBUS: Would you complete that? I believe you
30 will find the amount was omitted.

MR. McINNES: Yes, I see.

MR. COBUS: I would ask leave to file the statement and the list, your honour, as one exhibit.

(STATEMENT AND LIST MARKED EXHIBIT NO. 7)

10 MR. COBUS: The statement, your honour, refers to the list attached to the statement and the list is given in full detail with respect to the date of purchase, the cost price, condition, and the estimated value. The witness says that all of the goods claimed for were left at 108 Monc-
ton Street, Steveston, and that she has allow-
ed for depreication on all used articles, and the
unused articles have been claimed at cost to
her.

Would my learned friend produce the Analysis of personal property claim herein?

(Handed to Mr. Cobus)

20 MR. COBUS: I would ask to file the Analysis of Personal Property Claim, your honour, on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 8)

MR. COBUS: Would my learned friend produce the storage list from his file?

MR. McINNES: This is a document that my friend tells me is a storage list. If it is, that is what I am producing.

30 MR. COBUS: This appears to be what we have been terming a storage list, your honour. I am asking to file this on behalf of the Crown. It is dated September 19, 1944. I would like to make

Y.R. Otani
In Chief

this comment: Reference to the Analysis of Personal Property Claim shows no indication of an inventory or list of goods taken by the Custodian or an agent thereof, and yet in the file the storage list is found.

THE COMMISSIONER: Does he give the name of the storage company?

10 MR. COBUS: The storage list is prepared by the Custodian for their own storage house which was located somewhere -- 992 Powell Street or some such thing.

THE COMMISSIONER: Yes.

MR. COBUS: It was not with a commercial storage house; they had their own.

20 Referring, your honour, to the Analysis of Personal Property Claim, which is Exhibit 8, it can be seen quite readily that all of the goods for which claim is being made, or I should say, most of the goods for which claim is being made were sold at auction sale. We have eliminated already the items at the bottom of the column from the crosscut saw; in the claim column, which is column three the crosscut saw has been eliminated, the rubber hose is eliminated, the kitchen stove with sawdust burner, however, remains, and the remaining items have been deleted from the claim already filed as amended.

30 I would ask my learned friend to produce the letter from his main file dated February

Y.R. Otani
In Chief

26, 1945 with respect to a range and a rolltop desk. That is one of the letters, I believe I asked for.

MR. McINNES: Yes, February 26, 1945, letter to Mrs Rosie Yoshiko Otani by Mr. Milsom of the Administration Department.

10 MR. COBUS: Thank you. Referring again to Exhibit 8, the Analysis, your honour, following the item "kitchen stove with sawdust burner" across from the amount claimed, \$100.00, it will be seen that it ends up in the Custodian's "abandoned" column. Under remarks there is this stated: "Stove sold at Auction. Customer refused payment pres. due to condition." Now, I am not quite sure what "pres" means, unless I could hazard a guess -- "Presumably due to condition." However, I would be guessing.

MR. McINNES: Refused payment presumably due to the condition of the stove.

20 MR. COBUS: Due to the condition of the stove. I think that is a fair conjecture as to what it means.

The letter produced from the Custodian's file, dated February 26, 1945, from the Custodian's office to the claimant, I would ask leave to read into the record.

30 "Dear Madam: Referring to your letter of January 13th, we have had our agent check with Mrs. Tufnail in regard to the chattels which you left at 108 Moncton Street. He advises

Y.R. Otani
In Chief

that the kitchen range and rolltop desk were sold at auction and that the only articles remaining were a small table and chairs (broken) dolls, Japanese records, and some old clothing. Mrs. Tufnail knows nothing about the other articles mentioned in your letter. Yours truly,
G.D. Milson."

(STORAGE LIST MARKED EXHIBIT NO. 9)

(LETTER MARKED EXHIBIT NO. 10)

10 MR. COBUS: Referring now to the item three above the kitchen stove, the claim column lists "Two set bed and spring." Under "Tender" is the amount \$15.00, which would appear to indicate that something was sold for \$15.00, and under remarks it says: "See Ref #1 for permission to sell and Ref. #2 for appraisal." Then the note, "One found -- sold."

MR. McINNES: Well, they were apparently both sold according to the information in the file; \$7.50
20 each.

MR. COBUS: Yes. Would my learned friend produce the appraisal to which reference is made under "Remarks, " and at the same time produce the receipt given by the Custodian to Mr. Tufnail concerning the bed or beds. I believe those were on the main file, too.

MR. McINNES: I am producing a receipt for \$15.00 given by the Custodian to Mr. Tufnail. It says, "Purchase price of two beds." The date of the
30 receipt is June 7, 1945.

Y.R. Otani
In Chief

I would ask to file that receipt, your honour, on behalf of the Crown.

(RECEIPT MARKED EXHIBIT NO. 11)

MR. COBUS: Perhaps I mislead my friend as to the appraisal.

MR. McINNES: No, I saw it here.

10 I am producing, your honour, a letter from Thompson and Company, Auctioneers and Appraisors, dated November 29, 1944, addressed to the Department of the Secretary of State, re this claimant, which is an appraisal on two walnut finish steel arch shaped beds and springs, which says: "In our opinion, they are worth \$15.00 each."

MR. COBUS: I file that on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 12)

Can my friend produce any appraisal on the stove with sawdust burner?

MR. McINNES: I saw no record of it.

20 MR. COBUS: Well, perhaps my friend would be good enough to produce such an appraisal if such is available.

MR. McINNES: Yes.

MR. COBUS: Could my learned friend advise the Commissioner as to any report which might back that statement in Exhibit 8, the Analysis of Personal Property Claim, under "remarks" to the effect that the customer refused payment presumably due to condition?

30 MR. McINNES: No, I haven't any record of it.

Y.R. Otani
In Chief

I haven't been through the master file. I really haven't time to go through them unless something is directed to my attention.

MR. COBUS: I would ask my learned friend to produce certain instructions from the office of the Custodian to J.D. Mather, Vancouver, dated May 4, 1942.

(Handed to Mr. Cobus)

MR. COBUS: This reads: "Dear Sir: By virtue of
10 Order in Council PC 1665 dated March 4th, 1942, all property situated in any protected area of British Columbia, except fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities of Rosie Yoshiko Otani (Mrs. Roy Tsunehiro), Box 316 No. 108 Moncton Street, Steveston, B.C., Registration No. 04553, has vested in and is subject to the control and management of the Custodian.

"Under the provisions of the Consolidated
20 Regulations Respecting Trading with the enemy (1939) you are hereby requested to investigate, take and retain control of and take such other action as you may deem necessary to protect all such property pending further instructions from the Custodian.

"I would also request you to forward a report in duplicate of your investigation and subsequent action in accordance with the attached instructions to C.L. Drewry, Custodian's Office,
30 506 Royal Bank Building, Vancouver, B.C."

Y.R. Otani
In Chief

The signature is printed, "G.W. McPherson, Authorized Deputy of the Secretary of State and/or Custodian."

(LETTER MARKED EXHIBIT NO. 13)

MR. COBUS: Would my learned friend produce a letter from his main file which is a copy of a letter from the Custodian to the claimant dated December 7, 1944, concerning chattels?

MR. McINNES: Here it is.

10 MR. COBUS: I have had produced from the Custodian's file a copy of a letter dated December 7, 1944 addressed to the claimant from G.D. Milsom, Administration Department. I think there is no need to read it into the record, but it does concern the beds to which attention has already been drawn.

(LETTER MARKED EXHIBIT NO. 14)

MR. COBUS: I think the only thing that remains, your honour, is the 1944 assessment, and perhaps my
20 friend, during the noon hour, will be able to find that.

THE COMMISSIONER: 1944 what?

MR. COBUS: The 1944 assessment, your honour; that was the only remaining thing.

I beg your pardon, your honour, there is a document that I would like to prove and file with respect to the real estate.

THE COMMISSIONER: Very well.

MR. COBUS: Q: Witness, I produce to you a copy of a
30 deed dated the 2nd day of February, 1942 and

Y.R. Otani
In Chief

signed by Jiro Nishihata, the grantor; you, yourself, are named as the grantee. Is that an executed copy of a deed of land respecting the property for which you are making a claim?

A: I bought it from Jiro Nishihata.

MR. COBUS: I file the deed of land, your honour, as the next exhibit.

(DEED MARKED EXHIBIT NO. 15)

MR. COBUS: I should have pointed out that that deed
10 shows the consideration for that property to be \$1850.00.

Your witness.

MR. McINNES: I won't be a moment or two with this witness, your honour.

It will be submitted, first, that the real estate was sold for its fair market value. It will be further submitted that the personal chattels were sold for their fair market value.

We might clear up the matter of the assess-
20 ment. I find in the main file, not the assessment notice -- which I might be able to find later -- a note that the assessed value was, Land, \$550.00, improvements, \$1900.00.

MR. COBUS: What year, Mr. McInnes?

MR. McINNES: It doesn't give it. The memorandum was made on April 26, 1946. The property was sold in 1944, so it can be presumed it would be as of that year.

MR. COBUS: Well, if my learned friend would undertake
30 to produce such assessment notice -- or is he

Y.R. Otani
In Chief
Cross exam

willing to admit that is the assessment?

MR. McINNES: Oh, yes, I will admit that is the assessment because it is a memorandum of the Custodian. There is no question about that.

CROSS EXAMINATION BY MR. McINNES:

Q: You gave authority to the Custodian to sell these two beds, did you not, to Mr. Tufnail?

A: (Interpreter to witness)

10 Q: Just answer the question. I know all about your telling him you couldn't get the beds downstairs, but that isn't what I am interested in. You told him, did you not, that you would be satisfied if you could sell the two bed sets?

A: I agreed to the sale of the beds, but not at \$15.00.

Q: Yes. This letter, although it is all typewritten, I take it is your letter?

A: Yes.

20 MR. McINNES: In fairness to the witness, your honour, the markings on the letter other than the typewriting were obviously made in the Custodian's office and not by her. The letter reads in part: "In reply to your letter of October 5, regarding the bed sets, they can be brought down from the attic without touching the staircase by removing them in several parts. It will satisfy me if you can sell the two bed sets for me." The letter is Dated October 7, 1944, from the claimant to the Custodian.

30

I file that as an exhibit.

(LETTER MARKED EXHIBIT NO. 16)

Q: Witness, looking at your list of chattels, part of exhibit No. 7, I am interested in this item, one set of Books of Knowledge, for which you paid \$100.00. Were those books in English?

A: They were in English.

Q: Can you read English? A: I bought those for my children, for their use when they grew up.

10 Q: Yes, and you had had them about five years at the time you were evacuated?

THE COMMISSIONER: Mr. McInnes, I might ask you here if this is her writing. It is rather a fine letter if it is written by her. It is attached to the claim form.

MR. McINNES: When did that go in?

THE COMMISSIONER: It was the first thing that went in.

MR. COBUS: That was in the hands of the Secretary if
20 it was with the claim form.

THE COMMISSIONER: I presumed you had seen it. I am just interested to know if she wrote that herself.

MR. McINNES: Q: You bought them for your children, these books? A: Yes.

Q: You had them about five years at the time you were evacuated? A: Yes.

Q: And I presume you bought them from one of these book salesmen that go from door to door?

30 A: Yes.

Y.R. Otani
Cross exam

Q: I am producing to you the claim form which you signed in this matter. Is that yours? Is that your handwriting? A: Yes.

Q: Is that your writing? A: Yes.

Q: Is this letter attached to it, dated November 15, all in your writing? A: My child wrote that.

Q: But whose handwriting are the words "Mrs. Rosie Yoshiko Otani" written in?

10 A: I did.

MR. McINNES: She writes very much like her daughter does.

THE COMMISSIONER: She must have been studying the Book of Knowledge.

THE INTERPRETER: A: I wrote that.

MR. McINNES: Q: But the daughter wrote the body of the letter? A: Yes.

MR. McINNES: I think that is all, thank you.

MR. COBUS: I have nothing more, thank you.

20

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton
Official Reporter

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

M.M. Colquhoun

M.M. Colquhoun
Sub-Commissioner

30

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

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

ACKNOWLEDGED

6666 of 7000
Watson

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

- (1) NAME Mrs OTANI YOSHIKO ROSIE (RCMP) Reg. No. 04553
(Print) Surname Given Name
- (2) Pre-Evacuation Address 108 MONCTON ST. STEVESTON B.C.
- (3) Present Address P.O. BOX 562, GREENWOOD, B.C.
- (4) REAL ESTATE
 - (a) Street Address (if any) 108 MONCTON, ST. STEVESTON, B.C.
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.)
LOTS 546 BLOCK E OF SECTION 11 BLOCK 3 NORTH, RANGE 7,
WEST, MAP IN THE LAND REGISTRY OFFICE AT
NEW WESTMINSTER B.C., AND NO 4550
 - (c) Type of Real Property (cross out words which do not apply):
 - (i) ~~Farm~~
 - (ii) Residence Type of business _____
 - (iii) ~~Business~~
 - (iv) ~~Any other type of property~~ (describe) _____
 - (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)..... SOLE OWNER
 - (e) Fair market value at date of sale (estimate this to the best of your ability):
 - (i) Land AND BUILDING - - - - - \$ 2,250.⁰⁰
 - (ii) Buildings - - - - - \$ _____
 - (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
 - (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 2,250.⁰⁰
 - (v) Amount at which Custodian sold property and credited your account - - - \$ 1,324.41
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 925.59
- (5) PERSONAL PROPERTY
 - (a) Place or places at which property was left by the claimant at date of evacuation
108 MONCTON ST. STEVESTON B.C.
 - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
FAMILY
 - (c) How stored or packed at time of evacuation IN THE BASEMENT. PACKED

169A

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

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

1.	AS ATTACHED PAPER	Estimated Value \$	690.45
2.	SOLD BY CUSTODIAN. NET	Estimated Value \$	84.36
3.		Estimated Value \$	606.09
4.		Estimated Value \$	
5.		Estimated Value \$	
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 1,531.68

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) (b) Do you require the services of an interpreter at the hearing? Yes or no YES

GREENWOOD PREFER, NELSON IF NECESSARY

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

DOMINION OF CANADA)
Province of B. C.)
TO WIT:)

I, Yoshiko Rosie Otani of Greenwood in the City of the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City)
of Greenwood)
in the Province of B.C.)
this 18th day of November)
A.D. 1947. Redd)

Mrs. Yoshiko Rosie Otani

A-Commissioner &c.

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

*Notary Public in & for the Province of
British Columbia, Canada.*

HOUSE HOLD CHATTELS

ATTACHMENT	ESTIMATE VALUE	SOLD BY THE CUSTODIAN
Child's sleigh	\$18.00	\$ 2.75
Cross Cut Saw	7.50	1.75
Pump and Funnel	3.50	.75
Pair of Crutches	2.00	.25
Shovel	2.75	1.25
Ironing Board	2.75	.75
Shovel	2.95	1.30
Oil Can	2.50	1.25
Small Table	1.50	.60
Trays and Sundries	2.00	.75
China Box	2.00	.50
Chinaware	6.00	.75
Box of Tools	10.00	1.00
1 set of Books of Knowledge	100.00	7.50
Bowl and Case	1.50	.60
Christmas Decorations	10.00	3.90
Three (3) Platters	4.00	.75
Two (2) Platters	2.50	1.00
Three (3) Platters	4.00	1.00
Basket	1.50	1.00
Dishes	1.50	.75
Dishes	2.25	1.25
Plates	1.25	.50
Plates	4.00	1.60
One (1) gallon Crock	1.00	.60
Kitchenware	5.25	2.25
1 Box of Chinaware	2.75	1.50
Small Rice Pot	2.75	.25
Glassware	2.00	.75
Glassware	2.00	.75
TOTALS —	\$213.70	\$39.60

CONTINUATION:

	ESTIMATE VALUE	SOLD BY CUSTODIAN
TOTALS —	\$213.70	\$39.60
Chinaware	3.00	.80
Tray of Sundries	1.25	.75
Wash Board	1.00	.25
Baby-go-cart	6.00	1.70
Tools	3.00	1.10
Fifteen (15) gallon Crock	5.00	3.75
Two (2) pairs Ice Tongs	3.00	.85
Clothes Cupboard	17.50	4.00
Roll Top Desk	18.00	7.00
Dresser and Mirror	15.00	3.00
Dresser and Mirror	18.00	5.00
Kitchen Cupboard	3.50	2.75
One (1) Dining Table	20.00	3.50
Five (5) Kitchen Chairs	5.00	.75
Four (4) Kitchen Chairs	10.00	3.50
Bed Spring	8.00	2.00
Bed Spring	8.00	1.00
Bed and Spring	20.00	2.00
Round Heater	25.00	14.00
Two (2) set Bed and Spring	65.00	15.00
TOTALS —	\$468.95	\$112.30
LESS EXPENCES:		
Auctioneer's Fee:	\$9.73	
Advertising:	5.15	
Moving:	12.06	
TOTAL		\$27.94
RECEIVED FROM THE CUSTODIAN		\$84.26

GOODS WHICH ARE MISSING
AND WAS AT THE SAME
PLACE AS THE OTHER CHATTELS

Cross Cut Saw	\$ 7.50
Fifty (50) feet rubber hose	4.00
Kitchen Stove with Sawdust Burner	100.00
Twelve (12) box saw files	60.00
Japanese dolls	20.00
Records (phonograph)	20.00
Lawn mower	10.00
TOTAL —	<u>\$221.50</u>

Mrs R y Otani

Otani Yoshiko Rose

P.O. Box 562,
Greenwood, B.C.
November 15, 1947.

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

6666
Grand Forks

Dear sir;

At my evacuation I have rented
my house on 108 Moncton St., Sturton
to Mr. D. Inoué. He was responsible for
paying the taxes and water bills.

On July 20, 1944 my house was sold
for the sum of \$1,480.00 and the net
proceed I received was \$1,324.41 after
taking away —

Real Estate Agent's Commission	—	\$48.00
Charge for Valuation	_____	7.50
" " Advertising	_____	4.00
Land Registry Office Transmission Fee	—	2.50
Total	—	<u>\$162.00</u>
Adjustments for Fire Insurance	—	6.41

I think that you took too much for
Real Estate Agent's Commission

I have bought my house for the
sum of \$1,850.00. Also I have fixed the
kitchen cupboard. I left the window
curtains on. I lived in that house about

one (1) month so I wanted to sell
my house at about the sum of \$2,250.00
I left my chattels in the house's
basement ~~at~~ The chattels were sold for
the sum of \$97.30 but was deducted
to \$69.36 after taking away -

Auctioneer's Fee	_____	\$9.73
Advertising	_____	5.15
Movings	_____	13.06
Total	_____	\$27.94

My chattels were sold on September
30, 1944.

Since you have sold my chattels
at a low price I attach to this
letter a form which I wanted my
chattels to be sold.

Some of my chattels were not included
in the form I received
I think my belongings couldn't be
stolen since I rented my house to
Mr. Zuprail unless the auctioneer
took some of my belongs for himself.

Sincerely yours,

Mrs Rosie Yoshiko Oami
Reg No 04553

Mrs Rose T Otani
(Claimant's Name)

REAL ESTATE
(Other than farm)

0415-33
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
108 Moncton St. Steveston Townsite BC 1/2 story bungalow 24 x 30	4 rooms, bath (sink & toilet) - also attic - hot air heating	frame siding - cement foundation - full cellar cement floor & laundry tubs - shingle roof - - wets papered inside - for floor -	dwelling - one lot in well kept garden with 10 fruit trees (with attic) -	70' x 120'	July 1942	

This house was erected in 1931 - roof rebuilt in 1938

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
Residential close to business area Property has 10 x 12 frame garage - shingle roof - swing door 7 x 30 - cement driveway - also cement walkway in front of house	\$1850.00 -	Built in kitchen cupboards - paid carpenter for labour and materials \$225.00	\$2250.00	

Comments re upkeep of premises:

This house was well
kept up and in excellent
repair -

EXHIBIT No. 308-1
DATE 3 June 1948
FILLED BY Claimant

Comments re Appraiser's report not covered above: - I consider that the appraisal at \$1480 made in
Apr 1944 is much below the value of this property.

Comment - I rented this property to a friend of ours Mr. Tufnail for payment
of taxes only, so that the premises would be well looked after. The
custodian accepted this arrangement. This was a nicely located
property, in excellent shape and a good home, with plenty of land
room and a large lot adjoining, which was in garden and fruit trees
planted. I believe that when sold by the custodian in April 1944,
for \$1480.00 it would be worth at least \$2250.00 at a fair
market value.

R. T. Otani
SIGNATURE

COULTHARD, SUTHERLAND & CO., LTD.
Estate and Insurance Agents
Car Financing

EXHIBIT No. 308 - 2

DATE 3 June 1948
FILED BY

Crown

609 Columbia Street,
New Westminster, B. C.

Catalogue #869.
File : 6666.

April 27, 1944.

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

APPRAISAL

RE: Lots 5, 6, Block E, Section 11, B3N/7W, Map 4550,
Steveston Townsite.

Dear Sir:

This property is located at 108 Moncton Street east of the B.C.F.R. It is a 1½ storey bungalow. The exterior is siding and shingles painted cream. Roof is good. Outside dimensions 24' X 30'. There are four rooms and an attic. The interior is papered over boards but is well done and in good condition as are the floors. Plumbing consists of sink and toilet and it is heated by hot air furnace which is in full size cement basement with laundry tubs which drain onto basement floor and run out through a hole in the wall. The house is poorly laid out but well constructed of good materials and kept in good repair by the tenant, W.O.Tufnail.

The grounds consist of two lots each approximately 35' X 120' well kept in garden with ten fruit trees, cement walks and cement driveway to good garage. This property is rented on a duration lease. The location and surroundings are good.

VALUATION:

House\$1180.00	
Two lots @ \$150 each	300.00	
		\$1480.00

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

"F. H. Coulthard"

F. H. Coulthard.

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

August 25, 1948.

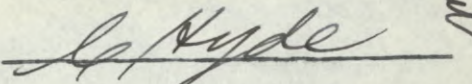


EXHIBIT No. 308 - 3
 DATE 3 June 1948
 FILED BY Crown

Reg. No.	Name	File No.
04553	OTANI, Rosie Yoshiko (Mrs. Roy Tsumehiro)	6666

Assured

The Secretary of State of Canada, acting in his capacity as Custodian.

Company	Policy No.	Amount	Premium	Rate	Term	Expiration
Liverpool Manitoba Assurance Co.	20753	\$3000.00	\$42.00	1.40%	3 yr.	March 28, 1945

Property Insured

Property Insured	Location
\$1975.00 on the 1½ story & base, frame building with shingles and occupied as a private dwelling.	#108 on the South side of Moncton Street in the Town of Steveston, in the Prov. of B. C. Lots 5 & 6, Block E. Section 11, Block 3, Range 7, Map 4550 N.West.
\$1000.00 on household furniture etc.	
\$25.00 on the one story frame building with shingle roof, being at rear of above described dwelling.	

Loss Payable	Insurance Agent	Rental Agent
"Bldg. transferred to New Denver"		
Insured "Tufnail, 11/9/44"	Wilton Insurance Agencies	
"H.H.G. cancelled - Oct. 17/44"		

Endorsements

HOWARD SMITH
 GENOA BOND

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

Aug. 24/48.

[Signature] m.w.

3 June 1948

EXHIBIT No. _____

DATE Crown _____

FILED BY _____

"P.P. 3"

THIS INDENTURE

Made in duplicate the Twentieth day of March in the year of Our Lord one thousand nine hundred and forty-two.

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

"File 6666"

ROSIE YOSHIKO OTANI, wife of ROY TSUNEHIRO OTANI, of the Townsite of Steveston, in the Province of British Columbia,

Insert full Names, Addresses and Occupations of parties.

Housewife,

hereinafter called the "Lessor" of the First Part;

AND

WALTER OWEN TUFNAIL, of the Townsite of Steveston, in the Province of British Columbia, Sheet Metal Worker,

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situated, lying and being in the Municipality of Richmond in the Province of British Columbia and more particularly known and described as:

Lots Five (5) and Six (6) BLOCK "E" of Section Eleven (11) Block Three (3) North, Range Seven (7) West, Map Four Thousand Five Hundred and Fifty (4550) in the District of New Westminster.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

From the First day of May One

thousand nine hundred and forty-two. for the

term of the duration of the war with Japan ~~terminating~~

Yielding during the said term therefor the rent of - - - One Dollar (\$1.00) - - - Dollars, of lawful money of Canada, payable on the following days and times that is to say:

The sum of One Dollar (\$1.00) upon the signing of this agreement the receipt of which is hereby acknowledged.

the first payment to be made on the day of ,194
That the said Lessee covenants with the said Lessor to pay rent; and to pay taxes; and to pay rates for water, electric light, gas and telephone.

- And to repair; and to keep up fences; and not to cut down timber;
- And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.
- And will not assign without leave; and will not sublet without leave.
- And that he will leave premises in good repair;
- And that he will not carry on any business that shall be deemed a nuisance on the premises.
- Proviso for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Proviso for re-entry on forfeiture of the said term, and on giving of notice by the Lessor to the Lessee of one calendar month (30 days) notice.
The said Lessor covenants with the said Lessee for quiet enjoyment.

And Also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

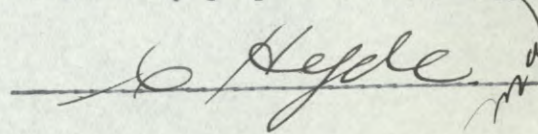
Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context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

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered)	
in the presence of)	(Signed) Rosie Yoshiko Otani.
(Signed))	
Signature of Witness Thomas C. King.)	
Street Address)	(Signed) Walter O. Tufnail.
City or Town)	
Occupation)	

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

August 25, 1948.



(COPY)

Dated March 20th, 1942

ROSIE YOSHIKO OTANI

- TO -

WALTER OWEN TUFNAIL

STATUTORY LEASE

Short Form

OREGON
 CLERK OF COURT
 State of Oregon
 In the County of
 Clatsop, Oregon
 In the presence of
 the year 1942

In Witness Whereof, the said Clerk of Court has hereunto set her hand and seal the day and date first above written.
 In the presence of
 Rosie Yoshiko Otoni
 Walter Owen Tufnail

Original filed for record in the County of Clatsop, Oregon, on the 20th day of March, 1942.
 Clerk of Court

EXHIBIT No. 308 - 6

DATE 3 June 1948

FILED BY
Crown

Steveston, B. C.

November 16th, 1944.

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

Dear Sirs:

Re: Catalogue No. 869
Lots 5 & 6, Block E,
Sec. 11, B/3N, R7W, Map 4550,
108 Moncton Street.

It is my desire that Mr. Thomas C. King,
Real Estate Agent of Steveston, be credited with any
Commission which may be due on the purchase of the
above property as he has been looking after my
interest from the beginning and it was through his
endeavours that I decided to purchase.

Thanking you,

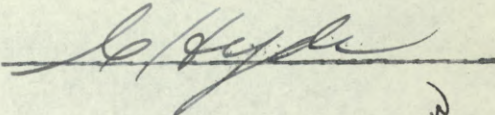
Yours very truly,

"M. O. Tufnail"

Walter Owen Tufnail

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

August 25, 1948.


mw

Mrs Rosie Y Otani
(Claimant's Name)

PERSONAL CHATTELS

04553-
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
--	------------------------------	-------------------------------	------------	-----------------------------	--

For all articles claimed see list attached hereto.

Total estimated value —

\$ 490.50

EXHIBIT No. 308-7
DATE 3 June 1948
FILLED BY claimant

Description of Storage of Goods:

all goods claimed were left at 108 Monclon St, Steveston

General Statement as to Chattels not Described above:

Additional Comments, if any:

I have allowed for depreciation on all used articles
Some unused articles have been claimed at cost.

R. Y. Otani
SIGNATURE

HOUSEHOLD CHATTELS

ARTICLE	DATE PURCHASED	BOUGHT PRICE	CONDITION	ESTIMATE VALUE
Childs Sled	1938	\$22.00	Good	\$15.00
Cross Cut Saw		11.00	Good	7.50
Pump & Funnel		6.00	Good	3.50
Pair of Crutches		4.00	Fair	2.00
Shovel		3.50	Good	2.00
Shovel		3.50	Good	2.00
Ironing Board		3.75	Good	2.50
Oil Can		3.25	Fair	2.00
Small Table		2.00	Good	1.50
Trays & Sundries		5.00	Good	3.00
China Box		3.00	Unused	3.00
Chinaware		10.00	Good	6.00
Box of Tools		15.00	Good	10.00
1 Set Books of Knowledge	1937	100.00	Good	50.00
Bowl & Case		2.00	Good	1.50
Christmas Decorations		15.00	Good	10.00
3 Platters		4.50	Good	3.00
2 Platters		3.00	Good	2.00
3 Platters		4.50	Good	3.00
Basket		2.00	Good	1.50
Dishes		2.00	Fair	1.50
Dishes		2.50	Good	2.00
Plates		1.50	Good	1.00
Plates		4.50	Good	4.00
1 Gallon Crock		1.00	Unused	1.00
Kitchen Ware		6.00	Good	5.00
Box of Chinaware		3.00	Good	2.50
Small Rice Pot		2.75	Fair	2.00
Glass Ware		2.50	Good	2.00
Glass Ware		2.50	Good	2.00
Chinaware		3.00	Good	2.00
Tray & Sundries		1.50	Good	1.00
Wash Board		1.25	Good	1.00
Baby Go Cart		10.00	Fair	6.00
Tools		3.00	Good	2.00
15 Gallon Crock		7.00	Good	5.00
2 Pair Ice Tongs		3.75	Good	3.00
Clothes Cupboard	1939	25.00	Good	15.00
Roll Top Desk	1937	25.00	Good	15.00
Dressers & Mirror	1935	30.00	Good	15.00
Dressers & Mirror	1940	30.00	Good	18.00
Kitchen Cupboard		5.00	Good	3.50
Dinning Tables		30.00	Good	20.00
5 Kitchen Chairs		7.50	Good	5.00
4 Dinning Chairs		12.00	Good	10.00
Bed Spring	1938	10.00	Good	5.00
Bed Spring	1938	10.00	Good	5.00
Steel Bed & Spring	1939	25.00	Good	15.00
Round Heater	1940	30.00	Good	25.00
2 Double Steel Bed & Spring	1939	100.00	Good	65.00
Kitchen Stove with Sawdust Burner	1938	165.00	Good	100.00
				\$490.50

EXHIBIT No 308-7
 DATE 3 June 1948
 FILLED BY Claimant

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE NO 6666

EXHIBIT No. _____

NAME OTANI, (Mrs.) Yoshiko Rosie

REG. No. 04553.

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION 27/4/42. EVACUATION 2/5/42.	TAKEN BY _____ DATE _____					
	Furniture of 108 Moncton Street, Steveston, BC WILL BE LEASED WITH THE HOUSE.	Child's sleigh 18.00 Cross Cut Saw 7.50 Pump & Funnel 3.50 Pair of crutches 2.00 Shovel 2.75 Ironing Board 2.75 Shovel 2.95 Oil Can 2.50 Small table 1.50 Trays and Sundries 3.00 China Box 3.00 Chinaware 6.00 Box of Tools 10.00 1 set of Books of Knowledge 100.00 Bowl and Case 1.50 Christmas Decorations 10.00 Three (3) Platters 4.00 Two (2) Platters 2.50 Three (3) Platters 4.00 Basket 1.50 Dishes 1.50 Dishes 2.25 Plates 1.25 Plates 4.00 One (1) gallon crock 1.00 Kitchenware 5.25 1 Box of Chinaware 2.75 Small Rice Pot 2.75 Glassware 2.00 Glassware 2.00 Chinaware 3.00 Tray of Sundries 1.25 Wash Board 1.00 Baby-go-cart 6.00 Tools 3.00 Fifteen(15) gallon crock 5.00 Two (2) pairs Ice Tongs 3.00 Clothes Cupboard 17.50 Roll Top Desk 18.00 Dresser and Mirror 15.00 Dresser and Mirror 18.00 Kitchen cupboard 3.50 Dining Tables 20.00 Five (5) Kitchen Chairs 5.00 Four (4) Kitchen Chairs 10.00 Bed Spring 8.00 Bed Spring 8.00 Bed and Spring 20.00 Round Heater 25.00 Two(2) set Bed and Spring 65.00 Cross Cut Saw 7.50 Fifty(50) feet rubber hose 4.00 Kitchen Stove with Sawdust Burner 100.00 Twelve(12) box saw files 60.00 Japanese Dolls 20.00 Records (Phonograph) 20.00 Lawn Mower 10.00 690.45 Fishpicks 1				
	Goods est. value \$ 468.95	Sold by Custodian \$ 112.30				
	Goods not valued	" " " 1.00				
	Goods est. value 81.50	No record				
	" " " 100.	Abandoned				
	" " " 40.	Left on premises by Otani's request				
	690.45					
		113.30				

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
2	75							
1	75							
1	75							
	25							
1	25							
	75							
1	30							
1	25							
	60							
	75							
	50							
	75							
1								
7	50							
	60							
3	90							
	75							
1								
1								
1								
	75							
1	25							
	50							
1	60							
	60							
2	25							
1	50							
	25							
	75							
	75							
	80							
	75							
	25							
1	70							
1	10							
3	75							
	85							
4								
7								
3								
5								
2	75							
3	50							
	75							
3	50							
2								
1								
2								
14								
	15							
				7				
				4				
				60	100			
				60				
							20	
							20	
				10				
	1							

Otani re-
 requested Tufnail
 to hold for
 her.
 See Ref#1

EXHIBIT No. 308-8
 DATE 3 June 1948
 FILLED BY Crown

See Ref#1 for perm. to sell & Ref#2 for Appr.
 1 found -- sold

Stove sold at Auction. Customer refused pay-
 ment pres. due to condition.

Date Sept. 19/44

Name R. Y. Otani

Where From 108 Moncton

Future Address #3 Auction

Measurement Rate

Approximate Valuation

1 ✓ 2-dresser & mirror "s"	Lots 229-234 Sold 29-9-44
2 ✓ 1-set Books-of-knowledge "s"	78
3 ✓ 1-ironing-board "s"	49
4 1 box books & papers	
5 ✓ 1-basket-effects- "s"	73.84.89.90.97.173
6 ✓ 1-heater "s"	262
7 ✓ 1-pair-crutches "s"	37
8 ✓ 9-K-chairs "s"	246-247
9 ✓ 1-dining-table "s"	236
10 ✓ 1-sled "s"	Lot 31
11 ✓ 1-crosseut-saw "s"	" 33
12 ✓ 8 picks	Sold by G.M.H for 1.00 27/1/45
13 ✓ 1-beat-pump "s"	" 36
14 ✓ 2-shovels "s"	" 46.47
15 ✓ 1-baby-carriage "s"	" 98
16 ✓ 1-funnel "s"	" 36
17 ✓ 1-oil-can "s"	" 50
18 ✓ 1-bedsted "s"	" 251
19 ✓ 1-15-gal-creek "s"	" 170
20 ✓ 1-small-table "s"	" 53
21 ✓ 1-carton-misc "s"	" 80-95-96-
22 ✓ 1-box-misc-tools "s"	" 77-100
23 1 spot light	91.92.93.94.
24 ✓ 2-cartons-china "s"	" 74.75.79.85.86.87.88
25 ✓ 1-box-platters "s"	" 81.82.83
26 ✓ 1-roll-top-desk "s"	" 213
27 ✓ 1-clothes-cupboard "s"	" 205
28 ✓ 1-small-K-cabinet "s"	" 245
29 ✓ 2-coil-spring- "s"	" 249-250
30 ✓ 1-K-stove "s"	" 260
31 2-Complete-beds "not sold"	left in attic as too large to move

"s": "sold by Auction
30/9/44 - Stev. 21"

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

m.w.

August 25, 1948.

[Signature]

EXHIBIT No. 3 June 1948DATE _____
FILED BY Crown

6666

February 26, 1945

Mrs. Rosie Yoshiko OTANI,
Registration No. 04553,
Building No. 11,
Greenwood, B. C.

Dear Madam:

Referring to your letter of January 13th, we have had our agent check with Mrs. Tufnail in regard to the chattels which you left at 108 Moncton Street. He advises that the kitchen range and roll top desk were sold at auction and that the only articles remaining were a small table and chairs (broken), dolls, Japanese records and some old clothing.

Mrs. Tufnail knows nothing about the other articles mentioned in your letter.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

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

m. w.
August 25, 1948.

S. H. Hyle

EXHIBIT No. 3 June 1948

DATE _____
FILED BY Crown

Department of the Secretary of State of Canada
The Custodian of Japanese Evacuee Property
Vancouver Office

Receipt No. 12764

Date 7th June 1945

Received from W. Tuffnail c/o G. M. Harns, Steveston.

the sum of . . . Fifteen 00/100-----Dollars

Cash
Cheque
~~Money Order~~
Transfer

re: OTANI Yoshiko Rosie Regn No. 04553 File No. 6666

Purchase price of 2 Beds

\$15.00/100

"C. H. Reed" Cashier
For the Custodian of Japanese Evacuee
Property.

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

August 25, 1948.

ma

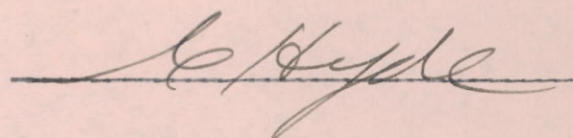


EXHIBIT No. 308 - 12
DATE 3 June 1948
FILED BY Crown

THOMPSON & COMPANY
Auctioneers and Appraisers

Royal Trust Building,
626 Pender Street, West,
VANCOUVER, B.C.

November 29th, 1944.

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

DEar Sirs: RE: OTANI ROSHIE YOSHIKO. FILE # 6666.

As per request of your Mr. Harris at Steveston the
writer personally inspected 2 Walnut Finish Steel Arch Shaped
Beds & Springs and in our opinion they are worth \$15.00 each.

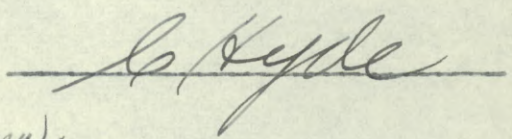
Yours truly,

THOMPSON & CO.

"F. G. R. Thompson"

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

August 25, 1948.


mw.

DATE 308 - 13
FILED BY 3 June 1948

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

Crown
506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. _____

May 4th, 1942.

J.D. Mather, Esq.,
315 Metropolitan Bldg.,
Vancouver, B. C.

Dear Sir:

By virtue of Order in Council P.C. 1665 dated March 4th, 1942, all property situated in any protected area of British Columbia, except fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities of

Rosie Yoshiko OTANI (Mrs. Roy Tsunehiro),

Box 316, #108 Moncton St., Steveston, B.C.

Registration No. 04553 has vested in and is subject to the control and management of the Custodian.

Under the provisions of the Consolidated Regulations Respecting Trading with the enemy (1939) you are hereby requested to investigate, take and retain control of and take such other action as you may deem necessary to protect all such property pending further instructions from the Custodian.

I would also request you to forward a report in duplicate of your investigation and subsequent action in accordance with the attached instructions to C. L. Drewry, Custodian's Office, 506 Royal Bank Building, Vancouver, B.C.

(G. W. McPherson)
Authorized Deputy of the Secretary
of State and/or Custodian

GWMcP/FC

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

August 25, 1948.

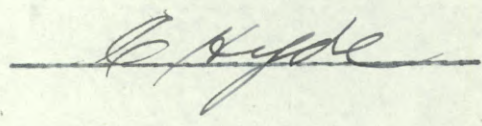
mw.


EXHIBIT No.

308 - 14

3 June 1948

Crown

6666

December 7, 1944

Mrs. Rosie Yoshiko OTANI,
Reg. No. 04553,
Building # 11,
Greenwood, B. C.

Dear Madam:

As requested in your letter of November 30th, enclosed find our cheque for \$69.36, representing the proceeds of the sale of your chattels as per statement sent to you.

In your letter you state that there are other chattels, but we have sent a member of our Protection Department to the house and are unable to find any other articles. Will you please send us a list of what chattels you consider are missing. In regard to the beds which are upstairs, we find that the beds can be taken apart but the springs cannot be removed from the room. We are therefore selling them to the purchaser of the house for \$15.00.

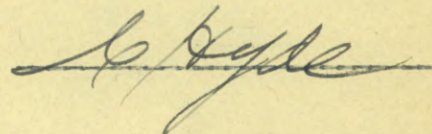
Yours truly,

G. D. Milsom
Administration Department

GDM/GH

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

August 25, 1948.

mw. 

This Indenture

Made the **Second** day of **February** in the year of our Lord one thousand nine hundred and **forty-two**.

IN PURSUANCE OF THE SHORT FORM OF DEEDS ACT

BETWEEN

JIRO NISHIHATA (Farmer) of Post Office Box 62, Steveston, Province of British Columbia.

(hereinafter called the Grantor)

AND

ROSIE YOSHIKO OTANI (Wife of Roy Tsunehiro Otani) of Post Office Box 316, Steveston, Province of British Columbia.

(hereinafter called the Grantee)

WITNESSETH that in consideration of and for the sum of

EIGHTEEN HUNDRED AND FIFTYXX/100 Dollars

(\$ **1850.00**) of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) the said Grantor doth grant unto the said Grantee, his heirs and assigns, FOREVER:

ALL AND SINGULAR ^{at} certain parcel or tract of land and premises situate, lying and being in the **Municipality of Richmond** in the Province of British Columbia and being more particularly known and described as **Lots FIVE (5) and SIX (6) Block "E" of Section ELEVEN (11) Block THREE (3) North, Range Seven (7) West, according to Map or Plan filed in the Land Registry Office at New Westminster, B. C. and numbered 4550.**

IN THE DISTRICT OF NEW WESTMINSTER.

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

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; SUBJECT NEVERTHELESS, to the reservations, limitations, provisoes, and conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates and local improvement assessments whether assessed against said lands now or subsequently to be assessed and all building restrictions (if any) to which the said lands or any part thereof are at the date of this indenture subject.

EXHIBIT No. 308-15
DATE 3 June 1948
FILLED BY claimant

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor, and the said Grantee shall have quiet possession of the said lands, free from all encumbrances save as aforesaid.

And the Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee he has done no acts to encumber the said lands save as aforesaid.

And the said Grantor RELEASES to the said Grantee ALL CLAIMS upon the said lands.

And it is further agreed that the words in this indenture which import the singular number shall be read and construed as applied to each and every Grantor or Grantee, male or female, and to his or her heirs, executors, administrators and assigns, and in the case of a corporation, to such corporation and its successors and assigns, and that in case of more than one Grantor the said covenants, provisoes, conditions and agreements shall be construed and held to be several as well as joint.

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

Signed, Sealed and Delivered
in the presence of

Name Notary Public
Address New Westminster
Occupation B.C.

Jiro Nishihata

Affidavit of Witness

TO WIT:

I, _____, of the _____
of _____, in the Province of British Columbia, make oath and say:—

1. I was personally present and did see the within instrument duly signed and executed by _____

the part thereto, for the purpose named therein.

2. The said instrument was executed at _____

3. I know the said part _____, and that _____ of the full age of twenty-one years.

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____
in the Province of British Columbia, this _____
day of _____, 19 _____

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

Registered Feb. 5/42 - #148665

C O P Y

Dated February 2nd 42.
_____, 19 _____

JIRO NISHIHATA

TO

ROSIE Y. OTANI

Deed of Land

Lots 5 & 6 Block "E" of
Sec. 11, Blk. 3 N., Range
7 West, Map 4550.

Municipality of Richmond.

A. N. MacINTOSH, LTD.
28 Lorne St.
New Westminster, B.C.

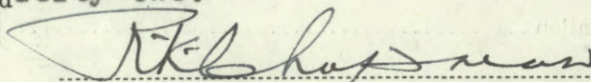
The Columbian Co., New Westminster, B. C.

For Maker of a Deed

I HEREBY CERTIFY that on the _____ day of _____ 19____
at _____ in the Province of _____
JIRO NISHIHATA (whose

identity has been proved by the evidence or oath of _____ he is
who is) personally known to me, appeared before me and acknowledged to me that _____ the person
mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto as part
and that he knows the contents thereof, and that he executed the same voluntarily,
and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at
New Westminster, BC this _____ day of
February _____ in the year of our Lord one thousand nine
hundred and forty-two.



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

EXHIBIT No. 308 - 16

DATE 3 June 1948

FILED BY Crown

File No. 6666

House No. 11,
Greenwood, B.C.,
October 7, 1944

Mr. R. B. Mackenzie,
Protection Department,
Department of Secretary
of State,
Office of Custodian,
Vancouver, B.C.

Dear Sir:

In reply to your letter of October 5, regarding the bed sets, they can be brought down from the attic without touching the stair case by removing them in several parts. It will satisfy me if you can sell the two bed sets for me.

I will be very much pleased if you will send me one sleigh, large, one aluminum kettle and one meat chopper which were left in the house.

Very truly, yours,

(Mrs.) Rosie Yoshiko OTANI
Registration no. 04553

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

August 25, 1948.



mid.