

<u>REAL PROPERTY</u>										
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
		300	30.00	19.00						49.00
<u>PERSONAL PROPERTY</u>										
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			
<u>NETS</u>										
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	
<u>MISCELLANEOUS CHATTELS</u>										
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			
30	10.20	3.06	34%	342.50	116.45				119.51	
TOTAL RECOMMENDATION									168.51	

CASE NO: 332

JAPANESE PROPERTY CLAIMS COMMISSION

Grand Forks, B.C.

June 8, 1948

IN THE MATTER OF THE CLAIM OF  
KANEZO AND HARUKO TOKAI

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 8, 1948

IN THE MATTER OF THE CLAIM OF  
KANEZO AND HARUKO TOKAI

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

MRS. I.C. SMITH, Official Interpreter

G. HAMBLETON, Esq., Official Reporter.

30

H. Tokai  
In Chief

MR. COBUS: The claim, your honour, of Tokai, Kanezo and Haruko. I am calling Mrs. Haruko Tokai.

MR. McINNES: What is the number of it?

MR. COBUS: That is No. 57 on the Secretary's original list, and that will be case No. 332.

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

10 DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a claim form which bears two signatures, Kanezo Tokai and Haruko Tokai. Is the signature Haruko Tokai your signature?

THE WITNESS: A: Yes.

Q: And that of Kanezo Tokai that of your husband?

A: Yes.

Q: And you are appearing on behalf of yourself and your husband? A: Yes.

20 MR. COBUS: I would ask leave, your honour, to amend the realty claim to show a value of \$600.00, a credit to the Custodian of \$300.00, leaving a net claim of \$300.00 for realty. The personal property claim we now show as a total amount which is detailed on the statement which will be filed in relation to the claim for personal property, the total being now \$372.50, credit to the Custodian, \$9.20, leaving a net claim for personalty of \$363.30.

30 THE COMMISSIONER: Amendment allowed.

H. Tokai  
In Chief

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

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

A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: The subject matter of the realty claim, your honour, was a residence built on three lots 33 feet by 120 feet, each, located at the southwest corner of Richmond and 6th Avenue, Steveston, B.C. On the land was built a wooden shack, frame finish with a shingled outside. It was divided into three rooms and had board floors. It was purchased in 1936 at a cost price of  
20 \$300.00. The use to which the premises were put are given as being occupied by a chinaman who occupied the shack, and the lots were used as a vegetable garden. The locality is described as the west end of Steveston in a good residential area. With respect to improvements made by the claimant, the land was cultivated for a vegetable garden and hired labour was used for that purpose, along with some machine work by tractor. They planted 100 plants consisting of  
30 loganberries, raspberries and a fruit tree. That

H. Tokai  
In Chief

planting, she says, cost \$150.00. The witness estimates the value of the property at the date of sale to be \$600.00.

With respect to the appraiser's report, the witness says that the appraiser made no mention of the loganberries and that the valuation of \$375.00 is too low, and that the second valuation of \$225.00 obtained by the Custodian in June, 1944, much too low.

10

She adds a comment that the chinaman had died before they were evacuated and they rented the property to a Mr. Blair, a friend of theirs, for a nominal rental of \$1.00 a year and the payment of taxes. She considers that the valuations at \$375.00 and \$225.00 are below a fair market value for the property. The lots, she says, are good level land and most suitable for the building of houses. When it was sold by the Custodian for \$300.00 in March, 1945,

20 these lots should have been worth at least \$600.00 at a fair market value, and their claim is based on that basis. She says she has full knowledge of the facts in relation to this property and that she is representing her husband with respect to the claim.

20

Would my learned friend produce the two appraisals on this property?

MR. McINNES: I produce an appraisal of Coulthard, Sutherland and Company dated the 22nd of April, '44, showing an appraisal of \$375.00, and one

30

H. Tokai  
In Chief

of Johnson, Reeve and Watson on the 26th day of June, 1944, for \$225.00.

MR. COBUS: I would ask to file both the appraisals as one exhibit, and point out that the time that elapsed between the two varying appraisals was a very short time indeed, the first one on the 22nd day of April, 1944, and the second one on the 26th of June, 1944.

(APPRAISALS MARKED EXHIBIT NO. 2)

10 MR. McINNES: My friend asked me for Mr. Mather's report in this matter, and I think perhaps it should be filed at the same time on this property.

MR. COBUS: Does my friend wish me to read the valuation?

MR. McINNES: Yes.

MR. COBUS: This is a report by J.D. Mather dated the 22nd of April, 1942. Under the heading "Land and Buildings," appears: "Three city lots. There is a small shack on the property situated on Lot 17 as above. The shack is of little value, 20 worth probably \$100.00.

(REPORT MARKED EXHIBIT NO. 3)

MR. COBUS: Would my friend produce the picture of the property?

(Handed to Mr. Cobus)

Q: Witness, I produce to you a picture. Do you recognize the photograph? There are two houses in the picture, one in the background, one in the foreground. Which one is your property?

30 A: This is mine.

H. Tokai  
In Chief

Q: The one in the foreground? A: Yes.

Q: Where were your lots in relation to that shack?

A: This way.

Q: To the right. In other words, the picture doesn't show the land itself? A: No.

MR. COBUS: The picture is filed on behalf of the Crown.

(PHOTOGRAPH MARKED EXHIBIT NO. 4)

MR. COBUS: Q: Witness, I produce to you now the  
10 statement concerning the personal chattels for which you are claiming. Did you instruct Mr. Leckie to prepare this statement 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.

MR. COBUS: I would ask to file the personal chattels statement.

(STATEMENT MARKED EXHIBIT NO. 5)

20 MR. COBUS: Referring to the personal chattels statement, your honour, the witness has outlined in her statement 12 items for which she is making a claim. Full details with respect to each item are given, and the total estimated value at the date of evacuation is shown to be \$372.50. In her statement the witness says that all articles claimed are listed above and were left in Mr. Hamade's house at Scotch Cannery at Steveston. She adds as a comment that she has allowed for  
30 depreciation on all the used articles. With res-



H. Tokai  
In Chief

pect to the new or unused articles, she has valued them at cost prices. She adds that her husband declared the ownership of the chattels which were later inventoried by the Custodian but she says the chattels were, in fact, her property.

10                   Would my learned friend produce an inventory taken by the Custodian, taken by J.D. Mather, an agent of the Custodian on the 22nd of April, 1942?

THE COMMISSIONER: You are not referring to Exhibit 3?

MR. COBUS: No, your honour, that is named the report. This is a personal chattels inventory.

THE COMMISSIONER: Yes.

MR. McINNES: April 22nd, is that the one?

MR. COBUS: Yes, that is the one. It was probably made at the same time as the full report of J. D. Mather's was made.

20 MR. McINNES: Well, I produce this for what it may be worth. It is just a typewritten sheet. I don't know whose handwriting is on it or what it means, but it is in the file.

MR. COBUS: Well, this is to be filed on behalf of the Crown.

(INVENTORY MARKED EXHIBIT NO. 6)

MR. COBUS: I would ask my learned friend to produce the Analysis and I think that will make the last exhibit understandable.

30 MR. McINNES: What is the date, April 22?

H. Tokai  
In Chief

MR. McINNES: 1942?

MR. COBUS: Yes.

MR. McINNES: The Analysis apparently coincides, your honour, with the inventory under the second column of the Analysis.

10 MR. COBUS: With respect to the Analysis, your honour, it might be of some assistance to the Commissioner to have noted in the third column the items which have been abandoned since the claim was originally submitted, the third item, being a bureau with clothing, becomes a bureau only, the clothing portion of the claim is abandoned; and the item "washing utensils" is abandoned; and the last two items, wood, and life insurance, are both abandoned, and then the claim will agree with the personal chattels statement that has been filed.

(ANALYSIS MARKED EXHIBIT NO. 7)

MR. COBUS: Your witness.

20 MR. McINNES: It will be submitted, your honour, that the real estate was sold for its fair market value, and above the appraised value, or one appraised value. The assessment on this land -- I am giving this for the information of my friend, perhaps he will admit it is correct for the purposes of the record -- is \$104.00, the value of the improvements, \$90.00; that is for the year 1942.

MR. COBUS: Yes, that appears to be correct, your honour.

30 MR. McINNES: And the taxes were \$3.28.

With respect to the chattels, it will be contended that the majority of these chattels, whilst inventoried by Mr. Mather, were never removed from this property and that the claimant remained in control until August of that year, and it will be submitted that perhaps a great many of them were either removed or sold by the claimant; such as remained and were found by us were sold for their fair market value.

10

## CROSS EXAMINATION BY MR. McINNES:

Q: Witness, it is a fact that your husband refused to complete a J.P. form; your husband never signed a J.P. form? A: No.

Q: Now, you made this J.P. form yourself on the 4th of April, 1942. I take it that is your name there, isn't it? A: Yes.

Q: And that is the fourth of April, you can see that? A: Yes.

20 Q: You remained in this house until August, didn't you? A: No.

Q: You remained at the coast until August.  
A: No.

Q: When did you leave there? A: We left 5th of May.

Q: Where did you go on the 5th of May?  
A: To Kaslo.

Q: Both of you? A: No, my husband at road camp.

30 Q: Your husband what? A: My husband went to

road camp.

Q: Where did he go to a road camp?

A: Rainbow.

Q: When did he leave Vancouver? A: Around  
the 11th of March.

Q: Of '42? A: Yes.

Q: You stayed on until May? A: Yes.

Q: Now, Mr. Mather came into your house while you  
were still there and took this inventory, this  
10 list of your goods, didn't he?

A: Who was the man?

Q: The name is Mather. Maybe you don't know his  
name, but some government man came into your  
house and took a list of your goods.

A: Well, he come on the 3rd of May to my house.

Q: Yes. Well, according to the record we have, he  
came on the 22nd of April. Well, let's put it  
this way: A man came to your house and he took  
a list of your goods? A: Yes.

20 Q: And then he went away? A: Yes.

Q: And he didn't take the goods out?

A: No.

Q: Now, although you left those goods there, you  
heard nothing about them or didn't know anything  
about them until the date that I am going to  
give you here, the 9th of April, 1946. Is that  
your husband's signature? A: Yes.

Q: That is a letter written at Greenwood on the  
9th day of April, 1946? A: Yes.

30 Q: And he says, in part: "I would like to know

H. Tokai  
Cross exam

Re-Direct exam

about my things that which I kept in the house  
of Scottish Canadian Cannery." That is what he  
says, isn't it? A: Yes.

MR. McINNES: I would like to file that letter, your  
honour, as an exhibit.

(LETTER MARKED EXHIBIT NO. 8)

MR. McINNES: Q: That is the first time that you  
wrote and inquired about your goods after you  
left Vancouver? A: Yes.

10 MR. McINNES: That is all.

MR. COBUS: I gather from the Analysis that there was  
one J.P. form signed.

MR. McINNES: There is no dispute about that.

MR. COBUS: I think I would ask that that be produced  
and put on file.

MR. McINNES: I am producing a J.P. form, your honour,  
dated the 4th of April, 1942, signed by Haruko  
Tokai. I would like to direct your honour's  
attention to the section "Statement of Personal  
Property Owned." It says "Personal Effects per  
20 list attached," and there is no list attached.

RE-DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you this J.P. form. Is  
that your signature on it? A: Yes.

Q: You signed that on the 4th day of April, 1942?

A: Yes.

Q: Do you recall where this form was made up? Do  
you remember whether you signed it in Vancouver  
or at Steveston?

A: Is this in 1942?

Q: 1942, the 4th of April. Well, perhaps, if you can't remember, witness, you do recall making a J.P. form and this appears to be your J.P. form, is that correct? A: Yes.

Q: Now, under the heading "Statement of Personal Property Owned," is this phrase: "Personal effects as per list attached." Now, at the time you made this form, did you have a list of the personal effects that belonged to you? Do you recall giving it to anyone?

A: Well, Custodian took all my lists.

Q: Well, by "Custodian," whom do you mean; do you mean the person who prepared this for you?

A: Yes.

Q: Do you know who that was? A: I don't know.

Q: Was it a man? A: Yes.

Q: It was a man who did the typing? A: A man.

Q: A man did the typing? A: Yes.

Q: Do you remember whether you gave him a list?

A: At Japanese fishermen's hall.

Q: And you gave him a list of chattels?

A: Yes.

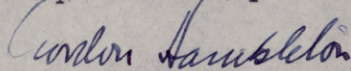
MR. COBUS: Referring to the Analysis, your honour, which is Exhibit 7, the Custodian shows 7 items under the heading "No account, theft." I just call that to your honour's attention.

That is all.

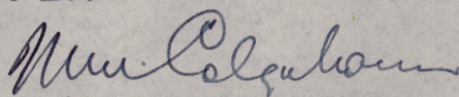
THE COMMISSIONER: That is all, thank you.

(PROCEEDINGS ADJOURNED SINE DIE)

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

  
G. Hambleton  
Official Reporter

I hereby certify that the foregoing purports to be a true and accurate record of the evidence adduced before me.

  
M.M. Colquhoun  
Sub-Commissioner

10

20

30

DEC - 2 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

*Amended*  
8/6/48 *mmc* { Realty #300.00 Nett  
Pers. Prop. 363.30 " }

1185-H  
12459-K  
*eg Zonko*

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

(1) NAME TOKAI (Print) Surname KANEZO (MR) & HARUKO (Mrs) (Given Name) (RCMP) Reg. No. 06990 (MR)

(2) Pre-Evacuation Address STEVESTON, B.C.

(3) Present Address Box 461, GREENWOOD, B.C.

(4) REAL ESTATE  
(a) Street Address (if any) Richmond & 6th Ave., STEVESTON, B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Lots 16, 17, 18 Block 30 of Section 3 Block 3  
North Range 7 Wesp Map 249 in the District of  
NEW WESTMINSTER

(c) Type of Real Property (cross out words which do not apply):  
(i) Farm  
(ii) Residential land 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 - - - - - \$ 450.00  
(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) - - - - - \$ 450.00 600  
(v) Amount at which Custodian sold property and credited your account - - \$ 279.50 300  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 170.50 300

(5) PERSONAL PROPERTY  
(a) Place or places at which property was left by the claimant at date of evacuation  
House under Scottish Canadian Cannery  
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)  
House  
(c) How stored or packed at time of evacuation  
Packed

994



(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 Custodian's Hand

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

1. Bed 2 set	Estimated Value \$	50.00
2. Stoves 1 heater 1 kitchen	Estimated Value \$	40.00
3. Bureau (with clothing)	Estimated Value \$	40.00
4. Chinaware 250	Estimated Value \$	150.00
5. Aluminium ware 9	Estimated Value \$	30.00
6. Mattress 2	Estimated Value \$	15.00
7. Dining Set	Estimated Value \$	25.00
8. Carpenter's Tools	Estimated Value \$	15.00
9. Washing Utensils	Estimated Value \$	7.00
10. Linoleum 1 set	Estimated Value \$	20.00

contn'd on attached sheet

TOTAL CLAIM FOR PROPERTY LOSS \$ 504.45

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) - - - - - \$ 674.95

(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, preferred; 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: )

X We, Kanezo Tokai and Haruko Tokai 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 22nd day of November )  
A.D. 1947. )

Kanezo Tokai  
Haruko Tokai  
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.

5 (e) continued

11.	Farm Tools(berry crates incl.)	Est. Val.	\$ 30.00
12.	Cupboard	Est. Val.	5.00
13.	Lantern & Lamp	Est. Val.	2.75
14.	Wood..l cord	Est. Val.	5.00

Received from Custodian \$15.00(approx.)

15.	Life Insurance (prem. paid)		84.70
-----	-----------------------------	--	-------

Mr K TOKAI  
(Claimant's Name)

REAL ESTATE  
(Other than farm)

-06990-  
Reg. No.

for Mrs H TOKAI (wife)

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
SW corner Richmond and 6th Ave - Stuarton Council site	3 rooms - divided into 3 rooms - shingle roof - board floors	Frame Shingle <del>inside</del> - shingle inside outside -	Chinese man occupied shack - later used as vegetable garden	3 lots 33x120 (each)		1936
3 LOTS - 16-17-18 Blk 30, Sec 3 map 249						
Type of Locality	Cost Price	Improvements made by Claimant		Estimated Value	Date of Sale	
Western Stuarton - good residential area	\$300.00	Cultivated land for vegetable garden - hired labour, planted 100 plants Layan berries, raspberries (a few) and laurel tree - cost 150.00		\$600.00		
Comments re upkeep of premises:						
see opposite -						

EXHIBIT No. 332-1  
DATE 8 June 1948  
FILLED BY Claimant

Comments re Appraiser's report not covered above: no mention is made of the Layan berry plants, and the valuation at 375 is too low, and that the second valuation of 225 obtained by the Custodian in June 1944 is much too low.

Comment the Chinaman had died before we were evacuated and we rented the property to Mr Blair, a foreigner, for nominal rental of 1.00 per year and payment of taxes. It is considered that the valuations at 375 and 225 are a fair market value for this property. The lots are good level land, and most suitable for building of houses. When sold by the Custodian for 300 in March 1945, these lots should have been worth at least \$600.00 at a fair market value and claim is made on this basis. I have full knowledge of the facts in relation to the property and am representing my husband with respect to the claim -  
Haruko Tokai  
SIGNATURE

EXHIBIT No. 332 - 2  
DATE 8 June 1948  
FILED BY Crown

COULTHARD SUTHERLAND & CO. LTD.

609 Columbia Street,

New Westminster, B. C.

April 22, 1944.

Catalogue #793

File #12459

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

Dear Sir:

Re: Lots 16-18, Blk. 30, Sec. 3, B3N/7W,  
Map 249, Steveston Townsite

This property located on the corner of Richmond and 6th Ave. consists of three lots 33 x 120', on two hard surfaced streets. These lots are under cultivation. Fence posts are up but there is no wire.

There is an old shack on this property, one fruit tree and a few raspberry canes.

This property is located in the West end of the town with good surroundings. Rented to J. Blair, \$1.00 and taxes. (Duration lease.)

Valuation:

Shack	50.
Corner Lot #18	125.
Lots 16 & 17 \$100, each	<u>200.</u>
	\$375.

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.

Sept. 1, 1948

*[Signature]*

332 - 2

EXHIBIT No. 8 June 1948

DATE

FILED BY Crown

JOHNSON REEVE AND WATSON

602 W. Hastings Street,

Vancouver, B.C.

June 26th, 1944.

The Custodian's Office,  
506 Royal Bank Building,  
Vancouver, B. C.

File No. 12459

Dear Sir:

Catalogue No. 793  
Lots 16.17.18 Block 30 Section 3  
Block 3 North Range 7 West  
Map 249 Steveston

In accordance with instructions from Mr. Peters, I have inspected these lots.

The dimensions of each lot are 33 feet by 120 feet.

The lots are situated at the South West corner of Richmond Street and 6th Avenue and are good level lands suitable for the building of houses.

The land is cleared and in grass and fences. There is a large hen house in the South West corner.

I understand that the lots are rented for the amount of the taxes.

I am of the opinion that the value of the property is \$225.

Yours faithfully,

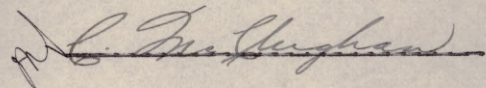
"D. W. Reeve"

DWR

"Average \$300"

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

Sept. 1, 1948



332 - 3

EXHIBIT No. 8 June 1948

DATE  
FILED BY Crown

Registration Number 06989  
Takai, (Haruko) Mrs. Kanezo  
Scottish Canadian Cannery, Richmond, B. C.

LOCATION AND NATURE OF PROPERTY

Lots 16, 17 and 18, Block 30,  
Sec. 3, Block 3 North, Range  
7, West, Map 249, Dist. of New  
Westminster, C of T #117437E.

I have examined the Certificate of Title and find the property is registered in the name of Kanezo Tokai, the husband of the above.

INSURANCE

There is no Fire Insurance

LAND ANDBUILDINGS

3 City Lots. There is a small shack on the property situated on Lot 17 as above. The shack is of little value, worth probably \$100.

FINANCIAL POSITION

He claims to have no liabilities. Inventory of Personal effects attached hereto.

RECOMMENDATIONS

This property is now leased to John Blair of Steveston. I would recommend that the lease be allowed to stand.

April 22, 1942

"J. D. Mather"

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

Sept. 1, 1948

*W. C. MacLellan*

AP 11

KANEZ O, Tokai  
S.W. Corner Richmond & 6th. Ave.,  
Steveston, B.C.  
Evac. File I2459

EXHIBIT No. \_\_\_\_\_

DATE \_\_\_\_\_

FILLED BY \_\_\_\_\_



EXHIBIT No. 332-4  
DATE 8 June 1948  
FILLED BY Crown

Picture taken Aug. 25th. 1943

Mr K TOKAI

(Claimant's Name)

per Mrs H TOKAI (wife)

PERSONAL CHATTELS

332-5 -06990- Reg. No.

EXHIBIT NO

DATE

FILLED BY

8 June 1948

claimant

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 2 double slatted beds (complete)	① 1930	new	40.00	good	20.00
	② 1937	new	35.00	"	25.00
② 1 kitchen stove	1930	new	45.00	"	22.50
③ 1 heater stove	1940	new	25.00	"	17.50
④ 1 Bureau	1930	new	35.00	"	17.50
⑤ chinaware - 250 pieces (plates - dishes, cups + saucers - tea sets - dinner sets - bowls with covers etc)	1930	new - wedding gift		never used	150.00
⑥ Dining set - round table, 6 chairs	1937	new	85.00	good	50.00
⑦ hi-top sideboard		new	20.00	fair	10.00
⑧ hi-top for room	1937	new	10.00	good	5.00
⑨ kitchen cupboard	1940	new	3.00	fair	1.50
⑩ lantern + coal oil lamp	1937	new			
⑩ Carpenters tools: Description of Storage of Goods:					
2 planes - 1 Jaso, 1 Stanley	1939	new	Jaso 3.00 Stanley 6.75	good	5.00
1 saw	1942	new	5.10	never used	5.00
1 planer	1942	new	2.00	"	2.00
1 hatchet	1939	new	1.50	"	1.00
1 square ruler	1939	new	4.50	good	3.00
⑪ Farm tools: wheel harrow; 6 hoes; 3 shovels; 2 rakes; 1 pruning shears etc		new	35.00	good	17.50
⑫ 2 mattresses; 2 blankets; 2 covers; 2 aluminum ware - 9 pieces - diff. units		new	30.00	(mostly new)	20.00
General Statement as to Chattels not Described above:					372.50

all articles described are listed above  
storage the goods were left in Mr Hamada's house at Scot  
Canadian Cannery, Steveston -

Additional Comments, if any:

I have allowed for depreciation on all used articles. These (unused) items have been put in at cost prices - my husband declared the ownership of chattels (later inspected by the custodian) but they were in fact my property.

Haruko Tokai

SIGNATURE



332 - 6

EXHIBIT No. \_\_\_\_\_  
DATE 8 June 1948  
FILED BY Crown

Registration No. 06989

TOKAI; (Haruko) Mrs. Kaneko

INVENTORY

- ✓ "1 sold"
- ~~2 Bed Sets Complete~~
- 1 Kitchen Stove
- 1 Heater
- S ~~Sundry Chinaware (good) worth \$150.00~~ LOT 102.99 5.18.5-45
- S ~~Sundry Kitchen Utensils~~ LOT 119.120.121
- 1 6 piece dining suite
- S ~~Sundry Carpenters Tools~~ LOT 100
- 1 Gas Stove
- S ~~2 Wash tubs~~
- S ~~1 Linoleum rug~~ LOT 104 5.18.5-45
- 2 Buckets LOT 8 " " "
- S ~~1 Wash Board~~ LOT 101 " " "
- Sundry Farm Tools worth about \$40.00 -- ?
- 1 Kitchen Cupboard
- 1 Lantern
- 1 Coal Oil Lamp
- 1 Sewing Machine Treadle
- 1 Trunk containing sundry clothing
- 1 Bureau
- 1 Dinner set - ?

April 22, 1942

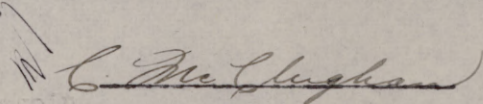
"These items look as though Mather simply copied the missing Jap list" "July 5/45 - A. E. M."

✓ "Sold by auction 10/11/44 Steveston 24."

S "Sold by auction 18/5/45 Steveston 34"

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

Sept. 1, 1948





12459 &  
 LE No 1185  
 06990 &  
 EG. No. 06989.

EXHIBIT No. \_\_\_\_\_

CASE No. \_\_\_\_\_

VENUE \_\_\_\_\_

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
5.00						40.00		
1.30						40.00		
2.25								
						25.00		
.35								
1.00								
.30								
						30.00		
						5.00		
						2.75		
						5.00		Life Ins. never under Custodian control.

EXHIBIT No. 332-7  
 DATE 8 June 1948  
 FILLED BY Crow

EXHIBIT No. 332 - 8  
DATE 8 June 1948  
FILED BY  
Crown

Greenwood, B. C.  
April 9th, 1942.

Dear Sir:

I would like to ask you that the Dominion Life Assurance Company send us a statement to pay the policy for the some of \$49.19.

In your letter that I received in June 4/45 you wrote that you'll pay my quarterly payments from other money. if you won't pay to my policy send me all the money that you have to give me, then I'll pay to my policy from my place.

And I would like to know about my things that which I kept in the House of (Scottish Canadian Cannery) We are not going to Japan we didn't sign on the Reparation Paper, so I like to know about them and if I can, I like to get the money which you sold it.

Please let me know soon as possible. I'll waiting for you answere.

Thank you.

Yours very truly,

"Kanezo Tokai"

P. S.

Please give me an aswere to this Greenwood for which we removed from Kaslo to this city since last year.

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

Sept. 1, 1948

*W. C. MacLellan*

Steveston, B. C.  
OFFICE OF THE CUSTODIAN

## JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

## PERSONAL INFORMATION

EXHIBIT No. 332 - 9

NAME: TOKAI (haruko) Mrs. Kanezo DATE 8 June 1948

HOME ADDRESS: Scottish Canadian Cannery FILED BY Crown

REGISTRATION NUMBER 06989 SEX: Female AGE: 29

OCCUPATION: Housewife

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kanezo

ADDRESS OF WIFE OR HUSBAND: Mt. Robson Park, Nr., Rainbow  
Red Pass, B. C.

NAMES OF ANY LIVING CHILDREN: Yasuko (F) Hideko (F)

Naoyuki (M)

ADDRESS OF CHILDREN: Scottish Canadian Cannery

AGE OF CHILDREN: 11, 7, 5.

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

Municipality of Richmond

1. LOCATION AND DESCRIPTION: lots 16, 17, 18 Block 30,

Section 3, Block 3, North Range 7, West Map 249, District of

New Westminster. All in Husbands Name

2. BUILDINGS AND OTHER IMPROVEMENTS: Tool Shed on Lot No. 17

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

4. TAXES (Amount and where payable) \$9.36 paid 1941, payable at the Town Hall,  
Brighthouse.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Leased to John Blair, Lots 16,  
17, 18, Block 30, Sec, 4, B. 3, North Range 7, West Map 249, District of New  
Westminster.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owners possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN: none

STATEMENT OF REAL PROPERTY OCCUPIED

Municipality of Richmond

1. LOCATION AND DESCRIPTION: Lots 16, 17, 18, Block 30, Section 3, Block 3, North Range 7, West map 249, District of New Westminster. Scottish Canadian Cannery, Steveston, B. C.

2. LANDLORD'S NAME AND ADDRESS: Mrs. S. Morimoto, Scottish Canadian Cannery.

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

None

4. STATE WHEREABOUTS OF LEASE: None

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

None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

personal effects as per list attached.

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

none

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

none

Steveston, B. C.  
OFFICE OF THE CUSTODIAN

FORM JP

FILE No. ....

JAPANESE SECTION

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) 100.00 War Savings Certificate for son Naoyuki Tokai

8. BANK ACCOUNTS: Bank of Canada (Royal) \$00.83 No. of Account 180

9. LIFE INSURANCE: Sun Life Assurance Co. \$1000.00 No. of Policy 2283789. Policy in declarants possession. In sons Name Naoyuki

10. INTEREST IN ANY ESTATES OR TRUSTS none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 4th May of April 1942

(Signature) "Haruko Tokai"

"A. G. McArthur"  
Witness

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

FOR DEPARTMENTAL USE

Sept. 1, 1948

*L. McHughan*