

<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
		500	50.00	12.50						62.50
<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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										62.50



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CASE NO: 1151

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,  
October 20, 1948.

IN THE MATTER OF THE CLAIM OF  
SAICHI OTANI

PROCEEDINGS AT HEARING.

Original

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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 J. A. MCGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

October 20, 1948.

IN THE MATTER OF THE CLAIM OF

SAICHI OTANI

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C. appearing for the  
Dominion Government.

R. A. BEST, ESQ., appearing for the  
Claimant.

-----  
A. SMITH, ESQ. Secretary.

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

J. B. MCGREGOR, ESQ. Official Reporter.



S. Otani,  
In chf.

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SAICHI OTANI, the claimant herein, being first  
duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Mr. Otani, is that your signature?

A. Yes.

Q. Do you swear the contents of that are true?

A. Yes.

Q. That form was prepared on your instructions?

A. Yes.

(REAL ESTATE OTHER THAN FARMLAN CLAIM FORM,  
MARKED EXHIBIT NO. 1).

Q. I understand that before the evacuation  
you lived in Steveston, B.C.? A. Yes.

Q. And you owned a property there? A. Yes.

Q. Which was, I think, on the Main Street of  
Steveston? A. Yes.

MR. CHRISTIE: I tender as Exhibit 2, the  
appraisal of Coulthard, Sutherland Company Limited,  
dated 27th of April, 1944, and the valuation is  
\$450.

(APPRAISAL DATED APRIL 27th, 1944, MARKED  
EXHIBIT NO. 2)

MR. BEST: A Now, I understand that this was quite  
a large frame structure that you owned? A. Yes.

Q. According to both your claim and the  
appraisal apparently it measured about 40 x 78 feet?

A. Yes.

Q. And it was originally built as an opera  
house? A. Yes.

Q. For what purpose were you using it?

A. For a garage and for storage purposes.



S. Otani,  
In chf.

1 Q. When you say a garage do you mean just to  
2 leave trucks in or to conduct a garage business?

3 A. Just to leave trucks in.

4 Q. How many trucks would this building hold?

5 A. Four trucks.

6 Q. And was there any floor on the building?

7 A. There was a floor at first but we cut it  
8 out and put cinders and gravel in there.

9 Q. There was a wooden floor originally?

10 A. Yes.

11 Q. You say you took it out and put cinders and  
12 gravel in? A. Yes.

13 Q. Underneath the whole building? A. Just  
14 part of it; enough for four trucks.

15 Q. Then you left the floor in the other part?

16 A. Yes.

17 Q. Can you tell us how much cinders and gravel  
18 you put in? A. Ten loads of cinders and three loads  
19 of gravel.

20 Q. When did you do that? A. This was in 1937,  
21 I think, I couldn't tell the date.

22 Q. And you bought this building in 1936, did  
23 you? A. I think so.

24 Q. And paid \$800. for it? A. Around \$800.  
25 I couldn't tell the exact amount.

26 MR. CHRISTIE: I tender as Exhibit 3 a tax  
27 notice for the year 1942 on which the assessment is  
28 noted.

29 (TAX NOTICE FOR 1942, MARKED EXHIBIT NO. 3)

30 MR. BEST: Now, the tax notice for 1942, I



S. Otani,  
In chf.

1  
2 believe shows an assessment of \$2512. Do you recall  
3 when you paid taxes on that assessment before you  
4 were evacuated? A, I paid up to 1941, and after  
5 1942 the Custodian was looking after it, and I  
6 didn't pay for those years.

7 Q. Now, the taxes for 1942 totalled \$40.27;  
8 is that about the amount of taxes you paid?

9 A. Yes, in 1941 it was about \$41.

10 Q. Now, you have mentioned in your claim, in  
11 addition to taking out part of the wooden floor, and  
12 putting in these cinders, you repaired the roof?

13 A. Yes.

14 Q. And you put two double slide doors on the  
15 building? A. Yes.

16 A. There is a note here, \$500. for rebuilding  
17 the foundation? A. Yes, and also the cinders and  
18 labour is included in there.

19 Q. Exactly what else did you do besides put  
20 a floor in? A. All the foundation on the sides  
21 had to be replaced and put a new foundation in.

22 Q. Did you do that work yourself?

23 A. Yes, myself and my father.

24 Q. You didn't pay anybody else to do it?

25 A. No.

26 Q. So I take it the sum you have put down  
27 here as being expended was for material and labour  
28 of you and your father's? A. Yes.

29 Q. You have told us this was on the main  
30 street of Steveston? A. Yes.



S. Otani,  
In chf.

1  
2 Q. Were there any stores in the immediate  
3 vicinity? A. Not around there, but in the next  
4 block there were stores.

5 Q. Do you know how old this building was?

6 A. I couldn't say, sir. It must have been  
7 around 30 to 40 years old, I think.

8 Q. What do you say about the condition of the  
9 roof when you left; you have told us you repaired the  
10 roof in 1937? A. Yes.

11 Q. Now, the appraisal says the roof was entirely  
12 gone in 1944. What have you to say about the roof?

13 A. It was all right when we were evacuated.

14 Q. Was it leaking at all? A. No, there was  
15 no spot leaking.

16 Q. That is all, thank you.

17  
18 CROSS-EXAMINATION BY MR. CHRISTIE:

19 Q. I produce here J.P. Form dated the 7th.  
20 of April, 1942; is that your signature? A. Yes.

21 (J. P. FORM MARKED EXHIBIT NO. 4)

22 Q. I also show you a picture of some property  
23 taken on April 13th, 1943; is that it?

24 A. That is the property.

25 (PHOTOGRAPH OF PROPERTY MARKED EXHIBIT NO. 5)

26 Q. Did you ever hear any reports that these  
27 buildings had been condemned by the Fire Marshall  
28 of Steveston? A. Not that I know of.

29 Q. You never heard anything to that effect?

30 A. No.



S. Otani,  
Cr. ex.

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Q. How long did you live in Steveston before 1942: A. All my life.

Q. Well, did the town investigate this building when you were the owner between 1936 and 1942?

A. No, sir.

Q. I believe you sold part of the property you owned to a Mr. Oda? A. Yes.

Q. And that was the southerly 44 feet of the same lot? A. Yes.

Q. And you sold that for \$200? A. It was \$300.

Q. And there was a small shed on that building?

A. It was kind of old.

Q. And you sold that for \$300? A. Yes.

Q. That is all thank, you.

MR. CHRISTIE: I am filing as Exhibit 6 the Certificate of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 6)

MR. CHRISTIE: I am filing as Exhibit No. 7, a tender made by S. Lindorff. It is dated August 30th, 1944, and the tender is in the amount of \$500.

It is submitted as Exhibit 7.

(TENDER OF S. LINDORFF, MARKED EXHIBIT NO. 7)

MR. CHRISTIE: Your honour, it is submitted that this real estate was sold at its fair market value.

MR. BREWIN: Your honour, I wonder if I might with my friend's indulgence ask one question in





S. Otani,  
Cr. ex.

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regard to this 44 feet.

Mr. Otani, who is this Mr. Oda, you sold this property to for \$300? A. It was a friend we have known for a long time.

Q. Was there any other consideration other than the \$300. Why did you sell it to him for \$300?

A. He really needed a house so we just sold it to him for \$300.

Q. Would you have sold it to anyone else for \$300? A. No, sir.

Q. How much would you have asked someone else?

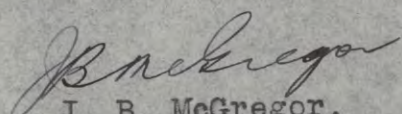
A. Between \$500 and \$600.

MR. CHRISTIE: Your honour, to complete the record I should file the Real Property Summary.

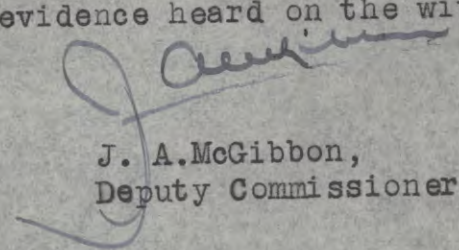
(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 8)

(PROCEEDINGS ADJOURNED SINE DIE)

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

  
J. B. McGregor,  
Official Reporter.

I, J. A. McGibbon, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese-Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

  
J. A. McGibbon,  
Deputy Commissioner.

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

*[Signature]*

1764  
Toronto

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

(1) NAME OTANI SAICHI (RCMP) Reg. No. 04714  
(Print) Surname Given Name

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

(3) Present Address 108 GARNET AVE TORONTO ONT

(4) REAL ESTATE

(a) Street Address (if any) COR of CHATHAM & 2nd AVE STEVESTON B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
NORTH 88' of LOTA BLOCK SEVEN (7) of SECTION TEN (10)  
BLOCK THREE (3) NORTH RANGE SEVEN (7) IN THE  
DISTRICT of NEW WESTMINSTER B.C. MAP 6015

(c) Type of Real Property (cross out words which do not apply):

- (i) Farm
- (ii) Residence Type of business GARAGE & STORAGE
- (iii) Business
- (iv) Any other type of property (describe) FOUR CAR GARAGE

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) SOLE OWNER

(e) Fair market value at date of sale (estimate this to the best of your ability):

- (i) Land - - - - - \$ 1000 00
- (ii) Buildings - - - - - \$ 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) - - - - - \$ 1500 00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 486 00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1014 00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation \_\_\_\_\_

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) \_\_\_\_\_

(c) How stored or packed at time of evacuation \_\_\_\_\_

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

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

- |     |       |                    |       |
|-----|-------|--------------------|-------|
| 1.  | _____ | Estimated Value \$ | _____ |
| 2.  | _____ | Estimated Value \$ | _____ |
| 3.  | _____ | Estimated Value \$ | _____ |
| 4.  | _____ | Estimated Value \$ | _____ |
| 5.  | _____ | Estimated Value \$ | _____ |
| 6.  | _____ | Estimated Value \$ | _____ |
| 7.  | _____ | Estimated Value \$ | _____ |
| 8.  | _____ | Estimated Value \$ | _____ |
| 9.  | _____ | Estimated Value \$ | _____ |
| 10. | _____ | Estimated Value \$ | _____ |

TOTAL CLAIM FOR PROPERTY LOSS \$ \_\_\_\_\_

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

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

- (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. No

Toronto

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 )  
of )  
TO WIT: )

I, OTANI SAICHI of the City  
of Dunsmuir in the City 17/1

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 Dunsmuir )  
in the County of Yukon )  
this 27 day of November )  
A.D. 1947. )

S Otani  
A Commissioner &c. Notary Public

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.

(Claimant's Name)

**REAL ESTATE**  
(Other than farm)

EXHIBIT No. 1151-1  
DATE OCT 20 1948  
FILLED BY B. A. Best

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

Building converted  
in 4 Truck Garage

1 Room 40'x78'

frame

Business

79'x132'

1936

Type of Locality  
Residential

Cost Price  
\$ 800.00

Improvements made by Claimant

Estimated Value Date of Sale

1937 - Foundation rebuilt \$ 500.00

\$1500.00

1937 - Roof repaired 75.00

1937 - 2 double slide - doors  
put on garage 50.00

Comments re upkeep of premises:

Assessment 1942 Land \$ 912.00  
Improvements 1600.00  
2512.00

Lot was valuable as in business site

Comments re Appraiser's report not covered above:

Summary

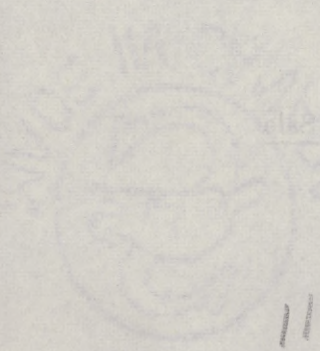
Estimated value \$ 1500.00

Sold by Custodian 500.00

Claim 1000.00

*S. Otani*

Signature



1151

EV21 BOND

WILLIAMS & GILMAN

Signature

REAL ESTATE  
(Other than farm)

Type of Wine

Investment made by Client

EV21 BOND

WILLIAMS & GILMAN

Investment not covered above



Type of Investment

No. of Shares

Type of Security

Comments on report of business

6A

EXHIBIT No. 1151 - 2

DATE FILED BY Oct. 20 1948

K. A. Christie

COULTHARD, SUTHERLAND & CO. LTD.,

Estate and Insurance Agents

609 Columbia Street,  
New Westminster, B. C.

April 27, 1944

Catalogue #843.  
File: 1764

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

APPRAISAL

RE: N88' of Lot "A", Block 7, Section 10, B3N/7W,  
Map 6015, Steveston Townsite

Dear Sir:

This is a very old building known as an old opera house. It is 40' x 78' and is an eyesore to the locality, unpainted and dilapidated. The roof is entirely gone and there is no floor. It is occupied by Mr. Berg for storage of junk and nets. The location is good, being the corner of Second Avenue and Chatham Street.

VALUATION:

Building.....	\$150.00	
Lot.....	<u>300.00</u>	
		\$450.00

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

"F. H. Coulthard"

F. H. Coulthard.

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

Jan. 13, 1949

*[Handwritten Signature]*

GENOVA BOND

Cash Register Figures Below Constitute Official Receipt.

EXHIBIT No. 1151-3

Taxpayers'  
Copy

DATE OCT 20 1948

FILLED BY S. A. Christie

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

**TAX NOTICE, 1942**

TO S. Otani (Sachi)  
P.O. Box 316. Steveston B.C.

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1942 as follows:

Roll No.	Lot	Block	Sec.	Block North	Range West	Map	Value of Land	Value of Improve'mts	Taxable Value
5068	2	NO. 7	10	3	7	6015	912	1600	1712

are subject to the following taxes which are due on and from 1st January, 1942, 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.**

1942 Rates Bylaw.....	37	67		
<b>DRAINING and DYKING BYLAWS</b>				
Sea Island Dyke .....				
Sea Island Drainage.....				
Lulu Island Dyke.....				
No. 8 Road Drainage.....				
Amalgamated D. & D. Dist.				
Steveston Local .....	2	60		
Local Improvement District No. ....				
<b>TOTAL for 1942....</b>	<b>40</b>	<b>27</b>		
Penalty .....				
Arrears of Taxes for 1941..				
"    Water for 1941..				
Interest .....				
Delinquent Taxes for 1940..				
"    Water for 1940..				
Interest .....				
<b>TOTAL....</b>				

**PENALTY:** Add 10% to total for 1942 if not paid on or before Nov. 16th, 1942.

**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.

Cash Register Figures Below Constitute Official Receipts

EXHIBIT NO. 1111  
DATE OCT 30 1942  
FILED BY

Taxpayers' Copy

# The Corporation of the Municipality of Richmond Richmond Town Hall, B.C. TAX NOTICE, 1942

TO \_\_\_\_\_

You are liable for taxes for the year 1942 as follows:  
Take notice that the following lands in the Municipality of Richmond, for which

Block	Lot	Block	Sec.	Block Range	Map	Value of Land	Value of Improvements	Taxable Value	
<b>RATES BYLAW, 1942</b>									
Municipal Loans .....							11.3363	mills	
School Loans .....							.2497	"	
School General Purposes.....							10.4140	"	
							<u>22.0000</u>		

are subject to the following taxes which are due on and from 1st January, 1942, and now due and payable at the Town Hall, B.C.

LOCAL IMPROVEMENT DISTRICT	
District No. 55 Schedule rates	
<b>DRAINING AND DYKING DISTRICTS</b>	
Sea Island Dyking Bylaw No. 185 and 226	
Loan .....	78c per acre
Maintenance .....	30c " "
Sea Island Drainage Bylaw No. 903.....	50c " "
Lulu Island Dyking Bylaw No. 186	
Loan .....	69c " "
No. 8 Road Drainage District Bylaw No. 272	
Loan .....	32c " "
Lulu Island Drainage and Dyking Maintenance.....	60c " "
Steveston Local Improvement Bylaw 1891 No. 27A	
Maintenance .....	full schedule
<b>TOTAL</b>	

READ CAREFULLY

INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when PENALTY: Add 10% to total for 1942 if not paid on or before Nov. 15th, 1942.  
R. C. PALMER, Collector



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1764

Office Copy Do Not Detach

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

TAX NOTICE, 1942

TO S. Otani

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1942 as follows:

Roll No.	Lot	Block	Sec.	Block North	Range West	Map	Value of Land	Value of Improve'nts	Taxable Value
5868	21404	4	10	3	7	605	920	1600	172

are subject to the following taxes which are due on and from 1st January, 1942, 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.

1942 Rates Bylaw.....	37	67		
<b>DRAINING and DYKING BYLAWS</b>				
Sea Island Dyke .....				
Sea Island Drainage.....				
Lulu Island Dyke.....				
No. 8 Road Drainage.....				
Amalgamated D. & D. Dist.				
Steveston Local .....	2	60		
<b>Local Improvement District No.</b>				
<b>TOTAL for 1942.....</b>	<b>40</b>	<b>27</b>		
Penalty .....				
Arrears of Taxes for 1941..				
"    Water for 1941..				
Interest .....				
Delinquent Taxes for 1940..				
"    Water for 1940..				
Interest .....				
<b>TOTAL.....</b>				

PENALTY: Add 10% to total for 1942 if not paid on or before Nov. 16th, 1942.

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.

The Corporation of the Municipality of Richmond  
 Richmond Town Hall, B.C.  
**TAX NOTICE, 1942**

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1942 as follows:

Block	Lot	Block	Sec.	Block	Range	Map	Value of Land	Value of Improvements	Taxable Value
<b>RATES BYLAW, 1942</b>									
Municipal Loans .....							11.3363	mills	
School Loans .....							.2497	"	
School General Purposes.....							10.4140	"	
							<u>22.0000</u>		

are subject to the following taxes which are due on and from 1st January, 1942, and now due and payable at the Town Hall, B.C.

<b>LOCAL IMPROVEMENT DISTRICT</b>	
District No. 55 Schedule rates	
<b>DRAINING AND DYKING DISTRICTS</b>	
Sea Island Dyking Bylaw No. 185 and 226	
Loan .....	78c per acre
Maintenance .....	30c "
Sea Island Drainage Bylaw No. 903	50c "
Lulu Island Dyking Bylaw No. 186	
Loan .....	69c "
No. 8 Road Drainage District Bylaw No. 272	
Loan .....	32c " "
Lulu Island Drainage and Dyking Maintenance.....	60c " "
Steveston Local Improvement Bylaw 1891 No. 27A	
Maintenance .....	full schedule
<b>TOTAL</b>	

PENALTY: Add 10% to total for 1942 if not paid on or before Nov. 15th, 1942.  
 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.

6

## OFFICE OF THE CUSTODIAN

DATE OCT 20 1948

## JAPANESE SECTION

FILLED BY

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

## PERSONAL INFORMATION

NAME: OTANI, Saichi

HOME ADDRESS: P. O. Box 316, Steveston, B. C.

REGISTRATION NUMBER 04714 SEX: Male AGE: 25

OCCUPATION: Fisherman

(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: Teruko 2460

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

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: Lot 2, Block 7, Section 10, Block 3, North Range 7, West Map 249, District of New Westminster, B. C. Certificate of Title, 143131-E.

North 88' of Lot A, Block 7, Section 10, Block 3, North Range 7, West Map 6015, District of New Westminster, B. C. Certificate of Title, 123297-E.

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 room frame house on Lot 2.

Lot A has a theatre on it which is now converted into a garage.

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

4. TAXES (Amount and where payable) 2  
Lot A, \$48.00 per year payable at Brighthouse, BC.  
Lot A, \$41.00 per year payable at Brighthouse, BC.  
1941 taxes all paid.

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

none

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

Certificate of Title 143131-E in owner's possession. Certificate of

FORM "JP"

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title, 123297-E in Land Registry at New Westminster, B. C.
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
- 9. IF FARM LAND STATE CROPS SOWN: none

- 4. INSURANCE CAR
- 5. MORTGAGES, L
- OTHERS:

**STATEMENT OF REAL PROPERTY OCCUPIED**

- 1. LOCATION AND DESCRIPTION: Company house at 11-4th Ave., Steveston, B.C.
- 2. LANDLORD'S NAME AND ADDRESS: Canadian ~~Est~~ Fishing Co., Steveston, B.C.
- 3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Rent 5¢ per fish . 1941 rent paid.
- 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

- 6. MONEYS OWING
- 7. BONDS, DEBENT \$4.00 War S
- 8. BANK ACCOUNT
- 9. LIFE INSURANCE
- 10. INTEREST IN AN
- 11. SAFETY DEPOSIT

**STATEMENT OF PERSONAL PROPERTY OWNED:**

- 1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: Living equipment and personal effects at 11-4th Ave., Steveston, B.C. in owner's possession. All being taken to the sugar beet farms in Alberta.
- 1 gas fishing boat (N. W. 003-C) in custody of the Navy at New Westminster, B. C. Arrangements have been made with the Canadian Fishing Co., Steveston, B. C. to purchase this boat with fishing equipment.
- 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

- LIABILITIES:**
- 1. PERSONAL DEBT
  - 2. TRADE DEBTS:

REMARKS:

I certify that the above is a true and correct description in any and indirect.

Dated this 7th

*[Signature]*  
W

FOR DEPARTMENTAL

*See 6/7/44 noted*

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

teveston, B.C.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
\$4.00 War Savings Certificate in owner's possession.

teveston, B.C.

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

**LIABILITIES:**

1. PERSONAL DEBTS: none

TURES,  
CTS:

2. TRADE DEBTS: none

veston, B.C.

farms in

REMARKS: none

t New

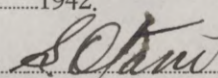
Canadian

fishing

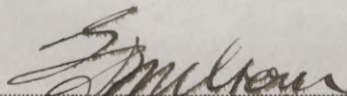
I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 7th day of April, 1942.

(Signature)

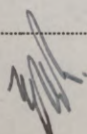


Witness



FOR DEPARTMENTAL USE

IN, OR



PROPERTY INSURANCE CARRIED ON ABOVE PROPERTY

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

6. MONIES OWING TO YOU (State if any of these debts assigned and if so to whom)

3769 Roy Jannick

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereof)

487 High ✓ 879 ✓

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

REMARKS: none

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

Dated this 17th day of April 1942

(Signature)

Witness

EXHIBIT No. 1171-5

DATE OCT 20 1948

FILLED BY  
K. D. Christie

5

*Otani*  
ODA, Kujozo  
OLD OPERA HOUSE  
Steveston, B. C.  
Cor. Catham & 2nd Ave.  
Evac. File 705

*1189 ft*



Picture Taken April 13, 1943



EXHIBIT No. 1151 - 6

DATE FILED BY Oct. 20 1948

K. A. Christie

No. 50477

Rec'd
File No.
Ans.
Referred

*Cat 843*

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

New Westminster, B. C.

*(3) DAC*

-- minutes 10 o'clock 6th day of November, 1942.

I HEREBY CERTIFY that the following is the state of the title to -----  
Lot "A" Block 7 of Section 10 Block 3 North Range 7 West Map 6015 Municipality of  
Richmond in the District of New Westminster

*Sold South 44 ft. and North 88 ft.  
Cat 842 & 843*

Registered Owner:

*1764 Reg 04714*  
SAICHI OTANI

Register of Indefeasible Fees Folio No. 124165E

Registered Charges:

777700

23rd December 1937 Agreement for Sale and Purchase to  
Kiyozo Oda

Certificate of Vesting in the Custodian Filed No. 24895

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"E. S. Stokes"

Registrar.

To Office of the Custodian

*4  
for  
1  
AAC*

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

Jan. 13, 1949

*E. S. Stokes*

7

1151 - 7

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

Oct. 20 1948

DATE \_\_\_\_\_

FILED BY K. A. Christie

Rec'd	Aug 30 1944
File No.	1764
Ans.	✓
Referred	Harrop

August 30, 1944.

843

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

Dear Sir:

I wish to bid the sum of \$500.00 on Catalogue  
No. 843 being the North 88' of Lot A, Block 7, Section 10.  
Enclosed please find 10% of my bid being \$50.00.

Yours truly,

"S. Lindorff"

S. Lindorff  
P.O. Box 648  
Steveston, B. C.

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

Jan. 13, 1949

*[Handwritten Signature]*

1151 - 8 10  
EXHIBIT No. \_\_\_\_\_  
DATE \_\_\_\_\_ Oct. 28 1948  
FILED BY \_\_\_\_\_ K. A. Christie

REAL PROPERTY SUMMARY

April 18, 1946

File No. 1764

Japanese Name: OTANI, Saichi Reg. No. 04714

Catalog No. 843

Property Address: 2nd Avenue, Steveston, B. C.

Legal Description: Lot "A", Block 7 of Section 10, Block 3 North, Range 7 West, Map 6015 in the Municipality of Richmond in the District of New Westminster, save and except the South 44 feet thereof.

Classification: Lot and building

<u>Assessed Value:</u>	<u>Land:</u>	<u>Improvements:</u>	<u>Taxes:</u>	<u>Appraisal:</u>
	\$912.00	\$1,600.00	\$47.31	\$\$\$450.00

Title: Registered in the name of Saichi OTANI.

Encumbrances: Registered charge Agreement for Sale and Purchase, Kiyozo ODA for the South 44 feet.

Vesting Order No. 24837 - date October 21, 1942.

History of Administration: Saichi OTANI declared the above property in his declaration of April 7, 1942. The Custodian's agent, Mr. Mather, reported in his statement of April 21, 1942 that on the property was an old building termed, an old Opera House and had been occupied for the storage of vegetables and partially as a garage. The building was in a very bad condition and Mr. Mather had been given to understand that the building was condemned by the Fire Marshall and should have been torn down.

The building was rented by the Custodian's agent at Steveston, by Mr. C. C. Robinson, to Mr. J. Berg for \$1.00 a month for storage purposes until the property was sold.

Sold: To Sigvald Lindorff for \$500.00  
Approval of Advisory Committee - August 31, 1944

In view of rents being collected by the Custodian until September 12, 1944, and adjusting credit was allowed to Sigvald Lindorff.

Funds were released to the credit of Saichi OTANI on February 17, 1945.

Title No. 181181/E in the name of Sigvald Lindorff dated Feb. 19, 1945.

GP:hbc

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

"Geo Peters"

-----  
George Peters, Administration Dept.

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

Jan. 14, 1949