
6666

FORM "J" STEVESTON, B. C. FILE No. 6666

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, Rosie Yoshiko (Mrs. Roy Tsunehiro)

HOME ADDRESS: Box 316, #108 Moncton St., Steveston, B. C.

REGISTRATION NUMBER 04553 SEX: Female AGE: 27

OCCUPATION: Housewife

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

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Roy Tsunehiro

ADDRESS OF WIFE OR HUSBAND: Box 316, #108 Moncton St., Steveston, B.C.

NAMES OF ANY LIVING CHILDREN: Keiko(F); Fumiko(F); Amy(F)

ADDRESS OF CHILDREN: #108 Moncton, St., Steveston, B. C.

AGE OF CHILDREN: 11; 9 and 7 years respectively.

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

1. LOCATION AND DESCRIPTION: #108 Moncton St., Steveston, B. C. Municipality of Richmond, Lots 5 and 6 Block 7 "F" of Sec. 11 Block 3, North, Range 7 West, according to Map of plan 4550. in the District of New Westminster. #148665

2. BUILDINGS AND OTHER IMPROVEMENTS: 2-storey, 6-rooms modern frame dwelling house; 1-garage.

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

4. TAXES (Amount and where payable) about $32.00 paid 1941, payable Town Hall Richmond, B. C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Owner - Leasing to Walter Owne Tufnail, Steveston, B. C. beginning May 1,1942 for the Duration of this war. The Lessee shall pay $1.00 upon signing of lease and will pay taxes, water rates and necessary upkeep during his occupancy of the said property. Thos. King agent for property (Steveston,B. C.)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS Land Registry Office at New Westminster, B. C.

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

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

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

None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Furniture of 108 Moncton St., Steveston, B. C. will be leased with ~~same~~ house.

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

FORM "J"

FILE No. 6666

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
1-$5.00 War Saving Certificate in daughter's name "Keiko" and 1-$5.00 War Saving Certificate in daughter's name "Fumiko" both declarant's possession.

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

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 27th day of April 1942.

(Signature) Kore Y. Otani

D R McManus
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE June 14/43

Our File No. 6666

Full Name OTANI, Rosie Yoshiko (Mrs. Roy Tsunehiro)
(Surname in Block Letters)

Registration No. 04553 Male - Female (Check) V Age May 6, 1914.

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

Date Evacuated May 2/42 Naturalized - Canadian-Born (Check) V - National

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

Married (Check) V - Single

Name of Wife - - -

Name of Husband Roy Tsunehiro - #04573

Name of Mother nee (MIZUYABA) Iwa #04273

Name of Father MUKAI, Yoshizo - #04274

Names of Children under 16

Requested by E.C.T.

Registered with Custodian Yes (Yes or No)

Additional Information

April 26, 1946

REAL PROPERTY SUMMARY

Japanese Name: OTANI, Rosie Yoshiko (Mrs. Roy Tsunehiro)
Reg. No. 04553 File No. 6666

Catalog No. 869

Property Address: 108 Moncton Street, Steveston, B. C.

Legal Description: Lots 5 and 6, Block 3, Section 11, Block 3,North, Range 7 West, Map 4553, Municipality of Richmond, District New Westminster.

Classification: Dwelling.

Assessed Value:

Land:	Improvements:	Annual Taxes:	Appraisal:
$550.00	$1,900.00	$32.05	$1,480.00

Title: Registered in the name of OTANI, Mrs. Rosie Yoshiko.

Encumbrances: Registered dyking charge

Vesting Order No. 24303 - date July 8, 1942.

History of Administration: The Custodian's agent, Mr. J. D. Mather, reported on May 19, 1942 that two lots contained 1-1/2 storey frame shingled roof dwelling and garage in good condition.

Mrs. OTANI before evacuation leased her property to Walter Owen Tufnail for the duration of the war for the sum of $1.00, taxes and upkeep. The lease being prepared by T. C. King, real estate agent, Steveston, B. C. The Custodian's agent, J. D. Mather, recommended that this arrangement stand. A copy of this lease is on file dated March 20, 1942. Mrs. OTANI declared that the furniture would be leased with the house but no inventory was included with her declaration of April 27, 1942. This rental arrangement continued until the sale of the property.

Mrs. OTANI declared no insurance on this property. It appears that she placed a policy with the Liverpool-Manitoba Assurance Company, Policy No. 20753 who later endorsed to cover the property in the name of the Secretary of State of Canada. The amount of the policy being $3,000.00; $1,975.00 on the house, $25.00 on the garage and $1,000.00 on the household furniture. This was acknowledged by the Insurance Company in their letter of October 26, 1942. On the withdrawal of the furniture and chattels to storage, the furniture portion was cancelled and a rebate obtained for the unexpired amount on October 24, 1944. The insurance on the building being transferred to the new purchaser on August 9, 1944. See Insurance Summary.

File No. 6666 April 26, 1946

REAL PROPERTY SUMMARY

History of Administration: On December 9, 1942 we were advised of a small fire loss to a clothes closet. This was adjusted satisfactorily and repairs for the sum of $30.00 were made to the property by the Insurance Company.

Sold: To Walter Owen Tufnail for $1,480.00, cash.
Approval of the Advisory Committee - June 28, 1944

In view of rents being collected by the Custodian up until July 20, 1944 an adjusting credit was allowed to Walter Owen Tufnail.

Funds released to the credit of Mrs. Rosie Yoshiko OTANI on November 10, 1944.

Title No. 177303/E in the name of Walter Owen Tufnail dated October 18, 1944.

Protests: The only protest as to the sale by Mrs. OTANI, is that she claims that the house was bought for $1,950 and occupied for barely a month. (Letter of October 1, 1944). Custodian's reply, (letter of October 5, 1945).

GP:hbc

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

George Peters,
Administration Department.

File No. 6666 April 16, 1946

PERSONAL PROPERTY SUMMARY

Re: OTANI, Rosie Yoshiko (Mrs. Roy Tsunehiro)
Reg. No. 04553

Chattels: See Chattel Summary.

Bonds: One $5.00 War Saving Certificate in Mrs. OTANI's daughter's name, Keiko, and one $5.00 War Saving Certificate in Mrs. OTANI's daughter's name, Fumiko. As these Certificates did not come under the control of the Custodian at that time they remained in Mrs. OTANI's possession and no action was taken by this office. These Certificates were declared in Mrs. OTANI's official declaration of April 27, 1942.

No propety interests other than those mentioned are to be found on the file.

Accounts Receivable: Mrs. Rosie Yoshiko OTANI's account was credited with $2.62 being a refund of the B. C. Electric Railway Company Ltd., security deposit for light.

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

George Peters,
Administration Department.

hbc

File No. 6666 April 17, 1946

CHATTEL SUMMARY

Re: OTANI, Rosie Yoshiko (Mrs. Roy Tsunehiro)
Reg. No. 04553

Mrs. Rosie Yoshiko OTANI's declaration of April 27, 1942 states, "Furniture at 108 Moncton Street, Steveston, B. C. will be leased with the house".

Mr. Mather, the Custodian's agent, in his report of May 9, 1942 confirmed that the house with its contents had been leased to Walter Owen Tufnail for the duration of the war.

No actual inventory of the chattels in the house was taken until September 19, 1944 when goods were removed from 108 Moncton Street by the Custodian at the request of Mr. Tufnail who had purchased the house. See Chattel Schedule.

The Custodian's release form dated April 27, 1944 and signed for by Mrs. OTANI requested certain kitchen utensils to be shipped to her at Greenwood, B. C. Typed and signed by Mr. C. W. Fisher, of the Department of Labor, Japanese Division, at the bottom of the form was a note stating that a Mrs. Iwa MUKAI was in Vancouver from Lillooet sorting out the possession of her own and the OTANI family and that she would make both shipments and would pay all the charges. However, a letter dated September 11, 1944 from Mr. W. O. Tufnail reveals that there had been no shipment of any kind to Mrs. OTANI since his occupation of the building.

The Custodian's release form dated December 6, 1944 and signed by Mrs. Rosie Yoshiko OTANI requested items to be shipped to her at Greenwood, B. C. which were stored with Mrs. Mary Johnson, No. 1 Road, Steveston, B. C. See Chattel Schedule. A pencilled notation on the form states that the items were picked up by the Richmond Transfer Company January 17, 1945 for shipment to Mrs. OTANI.

All the goods picked up and inventoried on September 19, 1944 by the Custodian were sold at auction on September 30, 1944 and the proceeds from the sale were credited to the account of Mrs. Rosie Yoshiko OTANI. See Chattel Schedule.

In a letter dated January 13, 1945, Mrs. OTANI claimed certain items to be missing from 108 Moncton Street. See Chattel Schedule. A kitchen stove with the sawdust burner listed as missing in Mrs. OTANI's letter and reported to have been auctioned by Mr. G. M. Harris, the Custodian's representative, in his memorandum of February 23, 1945 we assume had to be discarded as having no value. Although the stove was recorded on our auction sheet No. 21, Item 260, as having been sold for $7.00, no money was received from the purchaser as he found the stove defective for use. The kindergarten table and chairs were discarded because of their broken condition. One cross cut saw was auctioned as well as a Japanese cooking utensil and one roll table containing counter books

Re: OTANI, Rosie Yoshiko (Mrs. Roy Tsunehiro)
Reg. No. 04553

with counter slips. All the other items listed as missing by Mrs. OTANI, no trace could be found. The Custodian can take no responsibility for chattels which were not declared to the Custodian and for which Mrs. OTANI made her own arrangements with her tenant before her evacuation from the protected area.

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

HBC

George Peters.
Administration Department.

File No. 6666 April 16, 1946

CHATTEL SCHEDULE

Re: OTANI, Rosie Yoshiko (Mrs. Roy Tsunehiro)
Reg. No. 04553

Mrs. Yoshiko OTANI's declaration of April 27, 1942.

"Furniture of 108 Moncton St., Steveston, B.C. will be leased with house."

J.D.Mather, Custodian's Agent, in his report dated May 19, 1942.

"The house, with contents, has been leased to Walter Owen Tufnail, for the duration of the war. The lease was drawn by Mr. T. C. King of Steveston".

There is no inventory of contents of the house signed by any persons involved on this file.

Custodian Release Form dated April 27, 1944 signed by Mrs. OTANI

All kitchen utensils
chinawares
meat grinder
aluminum kettle
pots and pans

Note at bottom of Form states that "a Mrs. Iwa MUKAI is in Vancouver sorting out her own and the OTANI family possessions. She will make both shipments and pay all charges".

Custodian's inventory sheet dated Sept. 19, 1944; goods removed from 108 Moncton St.

a	2 dressers and mirror
a	1 set Books of Knowledge
a	1 ironing board
a	1 box papers and books
a	1 basket of effects
a	1 heater
a	1 pair crutches
a	9 kitchen chairs
a	1 dining table
	1 sled
a	1 crosscut saw
a	8 picks
a	1 boat pump
a	2 shovels
a	1 baby carriage
a	1 funnel
a	1 oil can
a	1 bedstead
a	1 15 ga. crock
a	1 small table
a	1 carton misc.
a	1 box misc. tools
a	1 spotlight
a	2 cartons china
a	1 box platters
a	1 roll top desk
a	1 clothes cupboard
a	1 small kitchen cabinet
a	2 coil springs
a	1 kitchen stove
a	2 complete beds

a - auctioned
c - Custodian inventories
s - shipped to Mrs. OTANI

File No. 6666

Custodian Release Form dated Dec.6, 1944 signed by R. Y. OTANI	Pencilled note on Release Form dated December 6, 1944
1 cedar chest containg personal clothing 1 Singer sewing machine Stored at Mrs. Mary Johnson #1 Road, Steveston, B. C.	"The above were picked up by Richmond Transfer Co. 17/1/45 for shipment to the above".
Items claimed to be missing in R. Y. OTANI's letter to the Custodian dated Jan.13,1945	Memo from G. M. Harris, Custodian's agent, Steveston, with reference to chattels claimed missing by Mrs. OTANI.
1 kitchen stove with sawdust burner 1 tub 2 cross cut saws 1 aluminum tea kettle 2 rubber hose 1 lawn mower 1 food chopper (large) 1 table & chairs (Kindergarten set) 1 can opener 1 box Japanese records (gramaphone) 1 Suribachi (Japanese cooking utensil) 1 roll table containing counter book with counter slips	"Kitchen range was sold in our auction, also roll top desk. All that is left is set small table and chairs broken, dolls Jap records and some old clothing. Mr. Tufnail knows nothing about the other items mentioned". Note: Kitchen range not sold at auction. See Chattel Summary.
Credit slip on file dated Feb.15,1945 for fish picks, Kogis Yoshiko OTANI.	Mrs. OTANI's account was credited with $15.00 for the sale of two beds to Mr. W. O. Tufnail.
1 fish picks	
Auctioned by Custodian, Sept. 30, 1944. Proceeds credited to Mrs. OTANI.	Auctioned by Custodian, Sept, 30, 1944, proceeds credited to Mrs. OTANI.
1 glassware 1 chinaware 1 small rice pot 1 tray of sundries 1 washboard 1 baby go cart 1 tools 1 15 gal. crock 2 prs. ice tongs 1 clothes cupboard 1 roll top desk 2 dresser and mirror 1 dining table 1 kitchen cupboard 9 kitchen chairs 2 bed spring 1 bed and spring 1 round heater	CHILD's bed 1 cross cut saw 1 pump and funnel 1 pair of crutches 2 shovels 1 ironing board 1 oil can 1 small table 1 trays and sundries 1 china box 1 chinaware 1 box of tools 1 Books of Knowledge 1 bowl and case 1 Christmas decorations 8 platters 1 basket 1 dishes 1 plates 1 1 gal. crock, kitchenware, box of chinaware

FOR	NAME	FILE NO.
[illegible] 6453	OTANI, Tomie Tomiko (Mrs. Roy Tsumahiro)	6666

COMPANY	POLICY NO.	AMOUNT	EXPIRATION MONTH	EXPIRATION DAY	EXPIRATION YEAR	PROPERTY
Liverpool Manitoba Assurance Co.	Orig. Endorsed to New Owner Transfer W.H. Paddon Hon - Oct 17/44 20753	$3000.00	March	28	1945	.08 on the South side of Nanaimo Street, in the Town of Steveston, in D. C. Lots 586 Sec.11.

The above policy, No. 20753 was endorsed to cover in the name of the Secretary of State of Canada. The insurance on the building being transferred to the new purchaser on August 9, 1944. On the withdrawal of the furniture and chattels to storage, the furniture portion was cancelled and a rebate obtained for the unexpired amount on October 24, 1944.

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

George Peters
Administration Department

GP:hbc

October 5, 1945

File No. 6666 April 16, 1946

LIABILITY - SUMMARY

Re: OTANI, Rosie Yoshiko (Mrs. Roy Tsunehiro)
Reg. No. 04553

There are no claims revealed on this file against Mrs. Rosie Yoshiko OTANI.

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

George Peters,
Administration Department.

hhc

April 25, 1946.

The Manager,
Canadian Bank of Commerce,
Greenwood, B. C.

Dear Sir:

Enclosed please find our cheque in the amount of $693.23 to be credited to the account of Mrs. Rosie Yoshiko OTANI, Registration No. 04553.

Will you kindly acknowledge receipt of the enclosed cheque.

Yours truly,

George Peters,
Administration Department.

hbc

Encl. (1)
Cheque ($693.23)

6666

April 25, 1946.

Mrs. Rosie Yoshiko OTANI,
Registration No. 04553,
Building No. 11,
Greenwood, B. C.

Dear Madam:

From time to time you have been advised in regard to the administration of your affairs and as this is now being completed, it is in order to supply you with a brief summary.

In your declaration of April 27, 1942 you declared that you were the owner of real property being Lots 5 and 6, Block E, Section 11, Block 3 North, Range 7 West, Map 4553, Municipality of Richmond, District of New Westminster.

Before your evacuation you entered into a lease agreement with Mr. Walter Owen Tufnail that he would rent the property for one dollar and he was to pay the taxes, water rates and the necessary upkeep during his occupancy of the property. Your arrangement was not disturbed by the Custodian until the sale of your property which was completed on April 20, 1944 and a statement of this transaction was forwarded to you on December 6, 1944.

You included your furniture in the lease with Mr. Tufnail and this office was never supplied with a copy of the inventory. When the sale of your real property was consummated the chattels which were turned over to the Custodian by Mr. Tufnail, your agent, were inventoried and auctioned and the funds credited to your account.

The sum of $2.62 was received by this office from the B. C. Electric Railway Company Ltd., being a refund of your security deposit for light, which was credited to your account.

It would appear that we have accounted for all the property of every kind left by you in the protected area which was vested in the Custodian. In order that you may confirm this and the cheque in the amount of $693.23, your total remaining credit with the Custodian, which we are forwarding today to the Canadian Bank of Commerce, Greenwood, B. C., we are enclosing a stamped, self-addressed envelope for your convenience in replying. We are also enclosing a final, up-to-date statement of your account.

Yours truly,

G :hbe
Encl: (2)
envelope, statement

George Peters,
Administration Department.

File No. 6666
Reg. No. 04553

Rosie Yoshiko OTABI

Date		Particulars	Debit	Credit	Balance
1944	November 20	Balance as per statement sent	$	$1,394.97	
	November 29	Land Registry Office - Certificate of Encumbrance	1.00		
	December 9	Cheque to you	69.36		
1945	February 14	Sale of fish picks		1.00	
	February 24	Cheque to you	50.00		
	March 22	Cheque to you	50.00		
	April 17	Cheque to you	50.00		
	June 7	Sale price of 2 beds		15.00	
	August 6	B. C. Electric Railway - refund of security deposit		2.62	
	November 2	Cheque to you	500.00		
			$ 720.36	$1,413.59	
					CR $ 693.23

3769 & 6666

March 13, 1946.

Mr. Roy Tsunehiro Otani,
Registration No. 04573,
Greenwood, B.C.

Dear Sir:

In accordance with your request to the Department of Labour, Japanese Division, we are enclosing herewith our cheque for $100.00.

This leaves a balance to your credit with the Custodian of $759.98.

Yours truly,

George Peters
Administration Department

GP/ac
Enc. Cheque.

CANADA

DEPARTMENT OF LABOUR
JAPANESE DIVISION

EVACUATION SECTION
Rec'd JAN 4 1946
File No. 3769
Ans.
Referred Peters

3769 - sent to ypr

360 Homer Street,
Vancouver, B. C.
January 3rd 1946

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

Attention Mr G. Peters

Dear Sir,

Re Tsunchiro OTANI #04573
Mrs Yoshiko OTANI #04553

The above named have requested that the sum of $200.00 be forwarded to the Canadian Bank of Commerce, Greenwood, to enable them to pay for $200.00 Victory Bonds to which they have subscribed.

Mr Otani also requests that the sum of $100.00 per month be forwarded until the files are completed.

Yours truly,

M. L. Brown
Office Manager.

Letter dated 1/7/45 sent back again re Otani's

3769, 6666

December 7, 1945.

Mr. Roy Tsunehiro 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

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October 5, 1945

Mrs. Rosie Yoshiko OTANI,
Registration No. 04553,
Building No. 11,
Greenwood, B. C.

Dear Madam:

This will acknowledge receipt of your letter of September 29th requesting the Custodian to transfer the balance of your account to the Canadian Bank of Commerce, Greenwood, B. C.

Before the full amount of funds can be transferred, a complete review of your file is necessary. Owing to the pressure of work at this office, it will be a considerable time before this can be done.

We are, however, forwarding in favor of your account a cheque for $500.00 to the Canadian Bank of Commerce, Greenwood, B. C. We hope it will satisfactory for the present time.

Yours truly,

George Peters,
Administration Department

GP:hbc
Encl.

Greenwood, B.C.
Sept. 28th 1945.

EVACUATION SECTION
Rec'd OCT 1 1945
File No. 7-8-7-666
Ans.
Released

To D. Milne
Administration Department
Office of the Custodian
Vancouver. B.C.

Dear Sir,-

Re Tariff by this time you have had a letter by the Department of Labour Japanese Division here stating that permission had been granted to have my wife and my ever absent two children to the Camp here.

Our Supervisor also states that he has informed the Head Office of the Department of Labour Japanese Division concerning the above matter.

Will you kindly take step to have above done immediately as we are in need of money with self-supporting.

Hoping that the above is given immediate attention

Yours truly
Roy Tsunechiro Otani
Roy # 14573
Bill # 3769
Rosie Yoshiko Otani
Roy # 04553
Bill # 6666

B5944

1193.23

M E M O R A N D U M

File No. 6666 June 11th, 1945.

TO: The File

FROM: Mr. R. B. Mackedie

RE: Rosie Yoshiko (Mrs. R.T.) OTANI

The two beds referred in the memo of January 15/45, were bought and paid for by Mr. Tuffnail on the 7th of June, 1945, and the proceeds credited to the above.

RBM:LBM

R.B.M.

April 11, 1946

Protection ledger books reveal Mrs. Otani's account had been credited for $15.00 for the sale of the two above mentioned beds to Mr. T.O. Tuffnail on June 7, 1945.

LaCarter

6666

April 20, 1945

Mrs. Rosie Yoshiko OTANI,
Reg. No. 04553,
Building No. 11,
Greenwood, B. C.

Dear Madam:

We are in receipt of your letter of April 14th and beg to advise that on April 16th we forwarded you a remittance of $50.00, which is the total amount that the B. C. Security Commission have requested us to send to you.

As suggested in our previous letter, if you desire additional remittances, please take the matter up with your local Supervisor.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

Building No. 11
Greenwood B.C.
Apr. 17, 1945.

EVACUATION SECTION
Rec'd APR 18 1945
File No. 6666
Ans.
Referred Milsom

Mr. G. A. Milsom
Administration Department
Office of the Custodian
Vancouver, B.C.

Dear Sir:

As stated by the Supervisor of the B. C. Security Commission, we were to have received one hundred dollars ($100.00) instead of fifty dollars ($50.00) for the month of March, and fifty dollars ($50.00) respectively for other months.

So, if you will please send one one hundred dollars ($100.00) in April, as my husband is still not working until the middle of May on account of bad roads.

Yours truly
(Mrs.) Rosie Y. Otani
Reg No. 04553
File No. 6666.

6666

March 21, 1945

Mrs. Rosie Yoshiko OTANI,
Registration No. 04553,
Building No. 11,
Greenwood, B. C.

Dear Madam:

As approved by the B. C. Security Commission, enclosed find our cheque for $50.00 from your balance with the Custodian.

This will leave the sum of $1,225.61 to the credit of your account.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

Enc.

6666

February 26, 1945

Mrs. Rosie Yoshiko OTANI,
Registration No. 04553,
Building No. 11,
Greenwood, B. C.

Dear Madam:

Referring to your letter of January 13th, we have had our agent check with Mrs. Tufnail in regard to the chattels which you left at 108 Moncton Street. He advises that the kitchen range and roll top desk were sold at auction and that the only articles remaining were a small table and chairs (broken), dolls, Japanese records and some old clothing.

Mrs. Tufnail knows nothing about the other articles mentioned in your letter.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

EXHIBIT No. 308-10
DATE 3 June 1948
FILLED BY Crocow

6666

February 22, 1945

Mrs. Rosie OTANI,
Reg. No. 04553,
Building No. 11,
Greenwood, B. C.

Dear Madam:

As approved by the B. C. Security Commission, we enclose herewith our cheque for $50.00 from your balance with the Custodian.

This will leave the sum of $1,275.61 standing to the credit of your account.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH
Enc.

DEPARTMENT OF LABOUR

CANADA

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
February 21st 1945

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

EVACUATION SECTION
Rec'd FEB 22 1945
File No. 6666
Ans. 1or
Referred Milsom

Attention Mr G. D. Milsom

Dear Sir,

Re Yoshiko OTANI #04553
Custodian File #6666

The above named woman has requested, through our Greenwood Supervisor, that the sum of $50.00 from her assets be forwarded to her.

We shall feel obliged if you will comply with Mrs OTANI'S request.

Yours truly,

M. L. Brown
Office Manager.

1325-6
50
1275-6

/MLS

6666

January 17, 1945

Mrs. Rosie Yoshiko OTANI,
Reg. No. 04553,
Building No. 11,
Greenwood, B. C.

Dear Madam:

We are in receipt of your letter of January 13th in regard to your chattels at Steveston. In your declaration to us you did not give us a list but stated that all articles were left in care of Mr. Tufnail. We are today writing our agent at Steveston to ascertain if he can find the articles listed in your letter, and also if it is possible to ship you the gramaphone records and suribachi.

In regard to sending you a remittance, as you are living in an Interior Housing District, we would suggest that you take this matter up with your local Supervisor and have him write to the B.C. Security Commission with recommendation as to what amount should be sent to you monthly.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

File No. 6666

MEMORANDUM

To: Mr. G. M. Harris January 17, 1945

From: Mr. G. D. Milsom

Re: OTANI, Rosie Yoshiko
108 Moncton Street.

We are in receipt of a letter from Mrs. OTANI in regard to her property at 108 Moncton Street which has been sold to Walter O. Tufnail and she states that the following articles left with the Tufnails are unaccounted for:-

1 Kitchen Stove with Sawdust Burner
1 Tub
2 Cross Cut Saws
1 Aluminum Tea Kettle
2 Rubber Hose
1 Lawn Mower
1 Food Chopper (Large)
1 Table & Chairs (Kindergarten set) on hand
1 Can Opener
1 Box Japanese Records (Gramaphone) on hand
1 Suribachi (Japanese Cooking Utensil)
1 Roll Table containing Counter Book with 5 Counter Slips

She wishes the box of Japanese gramaphone records and the Suribachi sent to her.

GDM/GR

Plan file

1B

MEMORANDUM

File No. 6666

January 15th, 1945

To: Mr. Mackedie

From: Mr. G.M. Harris

Re: Rosie Yoshiko OTANI

With reference to chattels which the above claims were left in the basement of her house. Mr. Tufnail agrees that they are there and he has received a letter from Mrs. Otani asking him to care for certain personal effects, dolls etc. including beds in the attic.

It is impossible for us to remove the two beds from the attic on account of the stairs being too small. These are the beds which Mr. Tufnail offered to buy for $7.50 each, and which Mr. Thompson appraised at $15.00 each.

GMH:LM

MEMORANDUM

File No. 6666 December 12th, 1944

To: Mr. G.E. Harris

From: Mr. Mackedie

Re: OTANI, Rosie Yoshiko (Mrs. Roy Tsunehiro)

Auction sales sheets were sent to the above, and in a letter dated Nov 30/44 excerpt of which we enclose for your guidance, she claims there are still some chattels left in the basement.

Mrs. Otani made her own arrangements with Mr. Tufnail, and no inventory was taken. There seems very little we can do, but we suggest you might inquire from Mr. Tufnail.

If nothing results, we will write Mrs. Otani to send us a list of goods she claims are missing.

With reference to the 2 beds in the attic, will you please confirm in writing that it is not possible to remove them. On receipt of which Mr. Green will get Mr. Tufnail's offer of $7.50 each, okayed.

With reference to the Custodian release of December 6, a copy of which was sent to you December 9th by the B.C. Security Commission for 1 cedar chest, and 1 sewing machine - it will be quite in order to pick these up and ship them in the usual manner.

RHM:LM

DEPARTMENT OF LABOUR

CANADA

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
VANCOUVER, B.C.,
December 9th, 1944.

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

Mr. G.M.Harris,
Custodian Agent,
STEVESTON, B.C.

DEC 11 1944
File No. 6666
Name McKedie

Re: OTANI, Rosie Y. #04563
Greenwood, B.C.

Attached is Custodian Release for a cedar chest and a Singer sewing machine for above, formerly in the possession of Mrs. Mary Johnson, #1 Road, Steveston.

This is sent to you for your record and file, as it is understood you are disposing of all saleable chattels. However, if it suits your convenience to ship both of these articles or the cedar chest only, which is asserted to contain personal clothing, it will be in order for you to do so in the usual manner via Richmond Transfer and C.P.R. freight. Extra copy of this letter to Mr. Harris to deliver to the Richmond Transfer driver as authority for billing. We have a $2.00 deposit. I am advising the Supervisor at Greenwood there is not much likelihood of shipment being made.

BRITISH COLUMBIA SECURITY COMMISSION

C.W.Fisher
Transportation

CWF:FT
Encl.
c.c. Supervisor, Greenwood.

6666

December 7, 1944

Mrs. Rosie Yoshiko OTANI,
Reg. No. 04553,
Building #11,
Greenwood, B. C.

Dear Madam:

As requested in your letter of November 30th, enclosed find our cheque for $69.36, representing the proceeds of the sale of your chattels as per statement sent to you.

In your letter you state that there are other chattels, but we have sent a member of our Protection Department to the house and are unable to find any other articles. Will you please send us a list of what chattels you consider are missing. In regard to the beds which are upstairs, we find that the beds can be taken apart but the springs cannot be removed from the room. We are therefore selling them to the purchaser of the house for $15.00.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

Enc.

EXHIBIT NO 308-14
DATE 3 June 1948
FILLED BY Brown

R.P. 8

6666

December 6th, 1944

Mrs. Rosie Yoshiko OTANI,
Registration No. 04553,
Building No. 11,
Greenwood, B.C.

Re: Catalogue No. 869
108 Moncton St., Steveston
~~586/R/11/B3E/RTM/4550~~

Dear Madam:

Please be informed that the above property has been sold as of July 20th, 1944, for the sum of $1,480.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses up to the mentioned date, have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

George Peters,
Administration Department.

GP/MHS
encl. (2)
cc: B. C. Security Commission

STATEMENT RE SALE OF: Name: OTANI, Yoshiko

Catalogue No: 869 File No: 6666

Street Address: 108 Moncton St., Steveston, B.C. Reg. No. 04553

Legal Description: 506/R/11/BSH/RTW/4550

Date of Sale and Adjustments July 20th, 1944

Sale Price		$ 1,480.00
Real Estate Agent's Commission	$ 148.00	
Charge for Valuation	7.50	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
[redacted]		
[redacted]		
[redacted]		
[redacted]		
[redacted]		
Adjustments:		
Fire Insurance		6.41
[redacted]		
[redacted]		
	162.00	$ 1,486.41
Net Proceeds credited to your account		$ 1,324.41

Date: December 5th, 1944

Compiled by: George Peters

File No. 6666
Reg. No. 04553

Yoshiko OTABI

Date	Particulars	Debit	Credit	Balance
1944 July 20	Land Registry Office - Certificate of Encumbrance	$ 1.00	$	
	Credit re Sale of Property		1,324.41	
October 24	Returned insurance premium		1.20	
November 16	Proceeds Auction Sale		69.36	
		$ 1.00	$1,394.97	
				CR $ 1,393.97

PP 4

G-165-B

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

Address: Greenwood, B. C.

Date: December 6, 1944

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, Rosie Y. OTANI, Police Registration No. 04553

hereby request you to release to me the under-noted articles stored at

Mrs. Mary Johnson, #1 Road, Steveston, B. C.

in possession of Custodian

and I release you from any claim whatsoever with respect to such articles, and ship same through the B.C.Security Commission.

Desoription of articles wanted:

1 cedar chest containing personal clothing

1 Singer sewing machine

The above were picked up by Richmond Transfer Ltd 17/1/45 for shipment to the store. RCM.

Original Address: 108 Moncton St., Steveston, B. C.

Date Evacuated to Present Address: May 3, 1942

Total Number in Family: 3

CHARGES:

I agree to pay all charges as required by the British Columbia Security Commission.

Deposit received: $ 2.00 Receipt #3537

Approved:
BRITISH COLUMBIA SECURITY COMMISSION

Per: [signature]

R. Y. Otani
(Claimant Signs Here)

File No. 6666

MEMORANDUM

To: Mr. Green December 4, 1944

From: Mr. Wilson

Re: OTANI, Rosie Yoshiko (Mrs. Roy Tsunehiro)

In regard to the memorandum on file dated December 13th, 1943, it states that the chattels were in order as they were signed for by Mr. Tufnail under his lease, but there is no inventory of these chattels.

Under date of April 27th, 1944 there is a shipping release covering kitchen utensils, and then there is a list of articles which were removed from the premises (dated September 19th, 1944). I sent the original auction sale sheet to Mrs. OTANI, but she claims that there are still some chattels left in the basement.

GDM/GH

R.K.T.

Difficult to see how this can be followed further. When Otani made our arrangements with T & no inventory was taken. G.M.H. could perhaps enquire. If no results, suggest have Philpott write Otani for articles claimed missing.

Besides. O claiming they can be taken apart. If Philpott confirming in writing this is not possible & he can see no way in which they can be removed, I will get OK to accept $750 cash.

PHONES: PACIFIC 3564

THOMPSON & COMPANY

AUCTIONEERS AND APPRAISERS

ESTABLISHED 20 YEARS

ROYAL TRUST BUILDING.
626 PENDER STREET WEST.
VANCOUVER, B. C.

R/2

EVACUATION SECTION
Rec'd NOV 30 1944
File No. 6666
Ans.
Referred McKelvie

November 29th.1944.

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

Dear Sirs: RE: OTANI ROSHIE YOSHIKO. FILE # 6666.

As per request of your Mr.Harris at Steveston the writer personally inspected 2 Walnut Finish Steel Arch Shaped Beds & Springs and in our opinion they are worth $15.00 each.

Yours truly,

THOMPSON & CO.

N. G. K. Thompson

EXHIBIT No. 308-12
DATE 3 June 1948
FILED BY Crown

6666

November 25, 1944

Mrs. Rosie Yoshiko OTANI,
Reg. No. 04553,
Building No. 11,
Greenwood, B. C.

Dear Madam:

Referring to your letter of November 23rd, enclosed find list of your chattels which were sold by auction. There are still two beds in the attic at 108 Moncton Street, Steveston.

Your property described as Lots 5 & 6, Blk. E., Sec. 11, B 3 N, R 7 W, Map 4550, at Richmond was sold for $1,480.00 and a detailed statement of this sale will be sent to you when the transaction is completed.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH
Enc.

Beisley Hall,
Greenwood, B.C.
Nov. 23, 1944.

Mr. G. L. Wilson,
Administration Department,
Office of the Custodian,
Vancouver, B.C.

EVACUATION SECTION
NOV 2 1 1944
File No. 6666
Referred Wilson

Dear Sir:

In reference to Mr. McKenzie's letter of October 5th, advising us that he could ship regarding the goods sold on Auction from 108 Moreton Street would be forwarded to us as soon as available from your department.

But up to this time, we have had no word concerning this above matter at the house.

Will you please by return mail send me the itemized statement of the above and also the release slip.

Thanking you, I remain,

Yours truly
Mrs. R. Stein
Reg No. 04553
File No. 6666

Thomas C. King
REAL ESTATE AND INSURANCE
COMMISSIONER
FOR TAKING AFFIDAVITS

PHONE STEVESTON 138

78 GEORGIA STREET
Steveston, B.C.

Nov. 23rd 1944

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

EVACUATION SECTION
NOV 21 1944
6666
Returned

Gentlemen:

Re: Catalogue No. 869
108 Moncton Street
Steveston, B.C.
2 R6/E/11/B3N/R7W/#350

This will acknowledge receipt of your cheque in the sum of $148.00 covering Commission on the sale of the above property and for which I thank you.

Yours very truly
Thomas C. King
Steveston B.C.

6666

November 17, 1944.

Mr. Thomas C. King,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 869
106 Moncton Street
Steveston, B. C.
9.6/5/11/B3N/R7W/4550

Attached please find commission cheque for $148.00 representing 10% of the sale price of the above property. Kindly acknowledge receipt of this cheque.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

6646 MEMORANDUM

November 16th, 1944

To: Mr. O.M. Morris

From: Mr. Mackedie

Re: OZAKI, Roshie Ieshike (Mrs.)
GRATTAN

For our file records will you please have the 2 beds in the attic of the house at 108 Moncton Street appraised.

Mr. Tufnail is now the owner of this property and has offered to buy the 2 beds for $7.50 each.

RMM:LAM

Steveston, B. C.

November 10th, 1944.

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

Dear Sirs:

Re: Catalogue No. 869
Lots 5 & 6, Block E,
Sec.11, B/3W, R7W, Map 4550,
108 Moncton Street.

It is my desire that Mr. Thomas C. King, Real Estate Agent of Steveston, be credited with any Commission which may be due on the purchase of the above property as he has been looking after my interest from the beginning and it was through his endeavours that I decided to purchase.

Thanking you,

Yours very truly,

W. O. Tufnail

Walter Owen Tufnail.

EXHIBIT No. 309-6
DATE 3 June 1948
FILLED BY Gocon

1477.61

Catalogue No. 869
File No. 6666
108 Moncton Street, Steveston
5 & 6/E/11/B3N/R7W/4550

Receipt of Certificate of Title No. 177303-E is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Liverpool-Manitoba Assurance Co., Policy No. 20753 which has been assigned to me.

Dated at Vancouver, B. C., this 14th day of November 1944.

M. C. Tafrail

6666

November 10, 1944.

Mr. Walter O. Tufnail,
108 Moncton Street,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 869
108 Moncton Street
566/E/11/B3E/K7W/4559

Title to the above described property has now been received in your name and is ready for delivery. Relevant insurance policy which has been assigned to you is also ready for delivery.

Adjustments as of July 20, 1944 as shown on the enclosed sheet have been calculated and a balance of $13.61 has been charged to you.

Will you please telephone this office for an appointment to conclude this matter in order that statement of adjustments may be approved and certain releases signed by you prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

Catalogue No. 869
File No. 6666
108 Moncton Street, Steveston
5 & 6/E/11/EJH/RTW/4550

November 10, 1944.

WALTER OWEN TUFNAIL
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at July 20, 1944)

	DEBIT	CREDIT
Purchase price	$1,480.00	
Cheques received		$1,480.00
Registration fees on deed - $1,480.00	7.20	
Insurance premium - 22.9% x $28.00	6.41	
Balance owing by purchaser		13.61
	$1,493.61	$1,493.61

BALANCE OWING BY PURCHASER $13.61

6666

November 2, 1944.

The Township of Richmond,
Richmond Town Hall,
BRIGHOUSE, B. C.

Dear Sirs:

Re: Catalogue No. 369
106 Moncton Street
~~X66/E/03/B30/R78/1530~~

The above property has been sold to Mr. Walter Owen Tufnell, 106 Moncton Street, Steveston. Kindly send all assessment notices, tax statements and water bills to the new owner instead of to this office.

Yours truly,

George Peters,
Administration Department.

GP:MA

File No. 6646
Catalogue No. 969.

October 26th, 1944.

[redacted]

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Route Position GRANT
Map. of Richmond
Lots 5 & 6, Blk. "B" of Sec.
11, Blk. 3 R., Range 7 W.,
Map 4558, N. W. D.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated September 9th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 177302-2, dated September 9th, 1944, registering the property in the name of the Custodian (Transmission).

2. Copy of application number 177303-2, dated September 9th, 1944, registering the property in the name of Walter Owen Tuthill (Deed).

3. Duplicate of Transmission dated August 21st, 1944.

4. Duplicate of Deed dated August 21st, 1944 - Secretary of State to Walter Owen Tuthill.

5. Certificate of Indefeasible Title No. 177303-2, dated October 18th, 1944, covering the above property in the name of Walter Owen Tuthill.

R. O. Cramer

DAC:JS
Attch.

6666

October 26th, 1944

Wilson Insurance Agencies Ltd.,
525 Seymour Street,
Vancouver, B. C.

Dear Sirs:

Re: Liverpool-Manitoba Insurance
Policy No. 20753

We wish to acknowledge with thanks receipt of endorsement for the above policy cancelling thecoverage on household effects.

Our receipt for $1.20 being the amount of the return premium is enclosed herewith.

Yours truly,

S.M.Gibson
Insurance Department

SMG:KT
Encl.

THE LIVERPOOL-MANITOBA ASSURANCE COMPANY

Telephone MA. 4211

AGENTS

THE YORKSHIRE & PACIFIC SECURITIES LIMITED

YORKSHIRE BUILDING

VANCOUVER, B.C.

EVACUATION SECTION
Rec'd OCT 21 1944
File No.
Ans.
Referred

October 20th, 1944.

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

Tile 6666 Reg of 553
OTANI, Rosie Yoshiko
H & E cancelled

Attention Mr. S.M. Gibson

Dear Sir:-

re Liverpool-Manitoba Policy #20753
File No. 6666 - MRS. ROSIE YOSHIKO OTANI

In accordance with the instructions contained in your favor of the 17th instant, we have cancelled the Household Furniture item on the above policy, and enclose herewith endorsement in this connection. We also enclose copy of the endorsement which should be given to Mr. Walter Owen Tufnail to attach to his copy of the policy. — attached to policy

We enclose herewith cheque in the sum of $1.20 being the return premium in connection with the cancellation.

Trusting you will find these papers in order, we remain

Yours very truly,
THE YORKSHIRE & PACIFIC SECURITIES LTD.
WITH WHICH IS AMALGAMATED THE
WILSON INSURANCE AGENCIES LIMITED.

AGENTS.

KM
Enc.

MEMORANDUM

To: Mr. G.E. Harris October 11th, 1944

From: Mr.R.E. Mackedie

re: Rosie Yoshiko OZAKI

Enclosed is a copy of a letter received from the above. Mr. Tufnell at 108 Moncton Street has requested the two beds be removed. Would you kindly see what can be done regarding this.

REM:LH
Encl.

To: Mr. Mackedie

From: Mr. Harris

re: Rosie Yoshiko OZAKI

Mr. W. C. Tufnell offers $7.50 each for the two beds.

REM:LH

PP 14 A

PP I

File No. 6666

House No. 11,
Greenwood, B.C.,
October 7, 1944

EVACUATING SECTION
Rec'd OCT 10 1944
File No. 6666
Ans.
Referred - MacKedie

Mr. R. B. Mackedie,
Protection Department,
Department of Secretary
of State,
Office of Custodian,
Vancouver, B.C.

Dear Sir:

In reply to your letter of October 5, regarding the bed sets, they can be brought down from the attic without touching the stair case by removing them in several parts. It will satisfy me if you can sell the two bed sets for me.

Appraised Ref #2

I will be very much pleased if you will send me one sleigh, large, one aluminum kettle and one meat chopper which were left in the house.

Very truly, yours,

(Mrs.) Rosie Yoshiko OTANI
Registration no. 04553

EXHIBIT No 308-16
DATE 3 June 1948
FILED BY Crocker

6666

October 6th, 1944

Mrs. Rosie Yoshiko OTANI,
Reg. No. 04553,
Greenwood, B. C.

Dear Madam:

We are in receipt of your letter of October 1st. This has been carefully read and we can appreciate that the disposal of your property is a matter of great personal concern to you. However, the sale of all Japanese properties is being carried out as a part of a policy of liquidation outlined by Ottawa on the basis of appraised values.

Your letter has been placed on our files so that your comments in regard to this sale will remain on record, but we can only advise you that we are unable to consider any alternative in regard to this matter.

We beg to advise that full particulars of this sale will be forwarded to you in due course.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

6666

October 5th, 1944

Mrs. Rosie Yoshiko OTANI,
Reg. No. 04553,
Building No. 11,
Greenwood, B.C.

Dear Madam:

This will acknowledge receipt of your letter of October 1st in reply to ours of September 29th, in which we asked you about two beds stored in the attic of your house - but you failed to make any reference to this part of our letter.

We have sold at Auction all the goods which were removed from 118 Moncton Street and we will forward the sales slips to you as soon as they are available.

Our Administration Department will advise you regarding the sale of your house in due course.

Yours truly,

R.B. Mackedie
PROTECTION DEPARTMENT

RBM:LM

Building No. 11,
Greenwood, B.C.,
October 1, 1944

EVACUATION SECTION
Rec'd OCT 3 1944
File No. 6666
Ans. Mrs/ww 8 0 M
Referred MacKenzie

Department of the Secretary
of State,
Office of the Custodian,
Vancouver, B.C.

Dear Sir:

You have stated in your letter of September 29, that the house at 108 Moncton Street has been sold and that all the effects moved to the auction room with the exception of two complete beds stored in the attic.

It is to my belief that you have complied with my wishes regarding the state of affairs we had been at the beginning of the evacuation. The house was bought for $1950.00 and occupied for barely a month.

However, I earnestly believe that you have understood these conditions in determining the selling price of the house. Insofaras I am concered I am deeply regreting the fact that you did not give me a single notice or word before selling the house. If you would have let me known, we should have been greatly gratuitious but please let me know the selling price of the house.

As far as the moveable properties being moved to the auction room are concerned, please send me a complete, detailed list of the items moved. Also please let me know if you would be able to send some of my belongings to my present residence at my request.

Hoping this will receive your immediate attention,

Very truly yours,

(Mrs.) Rosie Yoshiko OTANI

Registration No. 04553

File no. 6666

6666

September 29th, 1944.

Mrs. Rosie Yoshiko OTANI,
Registration No. 04553,
Greenwood, B. C.

Dear Madam:-

At the request of Mr. Tufnail who has bought the house at 108 Moncton Street, we have moved all the effects to our auction room with the exception of two complete beds stored in the attic.

Our Steveston agent reports that these could not be removed from the attic without tearing down part of the staircase. To solve the difficulty, we are asking Mr. Tufnail to buy the beds and if he agrees we will have them appraised otherwise we are afraid they will have to be abandoned unless you have any suggestions to make as to their disposal. Thanking you in advance for your immediate reply,

Yours truly,

R. B. Mackedie
Protection Department

RBM:IF

MEMORANDUM

File No.: 6666 Sept. 29th, 1944.

To: Mr. G. M. Harris

From: Mr. R. H. Mackedie

Re: Rosie Yoshiko OTANI

With reference to two complete beds left in the attic of the house at 106 Moncton St., will you ask Mr. Tufnail if he would consider buying them and if he is agreeable, they could be appraised by Thompson, otherwise, they will have to remain where they are until we hear from Mrs. Otani as to what she wishes us to do with them.

RHM:LF

To: Mr. Mackedie Oct. 10/44

From: Mr. Harris

Re: Rosie Yoshiko OTANI

Mr. Tufnail will advise the amount of his offer.

GMH:LM

MEMORANDUM

September 15th, 1944

File No. 6666

TO: Mr. Berry

FROM: Mr. R. D. Mackenzie

Re: OTANI, Route Yoshiko (Mrs. Yae Yamashita)

(c.)

The above leased her house at 105 Moreton St. to Mr. W. O. Futsaii, together with all the contents for the duration. Mr. Futsaii has now bought this house and in a letter dated September 11th, 1944, a copy of which we enclose, desires us to forward effected. Will you please attend to this as soon as possible and bring the chattels to our auction room. There has never been an inventory and the A. P. form reads "the furniture at 105 Moreton St. will be leased with the house."

All chattels removed from house Sept. 19/44 - Receipt list attached

RDM:MES
encl.

NAME OTANI, Rosie Ioshiko (Mrs. Roy Tsunehiro)

REGISTRATION NO. 04553 FILE NO. 6666

The following chattels were sold by public auction at Steveston, B. C. on September 30, 1944.

Child's sled	$ 2.75
Cross cut saw	1.75
Pump and funnel	0.75
Pair of crutches	0.25
Shovel	1.25
Shovel	1.30
Ironing board	0.75
Oil can	1.25
Small table	0.60
Trays and sundries	0.75
China box	0.50
Chinaware	0.75
Box of tools	1.00
Books of knowledge	7.50
Bowl and case	0.60
Christmas decorations	3.90
3 Platters	0.75
2 Platters	1.00
3 Platters	1.00
Basket	1.00
Dishes	0.75
Dishes	1.25
Plates	0.50
Plates	1.60
1 Gallon crock	0.60
Kitchen ware	2.25
Box of Chinaware	1.50
Total Carried Forward	$
[redacted]	$
[redacted]	$

[redacted]

[redacted]

Original sent Nov. 25/44

NAME OTANI, Rosie Yoshiko (Mrs. Tamashiro)

REGISTRATION NO. 04553 FILE NO. 6666

The following chattels were sold by public auction at Steveston, B. C. on September 30, 1944.

Brought Forward	$37.85
Glassware	0.75
Glassware	0.75
Chinaware	0.80
Small rice pot	0.25
Tray of sundries	0.75
Wash board	0.25
Baby go cart	1.70
Tools	1.10
15 Gallon crock	3.75
2 Pre. Ice tongs	0.85
Clothes cupboard	4.00
Roll top desk	7.00
Dresser and mirror	3.00
Dresser and mirror	5.00
Heating-tables	3.50
Kitchen cupboard	2.75
7 Kitchen chairs	0.75
4 Kitchen chairs	3.50
Bed spring	2.00
Bed spring	1.00
Bed and spring	2.00
Round heater	14.00
Total	$ 97.30
Less Expenses: (Auctioneer's Fee: $9.73 (Advertising: 5.15 (Moving: 13.06	$ 27.94
Net Proceeds Credited:	$ 69.36

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 21

Remarks.

Steveston B.C.
Sept. 11th 1944

Custodian of Enemy Property
516 Royal Bank Building
Vancouver, B.C.

EVACUATION SECTION
Rec'd SEP 15 1944
File No. 6666
Ans. 15/9/44 R.M.
Referred McKelvie

Dear Sir:

Re Otani, Rosie Yoshiko, Reg No. 04553

Replying to your letter of August 23rd, I am not decided if I am leaving any of the effects of the above. These goods are stored in the Garage and are not worth very much and would suggest they be moved, or sent to Mrs Otani as soon as possible.

There has been no shipment of any kind to Mrs Otani since my occupation of the building.

If there is any shipment to be done in this case, I would prefer that it be done by the proper authorities, I think the B.C. Security Commission.

Yours very truly
W. A. Trufitt

6666

August 23rd, 1944

Mr. W. C. Tufnail,
108 Moncton Street,
Steveston, B.C.

Re: OTANI, Rosie Yoshiko
(Mrs. Roy Tsunehiro)
Registration No. 04553

Dear Sir:

Now that you have bought the property of the above, on which you have a duration lease, the question of the disposal of chattels arises. We would be pleased if you could make arrangements with the above to purchase the effects which were leased with the house, or ship them to her if that is her desire.

Whatever eventually transpires, will you kindly let us know as we require the information to complete our file records.

Will you also let us know if any shipments have been made to Mrs. Otani against a Custodian Release dated April 27th, which we have on file. A Mrs. Makai was in Steveston about that time to sort out the possessions of her own and the Otani family, to make both shipments and pay all charges.

Yours truly,

R. B. Mackedie,
Protection Department.

RBM/MHG

6666

July 26, 1944.

Municipality of Richmond,
Richmond Town Hall,
Brighouse, B. C.

Attention Mr. H. G. Palmer.

Dear Sir:

Re: Catalogue No. 869
108 Moncton Street
586/E/11/B3N/R7W/4550
OTANI, Hogie Yoshiko (Mrs.)

The above property is in course of sale and we require a tax certificate. Would you kindly notify us if all the tax and water arrears are paid in full, and if not, kindly let us have the amount and interest as of August 4th, 1944.

Yours truly,

George Peters,
Administration Department.

GP:EB

6666

July 20th, 1944

Mr. W.O. Tufnail,
Steveston, B.C.

Dear Sir: Re: Catalogue No. 869,
106 Moncton Street,
Steveston, B.C.

Further to our letter of July 14th in which we acknowledge receipt of your certified cheque for $1,332.00. We have now received $1,480.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of Walter Owen Tufnail, Sheet Metal Worker, 106 Moncton Street, Steveston, B.C., and that you are a British subject.

As previously advised conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F.G. Shoars,
Director

FGS:ln

Rec'd JUL 12 1944
File No. 6666
Ans.
Referred Harrop

Steveston, B. C.
July 10th, 1944.

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

Re: Catalogue #869
108 Moncton Street,
Steveston, B.C.

Dear Sir:

148

Herewith is my cheque amounting to $1,332.00 certified covering the payment in full cover the purchase price of the above property.

Might I be informed please if possible at about what date I may expect the deed, as I am anxious to make considerable repairs to this property.

Thanking you,

Yours very truly,

W. O. Tufnail

W. O. Tufnail,
Steveston, B.C.

6666

June 21, 1944

Mr. W.O. Tufnail,
Steveston, B.C.

Dear Sir: Re: Catalogue No. 869,
106 Moncton Street,
Steveston, B.C.

This will acknowledge receipt of your letter of June 2nd in which you advise that you are prepared to revise your former bid and now offer to purchase the above property for the sum of $1,480.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for $1,332.00 to complete the purchase price on this property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or notthe purchaser is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you after which the documents will be submitted for registration.

Yours truly,

F.G. Shears,
Director

FGS:lm

Date. June 20th. 1944.

REAL PROPERTY MEMORANDUM

File No. 6666

Name OTANI, Rosie Yoshiko (Mrs. Roy Tsunehiro) Registration No. 04553...

Re: Catalogue No. 869

Address: 108 Moncton Street, Steveston (Dwelling)

Legal Description: Lots 5 & 6, Blk. "E" of Sec. 11, Blk. 3 North, Ra. 7 West, Map 4550, Mun. of Richmond, D.N.W.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 148665E Whereabouts: Land Registry Office.

Registered owner: Rosie Yoshiko OTANI Reg. No. 04553

Property: Lots 5 & 6, Block "E" of Section 11, Block 3 North, Range 7 West, Map 4550, Municipality of Richmond, in the District of New Westminster.

B. Charges.
Registered: Dyking charge

Vesting: 24303 July 8, 1942

Unregistered: No evidence.

Taxes: Paid by Lessee.

Water: Paid by Lessee.

Insurance: $3000.00 Liverpool Manitoba Assur.Co.-Ex.Mar.28/45

Assessed Value: Land: $450.00 Improvements: $1900.00

Valuation by Appraiser: $1480.00

Amount of Bid: $1480.00

Approved by Advisory Committee: June 14th, 1944

Paid as shown in attached letter: $1,480.00 - July 20th, 1944.

Name of transferee as attached letter: Walter Owen Tufnail

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

- - - - - - - - - - - - - -

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Leased to W.O. Tufnail for duration of the war with Japan at $1.00 plus taxes & upkeep

Chattels: Particulars of those stored on the premises.

Check (see memo of Dec. 13/43)

Named Agent: Custodian.

Rec'd JUN 5 1944
File No. 6666
Ans. Short
Referred HARRAP

Steveston, B. C.
June 2nd, 1944.

RP.6

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

869

Gentlemen:

Re: Catalogue No. 869.
108 Moncton Street,
Steveston, B. C.

Replying to your letter of the 30th May re the above.

I am enclosing my Certified Cheque for the additional 10% of the $1480.00 which I am herewith tendering for the property.

Trusting this will be satisfactory.

Yours very truly,

W. O. Taylor

Chq'd

6666

May 30th, 1944.

Mr. H. O. Tufnail,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 869.
138 Moncton Street.
Steveston, B. C.

Your letter of April 28th, 1944, enclosing cheque for $140.00 and offer to purchase the above property for the sum of $1400.00 has been received and considered.

At the present time we are not able to accept a tender for this amount. This property has been independently appraised and if you are prepared to increase your tender to $1430.00, subject to prior sale, we would then be in a position to consider recommending acceptance of such an offer.

Kindly reply by return advising us whether you wish to revise your offer and in the meantime we are retaining your deposit cheque of $140.00.

Yours truly,

F. G. Shears,
Director.

FGS/AM

COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

TELEPHONE 106

609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

R.P.4

Catalogue #869.
File: 6666.

April 27, 1944.

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

APPRAISAL
RE: Lots 5, 6, Block E, Section 11, B3N/7W, Map 4550,
Steveston Townsite.

Dear Sir:

This property is located at 108 Moncton Street east of the B.C.E.R. It is a 1½ storey bungalow. The exterior is siding and shingles painted cream. Roof is good. Outside dimensions 24' X 30'. There are four rooms and an attic. The interior is papered over boards but is well done and in good condition as are the floors. Plumbing consists of sink and toilet and it is heated by hot air furnace which is in full size cement basement with laundry tubs which drain onto basement floor and run out through a hole in the wall. The house is poorly laid out but well constructed of good materials and kept in good repair by the tenant, W.O. Tufnail.

The grounds consist of two lots each approximately 35' X 120' well kept in garden with ten fruit trees, cement walks and cement driveway to good garage. This property is rented on a duration lease. The location and surroundings are good.

VALUATION:

House.....	$1180.00
Two lots @ $150 each.....	300.00
	$1480.00

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

F. H. Coulthard.

EXHIBIT No. 308-2
DATE 3 June 1948
FILED BY Crown

6666

March 8th, 1944.

Mr. Walter Tufnail,
Box 316,
Steveston, B. C.

Dear Sir: Re: Rosie Yoshiko OTANI

Attached you will find Water Bill for the current half year ending June 30th, 1944.

Would you kindly pay this and have the receipted bill sent to this office.

Yours truly,

G. Peters,
Administration Department

GP/ER

Enc.

File No. 6666 December 13th, 1943.

MEMORANDUM

TO: File

FROM: Mr. R. B. Mackedie

Re: Rosie Yoshiko OTANI

This file is in order as to chattels as all of these were leased with the house at 108 Moncton Street, Steveston, B. C. to Mr. Walter Owen Tufnail and signed by both parties on March 20th, 1942.

RBM/HMS

RBM

6666

November 16, 1943.

Mr. W. O. Tufnail,
108 Moncton Street,
Steveston, B. C.

Dear Sir:

Re: Mrs. Rosie Yoshiko OTANI

We are enclosing herewith two tax notices on Lots 5 & 6 E, Lots 7, 10 & 11, Block 8, Section 11, Block 3 North, Range 7 West, which is leased by you from the above Japanese.

Would you kindly pay these taxes and send the receipted bills to us so we may have a record for our files.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

R.P.S

Steveston, B.C.
April 28th 1913 4th/

The Custodian
506 Royal Bank Building
675 West Hastings St.
Vancouver, B.C.

Rec'd
File No. 6666
Ans.
Referred

869

Dear Sir:

I beg to tender for the following property in which I am residing at the present time.

Catalogue No. 869
No. 108 Moncton Street
Lots 5 & 6, Block "E", Section 11, 33N, R7W, Map No. 4550.
Custodian File No. 6666

At the Price of Fourteen Hundred Dollars. ($1400.00)

Certified Cheque for 10% viz:- One Hundred and Forty Dollars ($140.00) is enclosed herewith.

Yours Truly
W. O. Tufnail

W. O. TUFNAIL
Steveston, B.C.

Regretd

6666

21st January, 1943.

Wilson Insurance Agencies Limited,
325 Howe Street,
Vancouver, B.C.

Dear Sirs:-

Re: Fire Loss under Liverpool-Manitoba
Policy No. 20753

Kindly find attached two copies of Proof of Loss in connection with the above.

I understand that the repairs have been satisfactorily completed by Mr. R. Jacobson, whose account for $30.00 is attached.

Please accept this letter also as our authorization that this account be paid direct to Mr. Jacobson by the Liverpool-Manitoba Assurance Company.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

Enc.

The Liverpool-Manitoba Assurance Company

WILSON INSURANCE AGENCIES LIMITED

325 HOWE STREET

VANCOUVER, B. C.

TELEPHONE: MARINE 5456

January 21st, 1943.

Dept. of the Secretary of State of Canada,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Attention Mr. S.M. Gibson

Dear Sir:-

re Your File No. 6666 - Mrs. Rosie Yoshiko OTANI - Steveston.

Further to our letter of December 9th in connection with the claim on the above mentioned property, the repairs have been made and we now enclose herewith Completed Proof of Loss, which we would ask you to be good enough to sign, in duplicate, and return in the enclosed stamped, addressed envelope.

We also enclose herewith one copy of the account for the repairs made by Mr. R. Jacobson.

The writer saw the premises about two weeks ago and it was all complete with the exception of papering the wall in the dining-room.

If you find these papers in order, which we trust you will, will you kindly let us have your authorization to make the cheque payable to Mr. Jacobson or else we will make the cheque payable to you and send you the accounts and ask you to forward a cheque to Mr. Jacobson and ask him to receipt the accounts so that we may forward them to the Company showing that he has received payment for the repairs.

We regret the delay in this matter, but Mr. Jacobson, who made the repairs, caught pneumonia and has been laid-up.

Yours very truly,

WILSON INSURANCE AGENCIES LIMITED.

John W. Wilson

MANAGER.

JWW/KM
Enc.

691 - 2nd. ave,
Steveston, B.C.
Jan. 20/43.

Wilson Insurance Agencies Ltd.,
325 Howe Street,,
Vancouver, B.C.

Dear Sirs:-

I have completed necessary repairs to house at 108 Moncton Street, Steveston, B.C.

I am sorry that this job was delayed, but I went down with pneumonia, + nearly kicked the bucket.

Yours Truly,

R. Jacobson.

Agency of

The Liverpool-Manitoba Assurance Company

THE LIVERPOOL-MANITOBA ASSURANCE COMPANY

WILSON INSURANCE AGENCIES LTD.
325 HOWE STREET
VANCOUVER, B. C.
TELEPHONE MARINE 5456

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 11 1942

December 9th, 1942.

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

Attention Mr. S. M. Gibson

Dear Sir:-

re: Your File #6666 - Mrs. Rosie Yoshiko
Otani - Steveston, B. C.

Confirming our conversation on the telephone today, we beg to advise that there has been a small loss by fire to a clothes closet at the address of the assured 108 Moncton Street, Steveston, B. C. We have had a quotation of $30.00 from Mr. R. Jacobson of 691 - 2nd Avenue, telephone Steveston 43 R. He will repaper and decorate the Dining Room which is 12 x 14 feet and replace one baseboard in the Dining Room. He will also replace the shiplap floor and the finished floor on top of this which is a 2½" tongue and groove and board up part of the wall and redecorate the clothes closet. He will also replace one joist in the basement and do whatever varnishing is necessary.

We will have this work done and when it is completed we will inspect it and then if it is O.K. we will send you a copy of the account and shall be glad to have you authorize us to make the cheque payable to Mr. Jacobson.

Thanking you, we remain

Yours very truly,

WILSON INSURANCE AGENCIES LIMITED

John W. Wilson

MANAGER.

JWW/RR

Agency of

The Liverpool-Manitoba Assurance Company

THE LIVERPOOL-MANITOBA ASSURANCE COMPANY

WILSON INSURANCE AGENCIES LTD.
325 HOWE STREET
VANCOUVER, B. C.
TELEPHONE MARINE 5456

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 11 1942

December 9th, 1942.

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

Attention Mr. S. M. Gibson

Dear Sir:-

re: Your File #6666 - MRS. ROSIE YOSHIKO OTANI.

In answer to your inquiry, we would advise that the premium under Liverpool-Manitoba Policy #20753, in the name of the Secretary of State of Canada, namely $42.00 was paid to Mr. Wilson of our office by Mrs. Otani.

Yours very truly,

WILSON INSURANCE AGENCIES LIMITED

John W. Wilson

MANAGER.

RR

December 5, 1942.

MEMORANDUM

File No. 6666 OTANI, Rosie Yoshiko (Mrs. Roy Tsunshiro)

Reg. No. 04553

The duties of the Lessee in the present case are onerous. He covenants to repair and to leave in good repair. This would seem to mean that he must maintain and quit the premises leaving them in good repair even though they may have been defective when taken over.

There should be occasional inspections of the premises and reference made to the owner if anything is found out of order and not put in oder promptly by the tenant.

P. H. Russell.

PHR/CD

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 30 1942

Nov 28th 1942
Slocan B.C.

Mr F. T. Shean
Asst. Manager.
516 Bayard Bank Building
Vancouver B.C.

Please

Dear Sir!

Re: Mr Rose OTANI, File #6666

Enclosed is receipt this as requested
Covering Dam & Water rights on the above Japanese
property.

In reference to the last paragraph of your letter of the 16th instant, There is no other arrangement with Mr Otani in respect to the Property. Nothing is being sent to her, and the lease (of which you have a copy) is the only arrangement made.

Yours very truly
A.R.C. Hyam

6666

16th November, 1942

Walter O. Tufnail, Esq.,
Steveston, B. C.

Dear Sir:

Re: Mrs. Rosie Yoshiko OTANI

In reviewing our file in connection with the registration of the affairs of the above, we notice that Mrs. Otani made arrangements with you for the leasing of her property at 106 Moncton Street for the nominal sum of $1.00 for the duration of the war with Japan and that you were to take care of taxes, water rates and the necessary upkeep.

In order that our file may be complete, it will be necessary for you to send us receipted tax and water bills and we would appreciate it if you would let us have these by return.

We also wish to be advised whether the arrangements for the nominal sum of $1.00 covers the complete arrangement which you had with Mrs. Otani or whether any further sum is either being accumulated or remitted to Mrs. Otani in connection with the lease of this particular property.

Your kind attention and reply will be appreciated.

Yours truly,

F. G. Shears,
Manager.

FGS/PMH

Agency of

The Liverpool-Manitoba Assurance Company



OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 28 1942

WILSON INSURANCE AGENCIES LTD.
325 HOWE STREET
VANCOUVER, B. C.
TELEPHONE MARINE 5456

October 26th, 1942.

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

Attention Mr. S.M. Gibson

Dear Sir:-

re Your File #6666 - MRS. ROSIE YOSHIKO OTANI

We enclose herewith Certified Copy of Liverpool-Manitoba Policy #20753 covering on the above Assured's property at 108 Moncton St., Steveston, B.C., and you will note we have endorsed same to cover in the name of "The Secretary of State of Canada".

Trusting you will find same in order,

we remain

Yours very truly,

WILSON INSURANCE AGENCIES LIMITED.

John W. Wilson

MANAGER.

KM
Enc.

Thomas C. King
REAL ESTATE AND INSURANCE
COMMISSIONER
FOR TAKING AFFIDAVITS

PHONE STEVESTON 138

78 GEORGIA STREET
Steveston, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE ASSETS
RECEIVED
OCT 2 1942

October 1st, 1942.

Mr. F. G. Shears,
Assistant Manager,
506 Royal Bank Building.
Vancouver, B.C.

Dear Sir:

Re: Mrs. Rosie Yoskiko OTANI, File6666.

I have tried to get Mr. W. O. Tufnail to surrender the signed copy of the lease between the above lady and himself.

He Mr. Tufnail does not care to let this out of his hands, but if there is, at any time, a dispute arrising, he will only too glad to co-operate by bringing in the signed copy.

Yours truly,

Thomas C. King.

P.S. It has been very hard to contact this man as he has been out fishing until the last few days.

6666

September 14, 1942

Thomas C. King Esq.,
78 Georgia Street,
Steveston, B. C.

Dear Sir:

Re: Mrs. Rosie Yoshiko OTANI

We wrote you on September 1st in regard to obtaining the original lease signed by Mrs. Otani in evidence that she had entered into the rental arrangement for a consideration of $1.00.

Have you had any success in obtaining this lease for us?

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

6666

September 1, 1942

Thos. C. King Esq.,
78 Georgia Street,
Steveston, B. C.

Dear Sir:

Re: Mrs. Rosie Yoshiko OTANI

We thank you for sending us copy, with typewritten signatures, of the lease between Rosie Yoshiko Otani and Walter Owen Tufnail.

What we really required was a copy for our file actually signed by Mrs. Otani as evidence that she had entered into this arrangement for a consideration of $1.00.

Would it be possible for you to obtain Mr. Tufnail's copy of this lease, and knowing that we had it on our file, this would probably be satisfactory to him.

We could then let Mr. Tufnail have the typewritten copy which you have sent us.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

PHONE STEVESTON 138

Thomas C. King
REAL ESTATE AND INSURANCE
COMMISSIONER
FOR TAKING AFFIDAVITS

78 GEORGIA STREET
Steveston, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
AUG 26 1942

August 25th, 1942.

Mr. F. G. Shears,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Mrs. Rosie Yoshiko OTANI, File #6666.

Attached is copy of lease between Mr. Walter Owen Tufnail and the above as requested in your letter of the 19th instant.

Yours truly,

Thomas C. King.

6666

August 19, 1942

Thomas C. King Esq.,
78 Georgia Street,
Steveston, B. C.

Dear Sir:

Re: Mrs. Rosie Yoshiko OTANI

With regard to the property of the above at 108 Moncton Street, Steveston, which is leased to Mr. Walter Owen Tufnail for the sum of $1.00, plus taxes and upkeep for the duration of the war.

In leases of this nature it is desirable that we have a copy of the lease on file so that at any later date it will be clearly recorded that such an arrangement was made by the Japanese owner himself.

Will you therefore endeavour to supply us with a copy of the lease in question for our file.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

6666

30th May, 1942.

J. D. Mather, Esq.,
315 Metropolitan Bldg.,
Vancouver, B. C.

Dear Sir: Re: Mrs. Rosie Yoshiko OTANI

We acknowledge with thanks your report of 19th May on the property of the above, also your account for costs covering same, and will you kindly procure a copy of lease from Mrs. Otani to Mr. Tufnell, and file it with this office.

We are turning this property over to Mr. T.C. King for management on behalf of the Custodian.

Yours truly,

R. P. Alexander
Assistant Manager

CCR:ND

I will write Mather re July 9th
reply and by then

Form No. 1. Statutory Lease. 6-41. The Clarke & Stuart Co. Limited, Law Printers and Stationers, Vancouver, B.C.

PP

3

This Indenture,

Made in duplicate the Twentieth **day of** March **in the year of Our Lord one thousand nine hundred and forty-two.**

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

file 6666

ROSIE YOSHIKO OTANI, wife of ROY TSUNEHIRO OTANI, of the Townsite of Steveston, in the Province of British Columbia, Housewife,

Insert full Names, Addresses and Occupations of parties.

hereinafter called the "Lessor" of the First Part:

And

WALTER OWEN TUFNAIL, of the Townsite of Steveston, in the Province of British Columbia, Sheet Metal Worker,

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, **All and Singular** that certain parcel or tract of land and premises situate, lying and being in the the Municipality of Richmond in the Province of British Columbia and mor particularly known and described as:

Lots Five (5) and Six (6) BLOCK "E" of Section Eleven (11) Block Three (3) North, Range Seven (7) West, Map Four Thousand Five Hundred and Fifty (4550) in the District of New Westminster.

EXHIBIT No 308-4
DATE 3 June 1948
FILLED BY Crown

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

From the First **day of** May **one thousand nine hundred and forty** -two. **for the term of** the duration of the war with Japan ~~thence ensuing~~.

Yielding during the said term therefor the rent of -----One Dollar ($1.00)--- **Dollars,**

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

The sum of One Dollar ($1.00) upon the signing of this agreement the receipt of which is hereby acknowledged.

the first payment to be made on the **day of** **, 194**

That the said Lessee covenants with the said Lessor to pay rent; and to pay taxes; and to pay rates for water, electric light, gas and telephone.

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Proviso for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Proviso for re-entry on seizure or forfeiture of the said term. and on giving of notice by the Lessor to the Lessee of one calendar month (30 days) notice.

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

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF
(Signed)
Signature of Witness Thomas C. King.
Street Address
City or Town
Occupation

(Signed) Rosie Yoshiko Otani.

(Signed) Walter O. Tufnail.

EXHIBIT No. 308 - 15

DATE 3 June 1948

FILED BY Claimant

THIS INDENTURE

Made the Second day of February in the year of our Lord one thousand nine hundred and forty-two.

IN PURSUANCE OF THE SHORT FORM OF DEEDS ACT

BETWEEN

JIRO NISHIHATA (Farmer) of Post Office Box 62, Steveston, Province of British Columbia

(hereinafter called the Grantor)

AND

ROSIE YOSHIKO OTANI (Wife of Roy Tsunehiro Otani) of Post Office Box 316, Steveston, Province of British Columbia.

(hereinafter called the Grantee)

WITNESSETH that in consideration of and for the sum of EIGHTEEN HUNDRED AND FIFTY ..... XX/100 Dollars ($1850.00) of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) the said Grantor doth grant unto the said Grantee, his heirs and assigns, FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Richmond in the Province of British Columbia and being more particularly known and described as Lots FIVE (5) and SIX (6) Block "E" of Section ELEVEN (11) Block THREE (3) North, Range Seven (7) West, according to Map or Plan filed in the Land Registry Office at New Westminster, B. C. and numbered 4550.

IN THE DISTRICT OF NEW WESTMINSTER.

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of the said Grantor in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; SUBJECT NEVERTHELESS, to the reservations, limitations, provisoes, and conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates and local improvement assessments whether assessed against said lands now or subsequently to be assessed and all building restrictions (if any) to which the said lands or any part thereof are at the date of this indenture subject.

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor, and the said Grantee shall have quiet possession of the said lands, free from all encumbrances save as aforesaid.

And the Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee he has done no acts to encumber the said lands save as aforesaid.

And the said Grantor RELEASES to the said Grantee ALL CLAIMS upon the said lands.

And it is further agreed that the words in this indenture which import the singular number shall be read and construed as applied to each and every Grantor or Grantee, male or female, and to his or her heirs, executors, administrators and assigns, and in the case of a corporation, to such corporation and its successors and assigns, and that in case of more than one Grantor the said covenants, provisoes, conditions and agreements shall be construed and held to be several as well as joint.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered in the presence of

Name. . ."R. K. Chapman"

Address. . "Notary Public" "New Westminster B.C."

Occupation. . . .

"Jiro Nishihata"

R.P. 2

Registration Number 04553

OTANI, Rosie Yoshiko

Box 316 #108 Moncton Street, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

Description of property in Form "JP" is correct.

OWNERSHIP

I have inspected the Title to this property, which is in the name of the above Rosie Yoshiko Otani.

LAND AND BUILDINGS

Two Lots on which is erected a 1½ storey frame, shingle roof dwelling and garage. The house is in good condition.

TAXES

The taxes are paid to December 31, 1941.

INSURANCE

There is no insurance on the property.

FINANCIAL POSITION

Claims to have no liabilities.

REMARKS

The house, with contents, has been leased to Walter Owen Tufnail, for the sum of $1, taxes and upkeep, for the duration of the war. Tufnail is a friend of Mrs. Otani and so far as I can ascertain, is a very reliable man. The lease was drawn by Mr. T. C. King of Steveston.

RECOMMENDATION

I would recommend that the arrangement with Tufnail be allowed to stand.

May 19th, 1942.

H. Marker

COPY

P. O. Box 562
Greenwood, B. C.
November 15, 1947

6666

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville,
Vancouver, B. C.

Dear Sir:

At my evacuation I have rented my house on 108 Moncton St., Steveston to Mr. O. Tufnail. He was responsible for paying the taxes and water bills.

On July 20, 1944 my house was sold for the sum of $1,480.00 and the net proceed I received was $1,324.41 after taking away —

Real Estate Agent's Commission	$ 148.00
Charge for valuation	7.50
" " advertising	4.00
Land Registry Office Transmission Fee	2.50
Total	$ 162.00
Adjustments for Fire Insurance	6.41

I think that you took too much for Real Estate Agent's Commission.

I have bought my house for the sum of $1,850.00. Also I have fixed the kitchen cupboard. I left the window curtains on. I lived in that house about one (1) month. So I wanted to sell my house at about the sum of $2,250.00. I left my chattels in the house's basement. The chattels were sold for the sum of $97.30 but was deducted to $69.36 after taking away --

Auctioneer's Fee	$ 9.73
Advertising	5.15
Movings	13.06
Total	$ 27.94

My chattels were sold on September 30, 1944.

Since you have sold my chattels at a low prices I attach to this letter a form which I wanted my chattels to be sold.

Some of my chattels were not included in the form I received.

I think my belongings couldn't be stolen since I rented my house to Mr. Tufnail unless the auctioneer took some of my belongs for himself.

Sincerely yours,

"Mrs. Rosie Yoshiko Otani"

Reg. No. 04553

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.

6666

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

(1) NAME MRS. OTANI YOSHIKO ROSIE **(RCMP) Reg. No.** 04553
(Print) Surname — Given Name

(2) Pre-Evacuation Address 108 MONCTON, ST. STEVESTON, BC.

(3) Present Address P.O. BOX 562, GREENWOOD, BC.

(4) REAL ESTATE

(a) Street Address (if any) 108. MONCTON ST. STEVESTON, BC.
City or Municipality. Province

(b) Legal description (lot number, block number, section number, etc.)
LOTS 5 & 6 BLOCK E of SECTION 11 BLOCK 3 NORTH RANGE 7, WEST. MAP IN THE LAND REGISTRY OFFICE AT NEW WESTMINISTER BC, AND NO 4550.

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

(i) ~~Farm~~
(ii) Residence Type of business
(iii) ~~Business~~
(iv) ~~Any other type of property~~ (describe)

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

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

(i) Land AND BUILDING - - - - - $ 2,250.00
(ii) Buildings - - - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 2,250.00
(v) Amount at which Custodian sold property and credited your account - - $ 1324.41
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 925.59

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
108 MONCTON ST. STEVESTON BC

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

(c) How stored or packed at time of evacuation IN THE BASEMENT PACKED

(over)

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

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

1.	AS ATTACHED PAPER	Estimated Value $ 690.45
2.	SOLD BY CUSTODIAN NET	Estimated Value $ 84.36
3.		Estimated Value $ 606.09
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) - $ 1,531.68

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

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

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

DOMINION OF CANADA)
Province of B. C.)
TO WIT:)

I, Yoshiko Rosie Otani, of the City
of Greenwood in the Province of B. C.

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 18th day of November A.D. 1947.

Mrs. Yoshiko Rosie Otani

~~A Commissioner &c.~~

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

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

CONTINUATION:

	ESTIMATE VALUE	SOLD BY THE CUSTODIAN
TOTALS —	₦213.70	₦39.60
Chinaware	3.00	.80
Tray of Sundries	1.25	.75
Wash Board	1.00	.25
Baby-go-cart	6.00	1.70
Stools	3.00	1.10
Fifteen (15) gallon Crock	5.00	3.75
Two (2) pairs Lee Longs	3.00	.85
Clothes Cupboard	17.50	4.00
Roll Top Desk	18.00	7.00
Dresser and Mirror	15.00	3.00
Dresser and Mirror	18.00	5.00
Kitchen Cupboard	3.50	2.75
[redacted]) Dining Tables	20.00	3.50
Five (5) Kitchen Chairs	5.00	.75
Four (4) Kitchen Chairs	10.00	3.50
Bed Spring	8.00	2.00
Bed Spring	8.00	1.00
Bed and Spring	20.00	2.00
Coved Heater	25.00	14.00
Two (2) set Bed and Spring	65.00	15.00
TOTALS —	₦468.95	₦112.30

LESS EXPENCES:

Auctioneer's Fee:	₦9.73	
Advertising:	5.15	
Moving:	13.06	
TOTAL —		₦27.94
RECEIVED FROM THE CUSTODIAN —		₦84.36

HOUSE HOLD CHATTELS

ATTACHMENT	ESTIMATE VALE	SOLD BY THE CUSTODIAN
child's sleigh	$18.00	$2.75
Cross Cut Saw	7.50	1.75
Pump & Funnel	3.50	.75
Pair of crutches	2.00	.25
Shovel	2.75	1.25
Ironing Board	2.75	.75
Shovel	2.95	1.20
Oil can	2.50	1.25
Small table	1.50	.60
Trays and Sundries	3.00	.75
China Box	3.00	.50
Chinaware	6.00	.75
Box of Books	10.00	1.00
1 set of Books of Knowledge	100.00	7.50
Bowl and Case	1.50	.60
Christmas Decorations	10.00	3.90
Three (3) Platters	4.00	.75
Two (2) Platters	2.50	1.00
Three (3) Platters	4.00	1.00
Basket	1.50	1.00
Dishes	1.50	.75
Dishes	2.25	1.25
Plates	1.25	.50
Plates	4.00	1.60
One (1) gallon Crock	1.00	.60
Kitchenware	5 25	2.25
1 Box of Chinaware	2.75	1.50
Small Tea Pot	2.75	.25
Glassware	2.00	.75
Glassware	2.00	.75
TOTALS ——	$218.70	$39.60

GOODS WHICH ARE MISSING
AND WAS AT THE SAME
PLACE AS THE OTHER CHATTELS

	AMOUNT
Cross Cut Saw	$7.50
Fifty (50) feet rubber hose	4.00
Kitchen Stove with Sawdust Burner	100.00
Twelve (12) hand saw files	60.00
Japanese Dolls	20.00
Records (Phonograph)	20.00
Lawn Mower	10.00
TOTAL —	$221.50

Mrs R Y Otani

CASE NO. 508

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Grand Forks, B.C.
June 5, 1948

IN THE MATTER OF THE CLAIM OF
(MRS) ROSIE YOSHIKO OTANI

PROCEEDINGS AT HEARING

APPEARANCES:

HAROLD W. McINNES, Esq.	appearing for the Dominion Government.
A.E.COHEN, Esq.,	appearing for the Claimant

L.A. DODD, Esq.,	Secretary to Grand Forks Sub-Commission
G.N.R. UPTON, Esq.,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter

MR. COBUS: The claim, your honour, of Mrs. Yoshiko Rosie Otani, which is No. 78 on the Secretary's list, and which will become case No. 306.

(MRS) YOSHIKO ROSIE OTANI, the claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. COBUS: I would ask leave, your honour, to amend the claim with respect to the real estate by changing only the amount credited to the Custodian. The claimant showed the net proceeds rather than the gross selling price, which should be $1460.00. The estimated value, or fair market value at the date of sale remains at $2250.00. The net claim for realty, therefore, is $770.00.

THE COMMISSIONER: Amendment allowed.

MR. COBUS: With respect to the personal property which is the subject of the claim, we have changed the total for personal property claimed to $490.50, and now credit the Custodian with $112.50, leaving a net personal property claim of $378.00.

THE COMMISSIONER: Amendment allowed.

MR. COBUS: The list which is attached to the claim form is now revised and will form part of the exhibit comprising the statement respecting the chattels claimed.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning

the real estate for which you have submitted a claim. Did you instruct Mr. Lockie to prepare this for you and is that your signature?

A: Yes.

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

A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COHUS: The property, your honour, referring to Exhibit 1, was a dwelling situate at 108 Moncton Street, Steveston Townsite, B.C. It was a one and a half storey bungalow, 24 feet by 30 feet. It consisted of four rooms and a bath containing sink and toilet. There was also an attic in the building. It was heated by hot air apparatus. The building was built of frame siding, had a cement foundation, a full cellar with cement floors, and laundry tubs. The roof was shingled. Inside, the walls were papered and the floors were of fir. The house was erected in 1931, and the roof rebuilt in 1938, with attic. The size of the lot upon which the dwelling was built was 70 feet by 120 feet, actually two lots, and she says that one lot is in well kept garden with ten fruit trees on it. It was purchased in February, 1942, at a cost of $1850.00.

The improvements made on the property by the claimant consisted of the building of kitchen cupboards, and the cost for carpenter's labour and materials is valued at $325.00. She indicates that the property had on it a 10 by 12 frame garage with a shingle roof and swing doors. There was a cement driveway leading to the garage, and in addition, a cement walk in front of the house.

She considers that the appraisal at $1480.00 made in April, 1944, is much below the value of the property, and comments that she rented the property to a friend of theirs, Mr. Tufnail, for the payment of taxes only so that the premises would be well looked after. The Custodian accepted this arrangement.

THE COMMISSIONER: Including all chattels?

MR. COBUS: I don't think so, your honour. I will be asking to produce the lease, and I think it will be seen that the chattels were not included therein.

She says that the house was nicely located, in excellent shape, and was a good home. Plenty of land room was there, and a large lot adjoining which was in garden and fruit trees. She believes that when sold by the Custodian in April, 1944, for $1480 it was worth at least the $2250.00 that she estimates is a fair market value.

Would my learned friend produce the appra-

sal on this property?

MR. McINNES: I am producing, your honour, an appraisal by Coulthard, Sutherland and Company, Limited, dated the 27th of April, 1944, addressed to the Custodian; the valuation of the house at $1180.00, the lots, $150.00 each; $300.00; $1480.00 total.

MR. COBUS: Thank you. I would ask that that appraisal be filed on behalf of the crown.

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. COBUS: Would my learned friend admit that the 1944 assessment on this property was $450.00 for land?

MR. McINNES: I don't seem to have the assessment on that, your honour. I will try and turn it up. Perhaps my friend could go on with something else and I will turn it up for him.

THE COMMISSIONER: Yes.

MR. COBUS: Yes, your honour.

Would my learned friend produce from the main file any document or letter which would indicate the insurance that covered the house and garage and chattels?

MR. McINNES: Yes. There is a card in the file which would indicate that this property was insured with the Liverpool, Manitoba Insurance Company, No. 20753 for $3000.00 for the premium of $42.00 for a three year term expiring March 28, 1945. The insurance was $1975.00 on the house, $1000.00 on the furniture, and $25.00 on the one-storey frame building with shingle

roof. Is that the information you wish?

MR. COBUS: Yes. I would like to file that as a document produced from the Custodian's file. I file it on behalf of the Crown.

(DOCUMENT MARKED EXHIBIT NO. 3)

MR. COBUS: Would my learned friend produce as well a lease or a copy of a lease between the claimant and one Tufnail?

MR. McINNES: I have only a copy of the lease with the signatures typewritten on, but I assume that is a copy of the lease that was in existence. It is dated the 20th of March, 1942. It is made from the claimant to one Walter Owen Tufnail, and appears to cover the property in question, at the rental of $1.00 upon the signing of the lease, and the term is for the duration of the war with Japan. Nothing is said about furniture.

THE COMMISSIONER: That would very probably show up in the insurance policy.

MR. McINNES: We have the terms of the lease, that the lessor could give the lessee one calendar month's notice to vacate.

THE COMMISSIONER: According to a letter I see attached to the claim form, the claimant says the furniture was all left in the basement.

MR. COBUS: I would ask leave to file that copy of the lease, your honour.

THE COMMISSIONER: The original to be produced if required.

MR. COHUS: If required, your honour.

(LEASE MARKED EXHIBIT NO. 4)

MR. COHUS: Would my learned friend admit that the property was sold to the tenant, Tufnail, for $1480.00?

MR. McINNES: Yes.

MR. COHUS: And at the same time advise the date of the sale, please?

MR. McINNES: June 28, 1944.

Perhaps before we go on, your honour, I may clear up the point that you raised. This is a memorandum I have. It appears that the claimant placed a policy with the Liverpool Manitoba Insurance company, Policy 20755 -- that is what we have here -- later endorsed to cover the property in the name of the Secretary of State of Canada, the amount of the policy being $3000.00, $1975.00 on the house, $25.00 on the garage, and $1,000.00 on the household furniture. This was acknowledged by the insurance company in their letter of October 26 '42.On the withdrawal of the furniture and chattels to storage, the furniture portion was cancelled and a rebate obtained for the unexpired amount on October 24, 1944, the insurance on the building being transferred to the new purchaser on August 9, 1944.

THE COMMISSIONER: Yes, thank you.

MR. COHUS: Thank you, Mr. McInnes.

Would my learned friend produce any other

tenders other than that of Tufnail, the purchaser?

MR. McINNES: I don't find any others.

MR. COBUS: I would ask my learned friend to undertake to produce any such tenders if such tenders were in fact received by the Custodian.

MR. McINNES: I will do so.

MR. COBUS: I would ask my learned friend to produce a picture of the property from the custodian's file.

MR. McINNES: I produce a picture which bears the caption, "Otani, Rosie, 108 Moncton Street, Steveston, B.C. Evacuation File 6666. Picture taken August 25, 1943."

MR. COBUS: Thank you.

Q: Witness, I produce to you a snapshot of a dwelling house. Do you recognize the picture?

A: Yes.

Q: What is it? A: That is my house.

Q: The house for which you are now claiming?

A: Yes.

MR. COBUS: I would ask to file the snapshot, your honour, as an exhibit on behalf of the Crown.

(PHOTOGRAPH MARKED EXHIBIT NO. 5)

MR. COBUS: Would my learned friend produce from his main file the letter from Tufnail to the Custodian concerning Mr. King. I am sorry I haven't the date, but I believe I supplied the date to my learned friend.

MR. McINNES: Regarding payment of commission?

MR. COBUS: Yes.

MR. McINNES: I am producing a letter dated the 16th of November, '44 addressed to the Custodian purporting to be signed by Walter Owen Tufnail.

MR. COBUS: If it please your honour, I should like to read this letter into the record. It is addressed to the Custodian, dated at Steveston, November 16th, 1944: "Dear Sir: Re Catalogue No. 869 Lots 5 & 6 Block E Section 11 B/SN R7W Map 4550 108 Moncton Street. It is my desire that Mr. Thomas C. King, Real Estate Agent of Steveston, be credited with any commission which may be due on the purchase of the above property as he has been looking after my interest from the beginning and it was through his endeavours that I decided to purchase. Thanking you, Yours very truly, W.O. Tufnail."

Q: Witness, who is Thomas C. King?

A: When you make a lease, you apply to him.

Q: He is a real estate agent?

A: I think so. He was the intermediary between Tufnail and myself.

Q: Do you know whether Mr. Thomas C. King was also an agent in some circumstances for the Custodian?

A: I heard that since I came over here, but I didn't know it then.

(LETTER MARKED EXHIBIT NO. 6)

Q: Now, witness, I produce to you a statement concerning the personal chattels for which you are claiming. Did you instruct Mr. Leckie to pre-

pare this statement and is that your signature? A: Yes.

Q: In your statement you refer to a list of the articles for which you are claiming. I produce to you a list headed "Household Chattels." Is that the list to which you make reference in your statement? A: Yes.

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

A: Yes.

MR. COHUS: Your honour, I notice in the statement that the total estimated value was left blank, but the total is shown on the list attached, so if it please your honour, I would like to add the amount $490.50 and ask the claimant if that is the amount.

THE COMMISSIONER: Very well.

MR. COHUS: Witness, I produce to you the list to which you refer in your statement. The total estimated value is shown as $490.50. Are those values in the column on the extreme right and the total your estimates of the value of the goods at the date of evacuation?

A: Yes.

MR. COHUS: If my learned friend would be good enough to add the amount to the statement under "Estimated Value at the Date of Evacuation" $490.50.

MR. McINNES: Would I which?

MR. COHUS: Would you complete that? I believe you will find the amount was omitted.

MR. McINNES: Yes, I see.

MR. COBUS: I would ask leave to file the statement and the list, your honour, as one exhibit.

(STATEMENT AND LIST MARKED EXHIBIT NO. 7)

MR. COBUS: The statement, your honour, refers to the list attached to the statement and the list is given in full detail with respect to the date of purchase, the cost price, condition, and the estimated value. The witness says that all of the goods claimed for were left at 108 Moncton Street, Steveston, and that she has allowed for depreciation on all used articles, and the unused articles have been claimed at cost to her.

Would my learned friend produce the Analysis of personal property claim herein?

(Handed to Mr. Cobus)

MR. COBUS: I would ask to file the Analysis of Personal Property Claim, your honour, on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 8)

MR. COBUS: Would my learned friend produce the storage list from his file?

MR. McINNES: This is a document that my friend tells me is a storage list. If it is, that is what I am producing.

MR. COBUS: This appears to be what we have been terming a storage list, your honour. I am asking to file this on behalf of the Crown. It is dated September 19, 1944. I would like to make

this comment: Reference to the Analysis of Personal Property Claim shows no indication of an inventory or list of goods taken by the Custodian or an agent thereof, and yet in the file the storage list is found.

THE COMMISSIONER: Does he give the name of the storage company?

MR. COBUS: The storage list is prepared by the Custodian for their own storage house which was located somewhere -- 992 Powell Street or some such thing.

THE COMMISSIONER: Yes.

MR. COBUS: It was not with a commercial storage house; they had their own.

Referring, your honour, to the Analysis of Personal Property Claim, which is Exhibit 8, it can been seen quite readily that all of the goods for which claim is being made, or I should say, most of the goods for which claim is being made were sold at auction sale. We have eliminated already the items at the bottom of the column from the crosscut saw; in the claim column, which is column three the crosscut saw has been eliminated, the rubber hose is eliminated, the kitchen stove with sawdust burner, however, remains, and the remaining items have been deleted from the claim already filed as amended.

I would ask my learned friend to produce the letter from his main file dated February

25, 1945 with respect to a range and a rolltop desk. That is one of the letters, I believe I asked for.

MR. McINNES: Yes, February 26, 1945, letter to Mrs Renie Yoshiko Otani by Mr. Milsom of the Administration Department.

MR. COBUS: Thank you. Referring again to Exhibit 6, the Analysis, your honour, following the item "Kitchen stove with sawdust burner" across from the amount claimed, $100.00, it will be seen that it ends up in the Custodian's "abandoned" column. Under remarks there is this stated: "Stove sold at Auction. Customer refused payment pres. due to condition." Now, I am not quite sure what "pres" means, unless I could hazard a guess — "Presumably due to condition." However, I would be guessing.

MR. McINNES: Refused payment presumably due to the condition of the stove.

MR. COBUS: Due to the condition of the stove. I think that is a fair conjecture as to what it means.

The letter produced from the Custodian's file, dated February 26, 1945, from the Custodian's office to the claimant, I would ask leave to read into the record.

"Dear Madam: Referring to your letter of January 15th, we have had our agent check with Mrs. Tufnail in regard to the chattels which you left at 108 Moncton Street. He advises

that the kitchen range and rolltop desk were sold at auction and that the only articles remaining were a small table and chairs (broken) dolls, Japanese records, and some old clothing. Mrs. Tufnail knows nothing about the other articles mentioned in your letter. Yours truly, G.D. Kilsen."

(STORAGE LIST MARKED EXHIBIT NO. 9)

(LETTER MARKED EXHIBIT NO. 10)

MR. COBUS: Referring now to the item three above the kitchen stove, the claim column lists "Two set bed and spring." Under "Tender" is the amount $15.00, which would appear to indicate that something was sold for $15.00, and under remarks it says: "See Ref #1 for permission to sell and Ref. #2 for appraisal." Then the note, "One found -- sold."

MR. McINNES: Well, they were apparently both sold according to the information in the file; $7.50 each.

MR. COBUS: Yes. Would my learned friend produce the appraisal to which reference is made under "Remarks," and at the same time produce the receipt given by the Custodian to Mr. Tufnail concerning the bed or beds. I believe those were on the main file, too.

MR. McINNES: I am producing a receipt for $15.00 given by the Custodian to Mr. Tufnail. It says, "Purchase price of two beds." The date of the receipt is June 7, 1945.

I would ask to file that receipt, your honour, on behalf of the Crown.

(RECEIPT MARKED EXHIBIT NO. 11)

MR. COBUS: Perhaps I mislead my friend as to the appraisal.

MR. McINNES: No, I saw it here.

I am producing, your honour, a letter from Thompson and Company, Auctioneers and Appraisers, dated November 29, 1944, addressed to the Department of the Secretary of State, re this claimant, which is an appraisal on two walnut finish steel arch shaped beds and springs, which says: "In our opinion, they are worth $15.00 each."

MR. COBUS: I file that on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 12)

Can my friend produce any appraisal on the stove with sawdust burner?

MR. McINNES: I saw no record of it.

MR. COBUS: Well, perhaps my friend would be good enough to produce such an appraisal if such is available.

MR. McINNES: Yes.

MR. COBUS: Could my learned friend advise the Commissioner as to any report which might back that statement in Exhibit 8, the Analysis of Personal Property Claim, under "remarks" to the effect that the customer refused payment presumably due to condition?

MR. McINNES: No, I haven't any record of it.

I haven't been through the master file. I really haven't time to go through them unless something is directed to my attention.

MR. COBUS: I would ask my learned friend to produce certain instructions from the office of the Custodian to J.D. Mather, Vancouver, dated May 4, 1942.

(Handed to Mr. Cobus)

MR. COBUS: This reads: "Dear Sir: By virtue of Order in Council PC 1665 dated March 4th, 1942, all property situated in any protected area of British Columbia, except fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities of Rosie Yoshiko Otani (Mrs. Roy Tsunehiro), Box 316 No. 108 Moncton Street, Steveston, B.C., Registration No. 04553, has vested in and is subject to the control and management of the Custodian.

"Under the provisions of the Consolidated Regulations Respecting Trading with the enemy (1939) you are hereby requested to investigate, take and retain control of and take such other action as you may deem necessary to protect all such property pending further instructions from the Custodian.

"I would also request you to forward a report in duplicate of your investigation and subsequent action in accordance with the attached instructions to C.L. Brewry, Custodian's Office, 506 Royal Bank Building, Vancouver, B.C."

The signature is printed, "G.W. McPherson, Authorized Deputy of the Secretary of State and/or Custodian."

(LETTER MARKED EXHIBIT NO. 13)

MR. COBUS: Would my learned friend produce a letter from his main file which is a copy of a letter from the Custodian to the claimant dated December 7, 1944, concerning chattels?

MR. McINNES: Here it is.

MR. COBUS: I have had produced from the Custodian's file a copy of a letter dated December 7, 1944 addressed to the claimant from G.D. Milsom, Administration Department. I think there is no need to read it into the record, but it does concern the beds to which attention has already been drawn.

(LETTER MARKED EXHIBIT NO. 14)

MR. COBUS: I think the only thing that remains, your honour, is the 1944 assessment, and perhaps my friend, during the noon hour, will be able to find that.

THE COMMISSIONER: 1944 what?

MR. COBUS: The 1944 assessment, your honour; that was the only remaining thing.

I beg your pardon, your honour, there is a document that I would like to prove and file with respect to the real estate.

THE COMMISSIONER: Very well.

MR. COBUS: Q: Witness, I produce to you a copy of a deed dated the 2nd day of February, 1942 and

signed by Jiro Nishihata, the grantor; you, yourself, are named as the grantee. Is that an executed copy of a deed of land respecting the property for which you are making a claim?

A: I bought it from Jiro Nishihata.

MR. COBUS: I file the deed of land, your honour, as the next exhibit.

(DEED MARKED EXHIBIT NO. 15)

MR. COBUS: I should have pointed out that that deed shows the consideration for that property to be $1850.00.

Your witness.

MR. McINNES: I won't be a moment or two with this witness, your honour.

It will be submitted, first, that the real estate was sold for its fair market value. It will be further submitted that the personal chattels were sold for their fair market value.

We might clear up the matter of the assessment. I find in the main file, not the assessment notice — which I might be able to find later — a note that the assessed value was, Land, $550.00, improvements, $1900.00.

MR. COBUS: What year, Mr. McInnes?

MR. McINNES: It doesn't give it. The memorandum was made on April 26, 1946. The property was sold in 1944, so it can be presumed it would be as of that year.

MR. COBUS: Well, if my learned friend would undertake to produce such assessment notice — or is he

willing to admit that is the assessment?

MR. McINNES: Oh, yes, I will admit that is the assessment because it is a memorandum of the Custodian. There is no question about that.

CROSS EXAMINATION BY MR. McINNES:

Q: You gave authority to the Custodian to sell these two beds, did you not, to Mr. Tufnail?

A: (Interpreter to witness)

Q: Just answer the question. I know all about your telling him you couldn't get the beds downstairs, but that isn't what I am interested in. You told him, did you not, that you would be satisfied if you could sell the two bed sets?

A: I agreed to the sale of the beds, but not at $15.00.

Q: Yes. This letter, although it is all typewritten, I take it is your letter?

A: Yes.

MR. McINNES: In fairness to the witness, your honour, the markings on the letter other than the typewriting were obviously made in the Custodian's office and not by her. The letter reads in part: "In reply to your letter of October 5, regarding the bed sets, they can be brought down from the attic without touching the staircase by removing them in several parts. It will satisfy me if you can sell the two bed sets for me." The letter is Dated October 7, 1944, from the claimant to the Custodian.

I file that as an exhibit.

(LETTER MARKED EXHIBIT NO. 16)

Q: Witness, looking at your list of chattels, part of exhibit No. 7, I am interested in this item, one set of Books of Knowledge, for which you paid $120.00. Were those books in English ?

A: They were in English.

Q: Can you read English? A: I bought those for my children, for their use when they grew up.

Q: Yes, and you had had them about five years at the time you were evacuated?

THE COMMISSIONER: Mr. McInnes, I might ask you here if this is her writing. It is rather a fine letter if it is written by her. It is attached to the claim form.

MR. McINNES: When did that go in?

THE COMMISSIONER: It was the first thing that went in.

MR. COBUS: That was in the hands of the Secretary if it was with the claim form.

THE COMMISSIONER: I presumed you had seen it. I am just interested to know if she wrote that herself.

MR. McINNES: Q: You bought them for your children, these books? A: Yes.

Q: You had them about five years at the time you were evacuated? A: Yes.

Q: And I presume you bought them from one of these book salesmen that go from door to door?

A: Yes.

Q: I am producing to you the claim form which you signed in this matter. Is that yours? Is that your handwriting? A: Yes.

Q: Is that your writing? A: Yes.

Q: Is this letter attached to it, dated November 15, all in your writing? A: My child wrote that.

Q: But whose handwriting are the words "Mrs. Rosie Yoshiko Otani" written in?

A: I did.

MR. McINNES: She writes very much like her daughter does.

THE COMMISSIONER: She must have been studying the Book of Knowledge.

THE INTERPRETER: A: I wrote that.

MR. McINNES: Q: But the daughter wrote the body of the letter? A: Yes.

MR. McINNES: I think that is all, thank you.

MR. COBUS: I have nothing more, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gaylor Hamilton
G. Hamilton
Official Reporter

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

M.M. Colquhoun
Sub-Commissioner

Form C
Form G

DEFENCE BRIEF

Grand Forks, B.C.
June 3, 1948

(Mrs.) Rosie Yoshiko OTANI

File No. 6666

Case No. 308

Amendment: Transcript p. 2, line 3 - case No. 306 should read - case No. 308.

REAL PROPERTY CLAIM

(All claims shown are Gross)

1. Real Property Claim	Appraised at	Sold for
$2250.00	$1480.00	$1480.00
770.00		

Witnesses: 1. F.H. Coulthard of Coulthard, Sutherland & Co. Ltd., Appraiser. Exhibit No. 2, dated April 27, 1944.

2. F. G. Shears - to prove advertisement, Cat.#869, and two (2) tenders received, high $1480., low $1400.

PERSONAL PROPERTY CLAIM

2. Chattel Claim		Sale Price
$490.50		
(a) Goods valued by claimant at $325.50.	(auction)	$97.30

Witness: 1. G. M. Harris - to prove sale by auction.

	Appraised at	Sale Price
(b) Goods valued by claimant at $65.00 (2 beds)	$30.00	(tender) $15.00

Witness: 1. W.G.B. Thompson, Appraiser, Exhibit No.12.

See also: Exhibit No. 16 - Claimant's consent to sale of these beds. They were too large to be removed from the upstairs in the house, so a sale was necessitated to the tenants.

(c) Stove valued by claimant at $100.00. Abandoned, no value.

Witnesses: 1. Walter Owen Tufnail, ~~lessee-tenant~~, who according to the claimant's declaration (J.P.Form, dated April 27, 1942), the furniture was leased with the house. To be filed.

N.B. This stove was sold at Auction # 21, Lot No.260 for the sum of $7.00. However, when the purchaser saw its actual condition, he refused to pay his money, and the stove was marked to be sold at the next auction. According to the 'Auction Book' it was not sold then, but was apparently abandoned as having no value.

Summary of Defence Witnesses	Where Required	Summary of Documents to be filed	Witness Proving Same
F. H. Coulthard	1		
F. G. Shears	1		
~~H~~. M. Harris	2 (a)		
W.G.B. Thompson	2 (b)		
Walter Owen Tufnail	2 (c)	J.P.Form dated April 27, 1942.	F. G. Shears

HAC/mw

Name of Claimant OTANI, Yoshiko Rose Case 306

Custodian File 8666

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
		1480	148	148 12.50		SPECIAL $400.					400.00 306.50

PERSONAL PROPERTY

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

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

SPECIAL re BED 15.00

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
325.50	92.70	28.11				15.00	1.80	29.91

TOTAL RECOMMENDATION 753.41

1540

6666

October 3rd, 1950.

Mrs. Rosie Yoshiko OTANI,
1704 Napier Street,
Vancouver, B. C.

Dear Madam:

Re: Japanese Property Claims Commission
Case No. 308

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 $753.41.

Cheque for $709.83 is enclosed herein, and the sum of $43.58 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Sheers,
Director.

FGS/js
1 encl.