

Name of Claimant OTSU, Genji

Case 947.00

Custodian File

4584

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 % of Amount Total		Sale Price	Total Award 125% of all Sale Prices: % of Amount Total	
		2000.		200.00 12.50						412.50
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	
							40.00 1183.00	856.10	20.00	836.10
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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
1067.95	598.75	179.62	56.06%	100.00	56.06					235.68
TOTAL RECOMMENDATION										1484.28

CASE NO. 947

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba,
24th September, 1948.

IN THE MATTER OF THE CLAIMS OF

GENJI OTSU

PROCEEDINGS AT HEARING

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

JAPANESE PROPERTY CLAIMS COMMISSION

SUB-COMMISSION

B E F O R E

10 (THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba,
24th September, 1948.

IN THE MATTER OF THE CLAIMS OF

GENJI OTSU

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PROCEEDINGS AT HEARING

APPEARANCES:

F.M. FERG, Esq., Appearing for the
 Dominion Government.

S.M. CHERNIACK, Esq., Appearing for the
 Claimant.

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

30 MARK H. PEARCE, Esq., Sr., Official Reporter.

G. Otsu,
In Chief.

GENJI OTSU, the claimant herein, being first
duly sworn, testified as follows:

10 MR. CHERNIACK: In this case, your honour, I ask leave to
amend in regard to the real property. We show the
value as is shown at \$3,500.00 and show the sale price
at \$2,000.00, leaving a loss of \$1,500.00, and I
would like to indicate for the record, and in the
hopes it will be drawn to the attention of Mr. Shears,
the Custodian, that from my impression from the case
heard in the spring, that on the sale of the properties
the agent was paid a flat five per cent commission on
the sale, that is, the agent on record. They listed
the properties and opposite each property they in-
dicated a certain agent and regardless of who made the
sale, the agent shown on their tender sheet, received
the commission, which I am fairly certain was five
per cent.

THE COMMISSIONER: You are referring to real estate?

20 MR. CHERNIACK: Yes, that is my recollection from the
cases we had in the spring, that Mr. Shears stated
a flat five per cent commission was paid. I find in
this case a commission of ten per cent was paid to
the agent and listed and the Commissioner has ruled
that we would make claim for commission paid. But
in view of the difference there between the ten per
cent and five per cent, I would like to put it on the
record that this was a ten per cent commission, and
should it be an error, I am sure Mr. Shears will see
to it that correction is made and a rebate paid to the
30 claimant. I think that is as far as I can go in that

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connection. I also have an amendment in regard to the chattels, showing the total value of \$1,167.95, the Custodian's sale price at \$598.75, and the loss at \$569.20. I am not sure but I think I said for all chattels, but that is not correct, that is for the furniture and other movable goods, but as far as nets are concerned, the total value should be shown at \$1,223.00.

10 THE COMMISSIONER: They are listed in two different lots,
\$755.00 and \$448.00.

MR. CHERNIACK: Yes. Well, that stands, I believe, the net loss stands.

THE COMMISSIONER: That is \$1,223.00?

MR. CHERNIACK: Yes. In any event all that will show itself from the exhibits when they are filed.

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Otsu, I show you three typewritten statements, were these prepared in accordance with your instructions?

20 A Yes.

Q And I see there are signatures on the real estate statement and on the personal chattels statement; are these your signatures? A Yes.

Q Now, this is a statement in regard to nets, I believe you reviewed this statement this morning?

A Yes.

Q Would you sign same please? (witness signs) Do you swear the contents of this statement to be true to the best of your knowledge and recollection?

30 A Yes.

G. Otsu,
In Chief.

MR. CHERNIACK: I tender as Exhibits 1, 2 and 3 respectively the Real Estate Statement, the Net Statement and the Personal Chattels Statement, all identified by the claimant, and on behalf of my learned friend I will file the Custodian's Appraisal as Exhibit 4 and the Custodian's Analysis Sheet as Exhibit 5.

(Real Estate Statement, EXHIBIT 1.)

(Net Statement, EXHIBIT 2.)

(Personal Chattels Statement, EXHIBIT 3.)

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(Custodian's Appraisal, EXHIBIT 4.)

(Custodian's Analysis Sheet, EXHIBIT 5.)

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Your honour will note from Exhibit 1 that this property was purchased in May of 1935 and consisted of 3 lots, each lot 33 x 120 feet. I have on my file, and I am showing to my learned friend Certificate of Title No. 111161E, dated May 16, 1935, affecting 3 lots for which claim is made and in the name of this claimant. The claimant sets out that he paid \$85.00 for lots and that he built a two-storey house in 1936. He describes this house fully in Exhibit 1 and gives the total estimated cost of the building at \$3,500.00. In addition to this he mentions that he did considerable work on the lawn and it is impossible to estimate the cost, as this was done in his own spare time. He also built a cement sidewalk around the house. The claimant indicates that according to the appraiser this was a most desirable property. Everything mentioned in the appraisal, Exhibit 4, mentions good, good condition, good full basement, well painted, exceptionally nice garden and excellent district. This is an altogether attractive home in

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In Chief.

possibly the best block in Steveston and the total value is \$1,721.00. The claimant says in view of his own description of the property he cannot agree with the estimated value. He says he has estimated the cost of the building and lots and work on the grounds, and in August 1944, which is the date of sale, after allowing for depreciation and rise in market values, he thinks a fair market value was at least \$3,500.00.

10 Q Mr. Otsu, my learned friend has produced a photograph, can you identify that, please? A That is a photograph of my house.

MR. CHERNIACK: I file this as Exhibit 6.

(Photograph, EXHIBIT 6.)

Q I show you another photograph, whose house is that?

A That is the house that I built.

Q When was this photograph taken? A 1936.

Q That would be about when the house was built?

A Just shortly after it was built.

20 MR. CHERNIACK: I tender that as Exhibit 7.

(Photograph, EXHIBIT 7.)

Q Now, I show you a photograph of three houses, can you please indicate whose is the first house on the left-hand side? A That is my sister's house.

Q What is your brother-in-law's name?

A Miyomoto.

Q What was your brother-in-law's first name?

A Montaro.

MR. CHERNIACK: I would like to indicate for the record

30 that Mr. Miyomoto's claim is in Case No. 920 and that

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this house was included in this claim.

Q And the middle house here? A That is my house.

Q And the further one on the right side?

A There are four houses there, one is my brother's and one my cousin's.

Q The one that is barely visible, that is your cousin's, is it? A Yes.

Q You can only see a portion of that? A Yes.

Q But the one that is visible to a large extent, that is the one next to yours, that is your brother's?

A Yes, my younger brother.

Q And his case was heard this morning? A Yes.

Q That is Case No. 944--

MR. CHERNIACK: I tender this as Exhibit 8 and your honour will note that this photograph shows considerable of the floral and lawn work on the street, or of the lots on which these houses are built, showing Mr. Miyomoto's house and showing the line of houses.
(Photograph, EXHIBIT 8.)

Dealing now with the question of nets, you will find from Exhibit 2 that the first six nets which are listed there were stored at the Gulf of Georgia Canneries and were tagged with Mr. Miyomoto's name. He states the other gear was stored in House No. 5 of the Scottish Canadian Cannery.

Q Now, House No. 5 of the Scottish Canadian Cannery, is that a house in which people live or is that a net house? A It was a place where people lived.

Q You say your nets were stored in that house?

A Yes.

Q At the time you evacuated and the nets were left there,

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In Chief.

was there anybody occupying the house?

A No, the Japanese had all left and there was nobody there.

Q Was the house all locked up? A Yes.

Q Was the house known to be your house or known to be somebody else's house? A It was the house belonging to the Cannery, but we were allowed to put our nets there.

Q Supposing I came to the Cannery and asked who had House No. 5, what would they tell me?

A As the house was loaned to me, they would say, that is the house that I loaned to Genji Otsu.

Q Was there anybody else's nets in this house?

A No.

Q No other goods in the house? A No.

Q There was nothing in the house except your nets?

A Yes.

Q I show you a list, do you recognize this list?

A Yes.

20 Q What list is this? A That is the list of the nets which I had.

Q This is the list of the nets you had where?

A Eliminating those three there that were left at the Gulf of Georgia.

Q Now, there are the second, third and fourth nets indicated by an "X" and crossed out in pencil?

A Yes.

Q And what happened to those three nets?

A I sold them.

30 Q This list, when was it prepared? A About the

G. Otsu,
In Chief.

21st of April, 1942.

Q Did you give a copy of this list to anybody?

A I gave it to Mr. King, who was the representative of the Custodian, before I came away.

(List of Fishing Gear, EXHIBIT 9.)

10 MR. CHERNIACK: This relates to the first six nets referred to and which the Analysis, Exhibit 5, states that the nets were declared but no value was given, and in connection with these six nets the Custodian indicates that one piece was sold for \$20.00 and apparently the Custodian doesn't know what happened to the balance of the nets in the Gulf of Georgia Cannery. I have asked my learned friend to produce a report by Mr. J. D. Mather, dated May 8, 1942, he is the Custodian's representative. This report is a general report about the goods of the claimant and in relation to nets states that he would recommend that the nets herein be sold. He goes on to say that the values given by Otsu are considered excessive and attached to this is an inventory of six nets.

20 Q I show you a statement of nets which was prepared by Mr. Mather. Now, did you give him the values shown here opposite these nets? A No.

Q Did you authorize anybody to give him, or anybody else, the valuation on those nets? A No.

Q When you tagged your nets did you put any valuations on the tags? A No.

30 MR. CHERNIACK: Thank you. Your honour, I have spent a little time comparing these nets, that is the nets shown in the claim, that is the first six nets shown, and since I am not an expert I would just like to

G. Otsu,

10 indicate certain features which might help whoever will be working in Vancouver, and that is in a general way it seems to me they are the same nets. In some cases the fathom lengths are different but in those cases the price per fathom is the same as that shown in the statement which has been filed as Exhibit No. 9. That is, Exhibit 9 is what Mr. Otsu said he turned over to Mr. King. This will be Exhibit 10, that is Mather's Report, and that gives the valuations and descriptions of the nets, which differ slightly, and are mainly in the fathom lengths. The price per fathom is the same, for example, the bottom net, there is a net of 5-7/8 x 60, which in the claim is for 210 fathoms and that is shown in the inventory as 165 fathoms, and in both cases the claim is \$1.00 per fathom. Now, I suppose Mr. Mather may or may not be able to explain where he arrived at these amounts, but Mr. Otsu stated he didn't give them to Mr. Mather. I am filing this because of the statement in the Analysis to the effect that no information is on file as to whether the nets were found or inventoried, or what happened to them. I am indicating these six nets were inventoried by Mathers, who must have seen them, where he says, "Values given by Otsu are excessive." I might also state he recommends these chattels be removed to central storage and the property be placed in the hands of Mr. King, which the claimant refers to and which is mentioned in Exhibit 9. Your honour will note further that the other gear, consisting of 3 nets and a number of cork and lead lines, were left in the Canadian Scottish Cannery and the Custodian states that

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In Chief.

the nets were not declared until practically a year after evacuation and were not found.

(Report of J.D. Mather, EXHIBIT 10.)

Q Mr. Otsu, how is it that you put a number of your nets in the Gulf of Georgia Cannery and left these three nets and other items at the Scottish Canadian Cannery?

10 A To take these nets from the Scottish Cannery to the Gulf of Georgia it would have involved taking them in my boat and I couldn't take them in my boat because the Navy took it, otherwise I would have had to put them in a truck of some sort and wheel them over a very narrow place and it would have been exceedingly difficult and taken a lot of time.

Q Did you advise any representative of the Custodian as to the fact you had left goods in No. 5 House of the Scottish Canadian Cannery? A No.

Q And it wasn't until you were asked that you sent any word of these things, is that right?

A Yes.

20 MR. CHERNIACK: I don't know whether my learned friend knows but I would like to ask the question, what attempts the Custodian made to check on the contents of the house of the Scottish Canadian Cannery to see whether there were any goods there.

MR. FERG: Well, your honour, the record is this, the first intimation the Custodian had there were nets at the Scottish Canadian Cannery was a letter dated the 29th of March, 1943. With the letter the claimant sent in his fishing net inventory and the question was asked
30 the place of storage, No. 5 House, front room Scottish

G. Otsu,

10 Cannery. In whose care, he writes, "Own care, locked with boarded windows." Whereabouts was the key, in his own possession, and in the letter of March 29th the claimant encloses the key to the Custodian. Now, the Custodian's remarks in connection with that are, that Otsu's letter, 29th March, 1943, covers a list of nets which he stated to be left in a house at the Scottish Canadian Cannery, the nets not previously declared nor found by the Custodian's representative on investigation. The inventory, as attached, comments that Otsu considered his nets put under his own care and the key in his own possession. Apparently investigation was made and nothing was found.

THE COMMISSIONER: Are you suggesting, Mr. Cherniack, that the Custodian, without being notified of any nets being stored in this house, should have found them?

20 MR. CHERNIACK: Those are not exactly the words I would use, but what I have in mind is this, that the Scottish Canadian Cannery had a number of houses which apparently were occupied by Japanese persons and after evacuation to another place the Custodian did go in and check all these houses to see whether there were any nets of value left there. I am not making the submission as to what the Custodian should do, I am only asking as to what they did do, and I am still putting the question, did the Custodian go down to that area of the Scottish Canadian Cannery and did the Custodian make an effort to find out at a time previous to the time we are informed? Now, that is a general question and doesn't relate perhaps, but it may
30 be of use.

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THE COMMISSIONER: If there is nothing on Mr. Ferg's file.

MR. CHERNIACK: Well, it has gone into the record and if Mr. Master thinks it worth pressing, he will, and if not, he will drop it.

THE COMMISSIONER: Was there anything in your file, Mr. Ferg?

MR. FERG: Nothing further than the letters here and the history of the matter, reporting investigations were made after the claimant had reported to him that these nets were at the Scottish Canadian Cannery, but on investigation they found nothing.

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BY MR. CHERNIACK:

Q Did the Scottish Canadian Cannery tell you to leave your nets in the cannery and not in the house?

A No.

Q The Custodian introduced some evidence this summer---

THE COMMISSIONER: What are these houses like; are there windows, or simply with a door?

THE WITNESS: These houses were in the nature of camps for the fishermen, there were windows there and a door, and when I left I boarded everything up so people could not get in.

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MR. CHERNIACK: The claimant sets out in his Net Statement that all nets were properly washed and dried and states what he believes a fair market value at the date of evacuation. I see that I overlooked to mention in connection with the real property that I have in my possession an insurance policy, which I show to my learned friend, covering \$2,000.00 on the building and \$1,000.00 on household furniture, furnishings, etc.

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Dealing now with the personal chattels, your honour will

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10 note that we have shown in Exhibit 3 all chattels for which claim is being made, indicating the approximate date of purchase, the price paid and the estimated value. Your honour will note that in almost all cases the Custodian has sold these items, with the exception of some four specific items which I will refer to; other than that, there is no question as to possession of goods, but I see that the Custodian's Analysis indicates, "It appears to the Custodian that all items in this group are maintained as having been sold by the Custodian at not the fair market price." I think that statement can be taken to being so.

Q Now, Mr. Otsu, two pieces of linoleum in the two front rooms and the linoleum in the kitchen, were they in any way nailed or glued to the floor?

A No.

Q They were easily removed? A Yes.

Q At the time you left was the small table lamp in the house? A Yes.

20 Q The curtains in the front room, were they in any way nailed to the house? A No.

Q They were easily removable? A Yes.

MR. CHERNIACK: The Analysis Sheet, your honour, sets up certain presumptions by the Custodian to the effect that their linoleum was not worth moving, or it was nailed down. I assume, therefore, they had no record of what happened to the linoleum, or what the decision was made about the linoleum. The practise has been, when the Custodian contends that certain goods were abandoned because they were valueless, they usually

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G. Otsu,

- have a certificate, a certified certificate by somebody. Apparently there is nothing of that nature which applies to the linoleum. As to the table lamp, your honour will note it is referred to in the second column of the Analysis and marked "Inventory as per Lease." So my learned friend will be able to advise us as to whether they were inventoried or whether the Custodian didn't bother to inventory it, just copied the list with him. We don't know that but I assume they will have to back up the statement. There is another presumption here about the curtains. I do not know whether there is any certificate on file. Your honour will note there is mention that we didn't give credit for \$76.00, sale of the stove, that has been included in the new sheet which I filed as Exhibit 3.
- 10 THE COMMISSIONER: Where is the sale of the stove indicated on the Analysis?
- MR. CHERNIACK: The last item, one kitchen stove \$120.00.
- THE COMMISSIONER: Yes, I see.
- 20 MR. CHERNIACK: Exhibit 3 indicates all items and all sale prices for them. In connection with the kitchen stove, I notice in the first column under the declaration in Exhibit 5, kitchen stove and kitchen utensils \$250.00. Lest this be held against the claimant I would like to clarify that, in the J.P. Form there is a comma after kitchen stove, so this should be read: spring mattresses \$250.00 kitchen stove, and kitchen utensils \$150.00. In other words, I don't want it to appear that the claimant had valued the stove and utensils together at
- 30 \$250.00 but rather that he had valued the utensils at

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\$250.00

Q I show you a snapshot; do you recognize it?

A That is the parlour, or my front room.

Q And I show you the upper portion of a piano there; is that the piano for which you are making claim?

A Yes.

Q And I notice some dolls; are you making claim for these dolls? A Yes.

10 Q I notice some curtains here; are they the curtains for which you are making claim?

A No.

(Photograph, EXHIBIT 11.)

MR. CHERNIACK: I do not know whether it is recorded anywhere, but I would like to put on the record that the name of the piano is "Colonial;" as it appears on the photograph, possibly the name is recorded elsewhere.

Q I show you another photograph now of a corner of the room; is that the same room we were looking at in Exhibit 11? A Yes.

20 Q Now, this radio that is shown here, is that the Stromberg-Carlson radio for which you are making claim?

A Yes.

Q Incidentally, you are claiming for a flower bowl, value of \$22.95; is that the one on the radio?

A No.

Q You have no picture of that? A No.

Q Now, I see a corner of linoleum; is that one of the linoleums? A Yes.

30 Q And I see a portion of the curtains; is that the curtain? A No.

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In Chief.

Q Now, I see here portions of two pieces of the chesterfield suite; is that the chesterfield suite for which you are claiming? A Yes.

Q And there are one of these chesterfield pieces there (indicating); are these the chairs?

A These were the two small chairs, those (indicating) were the two small chairs, that is the chesterfield settee.

10 Q But the chesterfield was part of this set and is in the same condition as indicated here?

A Yes.

Q Can you tell me when the last picture was taken and when this picture was taken? A September 21, 1938.

Q What would you say about the condition of the radio and chesterfield at the date of evacuation as compared to the condition as shown there?

A As they were at this time when the photograph was taken.

20 Q About the same? A Yes.

Q I see that your radio was purchased in 1936, the radio was three years old at that time, was it?

A Yes.

Q I see your chesterfield suite was bought in 1939, so it was quite new at that time? A Yes.

Q And the piano and bench were bought in 1937 used, so you had it two years at the time that photograph was taken, that is Exhibit 11? A Yes.

MR. CHERNIACK: I tender this as Exhibit 12, your honour.

G. Otsu,
In Chief.

Q These pictures were taken in the house for which you are making claim? A Yes.

Q I show you a final picture of a portion of kitchen; was that also taken in that house for which you are claiming? A Yes.

Q And there is a picture here of a stove; is that the stove for which you are making claim?

A Yes.

10 Q Now, there are kitchen cabinets which appear to be attached to the walls; are you claiming for those cabinets? A No, I am not, because they are fixtures of the house.

Q And they were included by you in the valuation of your house? A Yes.

Q Now, there is linoleum shown in this picture; is that the kitchen linoleum for which you are claiming?

A Yes.

20 Q On the back of this snap, written in pencil, is April 1940, no, September 21, 1938; is that the date on which this picture was taken? A I think it was taken at the time of the stamp.

MR. CHERNIACK: I see these pictures were all taken at the same time.

(Photograph, EXHIBIT 13.)

30 Q I think we should make a correction, Mr. Otsu, you have given me the approximate date of purchase of your kitchen linoleum and your stove and your chesterfield suite as having been bought in 1939, but those pictures were dated in the fall of 1938 and I would like to have you consider and tell us when you bought those three

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In Chief.

Cr. Exam.

items? A There was a mistake of one year, will you amend it accordingly.

10 MR. CHERNIACK: I filed these last three pictures not only to point out the items themselves but as an indication of the type of home that this person had, which I think would indicate the wear on the furniture and the value of the fixtures and of the chattels. Your honour, I have selected four large items which were sold by the Custodian and I would like to know whether these were appraised by the Custodian, that is, the piano and bench, the Stromberg-Carlson Radio, three-piece chesterfield suite and the kitchen stove.

MR. FERG: No, they were all sold at public auction, your honour.

MR. CHERNIACK: That is all.

CROSS EXAMINATION BY MR. FERG:

20 MR. FERG: It is submitted that the real property sold was sold at its fair market value, that the articles of chattels were sold at their fair market value. It is also submitted that in this case, this property being rented along with certain chattels and equipment, that the property was in the custody of persons other than the Custodian and that if the property has depreciated in value, or if anything had been lost and not accounted for, then this happened while it was in the custody of persons appointed by the claimant other than the Custodian.

Q You didn't have an independent valuation made of your
30 real property at the time of evacuation or since?

G. Otsu,
Cr. Exam.

A No.

Q You entered into a lease of your home and chattels, you made a lease, leased your property to a man by the name of Bolderson?

A I lent him the house and certain articles, certain chattels, and the rest we put away in one room and he was asked to take care of it.

Q Have you a copy of the written lease that you entered into with Bolderson? A Yes.

10 MR. FERG: Can my learned friend produce it?

MR. CHERNIACK: Can you check to see when the Custodian got it, Mr. Ferg.

(Witness produces copy)

BY MR. FERG:

Q I show you a document, Mr. Otsu, does the document I show you have your signature on it? A Yes.

Q And is the other signature to the document the signature of E. H. Bolderson? A Yes.

Q And this is a lease between yourself and Bolderson covering the premises you are claiming now?

20

A Yes.

MR. FERG: I will file the lease, your honour, made by the claimant, Genji Otsu, as Lessor, and Edward Bolderson, Municipality of Richmond, as Lessee.

Q (Lease, EXHIBIT 14.)

Q Mr. Otsu, included in this lease you see were certain furniture and fixtures according to inventory attached. Now, there are two inventories attached to the document, I will show you one inventory and it is headed, "Things that are rented Mr. Bolderson," and the other one is

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G. Otsu,
Cr. Exam.

headed, "Things stored in upstairs room," and they are both signed by Mr. Bolderson?

A Yes.

Q Now, let's understand on evacuation what you did with your property, you rented part of your chattels to Bolderson? A Yes.

Q And Mr. Bolderson had the use of them? A Yes.

Q And he was to account to you and to return them to you when he was through with them? A Yes.

10 Q And in addition to that you stored some articles upstairs in a room? A Yes.

Q And Mr. Bolderson was to take care of these articles and return them to you after the duration?

A Yes.

Q Now, the remainder of your household articles and personal things you stored in a concealed place in the attic?

MR. CHERNIACK: We are not claiming for those.

BY MR. FERG:

Q You stored the rest of your goods in the attic upstairs?

20 A Yes.

Q What about your kitchen utensils, where were they stored?

A In the attic, I left some in the cupboards in the kitchen, but the good things I put up in the attic.

Q You left some of the utensils in the cupboards of the kitchen for the use of the tenant Bolderson?

A If he wanted to, he could have used them.

Q He had access to them and could have used them?

A Yes.

Q And he was to return those articles to you after he was
30 through with them? A Yes.

G. Otsu,
Cr. Exam.

Q Now, does that account for everything now that you had about your premises, or your residence?

A No, I had nothing else besides what I have told you about now.

Q With regard to these linoleums, Mr. Bolderson had the use of the linoleums? A Yes.

Q And he had the custody, or use and control of two pieces of linoleum on the front rooms, that is, all the front room linoleum? A Yes.

10 Q And in the kitchen? A Yes.

Q There is a table lamp referred to in that list?

THE COMMISSIONER: Yes.

BY MR. FERG:

Q And a set of curtains?

THE COMMISSIONER: For front room.

MR. FERG: And the kitchen stove, but that was sold.

Q The table lamp, Bolderson had the use of that and the set of curtains for front room? A Yes.

Q And he also had the use of the kitchen stove?

20 A Yes.

Q Now, with regard to fishing nets, you reported in your J.P. Form that you left 3 fishing nets at the Gulf of Georgia Cannery Net House? A Yes.

Q And that is the 3 nets that you told my learned friend you had sold? A No, they are not the same.

Q They are not the same nets? A No.

Q Well, now in your J.P. Form you claimed you had 6 further fishing nets? A Yes.

Q Were 3 of these nets sold by you? A Yes.

30 Q So that there are six nets according to the J.P. Form

G. Otsu,
Cr. Exam.

missing? A Yes.

Q I show you a letter, Mr. Otsu, is that your signature?

A Yes.

Q Written to the Custodian - I will file this letter, your honour, the letter of the 29th of March, 1943, from the claimant Otsu to the office of the Custodian.

(Letter dated March 29, 1943, EXHIBIT 15.)

10 Q Now, in this letter you mentioned to the Custodian that you were enclosing a Fishing Net Inventory and the mentioned fishing gears were stored in #5 House, Scottish Canadian Cannery, Steveston, B.C., for which key is enclosed. Please take care of all the gears and equipment and sell them at a reasonable price. Attached to this letter is an inventory; did you make up that inventory?

A I put in the details of the nets.

Q And you also put in the detail as to the place of storage? A Yes.

Q And in whose care? A Yes.

20 Q And the whereabouts of the key? A Yes.

Q And the report is you put this in No. 5 House, front room, Scottish Canadian Cannery, Steveston, B.C.?

A Yes.

Q In your own care, locked with boarded windows?

A Yes.

Q And the whereabouts of the key, "In own possession?"

A Yes.

30 Q And in this letter, Exhibit 15, to the Custodian you enclose him the key for the room in which these fishing nets were stored? A Yes.

G. Otsu,
Cr. Exam.

Q And that is the first time you gave the Custodian any information that you had any nets stored at the Scottish Canadian Cannery? A Yes.

Q How long have you been a fisherman?

A Twenty-five years upwards.

Q And I suppose in the course of that twenty-five year period you have purchased a lot of fishing net?

A Yes.

10 Q And you will know something about the life of a fishing net? A Yes.

Q Can you tell us now, in your own opinion, what is the average life of a fishing net of the type you use?

A That differs according to fishermen. Some people use them for four years, some for five, as far as I am concerned I use them for three years and then I sell them.

Q But when you sell them, how does the price you receive for them compare with the price of a new one for a similar type of net? A Generally speaking,

20 about half price.

Q Where were these nets stored that you tell us you had stored? A It was at my own house at 17 Broadway.

Q Did you sell all the nets that you had stored at your own place at 17 Broadway? A No, I only sold three out of six nets and the balance I took to the Gulf of Georgia.

Q Have you sold any other nets since evacuation?

A No, I could not sell them, so I didn't.

30 Q I show you exhibit on the file, Assessment Notice for this property for the year 1943, Municipality

G. Otsu,
Cr. Exam.

Re-Exam.

Township of Richmond, on Lot 6/7 value of the land is \$180.00, value of improvements \$1,420.00?

A Lot 5, land is valued at \$90.00.

(Assessment Notice, EXHIBIT 16.)

MR. FERG: That is the questions, your honour.

MR. CHERNIACK: There is a question asked about nets which had me confused and I would like to clear this up for my own sake, as well as that of my learned friend, only as to where the nets were.

10 RE-EXAMINATION BY MR. CHERNIACK:

Q As I understand it, when you made your J.P. Declaration you had three nets in the Gulf of Georgia Cannery and six nets at home; is that correct? A Yes.

Q And you sold three nets from those which were at your home? A Yes.

Q And the balance of the three nets you took to the Gulf of Georgia Cannery? A Yes.

Q And it was those six nets which are made up in your first six nets for which you are claiming?

20 A Yes.

Q Now, Mr. Otsu, you told Mr. Ferg that you were a fisherman for about twenty-five years? A Yes.

Q And you mentioned to him that you used to use your nets for three years and then you would sell them?

A Yes.

Q Does that apply to the big mesh as well as the small mesh, or is there a difference?

A Generally speaking, yes.

Q Now, Mr. Otsu, I believe that in addition to fishing you also managed the River Fishing Company, is that

G. Otsu,
Re-Exam.

right? A Yes.

Q And as such, did you have any dealings with the buying and selling of nets? A I bought new nets

but I didn't buy old ones.

Q Did you also sell new nets? A Yes.

Q And you say you sold your/^{own}second-hand nets, or used nets? A I sold those on my own account, not on

account of The River Fishing Company.

10 Q Now, these valuations which you have shown for your nets, are these valuations derived on the basis of your experience as a buyer of nets and a seller of new nets and your own old nets?

A I have written those from my experience.

Q Now, you are making claim for the following kitchen utensils. I can read them to you, perhaps I had better - 2 dinner sets, 6- and 8-person sets?

A Yes.

Q 20 large bowls? A Yes.

Q 6 large plates? A Yes.

20 Q 5 dozen small saucers? A Yes.

Q 12 Japanese soup bowls? A Yes.

Q 3 tea trays and one 12-person Japanese tea set. Now, were these goods stored in your attic hidden, or were they left out downstairs? A They were, generally speaking, hidden.

Q Could you indicate those which were not hidden?

A There were two dinner sets there and I only hid the superior set, the other one I didn't.

THE COMMISSIONER: That is what he said before.

30 BY MR. CHERN LACK:

G. Otsu,
Re-Exam.

Q This other set, would you give us your estimate of value on the set which you didn't hide?

A About \$20.00.

10 MR. CHERNIACK: I notice in the letters which you have produced of Bolderson, I see that among those items which he is permitted to use there is mention of one chesterfield and amongst those which he is not to use, the typing says, 2-piece chesterfield and over that is written 3 pieces. Now, was he permitted to use the chesterfield from this chesterfield suite from which you are claiming, or was that another chesterfield altogether?

THE COMMISSIONER: Does it make much difference?

MR. CHERNIACK: I am trying to be as fair as I can.

THE WITNESS: No, it was the same thing.

20 MR. CHERNIACK: Now, your honour, there is a comment by the analyst which I would like to clarify. At the foot of this comment there is mention of claimant accounts for difference in price and goes on about the shortage of time and he had five weeks in which to give information. I would like to point out in reference to this shortage of time that refers to the shortage of time for making the claim. In making the claim, the claimant made a lump sum value of \$450.00 for certain chattels and subsequently he itemized the list and it came to a larger amount and when we sent it in, whoever prepared the list said that due to shortage of time they showed so much, so that referred to the shortage of time for filing the claim before the Commission, so therefore, this comment

30

G. Otsu,
Re-Exam.

doesn't apply and I really don't understand what they are so excited about. However, I thought I should put it into the record, because if the Commissioner should wonder why it is there, I am explaining that. Now, I would like to make a comment for the record, I don't want to be technical, but in this case, as well as in several previous cases, my learned friend has put a question about whether certain goods were in the custody and control of another person. I didn't object then because I feel that the Commissioner will understand that when a lawyer says, "custody and control," that has certain annotations that the witness doesn't understand. It may be more correct to say actual possession of the articles.

10

THE COMMISSIONER: But with regard to that point, the lease speaks for itself.

20

MR. CHERNIACK: That being the fact that the lease speaks for itself will be another matter for the Commission to decide and not the witness. The witness is incompetent to say in whose custody or control it was and our argument in fact is, that by the Orders-in-Council the custody and control of all chattels reported to the Custodian was vested in the Custodian.

THE COMMISSIONER: The point raised by Mr. Ferg is, this was in the possession of the tenant at the time of evacuation.

30

MR. CHERNIACK: That may be. Our contention is, that the Custodian was still seized of it. I am not presenting the argument now but it will be presented, I presume, by much more capable people than I am at the right time

G. Otsu,

and what I am pointing out is the witness is not qualified to state whether these were in the custody or control of any person.

THE COMMISSIONER: Yes.

MR. CHERNIACK: I would like to make certain that my learned friend put into the record the date on which the Custodian received the lease, or was notified about the lease. I think he mentioned the date to him.

MR. FERG: I believe it was July 1942, yes, July 9, 1942.

10 MR. CHERNIACK: And the other point since we have brought out that the chinaware was hidden, I would like if possible to read into the record the attempts of the Custodian to locate this and the success.

THE COMMISSIONER: We had a case of that to-day in which the whole of the attic was hidden in itself.

MR. FERG: I propose to put in a letter.

20 THE COMMISSIONER: It doesn't disclose what manner they were hidden in the attic, the previous witness said, put them in an attic, nailed up the attic and put wallpaper over the whole thing.

MR. CHERNIACK: I am not saying that. Now, we will note just when we were notified about these goods. I want to know after being notified about these goods what attempts the Custodian made to get the goods.

THE COMMISSIONER: That hasnot been disclosed.

MR. FERG: Well, your honour, I just want to put in now, since the question of certain kitchen utensils and other articles missing having been concealed in the attic, I want to question the witness about it.

30 Q I will show you a letter, Mr. Otsu, is that your letter?

G. Otsu,
Re-Cr-Exam.

A Yes.

Q That is a letter from you to the Custodian?

A Yes.

Q Of September 29, 1944? A Yes.

(Letter dated September 29, 1944, EXHIBIT 17.)

Letter referred to above read as follows:

" Minto City, B.C.,
September 29, 1944.

Office of Custodian,
10 506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sirs:

In confusion of evacuation in May 1942,
I have failed to report to you regarding my following
chattels stored in the attic of my residential building
at #17 Broadway, Steveston, B. C., which is now leased
to Mr. Bolderson.

If you will be kind enough to examine the
front bedroom of the south side of upstairs, you will
20 notice the difference in colour about in the centre in
the boarded wall on the south side. If you will open
that part of the wall there will be an opening leading
to the attic, where the following articles are stored:

1 Box Chinaware

7 Dozen Empty bottles for preserving

1 Large Food Chopper

1 Baby Bed

Again, if you will notice the difference
of colour on the boarded wall on the east side of the
30 same room and if you will open that portion of the wall

G. Otsu,
Re-Cr. Exam.

" you will find opening leading to the attic where you will find the following articles:

- 1 Electric Stove
- 1 Set Engine Tools
- 3 Marine Engine Propellers
- About 10 lbs. of Net Twine
- 1 Anchor

Also if you will notice the difference in colour on the boarded wall on the south side of hall in the upstairs and if you will open that portion of the wall you will find the opening leading to the attic where you will find the following articles:

- About 10 boxes of Japanese Festival Dolls
- 1 Box Flower Vases
- 1 Box Cushion
- 1 Basket Cloth Material
- 1 Set in 3 volumes Picture Books
- 3 Sets of Books in Japanese Language
- Miscellaneous Articles.

20 Please be kind enough to check up regarding above and accept for the registration.

Thanking you for the trouble, I am,

Yours very truly,

(Signed) Genji Otsu

GO:SF:HT

Genji Otsu, #04918

"

Q If that the kitchen utensils you are referring to as being concealed in the attic, one box of chinaware, you report in Exhibit 17 there was one box of chinaware stored up in the attic? ^{concealed} A Yes.

G. Otsu,
Re-Cr-Exam.

Q Is that part of the kitchen utensils you are claiming \$250.00 for? A Not all, but about half.

Q Well, anyway, one box of chinaware, 7 dozen empty bottles for preserving, one large food chopper, one baby bed, and the letter says, "Again, if you will notice the difference of colour on the boarded wall on the east side of the same room and if you will open that portion of the wall you will find opening leading to the attic where you will find the following articles: 1 Electric Stove, 10 1 Set of Engine Tools, 3 Marine Engine Propellers, about 10 lbs. of Net Twine and 1 Anchor," and you say: "Also if you will notice the difference in colour on the boarded wall on the south side of hall in the upstairs and if you will open that portion of the wall you will find the opening leading to the attic where you will find the following articles: About 10 boxes of Japanese Festival Dolls, 1 box Flower Vases, 1 box Cushion, 1 Basket Cloth Material, 1 Set in 3 volumes Picture Books, 3 sets of Books in Japanese language and Miscellaneous Articles. Please be kind enough to check up regarding above and accept for the registration." Now, I point out to your honour that this was on the 29th of September, 1944.

Q Is that the first intimation of the search of these articles in these concealed places?

A No, that was the first time that I advised the Custodian. MR. FERG: That is all.

THE COMMISSIONER: What Mr. Cherniack was asking you was, having received that information, what steps did he take to recover?

MR. FERG: They did considerable I think, but there were some things missing. I have a memorandum here which I will put on file and whatever counsel is dealing with the matter at the adjourned hearing will have notice of it. It is dated 31st October, 1944, to: "The File," from: "Mr. R. B. Mackenzie."

(Letter dated October 31, 1944, EXHIBIT 18.)

Reading as follows:

"

Re: OTSU, Genji CHATELS

10

Further to memo of Jan. 31/44. About July 4th Mrs. A.M. Clement became the tenant of 17 Broadway Street. On Sept. 29th the above sent us a list of effects concealed in the attic of his house and not previously registered. On Oct. 5th, we wrote Mr. Harris to open up the attic at the place mentioned in the letter above referred to, and bring everything found there to our auction room. As this property has now been sold we have instructed Mr. Harris to bring all the effects to our auction room and have sent him a copy of the inventory signed by Halliday.

20

R.B.M:IM

X "R.B.M."

"

MR. FERG: Now, that was the action that was taken immediately after the Custodian became aware that there was this cache of goods up in the attic and the analysis will show what goods were recovered and what is missing.

MR. CHERNIACK: I don't think so, I would ask for that inventory signed by Halliday.

MR. FERG: I consider we are entitled to examine along this line. Clause "B" says, "Personal Property vested in the Custodian pursuant to the above mentioned orders

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was lost, destroyed or stolen while in the possession or under the control of the Custodian or some person appointed by him, with the result that the claimant suffered a loss equal to the fair market value of the property at the time when the same was lost, destroyed or stolen; provided that no claim shall be considered in respect of property 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.

10

THE COMMISSIONER: Correct. The tenant was instructed by the Custodian to open the cache up, find what was there, inventory it and bring it down.

MR. CHERNIACK: The tenant is Mrs. Clement.

THE COMMISSIONER: As long as the goods were taken during the Custodian's possession.

MR. CHERNIACK: Yes, that is all I want to bring out, I am not making any finding.

20

MR. FERG: I am afraid I will have to leave it that way, with this exception, that the auction sheet shows the sale of many articles that apparently the Custodian, in Exhibit 17, listed as being in this attic. Articles sold on January 19, 1945, that apparently were there, articles sold on January 19, 1945, but I cannot answer my learned friend, I am sorry, it will have to be left to the Custodian to dispose of at the adjourned hearing.

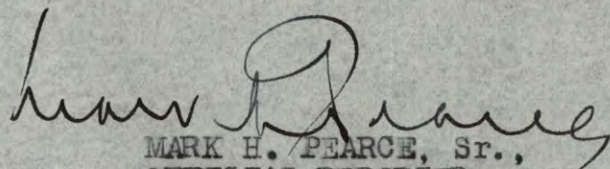
MR. CHERNIACK: We are told that the chinaware was sold for eight dollars and something. We have a right to assume that the chinaware that was sold is the chinaware for which we are claiming unless we can be shown it was never

30

found by the Custodian.

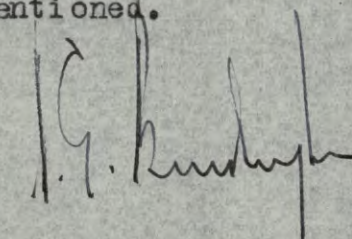
(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.


MARK H. PEARCE, Sr.,
OFFICIAL REPORTER.

CERTIFICATE

I, the undersigned Sub-Commissioner, hereby certify that the foregoing 34 pages of typewritten matter contain a true and accurate record of the Sub-Commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.


SUB-COMMISSIONER

NOV 28 1947

Case # 947

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

45-84

B

wpe

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

- (1) NAME OTSU Genji (RCMP) Reg. No. 04918
(Print) Surname Given Name
- (2) Pre-Evacuation Address 17 Broadway, Stevenson, B.C.
- (3) Present Address 341 Flora Avenue, Winnipeg, Manitoba.
- (4) REAL ESTATE
 - (a) Street Address (if any) 17 Broadway, Stevenson, B.C.
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.) Lot 5, 6, 7
Block (30) North Range 7 West Map 249
R.M. of Richmond
 - (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 - - - - - \$ _____
 - (ii) ~~and~~ Buildings - - - - - \$ 3,500.00
 - (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) - - - - - \$ 3,500.00 - 3300
 - (v) Amount at which Custodian sold property and credited your account - - - - - \$ 1,789.50 - 2000
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) - - - - - \$ 1,710.50 1500
- (5) PERSONAL PROPERTY
 - (a) Place or places at which property was left by the claimant at date of evacuation
Gulf of Georgia Cannery, 17 Broadway, Stevenson, B.C.
 - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
Warehouse and residence
 - (c) How stored or packed at time of evacuation Bundled

(over)

(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:		Amt. rec'd	Loss
1. Fishing gear (reg. April 21, 1942)	Estimated Value \$795	20.00	775.00
2. Fishing gear (April 5, 1943)	Estimated Value \$448	nil	448.00
3. Stromberg Carlson Radio	Estimated Value \$100	45.00	55.00
4. Piano (auctioned Feb. 2, 1945)	Estimated Value \$250	185.00	\$65.00
5. Household chattels (auctioned Jan. 19, 1945)	Estimated Value \$		
6. Furniture (auctioned Jan. 19, 1945)	Estimated Value \$450	208.00	242.00
7. Kitchen stove and miscellaneous items	Estimated Value \$220	nil	220.00
8.	Estimated Value \$		
9.	Estimated Value \$		
10.	Estimated Value \$		

TOTAL CLAIM FOR PROPERTY LOSS \$ 1808.00

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)) - - - - - \$ 3,755.42

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

(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 Manitoba
TO WIT:

I, Genji Otsu of the City
of Winnipeg in the Province of Manitoba

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 Winnipeg
in the Province of Manitoba
this 5th day of November
A.D. 1947.

Genji Otsu
A BARRISTER AT LAW ENTITLED TO PRACTISE
IN THE PROVINCE OF MANITOBA. 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.

To be attached to Claim of OTSU, Genji, Reg. No. 04918, formerly of 17 Broadway, Steveston, B.C.

Statement

	<u>Value</u>	<u>Selling Price</u>	<u>Loss</u>
List #1	\$775.00	\$ 20.00	\$ 755.00
List #2	448.00	nil	448.00
List #3	100.00	45.00	55.00
List #4	250.00	185.00	65.00
List #5	607.70	200.08	407.62
List #6	220.00	nil	220.00
		TOTAL LOSS	1950.62

List #1

	<u>Fathom</u>	<u>Mesher</u>	<u>Size</u>	<u>Ply</u>	<u>Remarks</u>	<u>Value</u>
1 net	140	58	$8\frac{3}{4}-9\frac{1}{4}$	40/9&10	Complete	\$200.00
1 net	200	60	$5\frac{3}{8}$	60/5&40 $\frac{1}{4}$	Complete	170.00
1 net	210	60	$5\frac{7}{8}$	60/5&6	Complete	210.00
1 net	150	60	6	40/4&5	net only	100.00
1 net	160	25	$6\frac{1}{2}$	50/5	net only	95.00
1 net	200	60	$5\frac{7}{8}$	40/4&5	net only	100.00
						775.00
Custodian selling price						20.00
Loss						755.00

Note:- Mistake in addition on original registration form.

List #2

Type	Mesh	Ply	Mesher Depth	Fathom Length	Valuation
Gill net	5 7/8	4&5	60	150	\$ 125.00
Gill net	9	9&10	55	75	70.00
Gill net	7 1/8	6&7	60	100	80.00
Gill net Floats	800	7"	@6¢		48.00
Gill net Floats 700		6"	@5¢		35.00
Gill net cork line with 350 corks 6"				160	30.00
Lead lines for 4 nets			~~150 each~~	150 each	60.00
Total					448.00
Rec'd from Custodian					<u>nil</u>
Loss					448.00

List #3

	Value	S.Price	Loss
1 Stromberg Carlson Electric Radio	\$100.00	\$45.00	\$55.00

List #4

1 Piano and Bench	250.00	185.00	65.00
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List #5~~(see next page)~~

Books of Knowledge	50.00	10.00	40.00
2 prs. of Hair clippers	2.50	2.50	
suitcase	1.50	1.50	
x sundries	1.00	1.00	
x bowls (china)	1.00	1.00	
x plates	2.00	2.00	
x china	1.10	1.10	
x china	1.45	1.45	
Flower bowl	22.95	2.25	20.70
x Sundries (china)	.85	.85	
x Chinaware	.80	.80	
Toys and suitcase	14.00	3.55	10.45
Lamp Stand	8.00	1.00	7.00
Bookcase	10.00	3.50 ~~3.50~~	6.50
Desk	7.00	2.00	5.00
Desk	7.00	1.50	5.50
Kitchen Cupboard	12.00	8.75	3.25
3 pcs. Chesterfield Set	120.00	96.00	24.00
Hall tree	5.00	1.00	4.00
Dining Table and 5 chairs	7.50	3.50	4.00
Desk	7.00	2.00	5.00
Flower Stand	.75	.75	
Small Table	3.25	3.25	
Beaty Electric Washer	75.00	55.00	20.00
Lawn Mower	10.00	6.00	4.00
2 Kiddies chair and 1 kitchen chair	1.00	1.00	
Baby Bed	5.00	3.50	1.50
Bed and Spring	15.00	12.50	2.50
Chest of drawers	6.50	.50	6.00
Table (Dining)	25.00	3.75	21.25
Singer Sewing Machine	75.00	60.00	15.00
Dresser and Mirror	9.00	6.25	2.75
Desk	7.00	2.00	5.00
	515.65	302.25	213.40

Note:- Kitchen utensils to the value of \$200.00 was registered with the Custodian on February 28, 1942, of which approximately one-half was brought with me. Of remaining \$100 value, only items marked with x are accounted for. Loss out of this total therefore is \$92.05

-- cont'd.

Total Value of List #5	\$515.65
~~Less~~ Value on kitchen utensils unaccounted for	92.05
Total	<u>607.70</u>
Credited by Custodian	200.08
Loss	<u>\$407.62</u>

Note:- Due to shortage of time of original date of registration, the round sum of \$450.00, which was approximate, was registered. I am now submitting completely detailed list made subsequently. Please make allowances for difference on this List #5.

List #6

	<u>Value</u>
2 pieces of Linoleum for 2 front room	\$30.00
1 piece linoleum for kitchen	60.00
1 table lamp and set of curtains for front room	10.00
1 kitchen stove (wood and coal range)	120.00
TOTAL	<u>\$220.00</u>

Note:- Above chattels were rented to Mr. Bolderson who leased my property. These chattels were listed with the Custodian.

OSTU, Genji
(Claimant's Name)

REAL ESTATE
(Other than farm)

04918

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

House 2 storey

7 rooms

Exterior shingled
Interior v joints
some papered over
v joint

Dwelling

Lot 5, 6, & 7
each 33 x 120

1935

May

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Residential

85.00 per lot

Built 26 x 36, 2 storey house in
1936 full basement on concrete
foundation, shingle side on shiplap.
siding on basement walls. Painted.
Interior v joints in all rooms, and
4 rooms papered on v joints.
Installed furnace in 1937 total estimated
cost \$3500.00. Made lawn and planted about 8
ornamental trees mostly, Japanese cherry trees,
also about 16 mixed fruit trees, and also a
large quantity of flowers. impossible to
estimate cost as done in my spare time. Built
cement and plank sidewalks around the house.

Land & Building \$3500.00

Comments re upkeep of premises:

kept in very good condition

Comments re Appraiser's report not covered above:

The appraiser shows this to be a most desirable property, and in view of this I cannot agree with his estimated value. I have indicated above the cost of the lots and building and my work on the grounds, and I consider that in August, 1944, after allowing for depreciation and the rise in market values, the minimum fair market value was at least \$3500.00

EXHIBIT No.

947-1

DATE

Sept. 24/48

FILLED BY

Claimant.

Signature

Genji Oton

OTSU, Genji

PERSONAL PROPERTY

04918

(Fishing, vessels, gear and equipment)						ORIGINAL	ESTIMATED VALUE
<u>TYPE</u>	<u>SIZE</u>	<u>MESH</u>	<u>FATHOMS</u>	<u>AGE AT EVACUATION</u>	<u>VALUE</u>	<u>AT EVACUATION</u>	
1. Gill with lines	9/40 & 10/40	8 ³ / ₄ & 9 ¹ / ₄	58	140	1 season	300.00	200.00
2. Gill with lines	5/60 & 4/40	5 3/8	60	200	1 season	260.00	170.00
3. Gill with lines	5/60 & 6/60	5 7/8	60	210	1 season	315.00	210.00
4. Gill no lines	4/40 & 5/40	6	60	150	2 seasons	150.00	100.00
5. Gill no lines	5/50	6 ¹ / ₂	25	160	new	95.00	95.00
6. Gill no lines	4/40 & 5/40	5 7/8	60	200	1 season	170.00	100.00
7. Gill with lines	4/40 & 5/40	5 7/8	60	150	2 seasons	250.00	125.00
8. Gill no lines	9/40 & 10/40	9	55	75	1 season	105.00	70.00
9. Gill now lines	6/50 & 7/50	7 1/8	60	100	1 season	110.00	80.00

OTHER GEAR:

Description	type	date	cost		
800 floats 7"			cost about 8¢ each	3 seasons	48.00
700 floats 6"			cost about 7¢ each	4 seasons	35.00
Cork line with 350-6" floats - 160 fathoms			cost about 45.00	3 seasons	30.00
Lead lines - 600 fathoms			cost about 25 per 150 T - \$100.00	4 seasons	60.00

ARRANGEMENTS MADE FOR STORAGE WHEN EVACUATED:

The first 6 nets were stored at Gulf of Georgia Canneries and were tagged with my names, the other gear in house No. 5, Scottish Canadian Canneries.

ADDITIONAL COMMENTS, IF ANY:

All nets were properly washed and dried and I have shown the fair market value at date of evacuation.

EXHIBIT NO.

947-2

DATE

Sept. 24/48

FILLED BY

Claimant

Genji Otsu

OTSU, Genji

(Claimant's Name)

PERSONAL CHATELS

04918

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

AS PER ATTACHED LIST

Description of Storage of Goods: All left at my home, 17 Broadway Avenue, Steveston, B.C.

General Statement as to Chattels not Described above: I have depreciated all values according to age and use.

Additional Comments, if any:

EXHIBIT NO.

947-3

DATE

Sept 24/48

FILLED BY

Claimant

Genji Otsu
Signature

DESCRIPTION of Major Items
(and particularly of goods
lost, stolen or destroyed)Approximate
Date purchaseNew or used
when purchased

Price paid

Condition when
EvacuatedEstimated
valueSold
for

1 sewing machine (Singer)	1924	new	105.00	good	75.00	60.00
					recondition in 1935	
					cost \$20.00	
1 Dresser & Mirror	1924	new	18.00	good	9.00	6.25
1 desk	1936	new	10.00	good	7.00	2.00
Kitchen utensils including						
2 dinner sets (6 & 8 person)	time to time	)	cannot estimate cost		100.00	8.20
20 large bowls, 6 large plates,		)				
5 doz. small saucers, 12		)				
Japanese soup bowls, 3 tea		)				
trays, 1 Japanese tea set		)				
(12 person)	1933-41	)				
		)				
2 piece linoleum (front rooms)	1936	new	45.00	good	30.00	)
1 piece linoleum in kitchen	1939	new	100.00	good	60.00	) not sold
1 table lamp	1937	new	7.00	good	5.00	)
curtains for front room	1936	new	10.00	good	5.00	)
1 kitchen stove	1939	new	150.00	good	120.00	76.00
1 Piano & Bench (Colonial)	1937	used	325.00	good	250.00	185.00
1 set 20 Books of Knowledge	1930	used	60.00	good	50.00	10.00
1 Stromberg Carlson radio	1936	new	140.00	good	100.00	45.00
1 flower bowl	1937	new	30.00	good	22.95	2.25
Toys & suitcase (large Japanese						
doll in case)	1937	new	20.00	good	14.00	3.55
lamp stand	1937	new	12.00	good	8.00	1.00
Book case	1936	new	15.00	good	10.00	3.50
1 Desk	1936	new	10.00	good	7.00	2.00
1 desk	1936	new	10.00	good	7.00	1.50
1 kitchen cupboard	1936	new	18.00	good	12.00	8.75
3 piece chesterfield suite	1939	new	145.00	good	120.00	96.00
1 hall tree	1937	new	7.75	good	5.00	1.00
1 Dining table & 5 chairs	1936	used	15.00	good	7.50	3.50
1 desk	1936	new	10.00	"	7.00	2.00
1 Beatty Electric Washer	1935	new	120.00	"	75.00	55.00
1 lawn mower	1936	new	15.00	"	10.00	6.00
1 baby bed	1925	new	15.00	"	5.00	3.50
1 bed & spring	1935	new	22.00	"	15.00	12.50
Chest of drawers	1937	new	10.00	"	6.50	.50
1 Dining table	1937	new	40.00	"	25.00	3.75
					1167.95	598.75
					598.75	
				Loss -	\$569.20	

COULTHARD, SUTHERLAND & CO., LTD.

ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

Catalogue #791.
File: 4584.

April 17, 1944.

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

APPRAISAL

RE: Lots 5, 6, & 7, Block 30, Section 3, B3N/7W.
Map 249, Steveston Townsite.

Dear Sir:

This property is located at #17 Broadway and consists of a seven roomed modern house, 36' X 24'. It is heated by a furnace and the plumbing consists of a toilet and wash basin. The house is served by City water and electricity. The interior is finished with "V" joint which has been varnished and in some rooms papered over the boards. The floors are good.

There is a good full basement with a plank floor and a cement wall foundation. The basement contains a recreation room. The exterior is finished with shingles, well painted and the roof is in good condition.

The house is located on three lots (33' X 120') with an exceptionally nice garden, ornamental trees and shrubs and some bearing fruit trees. It is in an excellent district and the surroundings are good with the one drawback being the fact that the street is not gravelled for vehicular use. This is an altogether attractive home in possibly the best block in Steveston.

VALUATION:

House	\$1446.00
Lot 5	75.00
" 6	100.00
" 7	100.00
	<u>\$1721.00</u> ✓

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

EXHIBIT NO. 947-4
DATE Sept. 24/44
FILLED BY Claimant.

[Signature]
F. H. Coulthard.

EXHIBIT No.

REG. No. 04918

PC/..

Claimant accounts for differences in prices claimed by noting on Claim Form that "registering until evacuation (21 April to 28 May 1942) to provide Custodian with As the "UNACCOUNTED FOR KITCHEN UTENSILS" are not itemized, it is considered that removed half the kitchen utensils at date of evacuation, why ~~didn't~~ did he not ad

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
								6 nets were declared - no values given. The file reveals that one piece of line was sold for \$20.00 but it does not provide any information whatsoever in regard to the balance -- whether they were found, inventoried, sold and credited to wrong persons or person is not revealed.
								These nets were not declared at date of registration, nor in the intervening 5 weeks between registering and date of evacuation. They were declared practically a year after evacuation. The Scottish Canadian Cannery advised all fisherman to leave their nets in the Cannery net loft rather than in the houses as they are situated at a rather inaccessible and isolated spot at the mouth of the Fraser River. Upon being advised by Claimant, Cstdn rep. immediately visited the premises and found them ransacked, no nets being evident. Claimant's own net list states these nets to have been in his own care and himself to be in possession of the key to the premises.
ST. VALUE	SALE PRICE							
250	185							
50	10							
100	45							The items listed here are figures taken from Auction Sheets supplied the Claimant sometime previously. It would appear that all items in this group are maintained by Claimant as having been sold by the Custodian at not a fair market price.
22 95	2 25							
14	3 55							
8	1							
10	3 50							
7	2							
7	1 50							
12	8 75							
120	96							
5	1							
7 50	3 50							
7	2							
75	55							
10	6							
5	3 50							
15	12 50							
6 50	50							
25. 75	3.75							
75. 2	60.							
9	6 25							
7	2							
	2.90							See claim: K. utensils to value \$200. registered with Cstdn. States 1/2 brought (. \$100) Allows for items stated sold (marked "x") totalling \$8.20 Considers balance worth \$92.05. Not found by Cstdn.
								The LINOLEUM was not found or removed by Cstdn. It is presumed therefore, that this linoleum was not worth removal to auction or was nailed etc down and was a fixture of the premises.
								The TABLE LAMP was not found. The CURTAINS (due to terms of Lease) would have been a few years older than when left by the Claimant, and presumably were either replaced by the Lessee or not considered worth removal to auction by Custodian.
								The Claimant does not note on the claim that he received a \$76.00 credit for the STOVE when sold at Auction.
								A further amount of \$1.50 was credited Claimant for sale at auction of 'FESTIVAL GOODS'.

Prices claimed by noting on Claim Form that "due to the shortage of time of original date of registration" -- He had 5 weeks from date of to 28 May 1942) to provide Custodian with ALL information necessary.

LS" are not itemized, it is considered that this amount includes items hidden in the walls as per his letter of 29 Sep 44. Also, if he ate of evacuation, why ~~didn't~~ did he not advise the Custodian sometime during the 6 years that have elapsed?

RP
1

OTSU, Genji
17 Broadway, Steveston, B. C.
Evac. File 4584



Picture Taken April 13, 1943

EXHIBIT No. 947-6
DATE Sept. 24/48
FILLED BY Clairmont



EXHIBIT NO. 947-7
DATE Sept. 24/48
FILLED BY claimant.



EXHIBIT NO. 947-8
DATE Sept. 24/48.
FILLED BY Clairmont.

List #1.

FISHING GEARS registered with the Custodian on April 21, 1942

		<u>Fathom</u>	<u>Meshes</u>	<u>Size</u>	<u>Ply</u>	<u>Remarks</u>	<u>Value</u>
1.	1 net	140	58	8 $\frac{3}{4}$ -9 $\frac{1}{4}$	40/9&10	Complete	\$200.00
<i>Omit</i> x	~~1 net~~	~~140~~	~~57~~	~~8$\frac{3}{4}$~~	~~40/9&10~~	~~Net only~~	~~100.00~~
x	1 net	200	60	7 1/8	50/6&7	Complete	200.00
x	1 net	190	60	6 3/8	60/6&7	Complete	190.00
2.	1 net	200	60	5 3/8	60/5&40/4	Complete	170.00
3.	1 net	210	60	5 7/8	60/5&6	Complete	210.00
4.	1 net	150	60	6	40/4&5	Net only	100.00
5.	1 net	160	25	6 $\frac{1}{2}$	50/5	Net only	95.00
6.	1 net	200	60	5 7/8	40/4&5	Net only	100.00

1265.00

Total Market Value

\$1265.00

490
\$775

Those marked x were sold after registration.

FISHING VESSEL

x One Fishing Boat LENGTH 31 feet Breadth 7 $\frac{1}{2}$ feet Depth 3 $\frac{1}{2}$ ft.
Build in July 1938
Power by : Gray Marine Motor Model 6-91 95 hp.

Cost: \$2100.00 Less \$300.00 by 4 years of Use.

SOLD through Committee: \$1300.00 less \$15.00 (for handling charge)

One Small Rowboat 12 x 4 $\frac{1}{2}$ ft. Cost \$20.00

EXHIBIT No. *947-9*
DATE *Sept. 24/48*
FILLED BY *Claimant*

4584
84
4588
2

Registration Number 04918

OTSU, Genji

P. O. Box 426, Steveston, B. C. (17 Broadway Avenue)

LOCATION AND NATURE OF PROPERTY

Description of property in Form "JP" is correct.

OWNERSHIP

The Title is in the name of the above Genji Otsu.

LAND AND BUILDINGS

Dwelling is a 1½ storey, frame, shingle roof building, with basement and furnace, inside toilet with wash basin and Japanese bath in basement, in very good condition. The grounds which are 33 x 130, have been used as a garden, with vegetables and small fruits and very well cared for.

TAXES

Taxes paid to December 31, 1941.

INSURANCE

Policy #459940, Fire Insurance Co. of Canada for \$2000.

FINANCIAL POSITION

Claims to have no liabilities. Inventory attached hereto, of personal effects and nets, all of which are stored in one room at the above house, 17 Broadway Street, Steveston.

REMARKS

Otsu informs me that he is arranging to lease the house to a Mr. Bolderston of Blundell Road, Steveston, for \$15 a month, with the arrangement that the furniture will be stored in the house. The Lease, if the arrangement goes through, will be drawn by Mr. T. C. King of Steveston..

RECOMMENDATION

I would recommend that the Nets herein be sold. I might say, however, that the values given by Otsu, are considered excessive. I would further recommend, that on evacuation, the effects be moved to central storage and that the property be placed in the hands of Mr. T. C. King for management.

May 8, 1942.

EXHIBIT No. 947-10
DATE Sept. 24/48
FILLED BY Claimant.

L. Marker

Registration Number 04918

OTSU, Genji

INVENTORY (Personal Effects)

1 Row Boat (Scottish Can. Cannery)
1 Piano
1 Chesterfield Suite (3 pieces)
1 Dining Room " 8 "
4 Double Beds Complete
1 Single Bed "
1 Kitchen Stove
Sundry Kitchen Utensils
4 Bureaus
1 Heating Stove
Sundry Small Garden Equipment
1 Box Japanese Dolls

May 8, 1942.

Registration Number 04918

OTSU, Genji

INVENTORY of NETS

1 Net 140 Fath 57 x 8 $\frac{3}{4}$	Value	\$ 150.00
1 " 200 " 60 6 $\frac{3}{8}$	"	200.00
1 " 165 " 60 5 $\frac{7}{8}$	"	165.00
1 " 150 " 60 x 5 $\frac{3}{4}$	"	100.00
1 " 60 " 60 5 $\frac{7}{8}$	"	30.00
1 " 160 " 20 6 $\frac{1}{2}$	"	55.00

700

May 8, 1942.

See out from
March 29/42
differs from above list



EXHIBIT NO. 947-11

DATE Sept. 24/48

FILLED BY Claimant



EXHIBIT No. 947-12.
DATE Sept. 24/48
FILLED BY Claimant.



EXHIBIT NO. 947-13
DATE Sept. 24/68
FILLED BY Clament

THIS INDENTURE

EXHIBIT No. 947-14

Made in duplicate the Twenty-sixth day of May in the year of Our ~~Sept. 24/48~~

FILED BY

Lord one thousand nine hundred and forty-two.

Crown

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:

GENJI OTSU, of the Townsite of Steveston, in the

Insert Province of British Columbia, Fisherman.

full Names

Addresses

and

Occupations and

of parties.

hereinafter called the "Lessor" of the First Part:

EDWARD BOLDERSON, of the Municipality of Richmond, in the

Province of British Columbia, Lineman.

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 situate, lying and being in the Municipality of Richmond in the Province of British Columbia, and more particularly known and described as:

Lots Five (5) Six (6) and Seven (7) BLOCK THIRTY (30)
of Section Three (3) Block Three (3) North Range
Seven (7) West Map 249 in the District of New
Westminster, B. C.

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 together with furniture and fixtures according to Inventory attached and which is made part of this agreement.

From the First day of June 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 ---Twelve (\$12.00)---Dollars,
per month -----

of lawful money of Canada, payable on the following days and times that is to say:

The sum of Twelve Dollars (\$12.00) on the delivery of this agreement, the receipt of which is hereby acknowledged, and the further sum of Twelve Dollars (\$12.00) on the First day of July in the year 1942, and the further sums of Twelve Dollars (\$12.00) on the First day of each and every month during the term of this agreement.

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 seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quite enjoyment.

Proviso for re-entry on the usual notice of 30 days being given to the Lessee ^{by the Lessor} on the return of the Lessor to Steveston.

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 or 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).

THINGS THAT ARE RENTED Mr. Bolderson.

1 Coat Hanger	✓	
1 Large Chesterfield.	✓	
1 Piano with Cover		
1 Japanese Doll (in glass case)	✓	
8 Plants in Pots.	✓	
1 Small Table		
1 Small Table for Flowers.		
2 Pieces of Linoleum for 2 front room	X	30 -
1 piece Linoleum for Kitchen	X	60 -
1 Dish Cabinet		
1 Table Lamp		
Set of Curtains for 1 front room	X	10 -
2 Baby chairs	✓	
1 Kitchen table	✓	
1 Kitchen stove	X	<u>120 -</u>
		220
1 Lawn Mower	✓	
1 Flat edge shovel.	✓	
1 Single bed with Spring and Mattress	✓	
1 Electric Washing Machine.	✓	

Signature.....E..H.Bolderson.....

CEMOW BOND

HOMERD SWILCH

OTSU, Genji.
17th Broadway St.
Steveston, B. C.

THINGS STORED IN UPSTAIR ROOM

1 Dinning Table
5 Desks
1 Small Cabinet
1 Book case
1 Dresser
1 Lamp Stand
3 pieces Chesterfeild
1 Sewing Machine
2 Bicycles
1 Baby High chair
1 Double Bed with spring and Mattress.
1 Dresser

Signature "E. H. Bolderson"

CEMOY BOND

HOMARD SWITH

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

Signature of Witness "Thomas C. King"

Street Address 78 Georgia Street,

City or Town Steveston, B. C.

Occupation A Commissioner Etc.

"Genji Otsu"

"E. H. Bolderson"

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

Jan. 14/49 L. May

LH

DATED May 26th, 1942

GENJI OTSU

TO

EDWARD BOLDERSTON.

STATUTORY LEASE
SHORT FORM

I hereby certify the foregoing words to
be a true copy of the original whereof
they purport to be a copy.
Jan. 1942

EXHIBIT No. 947-15
DATE Sept. 24/48
FILED BY Crown

APR 1 1943
File No. 4584
MS
Referred

Box 29,
Minto City, B. C.
March 29th 1943.

M. Sullivan, Esq.,
Specified Articles Department,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

I am enclosing herein a Fishing Net Inventory. The mentioned Fishing gears were store in #5 House (Front room) Scottish Canadian Cannery, Steveston, B. C., for which a key is also enclosed. Please take care all the gears and equipments and sell them on reasonable prices. If you managed to sell some of them please send me the money. The address is G. Otsu P.O. Box 29, Minto City, B.C.

Yours truly,

"Genji Otsu"

G. Otsu, Registration # 04918

HOWARD SMITH
GENOA BOND

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Jan. 14/49 *May* *6th*

Name of Owner: Genji Otsu.

Registration No.: 04918

Address: P.O. Box 29, Minto City, B. C.

FISHING NET INVENTORY1. Place of Storage #5 House (Front Room) Scottish Can. Cannery Steveston, B.C. X(a) In whose care Own care (locked with boarded windows)(b) Whereabouts of key (if any) Own possession

2. Description of nets as follows:

Type	Mesh	Ply	Mesher Depth	Fathom Length	Valuation	Any other marks of identification
Gill net	5 $\frac{7}{8}$	4&5	60	150	Complete \$125.00	Identification on Floats by marks "O" or by following marks "⊗"
" "	9	9&10	55	75	Net only \$ 70.00	Home made net
" "	7 $\frac{1}{8}$	6&7	60	100	Net only 80.00	
Gill Net Floats	Approx. size 800	7"	Price @ 6¢		48.00	Identify by marks "O" or "⊗"
"	700	6"	@ 5¢		35.00	ditto
Gill net cork line	with 350 corks	6"	with line 160		30.00	ditto

Lead Lines for 4 Nets. 150 each 60.00

\$448.

Fishing Gears and Equipments were also stored in the mentioned house,

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

*no trace of same
see letter April 5/43
L.R. memo Dec 7/43*

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

Jan. 14/49

L. May
PH.

Cash Register Figures Below Constitute Official Receipt.

1 - 002.48 D - 9135 OCT 27 - 43

Taxpayers'
Copy

PAID The Corporation of the Township of Richmond

Richmond Town Hall, Brighouse, B.C.

TAX NOTICE, 1943

TO Genje Otter 4584

no custodian

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1943 as follows:

Roll No.	Lot	Block	Sec.	Block North	Range West	Map	Value of Land	Value of Improve'mts	Taxable Value
4952	5	30	3	3	7	249	90		90

are subject to the following taxes which are due on and from 1st January, 1943, and are now due and payable at the Town Hall, Brighouse, B.C.

PAYMENTS

**READ
CAREFULLY**

Cheques to be certified and payable at par at Vancouver or Steveston and to be drawn in favour of The Corporation of the Township of Richmond. Proper value of stamps must be attached (3c on all cheques up to \$100.00 and 6c on all cheques over \$100.00).

Both Notices to be returned when paying rates. DO NOT DETACH.

1943 Rates Bylaw.....	1	98		
DRAINING and DYKING BYLAWS				
Sea Island Dyke				
Sea Island Drainage.....				
Lulu Island Dyke.....				
Amalgamated D. & D. Dist.				
Steveston Local		50		
Local Improvement District No.				
TOTAL for 1943.....	2	48		
Penalty				
Arrears of Taxes for 1942..				
" Water for 1942.....				
Interest				
Delinquent Taxes for 1941..				
" Water for 1941.....				
Interest				
TOTAL				

PENALTY: Add 10% to total for 1943 if not paid on or before Nov. 15th, 1943.

INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when arrears and delinquent taxes are paid.

R. C. PALMER, Collector.

EXHIBIT No. 947-16

DATE Sept. 24/43

FILLED BY Crown

Cash Register Figures Below Constitute Official Receipt.

1-020.58 D-9156 OCT 27-43

Taxpayers'
Copy

3B

PAID - Cor. of Richmond, B.C.

The Corporation of the Township of Richmond
Richmond Town Hall, Brighouse, B.C.

TAX NOTICE, 1943

TO

Genji Otsu 4584

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1943 as follows:

Roll No.	Lot	Block	Sec.	Block North	Range West	Map	Value of Land	Value of Improve'nts	Taxable Value
4953 4	67	30	3	3	Y	249	180	1420	890

are subject to the following taxes which are due on and from 1st January, 1943, and are now due and payable at the Town Hall, Brighouse, B.C.

PAYMENTS

**READ
CAREFULLY**

Cheques to be certified and payable at par at Vancouver or Steveston and to be drawn in favour of The Corporation of the Township of Richmond. Proper value of stamps must be attached (3c on all cheques up to \$100.00 and 6c on all cheques over \$100.00).

Both Notices to be returned when paying rates. DO NOT DETACH.

1943 Rates Bylaw.....	19	58		
DRAINING and DYKING BYLAWS				
Sea Island Dyke				
Sea Island Drainage.....				
Lulu Island Dyke.....				
Amalgamated D. & D. Dist.				
Steveston Local	1			
Local Improvement District No.				
TOTAL for 1943.....	20	58		
Penalty				
Arrears of Taxes for 1942..				
" Water for 1942.....				
Interest				
Delinquent Taxes for 1941..				
" Water for 1941.....				
Interest				
TOTAL				

PENALTY: Add 10% to total for 1943 if not paid on or before Nov. 15th, 1943.

INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when arrears and delinquent taxes are paid.

R. C. PALMER, Collector.

*No trace of most
all good items gone*

EXHIBIT No. 947-17

DATE Sept. 24/48

FILED BY

Crown

Minto City, B. C.
September 29, 1944.

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

EVACUATION SECTION

OCT 3 1944

No. 4584

Dear Sirs:

In confusion of evacuation in May 1942, I have failed to report to you regarding my following chattels stored in the attic of my residential building at #17 Broadway, Steveston, B. C. which is now leased to Mr. Borderson.

If you will be kind enough to examine the front bedroom of the south side of upstairs, you will notice the difference in colour about in the centre in the boarded wall on the south side. If you will open that part of the wall there will be an opening leading to the attic, where the following articles are stored:

- 1 Box Chinaware
- 7 Dozen Empty bottles for preserving
- 1 Large Food chopper
- 1 Baby bed

Again, if you will notice the difference of colour on the boarded wall on the east side of the same room and if you will open that portion of the wall you will find opening leading to the attic where you will find the following articles:

- 1 Electric stove
- 1 Set engine tools
- 3 Marine engine propellers
- 10 lbs. of Net twine
- 1 ANCHOR 9.0.

about

no trace

Also if you will notice the difference in colour on the boarded wall on the south side of hall in the upstairs and if you will open that portion of the wall you will find the opening leading to the attic where you will find the following articles:

- About 10 boxes of Japanese Festival Dolls
- 1 Box flower vases
- 1 Box cushion
- 1 Basket Cloth material
- 1 Set in 3 volumes Picture Books
- 3 Sets of books in Japanese language
- Miscellaneous Articles.

Please be kind enough to check up regarding above and accept for registration.

Thanking you for the trouble, I am,
Yours very truly,
"Genji Otsu"
Genji Otsu, #04918

GQ:SF:HT

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy. Jan. 15/49 J. May. C.M.

DATE Sept. 24/48

FILED BY

CrownMEMORANDUM

File No. 4584

October 31st, 1944

To: The File

From: Mr. R.B. Mackenzie

Re: OTSU, Genji
CHATELS

Further to memo of Jan 31/44.

About July 4th Mrs. A. M. Clement became the tenant of 17 Broadway Street.

On September 29th the above sent us a list of effects concealed in the attic of his house and not previously registered.

On Oct. 5th, we wrote Mr. Harris to open up the attic at the place mentioned in the letter above referred to, and bring everything found there to our auction room.

As this property has now been sold we have instructed Mr. Harris to bring all the effects to our auction room and have sent him a copy of the inventory signed by Halliday.

"R.B.M.".

RBM:LM

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

Jan. 15/49

E. May *clh.*