Name of Claimant OTANI, Tsunehiro Roy Case 309

Custodian File 3769

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	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	
					246		195.70				195.70

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	
1322	330.50							330.50

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								
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	
			46%	100.00	46.00			46.00

TOTAL RECOMMENDATION	572.20

1540

CASE NO: 309

JAPANESE PROPERTY CLAIMS COMMISSION

Grand Forks, B.C.

June 3, 1948

IN THE MATTER OF THE CLAIM OF

ROY TSUNEHIRO OTANI

PROCEEDINGS AT HEARING

Original

CASE NO: 309

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

ROY TSUNEHIRO 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 R.T. Otani, No. 77 on the Secretary's list, which becomes case No. 309, Mr. Secretary.

THE SECRETARY: Case No. 309.

ROY TSUNEHIRO OTANI, the claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. COBUS: I would ask leave, your honour, to amend the claim for real estate by amending the amount at which the Custodian sold the property from $243.00 to $246.00, which leaves a net realty claim of $754.00.

THE COMMISSIONER: Amendment allowed.

MR. COBUS: With respect to item 5 (e), the claim for personal property, the first two items, which are trucks, remain as originally claimed, but item 3 is now for the two 20-ton hydraulic jacks. We are abandoning the claim for the wrenches and the canvas cover. We are reducing the amount claimed for the two jacks to $100.00. That makes a total personal property claim of $3850.00.

MR. McINNES: Reduce the claim for trucks -- ?

MR. COBUS: The trucks remain. The claim for the jacks is reduced to $100.00.

THE COMMISSIONER: Reduced to $100.00.

MR. COBUS: $100.00.

THE COMMISSIONER: That amendment is allowed.

MR. COBUS: The credit to the Custodian on those items

becomes $1322.00, leaving a net personal property claim of $2528.00.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the real estate for which you are claiming. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature?

A: Yes.

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

A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Would my learned friend produce the Farm Appraisal Report on the real estate?

MR. McINNES: This, your honour, is a Farm Appraisal
20 Report of the Soldier Settlement Board. It is dated July 11, 1942, signed by one Barnet, Superintendent. It shows the total value of the farm, $250.00.

MR. COBUS: I file the Farm Appraisal Report on behalf of the Crown.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. COBUS: Referring to the statement marked Exhibit 1, the subject matter of the claim is a ten acre, more or less, parcel of land uncleared which was
30 purchased by the father of the claimant about

1909, and the claimant says that his father paid $1000.00 for this property then.

THE COMMISSIONER: Where is that property located?

MR. COBUS: About a mile and three quarters from Cloverdale, I believe, your honour.

THE COMMISSIONER: Yes.

MR. COBUS: The witness estimates the value of the parcel as at the date of sale to be $1000.00.

He comments with respect to the appraisal filed are that he considers the valuation at $25.00 per acre to be much below a fair value. He says that this bush land had excellent soil and could be cleared without too heavy labour. He says that the assessment of this property for 1941 was $700.00, and he believes that when it was sold as of January 1st, 1943, for $246.00 the land would be worth at least $1000.00, which was the original cost to his father in 1909. The property, he points out above, was transferred from his father to himself in 1939. There was no consideration passed for the transfer.

Would my learned friend admit that the assessment on land only in 1941 was $700.00?

MR. McINNES: How much, Mr. Cobus?

MR. COBUS: $700.00.

MR. McINNES: Yes, that is correct.

MR. COBUS: With respect to Exhibit 2, your honour, the valuation on page 2 is $25.00 per acre. On page three there is an interesting statement by the appraisor to the effect that: "This

property would likely find a sale at a reasonable price." It is already stated it was sold to the Director of the Veterans Land Act for $246.00.

MR. COBUS: Q: Witness, I produce to you a statement concerning the personal property for which you are submitting a claim. Did you instruct Mr. Leckie to prepare that statement and is that your signature? A: Yes.

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

A: Yes.

MR. COBUS: I would ask to file the statement concerning personal property as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 3)

MR. COBUS: Perhaps, your honour, this would be as good a time as any to file a picture of one of the trucks.

Q: Witness, I produce to you a photograph or a

20 snapshot of a truck. What is that a picture of?

A: Federal truck.

Q: When was that picture taken? A: 1940.

THE COMMISSIONER: Q: Is that your truck?

THE WITNESS: A: Yes.

MR. COBUS: What date, Mr. Interpreter?

THE INTERPRETER: 1940.

MR. COBUS: I would ask to file the snapshot or photograph of a truck with the notation thereon "Picture taken 1940,"and "Federal."

30 THE COMMISSIONER: A Federal truck.

MR. COBUS: Yes, your honour.

(PHOTOGRAPH MARKED EXHIBIT NO. 4)

MR. COBUS: Referring to the statement, exhibit No. 3, your honour, the claimant has given full details with respect to three items for which he is submitting his claim, the first being a 1929 Stewart truck, three and a half tons, which he purchased in 1929 new, and he adds that it had a new body. He paid $3500.00 for the truck and $500.00 for the body. It was in good condition, he says, when he was evacuated, and points out that he overhauled the truck in 1938. He places a value on that truck as at the date he evacuated of $1250.00.

The next item is a 1937 Federal truck.

Q: Witness, what tonnage was this 1937 Federal truck? A: Three ton.

MR. COBUS: This, he says, he purchased in 1937 new at a cost of $3700.00 complete. It, too, was in good condition when he was evacuated, and he estimates its value at the date of evacuation to be $2500.00. This second truck, too, was overhauled in 1940.

Then item 3 is for two hydraulic jacks which were purchased in 1937 new for $120.00.

THE COMMISSIONER: I suppose those would all be governed by ceiling prices which were in force at that time.

MR. COBUS: I am afraid I can't answer that.

THE COMMISSIONER: Well, that will develop.

MR. COBUS: Yes, your honour.

He is claiming $100.00 for the jacks. The total estimated value for the three items is $3,850.00.

With respect to the storage of these articles, he says the Stewart truck was left at the old opera house converted into a garage at Steveston, B.C. The Federal truck was left with Owen Burdette at 644 Second Avenue, Steveston. The hydraulic jacks were left at his wife's house at 108 Moncton Street, Steveston.

He makes the comment that the hydraulic jacks were not part of the equipment of either truck. They were purchased independently and were in no sense normal truck equipment. He says that he is given to understand that the Custodian did not obtain an appraisal of his Stewart truck, but that he has been informed that he had his Federal truck appraised at $822.00. He considers this much below a fair value, and also the Custodian's sales at $500.00 and $822.00 respectively too low. He believes that the trucks would be worth at least the amounts he is claiming as noted above in his statement.

Q: Witness, which of these trucks did you use in connection with the fishing industry?

A: I chiefly used the Stewart truck. I used the Stewart truck for three months during August, September and October for the fishing.

Q: Did you use it for any other purpose during any

given year? A: No.

Q: It was used solely for transporting fish or for some other purpose in the fishing industry?

A: Yes.

MR. COBUS: Would my learned friend produce a letter from a Mr. Robinson to a Miss Matheson dated April 8, 1943 concerning the jacks, I believe?

MR. McINNES: What is it, an inter-office communication?

10 MR. COBUS: It just occurred to me that it may be an inter-office memorandum rather than a letter.

MR. McINNES: I don't seem to have that.

MR. COBUS: The letter, as I recall it, is a letter explaining the disposition of the jacks. It was after the trucks had been sold.

MR. McINNES: Yes, here it is. I am producing a letter dated the 8th of April, 1943, from C.C. Robinson on the stationery of the Department of the Secretary of State, Office of the Custodian,

20 to Miss F. Matheson, Specified articles department, 506 Royal Bank Building.

MR. COBUS: I would ask leave, your honour, to read this letter into the record.

THE COMMISSIONER: Very well.

MR. COBUS: It is dated 8th April, 1943 at Steveston, signed by C.C. Robinson on the stationery of the Department of the Secretary of State, addressed to Miss Matheson, Specified Articles Department, Royal Bank Building, Vancouver, B.C, con-

30 cerning the claimant.

"In reply to your enquiry of the 7th inst., re Stewart truck the property of the above. We enclose herewith the B.C. Motor Vehicle license, which will furnish all necessary information.

"Last week in getting a tire for the Federal Truck sold to Mr. G.F. Stuart, we got five tires and a tarpaulin cover which belong to the Stewart truck and these are now in storage in our office here.

10 "Also we surrendered to Mr. Stuart one hydraulic jack which he claimed was part of the tools and equipment of the Federal truck which he had purchased. We have since learned from garage and transfer men here, who knew Otani, that this jack was part of the equipment of the Stewart truck, but since Otani owned both trucks perhaps it does not matter which truck the jack should go with."

Filed on behalf of the Crown.

20 (LETTER MARKED EXHIBIT NO. 5)

THE COMMISSIONER: The point is that they don't give hydraulic jacks as standard equipment, is that it?

MR. COBUS: That is what is submitted, your honour.

MR. McINNES: What is the date of that letter?

THE SECRETARY: 8th of April, 1943.

MR. McINNES: The dashboard license is attached to that?

MR. COBUS: That is right.

Would my learned friend advise the date of sale of the Stewart truck?

30 MR. McINNES: The Stewart truck, -- I have a receipt

here of May 31st, 1943, which apparently is the date of the sale of the truck, that or June 2.

MR. COBUS: Would my learned friend produce the receipts issued with respect to the sale of the Stewart truck?

MR. McINNES: There are two of them on one page, both to Mrs. Olive Babuin, of Eburne, B.C. One receipt is for $50.00, and the other is for $450.00.

MR. COBUS: Yes, your honour, the one receipt is dated June 2, 1943 for $50.00, and noted as a deposit on 1939 Stewart truck; the second one, strange to say, dated May 31, 1943, is for the balance of the price of the three ton Stewart truck.

THE COMMISSIONER: That should be a 1929 Stewart truck, shouldn't it?

MR. COBUS: Yes, 1929. The 1939 is in error, I should judge, on the top receipt.

MR. McINNES: I think it was a mistake, because there is a letter here. I don't wish to interrupt, but there is a letter dated 29th of May addressed to Mrs. Babuin which says: "Your letter of the 20th of May in which you offered $500.00 for the above truck. We are prepared to accept your offer. We acknowledge receipt of your cheque for $50.00 and if you will arrange to forward the balance of $450.00 transfer of this truck can be completed." So that those receipts would appear to be dated in the wrong order.

MR. COBUS: Yes. At any rate, your honour, they are filed on behalf of the Crown.

(RECEIPTS MARKED EXHIBIT NO. 6)

MR. COBUS: Would my learned friend produce any appraisal on the Federal truck?

MR. McINNES: Yes. At the request of my friend, your honour, I produce a letter from McDermott Motors, Limited, dated March 22, 1943, addressed to the Custodian, apparently referring to the truck in question; and attached to the letter, or accompanying it, is an appraisal on the Federal truck showing the selling price to be $910.00 less repairs of $88.00 or $822.00 as the net value.

MR. COBUS: Before filing this, your honour, and apropos of the letter which was read by my learned friend concerning a possible explanation of these strange dates on the receipts, I point out that that letter speaks of a Stewart truck. I am suggesting that that may or may not refer to this Stewart truck, and the comment is in, I presume, for what it is worth.

I file both the letter of McDermott Motors and the referred-to appraisal as one exhibit on behalf of the Crown.

(LETTER AND APPRAISAL MARKED EXHIBIT NO. 7)

MR. COBUS: Would my learned friend produce an appraisal on the Stewart truck?

MR. McINNES: I don't recall having seen an appraisal on that. Have you any record of it?

MR. COBUS: We didn't discover one on the file which you gave to us, but we wondered whether there might be one. If my learned friend hasn't one

there, I presume he would be willing to undertake to produce such an appraisal if it were made.

MR. McINNES: Yes, I see no record of one.

THE COMMISSIONER: Very well. It will be produced if found.

MR. COBUS: Your witness.

MR. McINNES: It is submitted, your honour, that the real estate was sold for its fair market value. It is submitted that the trucks were sold for their fair market value in each case, or, alternatively at the ceiling price.

CROSS EXAMINATION BY MR. McINNES:

Q: Your father before you owned this ten acres since 1909? A: Yes.

Q: And he therefore had it for some 30 years before you got it? A: Yes.

Q: Then you had it for about three years?

A: Yes.

Q: So that, in the family , it was owned for 33 years?

A: About that.

Q: In all of which time none of you lived on the place? A: No.

Q: And did no development work on it.

A: I don't know about that. I only got the place myself in 1939.

Q: Well, you did none. A: No.

Q: In addition to which you signed, prior to your evacuation, what we call a "No Property" declara-

tion. Is that your signature?

A: Yes, I signed it.

Q: You signed it? A: Yes.

MR. McINNES: I would tender that as an exhibit, your honour.

(DECLARATION MARKED EXHIBIT NO. 8)

Q: Now, I will deal with the trucks for a moment. What line of business were you in?

A: General hauling business.

10 MR. McINNES: I would like to see the photograph of the truck, please.

(Handed to Mr. McInnes)

Q: What was the name of your business?

A: Nippon Transfer.

Q: Where did you operate? A: Between Steveston and Vancouver.

Q: Hauling generally what -- all kinds of merchandize and freight? A: Yes.

Q: How many drivers did you have?

20 A: I did it myself but during the fishing season my brother helped me.

Q: Yes. The trucks were in constant operation, I take it? A: I used the Federal one practically every day.

Q: You had a good business? A: I had no anxiety about earning my own living.

Q: I beg your pardon? A: I had no anxiety about earning my own living.

Q: You were earning a good living, that is what you

30 are trying to tell me, is it?

A: Not so good.

Q: On an average, how many trips a day did you make from Steveston to Vancouver and back?

A: One trip.

Q: One trip a day? Now, if you were driving this Federal truck, who was driving this Stewart truck? A: My brother.

Q: And was it being used at the same time that you were driving the Federal truck?

10 A: In the summer, August and September.

Q: What about the winter time? A: In the winter it was up in the garage.

Q: Where? A: The opera house. The opera house garage belonged to my brother.

Q: Well, this truck at the time you were evacuated would be 13 years old, is that not correct?

A: The Stewart truck?

Q: Yes. A: Yes, twelve and a half years.

20 Q: Where did you buy the Federal truck?

A: From the Federal truck company.

Q: In Vancouver? A: Yes.

Q: Was it purchased in your name?

A: It was bought in the name of my brother and myself.

Q: What is your brother's name? A: Saiichi.

Q: And what did you do, pay cash for it, or finance it?

A: It was financed.

30 Q: Who did you make the payments to?

A: To the Federal company.

Q: Direct? A: Yes.

Q: Did you make a down payment or did you trade a truck in as a down payment?

A: I put in an old Federal truck.

Q: How much did you get for that?

A: About $800.00.

Q: Did you put up some cash besides that for the down payment? A: I put in the truck and then a small amount of cash.

Q: How much cash? A: $1250.00.

Q: Plus the truck? A: Yes.

Q: I am rather interested in your comment about a small amount of cash. To you $1250.00 is a small amount, is it?

A: No, I don't think so.

Q: Did you have any other business except this transfer business?

THE INTERPRETER: I didn't hear the question.

MR. McINNES: Q: Did you have any other business except this transfer business? A: No.

Q: And you just made one trip a day?

A: Yes.

Q: I gather you had a lot of spare time on your hands. A: Yes.

Q: How old a man are you? A: 41.

MR. McINNES: That is all, thank you.

MR. COBUS: No questions, your honour.

THE COMMISSIONER: Thank you.

(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

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20

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Amended: Chattels + Realty.

309

NOV 25 1947

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

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

ACKNOWLEDGED

3769 & Tonks Nelson

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

(1) NAME OTANI (Print) Surname TSUNEHIRO Given Name ROY (Mr.) (RCMP) Reg. No. 04573

(2) Pre-Evacuation Address Box 316, Steveston, B.C.

(3) Present Address Box 562, Greenwood, B.C.

(4) REAL ESTATE

(a) Street Address (if any) _____ City or Municipality, _____ Province

(b) Legal description (lot number, block number, section number, etc.)
PART 9.88 ACRES MORE OR LESS OF THE SOUTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 9, TOWNSHIP 8, AS SHOWN AND OUTLINED IN RED ON SKETCH DEPOSITED #2956, DISTRICT OF NEW WESTMINSTER C OF E 52472. MUNICIPALITY OF SURREY.

(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) UNCLEARED LAND

(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 - - - - - - - - - - - - - - - - $ 1000.00
(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) - $ 1000.00
(v) Amount at which Custodian sold property and credited your account - - $ 243.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 757.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
#1. 1 truck---Opera House, Steveston, B.C.
~~#2. 1 truck---Mr. Owen Burdett, 644 2nd Ave., Steveston, B.C.~~

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
#1---Garage #2.---Family

(c) How stored or packed at time of evacuation

(over)

8 Ok

(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")

IN NO ONE'S CARE

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

1.	1 Stewart Truck 3½ tons		Estimated Value $ 1250.00
2.	1 Federal Truck 3 tons		Estimated Value $ 2500.00
3.	2 20-ton Hydraulic Jack Wrenches		Estimated Value $
4.	and Canvas Cover		Estimated Value $ 350.00
5.			Estimated Value $ 4100.00
6.	Received from Custodian	$ 487.20	Estimated Value $
7.		818.00	Estimated Value $
8.		1.305.20	Estimated Value $
9.	Legal fee paid to Custodian	15.00	Estimated Value $
10.		1.290.20	Estimated Value $1.290.20
	Less amt. received from Custodian		
		TOTAL CLAIM FOR PROPERTY LOSS	$2,809.80

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) - $3,566.80

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

Greenwood, preferred; Nelson, if necessary

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

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, Roy Tsunehiro Otani of the City
of Greenwood in the Province of British Columbia

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

DECLARED before me at the City)
of Greenwood)
in the Province of B. C.)
this 17th day of November)
A.D. 1947.)

Roy T. 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.

Ray T. OTANI
(Claimant's Name)

REAL ESTATE
(Farm Land)

04573 —
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared 10 ac'	10 ac ±	1939	Father	no consid-eration	uncleared.	none	$1000.00
Cultivated not planted none							
Cultivated and ~~not~~ in crop							
List Crops none							

Father bought about 1909 and paid $1000.00

Total .....

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation plants, trees or special equipment)

Description	When Made	Cost
none. —		

BUILDINGS Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
— none —								

EXHIBIT No. 309-1
DATE 3 June 1948
FILLED BY Claimant

Comments re Appraiser's report not covered by above information: I consider the valuation at $25.00 per acre to be much below a fair value. This land has excellent soil and could be cleared without too heavy labour.

Comment. The assessment of this property for 1941 was $700.00. I believe that when sold as of Jan 1/1943 for $46, this land would be at least worth 1000.00 which was the original cost to my father in 1909.

R. T. Otani
SIGNATURE

BC-561-P

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

Farm Appraisal Report

File No. JL 470

Land Description Part 9.88 ac. of S.W. of N.W. sec 9- Tp.8. Surrey.

Containing 9.88. Acres

Owner's Name Tsunehiro Otani Post Office Address Box 316 Steveston. land inR.R.Cloverdale.

Nearest Rail Point Cloverdale on B.C.E.R. Distance 1¾ miles

Market Town New Westminster Distance 10 miles

Church (give denomination) All denominations Cloverdale Distance 1¾ miles

Nearest School Cloverdale Distance 1¾ miles.

State how property was identified: Map & enquiry.

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

just off the Pacific Highway one mile on good gravel road.

Is this district a good one? just fair.

Employment opportunity Seasonal hereabouts.

Predominating Nationality and religion: Quite a few Scandanavians.

Describe Fencing and its condition: nil Value $

Water supply: nil Value $

3769

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X	THERE ARE NO BUILDINGS ON THIS LAND.						
	X							
	X							
	X							
	X							

Total present day value $

Total Value Buildings add to farm $

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

$

Describe the basement and chimneys:

EXHIBIT No. 309-2
DATE 3 June 1949
FILLED BY Crocom

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
9.88 (.")	level land	8 to 14inches	6"	dark silty loam granular loam on sandy clay	thick bush 100To200 per cre	$25.0	250.00

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 250.00

Total added by buildings to value of farm $ nil

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

Total value of farm $ 250.00

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

never been farmed

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

Noxious weeds: none

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation Of Surrey Taxes $ 23.25

Date: July 8th 1942

Place: New Westminster B.C.

I certify that the above report is based upon an examination of the whole farm made on the July day of 1942 19

Inspector's Signature Lackay

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

S.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

Remarks: This ten acre parcel is all bush land. According to the man living across the road to the west, the Japanese entered into an agreemant for its purchase some twenty years ago.

The owner has never lived on theproperty,nor made any effort to develop it,as far as I could learn. The bush is so dense that it is difficult to walk through.

There are several Scandanavian families living in the vicinity , and some rather neat,well built looking homes, can be seen.

The property would likley find a sale at a reasonable price.

The Japanese has made his home at Steveston for a number of years and local assumption is that he was holding the property at an outrageous figure,something like three hundred dollars per acre, about what he is said to have agreed to pay for it twenty years ago

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

Present Value

$

$

$

$

$

$

$

$

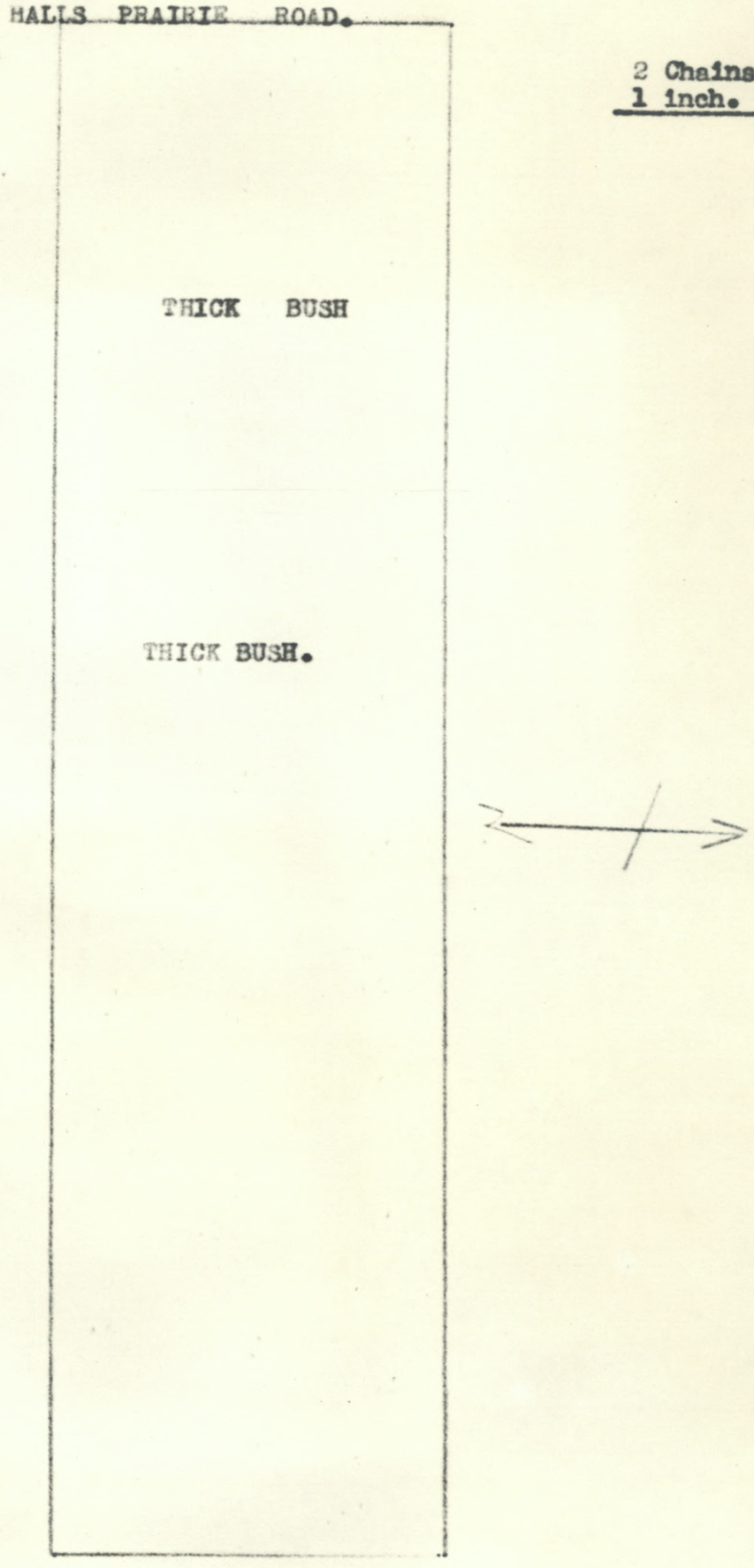
$

Total $

Amount fruit trees add to value of farm $

Tsunehârô Otania. 9.88 ac of S.W.9- Tp.8. Surrey.

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 250.00

Date 11th July, 1942.

"I.T. BARNET"
District Superintendent.

#33

Ray T Olani
(Claimant's Name)

PERSONAL CHATTELS

— 04573 —
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
1 — 1929 Stewart Truck — 3½ tons	1929	new	$3500.00	good condition (overhauled in 1938)	$1250.00
" body —	"	"	$400.00		
1 — 1937 Federal Truck —	1937	new —	$3700.00 (complete)	good condition (overhauled in 1940)	2500.00
2 — Hydraulic — 20 ton Jacks —	1937	new —	$120.00	good condition	100.00
					$3850.00

EXHIBIT No. 309-3
DATE 3 June 1948
FILLED BY Claimant

Description of Storage of Goods: The Stewart truck was left at the old Opera House (converted into garage) at Steveston B.C. The Federal truck was left Aunt Owen Burdette at 644 — 2nd ave, Steveston. The Hydraulic jacks were left at my wifes house 108 Moncton St Steveston —

General Statement as to Chattels not Described above: none being claimed —

Additional Comments, if any: The Hydraulic jacks were not part of the equipment of either truck — They were bought independently and were in no sense normal truck equipments. I understand that the Custodian did not obtain an appraisal of my Stewart truck ~~as kept~~ but I have been informed that he had my Federal truck appraised at $422.00 — Consider this much below actual value and also the Custodians sales at $50.00 and $22.00 respectively. I believe the trucks would be worth at least the amounts I am claiming when sold.

R. T. Olani
SIGNATURE

Exhibit 4

PICTURE TAKEN IN 1940
"FEDERAL"
HUTTON TRANSFER
MAIN 9952
STEV 130
CONSIDER GOOD CONDITION

EXHIBIT NO. 309-4

DATE 3 June 1948

FILLED BY claimant

(Part of Ex.309-5)

BRITISH COLUMBIA MOTOR-VEHICLE LICENCE.

The motor-vehicle described and registered as shown hereon is hereby licensed for use and operation in accordance with the provisions of the "Motor-vehicle Act" until February 28th, 1942.

(Stamp)	Licence and Plate No. C 7159			
Motor Office	Name.	Model	Engine No.	Registration No.
PAID	Style.	Weight.	Serial No.	Orig.Purchase.
JUL 2 1941	STEWART	18X	1F4261	96870
Vancouver	TRUCK	7000	18X1124	15-3-29

LICENCE FEE
(Full year)
$ 65.-
AMOUNT PAID
$ 43.34

(Registered name and address of licensee.)

SAICHI OTANI,
Box 316,
STEVESTON, B. C.

1
9
4
1

96870

"Soichi Otani"
(Signature of Licensee)

T.W.S. PARSONS,
Commissioner,Provincial Police.

EXHIBIT No. 309 - 5
DATE 3 June 1948
FILED BY Crown

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE No. G. 96

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

P.O. Box 635,
Steveston, B.C.,
8th April 1943.

Miss F. Matheson,
Specified Articles Department,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Madam: Re: OTANI, Sachi

In reply to your enquiry of the 7th inst., re Stewart truck the property of the above. We enclose hwerewith the B.C. Motor Vehicle license which will furnish all necessary information.

Last week in getting a tire for the Federal Truck sold to Mr. G.F. Stuart, we got five tires and a tarpaulin cover which belong to the Stewart truck and these are now in storage in our office here.

Also we surrendered to Mr. Stuart one hydraulic jack which he claimed was part of the tools and equipment of the Federal truck which he had purchased. We have since learned from garage and transfer men here, who knew OTANI, that this jack was part of the equipment of the Stewart truck, but since OTANI owned both trucks perhaps it does not matter which truck the jack should go with.

Yours truly,

"C.C.Robinson"

C.C. Robinson

Encl.
CCR HJS

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

Aug. 26/48

G. Hyde
MW

EXHIBIT No. 309 - 6
DATE 3 June 1948
FILED BY Crown

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA
The Custodian of Japanese Evacuee Property
Vancouver Office

Receipt No. 5063
Date June 2nd, 1943

Received from Mrs. Olive Babuin, Eburne, B.C.

the sum of Fifty 00/100----------Dollars ~~Cash~~ Cheque ~~Money Order~~

re: OTANI Saichi Regn No. 04714 File No. 1764

Deposit on 1939 Stewart Truck

$50.00/100

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

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA
The Custodian of Japanese Evacuee Property
Vancouver, Office

Receipt No. 5038
Date May 31st, 1943.

Received from Mrs. Olive Babuin, Eburne, B.C.

the sum of Four hundred and fifty 00/100----------Dollars ~~Cash~~ Cheque ~~Money Order~~

re: OTANI Saichi Regn No. 04714 File No. 1764

Balance on 3 Ton Stewart truck

$450.00/100

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

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

August 26, 1948. [signature] MW

EXHIBIT No. 309 - 7
DATE 3 June 1948
FILED BY Crown

McDERMOTT MOTORS LTD.

Chevrolet and Oldsmobile

1200 West Georgia Street
Vancouver, B.C.

March 22, 1943

Custodian of Enemy Alien Property
506 Royal Bank Bldg.
Vancouver, B.C.

Attention Miss E. Sullivan

Enclosed please find estimate referred to over the telephone this morning with Mr. Grone.

Yours very truly,

"M. Matson"

Cashier

MM

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

August 26, 1948.

C. Hyde

MW

FEDERAL TRUCK
APPRAISAL

USED CAR APPRAISAL RECORD

NAME Federal Truck

ADDRESS Steveston, B. C.

Paint	"Metal"	$ 8.00	Make
Tires	"60%"	$	Federal
Body & Fenders		✓$	3 Ton
Glass		✓$	
Top		✓$	Body Style
Nickelling		✓$	
Radiator		✓$	Stake &
Running Boards		✓$	Canvas
Mats & Kick Pads		✓$	Year
Upholdtery		✓$	Mod. 18 F
Hardware		✓$	37
Motor Expense		$55.00	License
Transmission		✓$	
Rear Axle		✓$	C 5437
Universal Joints		✓$	42.
Clutch		✓$	Serial
Steering		✓$	
Brakes		✓$	91464
Tighten Up		$10.00	
Muffler		✓$	Mileage
Sundries		$15.00	
Wash & Clean Motor		$ ~~2.50~~	75819
Clean Interior		$ ~~2.00~~	Remarks
Oil & Grease, Change)			
Oil & Check Over	)	$ ~~4.50~~	
Total		$88.00	

Mod. interested in

Selling price $910.00

Salesman

Less Repairs $ 88.00

Date

Appraised by Allowance $822.00

For immediate acceptance only.

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

August 26, 1948.

L. Hyde

mw

Form "J"

BUREAU HASTINGS PARK

File No. "3769

OFFICE OF THE CUSTODIAN
Japanese Section

To be completed by persons of the Japanese race having no property in any protected area.

EXHIBIT No. 309-8
DATE 3 June 48
FILED BY Crown

NAME: OTANI, Roy Tsunehiro

HOME ADDRESS: P.O. Box 316, Steveston, B.C. Registration No. 04573

SEX: M AGE: 34 MARRIED? Yes

OCCUPATION AND EMPLOYER: Transfer Business, None

NAME OF WIFE OR HUSBAND: Yoshiko ADDRESS: P.O. Box 316 Steveston, B.C.

NAMES OF LIVING CHILDREN: Keiko (F) 11 ADDRESS: "
Fumiko (F) 9
Amy (F) 7 ADDRESS: "

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 7th day of April 1942

(Signature) "Roy T. Otani"

WITNESS: "Geo. F. Arab"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Aug. 26, 1948. G. Hyde.