

3769

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: OTANI, Roy Teunehiro *1 M East Cleveland 1/2 to 1/4 north, East side of road.*
 HOME ADDRESS: P.O. Box 316, Steveston, B. C.
 REGISTRATION NUMBER 04573 SEX: Male AGE: 34
 OCCUPATION: Transfer Business.

(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: None.

MARRIED? YES

NAME OF WIFE OR HUSBAND: Yoshiko

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

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN: Keiko (F) 11 Dumiko (F) 11 Amy (F)

AGE OF CHILDREN: 11 9 7

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

1. LOCATION AND DESCRIPTION:

- See Memorandum attached - 9.36

BUILDINGS AND OTHER IMPROVEMENTS:

INSURANCE (Give particulars; state where policies are)

4. TAXES (Amount and where payable)

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

6. OCCUPANCY AND LEASES (If vacant so state)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN,

CLAIM ON ANY SUCH PROPERTY

7. STATE WHEREABOUTS OF TITLE DOCUMENTS:

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

9. IF FARM LAND STATE CROPS SOWN

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____

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

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

8. BANK ACCOUNTS: _____

9. LIFE INSURANCE: _____

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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

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

Dated this _____ day of _____ 1942.

(Signature) _____

Witness

FOR DEPARTMENTAL USE _____

**BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

FILE NO. 3769

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

NAME: OTANI, Roy Tsunehiro

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

SEX: M

AGE: 34

REGISTRATION No. 04573
MARRIED? Yes

OCCUPATION AND EMPLOYER: Transfer Business, None

NAME OF WIFE OR HUSBAND: Yoshiko

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

NAMES OF LIVING CHILDREN: Keiko (F) 11

EXHIBIT No. 309-8
DATE 3 June 1948

Fumiko (F) 9
Amy (F) 7

FILLED BY Crown

ADDRESS:

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

Dated this 7th day of April 1942.

WITNESS: Geo. H. H. H.

(Signature) Roy Otani

INFORMATION FROM R.C.M.P.

DATE Nov. 24/42

Our File No. 3769

Full Name OTANI, Roy Tsunehiro
(Surname in Block Letters)

Registration No. 04573

^V
Male - Female
(Check)

Age April 27, 1907

Former Address P.O. Box 316, Steveston, B. C.

Date Evacuated May 2/42

Naturalized - Canadian-Born - National
(Check)

Present Address Building No. 11, Greenwood, B. C.

^V
Married - Single
(Check)

Name of Wife ^{nee} (MUKAI) Rosie Yoshiko #04553

Name of Husband - - - -

Name of Mother ^{nee} (HASHIMOTO) Shige
#02366

Name of Father Tsunekichi #02364

Names of Children under 18 Keiko Dorothy (F) 28/6/31; Fumiko Jane (F)
9/7/33; and Amy (F) 13/8/35.

Requested by ~~1769~~ Peggy Pollard.

Registered with Custodian Yes
(Yes or No)

Additional Information Transfer Business. Owner of 2 Trucks. 10 acre farm,
Cloverdale, B. C.

File No. 3769

December 12, 1944

MEMORANDUM
RE CLAIMS

Re: Roy Tsunehiro OTANI

CREDITORS:- No claims on file.
 (See below)

DEBTORS:- Nil

NOTE: Taxes and other charges against the property of Saichi OTANI were paid from the net proceeds of R.T. OTANI's truck. Revenues from Saichi OTANI's property are to be transferred to Tsunehiro OTANI's account until the amount has been paid back.

GDM/GH

File No. 3769

April 15, 1946

LIABILITY SUMMARY

Re: OTANI, Roy Tsunehiro

Reg. No. 94572 - - - - -

There is a claim for \$100.00 for the care and storage of one Federal truck which the file reveals was registered jointly in the names of Roy Tsunehiro OTANI and his brother, Saichi OTANI. However, Roy OTANI claimed ownership of this truck in his letter dated April 3, 1943. This was confirmed later by his brother, Saichi, in his letter dated December 30, 1943.

Mr. Owen Burdett, 644 2nd Avenue, Steveston, B. C. claimed he made an arrangement with Roy Tsunehiro OTANI for the storage of one Federal truck. The Custodian's agent, Mr. C. C. Robinson, submitted on March 25, 1943 an account signed by Roy Tsunehiro OTANI and Owen Burdett, witnessed by W. O. Tufnail, for the storage of the truck in the amount of \$100.00. Roy OTANI in our letter of March 31, 1943 was notified of the claim against him and Roy Tsunehiro's letter dated April 3, 1943 stated he had asked Mr. Burdett to store his truck until the end of the war but he made no arrangement with Owen Burdett to charge \$100.00 upon the sale of the truck.

The file does not indicate any further demand on Owen Burdett's part for payment of the claim or any further action taken by the Custodian. On November 1, 1945 Owen Burdett was written to stating the Custodian would take no further action and giving Roy Tsunehiro OTANI's address to Owen Burdett if he wished to take further steps.

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



George Peters,
Administration Department.

GP:hbo

April 16, 1946.

PERSONAL PROPERTY SUMMARY

Re: OTANI, Roy Tsunehiro

Reg. No. 04573Chattels:

See Roy Tsunehiro OTANI's wife's file; Rosie Yoshiko OTANI, Reg. No. 04553, File No. 6666.

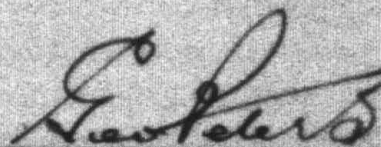
Specified Articles:

Roy Tsunehiro in his declaration of April 7, 1942 declared he had no property of any kind whatsoever in any protected area of British Columbia. However, the file reveals that in a letter from the Motor-Vehicle Branch, Victoria, B. C., a Federal truck, 1942, license number, C-5437, engine number 572313, serial number 91464 was registered in the names of Roy OTANI and Saichi OTANI. Roy OTANI claimed sole ownership of this truck in his letter of April 3, 1943 and this was confirmed by Saichi OTANI in his letter of May 22, 1944. The McDermott Motors, Limited, appraised the above truck at \$822.00 and it was sold for the appraised amount to G. F. Stuart. The funds were credited to Roy Tsunehiro OTANI's account on May 31, 1944.

On May 20, 1943, Mrs. Olive Babuin placed the highest bid of \$500.00 for a 1929 Stewart truck, 1941 license C-7159 which was accepted by the Custodian. The funds received from the sale of the Stewart truck were credited to the registered owner, Saichi OTANI. A letter dated December 30, 1943 from Saichi OTANI claimed Roy Tsunehiro OTANI to be the actual owner of the truck and to have the proceeds from the sale transferred from Saichi OTANI to Roy OTANI's account.

No property interests other than those mentioned are to be found on the file:

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



George Peters,
Administration Department.

hbc

October 5, 1945

REAL PROPERTY SUMMARY

Japanese Name: OTANI, Roy Tsunehiro Reg. No. 04573 File No. 3769

Catalog No. Part of the Director, Veterans' Land Act (first offer)

Property Address: Surrey, B. C.

Legal Description: Part 9.88 acres m/1 of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Sec. 9, Township 8 as shown and outlined in red on Sketch #2956 in the Municipality of Surrey, District New Westminster, B. C.

Classification: Vacant Land

Assessed Value:

Land	Improvements	Annual Taxes	Appraisal
\$700.00	None	\$23.25	\$246.00

Title: Registered in the name of OTANI, Roy Tsunehiro

Encumbrances: None registered and no indication of any unregistered.

Vesting Order No. 04573 - date August 10, 1942

History of Administration: Roy Tsunehiro OTANI before his evacuation certified in his declaration of April 7, 1942 that he had no property of any kind whatsoever in the protected area of British Columbia. On November 25, 1942 Roy OTANI was written to by the Custodian that we have received a tax notice from the Tax Corporation of Surrey covering the tax of the above property. His reply to our letter of November 30, 1942 admitted ownership of the land. This land was never under cultivation or rented by the Custodian.

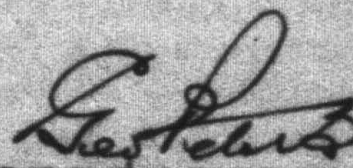
Sold: To The Director, Veterans' Land Act for \$246.00, less tax arrears of \$26.85, registration fees of \$3.00; net proceeds of the sale being \$216.15. Date of Adjustment; January 1, 1943. The net funds of \$216.15 were released to Roy Tsunehiro OTANI on April 27, 1944.

Approval of Advisory Committee; January 1, 1943

Title No. 169007-E in the name of The Director, Veterans' Land Act; dated March 7, 1944.

GP:hbc

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



George Peters, Administration Dept.

April 15, 1946.

MEMORANDUM

of further particulars of Registration

OTANI, Roy Tsunehiro

Reg. No. 04573.

Municipality of Surrey, Part 9.88 acres more or less
of the South West Quarter of the North West Quarter
of Section 9, Township 8 as shown and outlined Red
on Sketch deposited No. 2956 in the District of
New Westminster, B. C. Title No. 130231-E.

9.36.

Taxes about 23⁴ 1941. paid

Vacant property, not leased
nor under Cultivation.

✓

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 15 1942

R. R. 3,
Cloverdale, B.C.
14, April, 1941.

Mr. C. E. or A. E. McPherson,
Custodian of Enemy Alien's Property
1404, Royal Bank Building,
Vancouver B.C.

Dear Sir,

re Japanese Property in Surrey Municipality

I should be glad to know whether the above named property will be taken over by the Government eventually, or in other words confiscated.

I am interested in so far as some of the land or property adjoining my place in Halls Prairie and Old McFellam Roads one mile more or less east of Cloverdale has been subdivided in part of S.W. 1/4 of N.W. 1/4 of Section 9, Township 8, Sketch No 2956 of a parcel of land less than 10 acres in bush. A Japanese named T.O. Jani of Steveston, B.C. is alleged to be the owner of the said property.

In my opinion this land should be confiscated and handed over to a white person loyal to the Country. I have no use for any Japanese persons whether born in Canada

or Japan, and I trust that the Government though weak and favourable to these yellow traitors, or in the handling of them at any rate, will not permit them to resettle in this or any other province in Canada after the war. Should this yellow or brown individual Ojani return to take over this parcel of land north of my place, trouble will ensue, since I do not feel inclined to tolerate his presence there.

Is the title of all Japanese property in B.C. in your hands? If so, what do you propose doing with this parcel as described by me? I would take over the property on reasonable terms, in order that none of the unnaturalized Norwegian bushings close by should occupy the said property or get any further foothold here. They are not any better than the Japs, for whom some of them worked as fishermen prior to the seizure of the fishing boats.

I may be able to assist you re the Japanese farms (berry) in finding experienced farmers willing to take over, provided your terms are acceptable or reasonable. Will you please send me particulars and oblige?

Yours faithfully
D. Gellan

17th April, 1942.

D. Gallen, Esq.,
R. R. No. 3,
Cloverdale, B. C.

Dear Sir:

I have your letter of the 14th inst. and in reply wish to point out that the property of persons of the Japanese race who are being evacuated from the protected area is being vested in the Custodian as a protective measure only, to be taken care of during the absence of these people as a result of their evacuation.

There is nothing in the Order in Council dealing with this matter to indicate any intention on the part of the Government to confiscate any of this property. So far as the Custodian's office is concerned this property will be administered in accordance with the intention of the Government as disclosed in the Order in Council in question.

With respect to the property mentioned in your letter I would suggest that you communicate directly with Mr. Tani and endeavour to work out some deal with him direct. If Mr. Tani has been evacuated this property will have vested in the Custodian and in that event I would be glad if you would indicate what sort of a deal you are prepared to offer so that this may be considered.

Yours truly,

C. L. Drewry
Manager

GLD:LF

R R 3

2670

Clowerdale, B.C.

20 April, 1942.

Mr. L. Drewry,

Manager,

M. J. Drewry

Office of Custodian

re Enemy Alien Property

Royal Bank Building

Hastings & Granville Streets

Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 22 1942

Dear Sir,

Re Japanese Property (Barry)

Thanks for your letter of the 14th inst. just
only received. In reply, I might point
out that I am not communicating with
this Japanese named Tanis. I have had
some experience in dealing with him some
few years ago, when he was located at
Steveston. He is by no means straight, and
is a typical Nipponese who may either be
evacuated as in Tokyo, fighting against the
Country of his protection and where he has
been getting a living for a number of years.

I am of the opinion that this property in Tanis
name together with a lot of other parcels
belong to the Japanese Government, and when
the Canadian Government would covit to

2/

Confiscation of such property I cannot understand. However as you are prepared to act as a go-between, or on behalf of the Japanese (Tani), I am prepared to make an offer of \$10.00 per acre for his property on my northern side. It is bush land, with none improved or cleared and no buildings thereon. Another Jap (who was in Japan) sold similar land (bush) to a neighbour of mine at \$10.00 per acre. Whether our yellow friend accepts or refuses this offer, it will make no great difference because no Jap will be allowed to occupy land in this district either now or after the war.

We have another yellow fellow here named Osaka who has one son in Tokyo and another ready to go there to join the Japanese Army or Air Force. These traitors were educated here at public expense, and are ready to return from Japan to bomb and destroy the land of their birth - some loyal Canadian citizens!! Quite a number of young Canadian-born-Japanese are in the Japanese Army. I am informed that Ottawa Office issued passports to these Canadian born Japs to go to Tokyo to finish their training, (and)

3

to join the Japanese Army - Is this story true?
If so, some person or persons are getting dollars
out of the deal, and therefore all the Britishings
are not in France and Norway.

Now Mr Drewry, your Department or
the Department of the Secretary of State
handles the passport business - does it
not? A statement should be made on
this question to clear the matter up.

A safety or security Committee,
or Commission, exists somewhere in Van-
Couver to handle the Japanese evacuation
business - Do you know the address of this
concern?

If these people do not very soon
evacuate this Osaka crowd, these brown
or yellow traitors will be evacuated in
another way. They have some land here.
Why should children of loyal white people
have to associate or mix with the children
of these Japanese or yellow traitors in schools
in Surrey or elsewhere in British Columbia?
How long does the Government expect people
to tolerate this kind of thing, before clearing
the district of Japs - Can you do anything
in this matter and if not let me know?

Yours truly
D. S. Allen

April 28, 1942
Steveston, B.C.

This is to certify that I, Tsunehiro Otani, of Moncton St. Steveston have put my truck in the care of Owen Burdette of the said town. This truck is a Federal, 1937 Model, Serial No. 572313 with hauling capacity of three tons which is to be stored in Mr. Burdette's barn on his premises until after the duration of the war.

T. Otani

Green Borelet

J. C. Piquet Nitro

USED CAR APPRAISAL RECORD

NAME Federal Truck
 ADDRESS Houston B.C.

Paint	<u>1</u>	\$ <u>8.00</u>	Make
Tires	<u>60%</u>	\$	<u>Federal</u>
Body & Fenders	<u>✓</u>	\$	<u>3</u>
Glass	<u>✓</u>	\$	Body Style
Top	<u>✓</u>	\$	<u>Make</u>
Nickelling	<u>✓</u>	\$	<u>Commercial</u>
Radiator	<u>✓</u>	\$	Year
Running Boards	<u>✓</u>	\$	<u>1937</u>
Mats & Kick Pads	<u>✓</u>	\$	License
Upholstery	<u>✓</u>	\$	<u>85437</u>
Hardware	<u>✓</u>	\$	<u>42</u>
Motor Expense	<u>✓</u>	\$ <u>55.00</u>	Serial
Transmission	<u>✓</u>	\$	<u>91464</u>
Rear Axle	<u>✓</u>	\$	Mileage
Universal Joints	<u>✓</u>	\$	<u>75819</u>
Clutch	<u>✓</u>	\$	Remarks
Steering	<u>✓</u>	\$	
Brakes	<u>✓</u>	\$	
Tighten Up	<u>✓</u>	\$ <u>10.00</u>	
Muffler	<u>✓</u>	\$	
Sundries	<u>✓</u>	\$ <u>15.00</u>	
Wash & Clean Motor	<u>✓</u>	\$ <u>2.00</u>	
Clean Interior	<u>✓</u>	\$ <u>2.00</u>	
Oil & Grease, Change	<u>✓</u>	\$	
Oil & Check Over	<u>✓</u>	\$ <u>4.50</u>	
Total		\$ <u>88.00</u>	

Mod. interested in Selling price \$ 910.00
 Salesman Less Repairs \$ 88.00
 Date Appraised by Allowance \$ 822.00
 For immediate acceptance only.

Rev. Rec. No. _____

PROVINCE OF BRITISH COLUMBIA.

"MOTOR-VEHICLE ACT."

Licence No. G 5437

Year 1942

NOTICE OF TRANSFER OF MOTOR-VEHICLE.

To the Commissioner of Provincial Police, Victoria, B.C.:

Notice is hereby given that the motor-vehicle (Name Federal style Truck),
the particulars whereof are set forth in Motor-vehicle Licence No. G 5437, B.C., which is attached hereto, has this day
F. G. Shears, Authorized Deputy of the Custodian, as the vested owner of the Interest of
been transferred by the undersigned For and Behalf of the in the said motor vehicle under the provisions
of Order-in-Council P.C. 1665 as amended.
to the undersigned G. F. Stuart
(Christian name in full.) (Surname.)

and that the garage or place where the said motor-vehicle will hereafter be kept is at _____

and that the said motor-vehicle will be used for the purposes of _____

Dated this 25th day of March, 1943, at Vancouver, B.C.

Signature of transferor F. G. SHEARS

Place of residence of transferor Deputy of the Secretary
of State and/or Custodian 35 Royal Bank Bldg., Vancouver, B. C.
(Number.) (Street.) (City or town.)

Signature of transferee _____

Place of residence of transferee _____
(Number.) (Street.) (City or town.)

THE PRESCRIBED FEE OF SEVENTY-FIVE CENTS IS ATTACHED HERETO.

25th March, 1943.

MEMORANDUM

To: Miss Foreman
From: Mr. F. G. Shears.

Re: 1937 Federal Truck, 3-ton, 1942 Licence #35437.

With reference to your memo re the offer of \$700.00 for the above truck.

As the appraised value is \$822.00 we must either have the acceptance of the owner or the advice of the new Advisory Committee which has been set up.

In this case I am wiring to Mr. Otani to see if \$700.00 would be acceptable.

F. G. Shears
F. G. Shears,
Acting Director.

FGB/FMB

Farm Appraisal ReportLand Description Part 9.88 ac. of S.W. of N.W. sec 9- Tp.8. Surrey. File No. 470Containing 9.88 AcresOwner's Name Taunehiro OtaniPost Office Address Box 516 Steveston.
land in R.R. Cloverdale.Nearest Rail Point Cloverdale on B.C.E.R.Distance 1 1/2 milesMarket Town New WestminsterDistance 10 milesChurch (give denomination) All denominations CloverdaleDistance 1 1/2 milesNearest School CloverdaleDistance 1 1/2 miles.State how property was identified: Map & enquiry.

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

just off the Pacific Highway one mile on good gravel road.Is this district a good one? just fair.Employment opportunity Seasonal hereabouts.Predominating Nationality and religion: Quite a few Scandinavians.Describe Fencing and its condition: nil

Value \$

Water supply: nil

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
CHICKENRY	X							
	X							
	X							
	X							
	X							

THERE ARE NO BUILDINGS ON THIS LAND.

Total present day value \$

Total Value Buildings add to farm

\$

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable?

\$

Describe the basement and chimneys:

No. rooms downstairs?

Upstairs?

How finished

Are buildings painted?

Condition of paint

Distance from nearest bush

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

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Area which can be cultivated without cost other than for breaking.					
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.					
9.88 level land (.1)	8 to 14 inches	dark silty loam	thick bush	\$5.0	250.00
	6"	granular loam on sandy clay	100 to 200 per acre		
Area Unsuitable for Cultivation.					
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 250.00

Total added by buildings to value of farm \$ nil

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

Total value of farm \$ 250.00

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

never been farmed

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

Noxious weeds: none

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:

Corporation of Surrey Taxes \$ 23.25

Date: July 8th 1942

Place: New Westminster B.C.

I certify that the above report is based on a July 8th 1942 examination of the whole farm made on the day of 19

Inspector's Signature

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

Farm Appraisal Report

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

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

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

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

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

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

Tsunchire Otania. 9.88 ac of S.W.9- Tp.8.
Diagram of Property Surrey.

HALLS PRAIRIE ROAD.

2 Chains to
1 inch.

THICK BUSH

THICK BUSH.



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

Date 14th July, 1942.

"I.T. BARNETT"
District Superintendent.

3769 & 1764

31st March, 1943.

Mr. Roy Tsunehiro OTANI,
Registration #04573,
Greenwood, B.C.

Dear Sir:

We wired you on the 25th March stating that we had an offer of \$700.00 for your Federal 3 ton truck at Steveston and received your reply that you had no desire to sell this truck.

However, in view of depreciation which is taking place our policy in regard to Japanese owned cars has been to dispose of them and we have had your car appraised and sold for the gross sum of \$622.00.

This car was not declared by you when you registered with us on the 7th April 1942 but we now have on file a statement signed by yourself and Mr. Owen Burdett to the effect that you had put your truck in Mr. Burdett's care to be stored in Mr. Burdett's barn.

We understand that this truck was registered in the joint names of yourself and Saichi Otani. Will you please advise us as to the actual ownership of this truck.

Mr. Burdett claims that you made an arrangement whereby he was to receive \$100.00 for storing your car. In view of the fact that he has only had this car in his possession for a little less than 12 months, this storage rate seems to be to us quite excessive as one can obtain ordinary dead storage in almost any garage from \$3.00 to \$5.00 per month.

Will you please advise us in regard to this matter of payment of storage charges to Mr. Burdett.

Yours truly,

F. G. Shears,
Acting Director.

FGS/PWH

3 Ten

Address all communications to:
THE COMMISSIONER
British Columbia Provincial Police
(Motor-vehicle Branch)
Victoria, B.C.

TELEPHONE : EMPIRE III
LOCAL 38

Your File No.



MOTOR-VEHICLE BRANCH
VICTORIA

EVACUATION SECTION	
Rec'd.	APR 30 1943
File No.	
Ans.	
Referred	<i>Matheson</i>

April 29th, 1943.

SUBJECT:
"Conditional Sales Act."
"Bills of Sale Act."
"Mechanic's Lien Act."

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings & Granville Sts.,
Vancouver,
B.C.

Gentlemen:-

Attention of F. Matheson,
Specified Articles Department.

Replying to your letter of the 28th instant,
I wish to advise that we have searched our files under
the marginally noted Acts and could find the following
encumbrance filed against 1929 Stewart Truck, Engine #
TF-4261, Serial # 18X1124, which is registered in the
name of SAICHI OTANI of P.O. Box 316, Steveston, B.C.

"Bill of Sale dated May 4th, 1936, between ROY TSUNEHIRO
OTANI & NIPPON TRANSFER OF Steveston and Saichi Otani of
Steveston, B.C., filed May 5th, 1936 under Bills of Sale
Act # 3120, amount \$3,500.00."

Yours truly,

Geo. A. Hood,
Inspr. O/C Motor Branch,
for Commissioner of Provincial Police.

RH:MC

1764

4691 Elgin St.,
Vancouver, B.C.
May 22, 1943.

Custodian of Japanese Property,
912 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

I hereby submit an offer on the following motor vehicle,
as advertized on the 15th Day of May, 1943.

One 1929 Stewart Truck, with the following equipment as
seen by me :

34x7 Tires and Rims- 2 front, dual rears, and one spare,
Lugs, nuts, and available tools belonging to the truck,
One tarpaulin.

I hereby offer the sum of Two Hundred and Fifty- five
Dollars (\$255.00)

Enclosed please find a cheque for the sum of Twenty-Five
Dollars and Fifty Cents, (\$25.50), as ten per cent (10%) of
the tender as required.

Respectfully submitted,

G. F. Stuart

One enclosure-Cheque \$25.50.

Building No 11
Greenwood, B.C.
Nov 22/43.

Mr. Robinson
Custodian Office
Vancouver, B.C.

Dear Sir:

Re ATTENTION.

EVACUATION SECTION	
Rec'd	NOV 25 1943
File No.	769
Ans.	
Referred	Peter

Please take these matters your immediate attention.
Up to this time, I have patiently waited for
you to send us the list of articles taken from us.
It must have been the end of June when my brother
went to Steveston on business, that and on his
return heard that you have taken automobile tires
to from 108 Moncton St, who at present, Mr.
Tufmail is residing. And also I presume that you
have also taken the automobile parts which has
been stored at my brother S. Otani's garage.
Opera house which have been broken down now.
If at least by this time you could have
notified us. Isn't what Custodian mean? I know
there isn't any worry if it is in your hands but
that is the least you could have done for us.
Please by return, mail us the list taken
from 108 Moncton & also from the broken down
S. Otani's Opera house.

Yours Truly
Mr. Roy Tsuchiro Otani

3769

November 29, 1943.

Mr. Roy Tsunehiro OTANI,
Registration No. OA573,
Building No. 11,
Greenwood, B. C.

Dear Sir:

We are in receipt of your letter of November 22nd
and contents noted.

As you personally did not declare any chattels we
have investigated with our Steveston representative and find
that there were no automobile parts found in the old opera
house, just the two trucks which have been sold. As the tires
for one of the trucks was in the room at 108 Moncton Street,
this was entered by the Custodian and the tires taken along
with a jack. The balance of the chattels were left at this
address and have not been inventoried.

If you require the balance of chattels stored at
108 Moncton Street, in the basement room, these can be shipped
to you at your own expense if you will make your wants known
through the B. C. Security Commission.

Yours truly,

George Peters,
Administration Department.

GP:EB

December 30, 1943
Greenwood, B.C.

Mr. George Peters,
Administration Dept.,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JAN 5 1944
File No.	1764 (3709)
Ans.	
Referred	

Dear sir:-

Open house

I am inquiring of the Stewart Truck, stored at my property described as N88' of Lot A Block 7 Section 10 B 3 N Range 7 W Map 6015 District of New Westminster, B.C., I have not been notified and I like to know what become of building and contents that were stored in that building. As the Stewart Truck is registered in my name but actual owner is my brother Tsunehiro Otani, so please transfer to his account.

Another property describes as, Lot 2 of Block 7 Section 10 Block 3 North Range 7 West Map 213 of the District of New Westminster, B.C., with dwelling house, been leased to Mr. Charles Deagle, Steveston, B.C., with equipments of 3 pool tables 35 billiard cues and 49 pool balls. I want you to check whether Mr. Deagle is keeping his promise according to Agreement. As I hear the equipments are moved to somewhere else and nobody using that building. I like to know whether it is true or not. Please investigate and reply. I remain,

Yours Truly

S. Otani
Saichi Otani
File # 1764

*Campbell new tenant
chattels still stored
at house.*

*Found no chattels at Old
Open House
just returned*

*500.00
88.00
Ad \$491.20
480
Appraisal 487.20*

EVACUATION SECTION	
FEB 24 1944	
Recd	3769
File No.	3769
Referred	Anderson

R.R.3.

Clowerdale, B.C.

23-February, 1944.

The Director,
Department of State,
Office of Custodian,
Japanese Evacuation Section,
506, Royal Bank Building,
Hastings & Granville Streets,
Vancouver, B.C.

Dear Sir,
re Japanese Rural Property.

Some time ago, I wrote the Custodian in regard to a parcel of uncleared land, on the north side of my property on Hall's Prairie Road, Clowerdale, in the Municipality of Surrey, about 10 acres more or less, the owner of which was a Japanese, named T. Otani, otherwise known as Tsunekichi Ohani, at one time residing at Steveston, B.C.

The only legal description of the said property I have on hand at present, is Sketch No 2956 shown on the Blue-print of my property adjoining on the North.

I shall be obliged if you will please

2/
let me know, whether this property has
been disposed of or not, and if so how?
Has the Director of Soldier Settlement taken
over the said property for soldier settle-
ment?

As long as re occupation does
not take place by a Japanese person, or
persons I am satisfied. If the Japs return
to occupy land in this, (the St. Lawrence) Valley,
there will be trouble. I am now speaking
as a returned soldier of World War No. 1

Returning soldiers of this War No. 2,
are annoyed at the Government's proposal
to re settle the Japs on the land in B.C.
as competitors with those returned soldiers
who intend settling on the land to make
a living after the war.

An early reply will be appreciated by me,
Yours faithfully,

J. G. Allen

3769

February 29, 1944.

Mr. D. Gallen,
R. R. No. 3,
Cloverdale, B. C.

Dear Sir:

Re: Property Description - Pt. 9.88 ac. SW $\frac{1}{4}$
of NW $\frac{1}{4}$ of Sec. 9, Twp. 8, Sk. 2956,
Municipality of Surrey - Township OTANI.

In reply to your letter of February 23, 1944, regarding
the present ownership of the above described property, which
formerly was registered in the name of subject Japanese, we
wish to advise you that this property has been sold to the
Director of the Veterans' Land Act.

Yours very truly,

W. E. Anderson,
Farm Department.

/EG

R.R.3, blowerdale, B.C.

14, March, 1944

The Custodian,

Enemy Alien Property in B.C.,

506, Royal Bank Building,

Hastings Street,

Vancouver, B.C.

EVACUATION SECTION	
MAR 18 1944	
File No.	3769
Ans.	W.A.
Referret	Anderson

Dear Sir,

re Japanese (J. Otani) Land Sketch No 2956-

located on Hall's Prairie Road, blowerdale, B.C.

Some weeks ago, I wrote your Office enquiring who was the owner, now of the above-property but so far no reply has been received.

In my letter then some anti Jap sentiments were expressed but had there been pro-Jap, I think a reply would have been to hand before this. Apparently a desire exists on the part of some person or persons connected with the Government at Ottawa, to defend and retain the Japs in B.C. at any cost, and to refuse any information enquiring may attempt to elicit about the Japs or their movements, considered to be detrimental to their return, or stay in British Columbia.

I made an offer to purchase this property some time ago but I got very little

2

Satisfaction, and in my previous letter I enquired whether the Director of Soldiers Settlement had retained the said property or not, or whether it was being held over for the Jap but so far no replies to these questions have been given.

A boundary fence (wire) between my property and the Japs needs some repairs and it is customary for both owners to defray the expense equally, (see fencing Act) of fencing or repairs to same. If I have to do such repairs as may be required to keep in or turn cattle, is your office prepared to pay the Japs share of the cost, and if not who is? This is another reason I want to know the person's name, who is the owner of the said property now? I had trouble with the Japs when the property was first fenced, to get his share of the cost.

Unless I hear from your office, per return, in the matter, I will have to write to the Department of the Secretary of State in this Japs question. An early reply will be appreciated by the undersigned.

Yours faithfully
D. Gallen

MEMORANDUM

File No. 3769

October 20th, 1944

To: The File

From: Mr. R.B. Mackenzie

Re: OTANI, Roy Tsunehiro
CHATELS

All chattels of the above and his wife were moved from 108 Moncton Street, Steveston to our auction rooms on September 19/44, at the request of the owner Mr. Tufnail and are being liquidated.

R.B.M.

REM:IM

Greenwood, B.C.
November 30, 1945.

Mr. George Peters;
Administration Dept.;
Officer of the Custodian;
606 Royal Bank Building;
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	DEC 3 1945
File No.	2767
Ans.	
Referred	Peters

Dear Sir:

On November 5, my wife and I received the money (522.00) transferred to the Bank of Commerce.

Please forward the balance of the money before Christmas or the New Year as we are very much in need of money.

The supervisor of Greenwood has consented to this matter so please forward the money and also please send the statement of our account in full.

I have bought the 4th Victory Bond for \$200.00 in my name. It was arranged for the custodian to pay for it. I hope you have paid the \$200.00. I have not yet received the receipt for this bond and would like to know how it is.

Very truly yours,

My wife's Nos.
R. J. Otari
Registration No. 04553
File No. 6666

R. J. Otari
Registration No. 04573
File No. 3769

Please address all
communications to
"The Manager"

The Canadian Bank of Commerce

Grand Forks, B.C.

December 29, 1945

EV	ION
Rec'd	JAN 2 1946
File No.	3769
App.	
Referred	Peter

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.
Vancouver, B. C.

Dear Sir:

Re: Mr. Roy Tsunehiro OTANI
Registration No. 04573

Referring to your letter of December 20th, we wish to advise that we were in receipt of a Ninth Victory Loan application for account of the above but as no payment was received in the time period, this application was returned to the National War Finance Committee and no doubt cancelled.

Yours truly,

K. Campbell

K. Campbell
pro Manager

KC:27

3769, 6666

December 7, 1945.

Mr. Roy Tanshire OTANI,
Reg. No. 04573,
Greenwood, B.C.

Dear Sir:

This will acknowledge receipt of your letter
of November 30, 1945.

As formerly stated in our letter of October 5th
a complete review of your file is necessary and owing to the
pressure of work in this office, we have been unable to do this
to date. It will not be possible for you to receive this money
before Christmas or the New Year.

With reference to your inquiry about the \$200
bonds of the Ninth Victory Loan to be purchased in your name, we
have no record in this office requesting the purchase of these
bonds. Kindly let us know if you made your application through
the Bank at Greenwood so that we may trace this.

Yours truly,

George Peters,
Administration Department.

GP:AS

Box 444 , Greenwood ,B.C.
Dec 13th 1945.

EVACUATION SECTION	
Rec'd	DEC 19 1945
File No.	3769
Auth.	
Referral	

sent to you

TO WHOM IT MAY CONCERN .

I hereby certify that in November 1945 I accepted from Mr. Roy Tsunehiro Otani of Greenwood ,B.C. a duly signed Victory Bond Application ,Ninth Loan ,for the sum of \$ 200.00.

This application was forwarded to the Victory Bond Headquarters at Trail ,B.C.

Mr. Otani to arrange payment for this Bond with the Canadian Bank of Commerce , Greenwood ,B.C.

This applicant advised me that this Bond was to be paid for out of certain sums to his credit now in the hands of the Custodian at Vancouver ,B.C.

Very truly yours ,

R. B. Wallace
Victory Bond Salesman ,
Ninth Victory Loan ,
Greenwood ,B.C.

3769

January 4th, 1946.

Mr. Roy Tsunehiro OTANI,
Reg. No. Q4573,
Building #11,
GREENWOOD, B. C.

Dear Sir:

With reference to our letter of December 20th, we have just been notified by the Canadian Bank of Commerce at Grand Forks that your application for the Victory Loan has been cancelled owing to the fact that no payment was received in the time period.

As stated before no application for payment of this bond was received by this office.

Yours truly,

George Peters
Administration Department

GP/dmc

File Nos. 3769
1764

April 16, 1946

Re: Roy Tsunehiro OTANI, Reg. No. 04573
Saichi OTANI, Reg. No. 04714

MEMORANDUM - TO FILE

As the two files are confused as to the transferring of funds from the sale of a Stewart truck the following is an explanation.

On May 20, 1943, Mrs. Olive Babuin placed the highest bid of \$500.00 for a 1929 Stewart truck, 1941 licence C-7159 which was accepted by the Custodian. The funds received from the sale were credited to the registered owner, Saichi OTANI. A letter dated December 30, 1943 from Saichi OTANI claimed Roy Tsunehiro OTANI, his brother, to be the actual owner of the truck and requested the proceeds from the sale to be transferred from Saichi OTANI's account to his brother's account. As the funds were partially used to pay arrears, taxes and water rates on Saichi OTANI's properties there was not enough money left to transfer the full amount of \$500.00 from Saichi OTANI's account to Roy Tsunehiro OTANI's account. Both brothers agreed that the short amount could be made up from rentals collected from Saichi OTANI's property after taxes and fixed charges had been paid.

Date:	Particulars:	
1944		
Jan. 10	Sale of Stewart truck - Transferred from Saichi OTANI, file 1764	298.93
Mar. 14	Payment on account - Saichi OTANI	35.00
May 9	A.I.Campbell - transferred credit from Saichi OTANI, file 1764	24.00
Aug. 23	A.I.Campbell - rent to June 30, water rates, on account July rent	20.00
Oct. 24	A.I.Campbell - balance July rent, water rates, Aug. rent, water rates Aug., on account Sept. rent	24.00
Dec. 27	A.I.Campbell - balance Sept rent, water rates, Oct. rent, water rates Oct., on account Nov.	24.00
1945		
June 28	Saichi OTANI - payment of claim	61.27

Note: Appraisal of Stewart truck \$4.00
Advertising 8.80

17.80

hbc

\$ 500.00

I

File No. 3769

April 22, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Roy Tsunehiro OTANI
Registration No. 04573

Veterans' Land Act transaction.

One Real Property only, being:

Part 9.88 acres more or less of the South West
quarter of the North West quarter of Section 9
Township 8 as shown and outlined in Red on Sketch
deposited No. 2956 Municipality of Surrey in the
District of New Westminster.

Assessment: (1943) 9.88 acres.

Taxes: \$23.25

Land.....\$700.00.
Improvements.....Nil.....

Valuation: (Soldier Settlement Board)..\$250.00.

Sold to Director, Veterans' Land Act for \$246.00.

Claimant's Valuation.....\$1000.00.

Relative documents attached hereto.

WJJ/HMS

.....*W. B. Houston*.....

August 31, 1948

To: Mr. Noble

From: F. Matheson

Re: Roy Tsunehiro OTANI, Reg. No. 04573 & Stewart Truck

Information on file is that the Stewart Truck, for which the above-named man has filed claim, was appraised in May, 1943, by H. Grone, of McDermott Motors Ltd.

Our records indicate that the appraised price was \$250.00.

My recollection of the sale is that the offer of Mrs. Babuin was double the appraised valuation. This offer of \$500.00 was accepted.

I have searched through our records but have been unable to find the appraisal report of Mr. Grone.

/FM

F. Matheson

P.S. Offers received for this truck have been placed in the claim file.

MEMORANDUM

Case No. 309
File No. 3769

28th July, 1949.

Re: Roy Taunehiro OTANI - Regn. No. 04714

TO: B. Good
FROM: M.L. Brown

Claim \$100.00 for two hydraulic jacks.

Please be advised that I phoned Messrs. Ferguson Trucks and Equipment Co., and was informed that to the best of their knowledge, 20-ton hydraulic jacks cost \$36.00 in 1937.

M.L. Brown

MLB:HA

*100 Cont
34.
2*

11th August 1949.

To: Mr. Good

From: Mr. Braidwood

Case No. 309

I have your memorandum on this case and you will note that the evidence here, from the Japanese, under oath, is as to the payment of \$120 for the two jacks. You will also note that this was not disturbed in cross examination. This is coupled with the fact that the case has already been settled in so far as our discussions are concerned and that the general ratio as applicable will only gain an award of \$24 in any event. In the circumstances of the settlement I feel we are bound by the sworn evidence before the Court.

Oct '36 - '72

#34.41

3769

October 3rd, 1950.

Mr. Tsunehiro Roy OTANI,
1704 Napier Street,
Vancouver, B. C.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 309

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$572.20.

Cheque for \$539.10 is enclosed herein, and the sum of \$33.10 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FGS/js
1 encl.

V.L.A.

NOV 25 1947

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

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

3769

2470
Ac 561 P.
Inv. 33

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

- (1) NAME OTANI TSUNEHIRO ROY (Mr.) (RCMP) Reg. No. 04673
(Print) Surname Given Name
- (2) Pre-Evacuation Address Box 316, Steveston, B.C.
- (3) Present Address Box 562, Greenwood, B.C.
- (4) REAL ESTATE
- (a) Street Address (if any) _____
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)
PART 9.88 ACRES MORE OR LESS OF THE SOUTH WEST QUARTER OF
THE NORTH WEST QUARTER OF SECTION 9, TOWNSHIP 8, AS SHOWN
AND OUTLINED IN RED ON SKETCH DEPOSITED #2966, DISTRICT
OF NEW WESTMINSTER C OF E 52472, MUNICIPALITY OF SURREY.
- (c) Type of Real Property (cross out words which do not apply):
(i) Farm _____
(ii) ~~Residence~~ Type of business _____
(iii) ~~Business~~ _____
(iv) Any other type of property (describe) UNCLEARED LAND
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) SOLE OWNER
- (e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 1000.00
(ii) Buildings - - - - - \$ _____
(iii) If business, put value on business as going concern
(including land and buildings, tenancies, chattels,
fixtures, stock-in-trade, goodwill and accounts re-
ceivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just
fill in total value) - - - - - \$ 1000.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 243.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 757.00
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
#1. 1 truck---Opera House, Steveston, B.C.
#2. 1 truck---Mr. Owen Burdett, 644 2nd Ave., Steveston, B.C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
#1---Garage #2---Family
- (c) How stored or packed at time of evacuation _____

(over)

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

IN NO ONE'S CARE

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

1	1 Stewart Truck 3 1/2 tons	Estimated Value \$	1250.00
2	1 Federal Truck 3 tons	Estimated Value \$	2500.00
3	2 20-ton Hydraulic Jack Wrenches	Estimated Value \$	
4	and Canvas Cover	Estimated Value \$	350.00
5		Estimated Value \$	400.00
6	Received from Custodian	Estimated Value \$	487.20
7		Estimated Value \$	818.00
8		Estimated Value \$	1,305.20
9	Legal Fee paid to Custodian	Estimated Value \$	15.00
10		Estimated Value \$	1,290.20
	Less amt. received from Custodian		1,290.20
	TOTAL CLAIM FOR PROPERTY LOSS		\$ 808.80

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 1 and 5(e))

(g) (a) Place at which claimant prefers to be heard.
(b) Do you require the services of an interpreter at the hearing? Yes or no

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

DOMINION OF CANADA

Province of B. C.

TO WIT:

I, Roy Taugheiro Ocant

of Greenwood

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City

of Greenwood

In the Province of B. C.

this 17th day of November

A.D. 1947.

Roy T. Ocant

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

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

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10

Grand Forks, B.C.

June 3, 1948

IN THE MATTER OF THE CLAIM OF
BOY TSUNEHIRO OTANI

PROCEEDINGS AT HEARING

20 APPEARANCES:

HAROLD W. McINNIS, Esq.,

appearing for the
Dominion Government.

A.E. COBUS, Esq.,

appearing for the
Claimant

L.A. DODD, Esq.,

Secretary to Grand
Forks Sub-Commission

G.H.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

30

MR. COBUS: The claim, your honour, of R.T. Otani,
No. 77 on the Secretary's list, which becomes
case No. 309, Mr. Secretary.

THE SECRETARY: Case No. 309.

ROY TSUNEHIRO OTANI, the claimant herein,
being first duly sworn, testi-
fied through the official in-
terpreter as follows:

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

THE COMMISSIONER: Amendment allowed.

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

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

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

THE COMMISSIONER: Reduced to \$100.00.

MR. COBUS: \$100.00.

THE COMMISSIONER: That amendment is allowed.

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

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

DIRECT EXAMINATION BY MR. COBUS:

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

A: Yes.

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

A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 1)

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

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

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

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

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

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

THE COMMISSIONER: Where is that property located?

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

THE COMMISSIONER: Yes.

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

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

20

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

MR. McINNES: How much, Mr. Cobus?

MR. COBUS: \$700.00.

MR. McINNES: Yes, that is correct.

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

30

property would likely find a sale at a reasonable price." It is already stated it was sold to the Director of the Veterans Land Act for \$245.00.

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

A: Yes.

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

A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 3)

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

20 Q: Witness, I produce to you a photograph or a snapshot of a truck. What is that a picture of?

A: Federal truck.

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

THE COMMISSIONER: Q: Is that your truck?

THE WITNESS: A: Yes.

MR. COBUS: What date, Mr. Interpreter?

THE INTERPRETER: 1940.

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

30 THE COMMISSIONER: A Federal truck.

MR. COBUS: Yes, your honour.

(PHOTOGRAPH MARKED EXHIBIT NO. 4)

MR. COBUS: Referring to the statement, exhibit No. 5, your honour, the claimant has given full details with respect to three items for which he is submitting his claim, the first being a 1929 Stewart truck, three and a half tons, which he purchased in 1929 new, and he adds that it had a new body. He paid \$3500.00 for the truck and \$500.00 for the body. It was in good condition, he says, when he was evacuated, and points out that he overhauled the truck in 1938. He places a value on that truck as at the date he evacuated of \$1250.00.

10

The next item is a 1937 Federal truck.

Q: Witness, what tonnage was this 1937 Federal truck?

A: Three ton.

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

20

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

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

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

30 THE COMMISSIONER: Well, that will develop.

Handwritten:
We are waiting
as that is
not till 30 Dec 43

MR. CORNUM: Yes, your honour.

He is claiming \$100.00 for the jacks. The total estimated value for the three items is \$3,800.00.

With respect to the storage of these articles, he says the Stewart truck was left at the old opera house converted into a garage at Steveston, B.C. The Federal truck was left with Owen Burdette at 844 Second Avenue, Steveston.

The hydraulic jacks were left at his wife's house at 108 Moncton Street, Steveston.

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

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

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

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

given year?

A: No.

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

A: Yes.

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

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

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

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

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

MR. McINNES: Yes, here it is. I am producing a letter dated the 8th of April, 1943, from C.C. Robinson on the stationery of the Department of the Secretary of State, Office of the Custodian, to Miss F. Matheson, Specified articles department, 506 Royal Bank Building.

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

THE COMMISSIONER: Very well.

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

R.T. Otani
In Chief

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

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

10

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

Filed on behalf of the Crown.

20

(LETTER MARKED EXHIBIT NO. 5)

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

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

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

THE SECRETARY: 8th of April, 1943.

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

MR. COBUS: That is right.

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

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

R.T. Otani
In Chief

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

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

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

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

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

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

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

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

R.T. Otani
In Chief

(RECEIPTS MARKED EXHIBIT NO. 6)

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

MR. McINNES: Yes. At the request of my friend, your honour, I produce a letter from McDermott Motors, Limited, dated March 22, 1945, addressed to the Custodian, apparently referring to the truck in question; and attached to the letter, or accompanying it, is an appraisal on the Federal truck showing the selling price to be \$910.00 less repairs of \$88.00 or \$822.00 as the net value.

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

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

(LETTER AND APPRAISAL MARKED EXHIBIT NO. 7)

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

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

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

R.T. Otani
In Chief
Cross exam

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

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

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

MR. COBUS: Your witness.

10 MR. McINNES: It is submitted, your honour, that the real estate was sold for its fair market value. It is submitted that the trucks were sold for their fair market value in each case, or, alternatively at the ceiling price. *no ceiling till 1941*

CROSS EXAMINATION BY MR. McINNES:

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

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

Q: Then you had it for about three years?

20 A: Yes.

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

A: About that.

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

Q: And did no development work on it.

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

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

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

R.T. Otani
Cross exam

tion. Is that your signature?

A: Yes, I signed it.

Q: You signed it?

A: Yes.

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

(DECLARATION MARKED EXHIBIT NO. 8)

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

A: General hauling business.

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

(Handed to Mr. McInnes)

Q: What was the name of your business?

A: Hippon Transfer.

Q: Where did you operate?

A: Between Steves-

ton and Vancouver.

Q: Hauling generally what -- all kinds of merchandise and freight?

A: Yes.

Q: How many drivers did you have?

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

Q: Yes. The trucks were in constant operation, I take it?

A: I used the Federal one practically every day.

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

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

30 Q: You were earning a good living, that is what you are trying to tell me, is it?

R.I. Otani
Cross exam

A: Not so good.

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

A: One trip.

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

A: My brother.

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

10 A: In the summer, August and September.

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

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

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

A: The Stewart truck?

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

20 Q: Where did you buy the Federal truck?

A: From the Federal truck company.

Q: In Vancouver? A: Yes.

Q: Was it purchased in your name?

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

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

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

A: It was financed.

30 Q: Who did you make the payments to?

R.T. Stani
Cross exam

A: To the Federal company.

Q: Direct?

A: Yes.

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

A: I put in an old Federal truck.

Q: How much did you get for that?

A: About \$800.00.

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

10

Q: How much cash?

A: \$1250.00.

Q: Plus the truck?

A: Yes.

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

A: No, I don't think so.

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

THE INTERPRETER: I didn't hear the question.

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

Q: And you just made one trip a day?

A: Yes.

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

A: Yes.

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

MR. McINNES: That is all, thank you.

MR. COBUS: No questions, your honour.

THE COMMISSIONER: Thank you.

30

(Witness aside)

R.T. Otani

(PROCEEDINGS ADJOURNED SINE DIE)

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

Carleton Hambleton
G. Hambleton
Official Reporter

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

M.H. Colquhoun
Sub-Commissioner

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DEFENCE BRIEF

Roy Tsunehiro OTANI

File No. 3769

Case No. 309^

Grand Forks
3 June 1948
V.L.A. Deal

REAL PROPERTY CLAIM

<u>1. Real Property Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$1,000.00	\$250.00	\$246.00

Witness: McKay, Appraiser.✓

Ex. 1 - Real Estate Statement.
2 - V.L.A. Appraisal.

Apparently question of value only.

PERSONAL PROPERTY CLAIM

<u>2. Motor Trucks Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$3,850.00	\$1,072.00	\$1,322.00

(a) 1929 Stewart truck valued by
claimant at 1250.00. Sold by tender for 500.00.

Witness: McDermott Motors, Appraisers.✓

This truck was advertised for sale in
the "Sun" and "Province of 15 May 43.
7 Bids were received. Low 100.00,
High 500.00; the next highest being
255.00. The appraised value was
250.00, contrary to evidence Trans. 7
line 16 and Trans. 11 line 5.

Trans. 10 line 9. The deposit cheque
was held by the department dealing
with tenders and was not turned over
to Accounting Dept. until 2 June 1943.

(b) 1937 Federal Truck valued by
claimant at 2500.00 Sold by tender for 822.00, the
appraised value.

Witness: McDermott Motors, Appraisers.

Trans. 6 line 26. Used auto prices
were not controlled until 30 Dec. 43.
Above were sold 31 May 1943 and 25 Mar 43
respectively.

(c) 2 Hydraulic jacks valued at \$100.00 sold with trucks as part
of the equipment.

Witness: C.C. Robinson. ^

Trans. 9 line 21 - Claimant declared
he had no property in the protected
area. The trucks and jacks were
found by Custodian's staff and the
jacks taken as part of the truck
equipment.

Sold for fair market value.

RWN/nw

Name of Claimant OTABL, Teanehire May

Case 309

Custodian File 3769

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		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		
					246	195.70			195.70	
PERSONAL PROPERTY										Total
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
1322	330.50								330.50	
NETS										Total
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATTELS										Total
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			
			46%	100.00	46.00		46.00			
TOTAL RECOMMENDATION										572.20