Name of Claimant ODAMURA, Naroe Case 356

Custodian File 8688

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					299		385.64				385.64

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								
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	

TOTAL RECOMMENDATION	385.64

1540

CASE NO: 356.

JAPANESE PROPERTY CLAIMS COMMISSION

Nelson, B. C.,

March 8th, 1948.

IN THE MATTER OF THE CLAIM OF

NARAE ODAMURA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 356.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10 Nelson, B. C.,

March 8th, 1948.

IN THE MATTER OF THE CLAIM OF

NARAE ODAMURA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
A.W. FISHER, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
G. HAMBLETON, Esq.,	Official Reporter.

30

MR. FISHER: T his is the claim of Toshio Odamura, and the evidence is being adduced by the wife due to the fact that he is not able to be here. Her name, I believe, is Narae. She also has filed a claim, apparently. She also has a separate claim which will follow immediately.

THE COMMISSIONER: There is no significance in the same claim for $470.00 for real estate made for the two of them.

10 MR. FISHER: This is joint real interest and the claim should have been divided, each of them claiming a half interest. I will accordingly make my application in regard to the amendment at this time of the claim of Toshio Odamura, and the amendment will be to claim a half interest, being $375.00 rather t than $750.00.

THE COMMISSIONER: Have you got the claim form, Mr. Secretary? What is your amendment, Mr. Fisher?

MR. FISHER: The amendment, if your Lordship pleases,

20 is that the claim will be for half of the value of the real estate, instead of $750.00 it will be $375.00, on the ground that this man was a joint tenant rather than a sole owner.

THE COMMISSIONER: Can't it be presented as one claim for undivided interest?

MR. FISHER: I suppose, as far as the realty is concerned, it could be combined but I think your Lordship already has on file a claim from the wife in the Narae Odamura claim which is the next claim we are

30 taking.

THE COMMISSIONER: Why not combine them?

MR. FISHER: All right, it is satisfactory to me, my lord, on that basis.

THE COMMISSIONER: And the claim is for $750.00, is it? On my list it reads, $470.00. Apparently that is in error, is it?

MR. FISHER: It is $750.00 on the form I have.

THE COMMISSIONER: Yes, but the list shows claims for $470.00 by each of these people, No. 27 and 28. That, apparently, is wrong.

MR. HUNTER: That is right.

THE COMMISSIONER: All right, we will treat 27 and 28 as one claim made by these two people, Narae and Toshio.

MR. FISHER: Yes, so it will now read $750.00 less $299.00 . I have to make some corrections.

THE COMMISSIONER: I see where the $470.00 comes in.

MR. FISHER: $451.00 on the front page. Possibly I might leave that separate, my lord, because once I start mixing the chattel claims I am going to find myself in some difficulty. Possibly the easiest thing to do in this instance would be to deal with her claim as sole owner. She has no chattel claim mixed up with her claim.

THE COMMISSIONER: I think perhaps that willbe the best way to handle it; if we treat Narae Odamura as presenting a claim in respect of real estate for $451.00 on behalf of herself and her husband.

MR. FISHER: That will do it. We can take her first, and take his claim afterwards.

(MRS.) NARAE ODAMURA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. FISHER:

Q Mrs. Odamura, you saw Mr. Leckie in Slocan and instructed him to prepare a claim with regard to your half interest in the real estate?

A Yes.

Q And this is with regard to property situate near Haney? A: Yes.

10 Q And the information that you had put on this report by Mr. Leckie is true and correct?

A Yes.

Q I would ask you to sign it, please?

A (Witness complies).

MR. FISHER: Exhibit 1, if your Lordship pleases, and the farm appraisal is the next exhibit, Exhibit 2.

(STATEMENT MARKED EXHIBIT NO. 1).

(FARM APPRAISAL MARKED EXHIBIT NO. 2).

MR. FISHER: I just ask to draw to your Lordship's attention

20 in this case that on page 3 of the report of the valuator he says, "In view of the foregoing the property might possibly sell very readily at $100.00 more than my valuation". He concedes that his valuation is low, if anything.

I don't think there is anything I wish to ask the witness but possibly would just develop the fact that the property cost $500.00 and since then two acres additional have been cleared and 30 fruit trees were planted and were produced.

30 Mr. Hunter.

THE COMMISSIONER: Q: Mrs. Odamura, you owned this land jointly with your husband, is that correct?

A Yes.

Q And your husband is Toshio Odamura?

A Yes.

THE COMMISSIONER: All right.

MR. HUNTER: It is submitted, my lord, that this property was sold for its fair market value.

10 CROSS-EXAMINATION BY MR. HUNTER:

Q Do you know your husband's signature, Mrs. Odamura? Is that your husband's signature?

A Yes.

Q And would that be his writing on this letter?

A Yes.

MR. HUNTER: I suppose you have seen this.

MR. FISHER: I am afraid I haven't had much opportunity to peruse the Government's file, my lord.

MR. HUNTER: Is the husband not being called?

20 MR. FISHER: He is paralyzed, I believe. I am sorry, he is away in the Interior.

MR. HUNTER: This is a letter dated April 2nd, 1947, my lord, from Slocan City directed to the Custodian from Mr. Toshio Odamura. The first two paragraphs are really the relevant parts. Possibly I had better readthe third paragraph; it has to do with the chattels which were sold on the account of the father, but which actually belonged to him as well. "Return to Slocan City and discuss my

30 real property in the Municipality of Maple Ridge with my wife we came to the conclusion we are not

satisfy with the price you dispose of our real property. The assessed value of land plus improvements is over $500.00 at the time of our evacuation. Also referring to my personal properties left at my father's place, your statement of above was $43.99. I've also found my personal properties sold and credited to my father's account which amounts to $72.75. I can adjust amount with my father."

10 MR. FISHER: Would that be applicable to the amendment when I go on with the chattel claim, my lord?

THE COMMISSIONER: Yes.

MR. HUNTER: I don't think there is anything else of importance in this letter.

THE COMMISSIONER: What is the date of the letter?

MR. HUNTER: April 2nd, 1947. Do you wish that I file it or is it sufficient to read it into the transcript?

THE COMMISSIONER: Do you want that filed?

20 MR. FISHER: It might be well to have it filed. There are two claims on file here and there is a statement with regard to the funds. It would be as well to file it.

THE COMMISSIONER: Very well.

(LETTER MARKED EXHIBIT NO. 3).

THE COMMISSIONER: When was this land sold, Mr. Hunter?

MR. HUNTER: Soldier Settlement Board, my lord.

THE COMMISSIONER: Oh yes, Soldier Settlement, of course.

MR. HUNTER: Q: Where did you live, Mrs. Odamura?

30 A Haney.

Q And how did you work this property? Did you live fairly close; how far did you live from it?

A It was just across the road.

Q Just across the road. You had some other property there, had you? A: No.

Q You lived with your father, is that it, or your father-in-law? A: We lived in a separate place near to the box mill.

THE COMMISSIONER: Near to which?

10 THE INTERPRETER: The box mill.

THE COMMISSIONER: Yes.

MR. HUNTER: Q: Your husband worked where? in the box mill? A: Yes.

Q And what about your father-in-law; did he work in the box mill, too? A: No.

Q But your husband worked full time in the box mill, is that it? A: Yes.

Q All year round? A: Yes.

Q So that this property he had was just a side line?

20 A Yes.

MR. HUNTER: That is all, thanks.

MR. FISHER: I have no further re-examination, my lord.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

"G. HAMBLETON"
Official Reporter.

30

Case 356. File 8688

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.

ACKNOWLEDGED

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

(1) NAME ODAMURA NARAE (RCMP) Reg. No. 13618
(Print) Surname Given Name

(2) Pre-Evacuation Address R.R. No.1, Haney, B.C.

(3) Present Address Slocan City, B.C.

(4) REAL ESTATE

(a) Street Address (if any) Municipality of Maple Ridge B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 1,2, and 3, Block 1 of the S.W. ¼ of Sec. 22, Township 12, Map 5317, District of New Westminster, C. of E. 52565

(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.) joint tenant

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - - $ 750.00
(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) - $ 750.00
(v) Amount at which Custodian sold property and credited your account - - $ ~~280.00~~ 299.
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ ~~470.00~~ 451

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(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. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $_____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 470.00

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

New Denver, B.C.

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Nasae Odamura of the City
of Slocan in the Prov of BC

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 Slocan)
in the Prov of BC) N. Odamura
this 21 day of November)
A.D. 1947.) 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.

_____
_____
_____
_____

Mrs Narae Odamura
(Claimant's Name)

REAL ESTATE
(Farm Land)

13618
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared about 2 ac Cultivated not planted about 1/4 ac Cultivated and not in crop 3/4 ac List Crops 1/2 ac straws 1/4 ac veqs	4 ac +	about 1934	Mr Menzies	$500	uncleared	none	$750.00 (land & improvements)

EXHIBIT No. 35-6-1
DATE 8 mar 1948
FILED BY a. Fisher

Total about 3/4 ac (Land consists of 3 lots about 2 miles East of Haney BC)

[1/2 interest self and husband Toshio Odamura - $375.00 each]

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation plants, trees or special equipment)

Description	When Made	Cost
(1) cleared appr 1 3/4 to 2 acres	1936 – 1938	labour of husband, father & brother
(2) constructed ditching (about 500') with cedar covers	"	" " " "
(3) Planted 30 fruit trees (mixed)		cost about $25 each ($375.00)

BUILDINGS Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
– no buildings on this holding –								

Comments re appraiser's report - He mentions the fruit trees but attaches no value for same. - They were producing. Water is available from fathers (M Odamura) adjoining and wells could be readily dug on this land. This land is level, well cultivated and well located and, in my opinion, the values placed on the cultivated and uncultivated portions are, in each case, much below a fair market value

Comments re Appraiser's report not covered by above information: My husband Toshio Odamura and myself owned this property as joint tenants. He is unable to come to court and I am appearing to represent both our interests.
Considering the clearing and other improvements made after purchase (as noted above), the good quality of the soil and cultivation for fruit & vegetable purposes, the convenient location to Haney and the situation of the land on the corner of two main roads (with school close at hand), I believe that at the fair market when sold by the Custodian would be at least $1700.00 —

M. Odamura
SIGNATURE

BC-117-P

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

File No. JL-317

Land Description Lots 1,2 & 3 of Lot 1 of the S.W.¼,Sec.22,Tp.12,Map 5317,N.W.D.

Containing 4 more or less Acres

Owner's Name T. & N. ODAMURA Post Office Address R.R.1, Haney, B.C.

Nearest Rail Point Haney on C.P.R. Distance 2½ miles.

Market Town Haney - 2½ miles; or New Westminster Distance 24 "

Church (give denomination) All Denominations - Haney Distance 2½ "

Nearest School Alex. Robinson across road, or Haney High Distance 2½ "

State how property was identified: Regst., Plan, Roads, and survey stakes.

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

Good access and has 325' frontage on Dewdney Trunk Rd. & 670' on Baker Road.

Is this district a good one? Fairly good.

Employment opportunity Fairly good.

Predominating Nationality and religion: British & Protestant, with some Japanese.

Describe Fencing and its condition: Property unfenced. Value $

Water supply: Not developed, but average supply for district. Obtainable by digging a well about 20' deep. Value $

8687

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
	x	NO BUILDINGS.						
	x							
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

EXHIBIT No. 35-6-20
DATE 8 January 1948
FILED BY A. Dunn

Total present day value $

Total Value Buildings add to farm $

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable?

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.6	Level 1.6 acres	Clay loam, 8" to 10"	Clay	Fully ½ ac. straws and potatoes - fair condition.	160.	256.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
2.4	Level 2.4 Acres	Clay lm. 8" - 10"	Clay	Clear scrub bush and stumps.	140.00	20.00	48.00

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 304.00

Total added by buildings to value of farm $ -

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

Total value of farm $ 304.00

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

Cleared area commencing to get weedy, but in fairly good condition and tillage. Has only been cleared within the last few years, and no buildings.

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

Small subsistence holding or homesites with garden truck & poultry, in conjunction with some local employment.

Noxious weeds:

Fairly free from noxious weeds as yet.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Municipality of Maple Ridge - 1942 Land & School Taxes - $14.60.

Date: June 16th, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 12 day of June 1942.

Inspector's Signature "J.D. PATTERSON"

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

JL-317 - T. & N. ODAMURA

Farm Appraisal Report

Remarks: Property consists of 3 lots totalling 4 acres. It is well situated, cornering on the Dewdney Trunk and Baker Roads, 2 miles East of Haney, with the Alexander Robinson School on the opposite corner. Since employment opportunities are fairly good, it is suitable either for a small holding or homesites on the individual lots. In view of the aforegoing the property might possibly sell fairly readily at $100.00 more than my valuation.

(FOR ORCHARD LANDS ONLY)

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

Fairly level and fertile soil and cleared land, fairly well underdrained with cedar.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

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

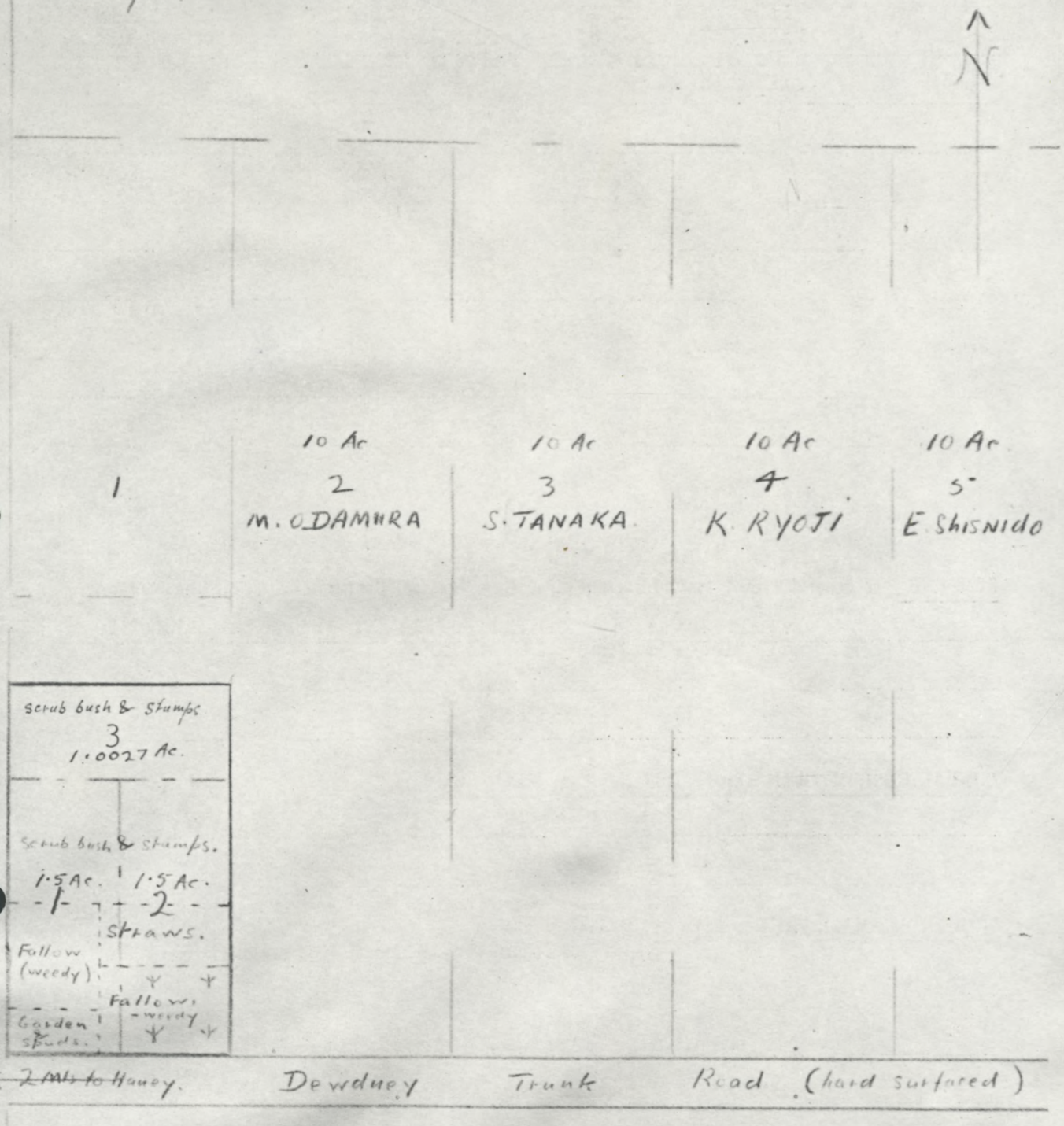
	Present Value
.40 acres strawberries, fair condition.	$
.20 " potatoes and garden.	$
30 young mixed fruit trees.	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Scale 200' = 1 inch

Diagram of Property- In Red:- T. & N. ODAMURA.

Lots 1, 2 & 3 of Lot 1. of the S.W ¼, Sec. 22. Tp. 12, Map 5317. N.W.D. contig 4 Acs more or less.



Following careful review of this appraisal report, it is my opinion that the present value is $ 300.00

Date 22nd June 19 42.

"I.T. BARNET"
District Superintendent.

356 - 3
EXHIBIT No.
DATE 8 Mar 1948
FILED BY J.W.G Hunter

Slocan City, B. C.
April 2nd 1947

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

Attention Mr W.E. Amderson

Dear Sir:

Return to Slocan City and discuss my real property in the Municipality of Maple Ridge with my wife we came to the conclusion we are not satisfy with the price you dispose of our real property. The assessed value of land plus improvements is over five hundred dollars at the time of our evacuation.
Also referred to my personal properties left at my father's place your statement of above was $43.99. I've also found my personal properties sold and credited to my fathers account which amounts to $72.75. I can adjust amount with my father.

Total amount of my figures on my personal properties is little over $500.00.

I again call your attention that I'm not satisfy with the disposing price of my personal properties.

I've visited to the tenant at the time of our evacuation just before I return here and I noticed he has in his possession two tables my bedroom suite (3 pcs with springs) and dinner sets of mine and lamp stand of my brother carpets and dining room table of my father which is not on the statement which I've receive from you.

Mr Joiner (the tenant) told me he has paid $140.00 for the above household goods to the auctioneer.

Apparently this cheque has not gone through the hands of the Custodian.

I do not like to make so much trouble now but I guess it is your duty to investigate above matters.

Thanking you for your co-operation supplying me necessary details to my satisfaction.

Yours very truly,
"Tosh Odamura"

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

Date: April 15th 1948

M. Scotby

mw