

Name of Claimant **ODAMURA, Tsutomu**

Case **1170**

Custodian File **8689**

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					46.00		86.51			86.51
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
						% of Total	Amount		% of Total	Amount
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
							% of Total	Amount	% of Total	Amount
110.00	107.00							32.10		32.10
<b>TOTAL RECOMMENDATION</b>										<b>118.61</b>



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CASE NO: 1170

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,  
October 25, 1948.

IN THE MATTER OF THE CLAIM OF  
TSUTOMU ODAMURA

PROCEEDINGS AT HEARING.

Original.



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

JAPANESE PROPERTY CLAIMS COMMISSION  
B E F O R E  
HIS HONOUR, JUDGE M. A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,  
October 25, 1948.

IN THE MATTER OF THE CLAIM OF  
TSUTOMU ODAMURA

PROCEEDINGS AT HEARING

APPEARANCES:

- |                            |   |
|----------------------------|---|
| K. A. CHRISTIE, ESQ., K.C. | appearing for the<br>Dominion Government. |
| R. A. BEST, ESQ.,          | appearing for the<br>Claimant.            |
| <hr/>                      |   |
| A. SMITH, ESQ.,            | Secretary.                                |
| D. J. HANDFORD, ESQ.,      | Official Interpreter.                     |
| A. G. VEITCH, ESQ.,        | Official Reporter.                        |

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TSUTOMU ODAMURA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature (Indicating)?

A. Yes, sir.

Q. And was that form prepared on your instructions? A. Yes.

Q. And do you swear the contents of that are true? A. Yes, sir.

MR. BEST: I am filing as Exhibit 1 the Particulars of Real Estate Farm Land.

(PARTICULARS OF REAL ESTATE FARM LAND,  
MARKED EXHIBIT NO.1)

Q. I understand that you lived at Whonnock, B.C. before evacuation? A. Yes.

Q. And this property for which you are claiming was situate there? A. Yes. It is in the municipality of Maple Ridge, but there is a little division there between Haney and Whonnock.

Q. You bought this property as two and one-half acres of uncleared land for \$300. in 1942?

A. Yes.

Q. And you cleared one and one-quarter of the two and one-half acres? A. No. It is a quarter-acre. It was a quarter-acre to build a house on.

Q. You just cleared a quarter acre?

A. Yes.

Q. Not one and one-quarter? A. No.





1 instructions? A. Yes.

2 Q. And do you swear the contents of that are  
3 true? A. Yes.

4 MR. BEST: I am submitting as Exhibit 5 the  
5 Personal Chattels claim.

6 (PARTICULARS OF PERSONAL CHATTELS, MARKED  
7 EXHIBIT NO.5)

8 MR. CHRISTIE: I tender as Exhibit 6 the  
9 Analysis of Personal Property claim.

10 (ANALYSIS OF PERSONAL PROPERTY CLAIM,  
11 MARKED EXHIBIT NO.6)

12 MR. BEST: Q. You are claiming for, I just  
13 think, four different items, so far as personal chattels  
14 are concerned? A. Yes.

15 Q. Were they all wedding gifts?

16 A. No, sir.

17 Q. You were married in March 1942. This  
18 tri-light floor lamp was a wedding gift?

19 A. Yes, sir.

20 Q. And, when did you buy the vacuum cleaner?

21 A. That was after I was married.

22 Q. That would be immediately prior to evacua-  
23 tion. When were you evacuated?

24 A. It was in August, I think.

25 Q. You bought the vacuum cleaner between  
26 March and August 1942? A. Yes.

27 Q. And you also bought the bookstand at the  
28 same time? A. Well, the bookstand was in  
29 1942.

30 Q. And this mattress was purchased in 1941?



1 A. Yes. That was when I was batching myself.

2 Q. According to the Analysis the Custodian  
3 sold your bedroom suite and he must have got that?

4 A. Yes.

5 Q. But he does not seem to have had a record  
6 of this floor lamp, vacuum cleaner, bookstand and  
7 mattress. Were they all left together?

8 A. Yes.

9 Q. Where? A. It occupied upstairs one  
10 room in my father's home.

11 Q. All your goods were left upstairs in the  
12 one room of your father's home?

13 A. Yes.

14 Q. And when did you first notify the Custodian  
15 of the fact that you owned these various goods, or  
16 did you notify him or did your father notify him?  
17 Do you know about that?

18 A. No, I do not. But I am quite sure I made  
19 out some kind of statement to the Custodian. I would  
20 not definitely know which form or what it was.

21 MR. CHRISTIE: Excuse me.

22 Q. I produce a J.P. Form dated May 8, 1942.  
23 Is that your signature (Indicating)?

24 A. Yes.

25 MR. CHRISTIE: You will probably want to  
26 examine him on that.

27 MR. BEST: Yes.

28 Q. On this J.P. Form you mention the bedroom  
29 suite left in your father's home and two cars, a  
30



1 1940 Chevrolet truck and 1942 Oldsmobile Sedan?

2 A. Yes. I think there is a little typographical  
3 error. It was a 1938 Oldsmobile.

4 Q. You are not claiming for that so we are not  
5 concerned about that now, but do you know when you  
6 first notified the Custodian that you were the owner  
7 of these goods for which you are claiming now?

8 MR. CHRISTIE: He has not said he notified the  
9 Custodian.

10 MR. BEST: He said he thought he had given him  
11 a letter.

12 THE WITNESS: (No audible answer).

13 Q. Do you know whether your father listed  
14 these goods as his assets?

15 A. No, sir, I do not.

16 Q. Is your father making a claim before this  
17 Commission? A. Yes.

18 Q. And is he claiming for chattels? A. I  
19 think so.

20 Q. Did you consult him about these particular  
21 items which you say now --- A. Well, what I  
22 heard from my father was that the Custodian notified  
23 him, my father, that they could not find any other  
24 article except the bedroom suite, which they sold.

25 Q. Were there any other goods stored in this  
26 particular room? A. Well, the one room occupied  
27 just my belongings.

28 Q. I see. A. So, I do not see why they  
29 just found the bedroom suite and they could not find the  
30





1 other articles unless it is so small they could have  
2 been stolen.

3 Q. Was there any particular reason for you  
4 not mentioning these items at the time you filed  
5 the J.P. Form or did you just think it was necessary  
6 to mention your larger assets?

7 A. Well, one thing, I thought I could - it is  
8 such a small article, it is a necessity, anyway, and  
9 I thought maybe I could take it out with me after I  
10 evacuated. This house my father was in was rented  
11 to Mr. Joiner, I think. I think he occupied the house  
12 after we evacuated and through him I thought that we  
13 could eventually get our belongings, where we settled  
14 at a later date.

15 Q. All right, thank you.

16 \_\_\_\_\_  
17 CROSS-EXAMINATION BY MR. CHRISTIE:

18 Q. Mr. Odamura, in the Farm Appraisal Report  
19 it states that this land is uncleared. What have you  
20 to say about that?

21 MR. BEST: I drew my friend's attention to  
22 the remarks.

23 THE WITNESS: That quarter-acre was cleared.

24 MR. CHRISTIE: Q. It says .15 part cleared,  
25 some stumps; 2.15 heavy bush and stumps. Would you  
26 agree with that analysis as to whether the land was  
27 cleared or not?

28 THE SUB-COMMISSIONER: What does it say?

29 MR. CHRISTIE: .15 acre, part of that was  
30



1 cleared, some stumps, and it says 2.15 acres ---

2 THE SUB-COMMISSIONER: That would be 1500ths  
3 of an acre.

4 MR. CHRISTIE: That part of it was cleared  
5 and some stumps in that 1500ths of an acre, and 2.15  
6 heavy bush and stumps.

7 Q. Do you agree with that analysis of the real  
8 property? A. Actually, there is no very heavy

9 busy on my property.

10 THE SUB-COMMISSIONER: You say there was a  
11 quarter-acre and he says there was not more than about  
12 half that much which was cleared.

13 THE WITNESS: Yes. Well, it is a quarter-acre  
14 had  
I cleared.

15 MR. CHRISTIE: Yes.

16 Q. On the land you had cleared were there any  
17 stumps? A. No. There would be the odd few

18 stumps here and there but not on the property when  
19 I had an intention of building a house.

20 THE SUB-COMMISSIONER: Q. Were there any  
21 on the quarter-acre? A. I could not say whether  
22 all the stumps were gone but that was the contract I  
23 drew up with the fellow who got paid \$40. to clear the  
24 land.

25 MR. CHRISTIE: Q. What they say in effect is  
26 that just the immediate area for building the house  
27 was cleared, but all the rest but that 1500ths was  
28 stumps. That is what I was trying to get at.

29 With reference to the personal property I am

30



9  
T. Odamura,  
Cr.ex.

1 producing here a letter dated September 1, 1944. It is  
2 addressed to "Dear Mr. and Mrs. C. Joiner" and there  
3 is a signature here. Is that your signature?

4 A. No. That is my wife's signature.

5 Q. Was this letter sent on your instructions?

6 A. Yes.

7 Q. I do not know that I need read the whole  
8 letter, but I will read this part:

9 "We know what packing and shipping is like for  
10 we have went through it and I know you have too,  
11 so, if you don't mind would you kindly send  
12 these following items: Bedroom suite (the suite  
13 with the round mirror) detach the mirror and  
14 ship it 1st class. Lamp stand."

15 A. This letter is dated September 1, 1944.

16 Q. I produce another letter dated September 1,  
17 1944, addressed to Dear Mr. and Mrs. Joiners. Whose  
18 signature is that? A. That is my brother's.

19 That is not mine at all. It is my brother Toshio  
20 Odamura.

21 Q. That was not sent on your instructions?

22 A. Oh, no.

23 MR. CHRISTIE: Very well; I will file that  
24 first letter as Exhibit 8.

25 (LETTER, SEPTEMBER 1, 1944, MARKED EXHIBIT NO.8)

26 Q. I am producing here a card dated May 8,  
27 1942. Do you know whose signature that is?

28 A. Yes. That is my wife's.

29 Q. That is your wife's? A. Yes.

30



1 Q. On this card it says: "To be completed by  
2 persons of the Japanese race having no property in any  
3 protected area." Did your wife ever make any claim  
4 at any time in regard to the tri-light, the vacuum  
5 cleaner, the bookstand and the mattress? A. Well,  
6 I do not think I recall my wife mentioning anything  
7 about ever signing a paper like that.

8 Q. You said that was her signature?

9 A. Yes. Well, I do not think she ---

10 Q. Who owned these articles, was it yourself  
11 or your wife? A. Well, it was myself and wife;  
12 we both had an interest in it.

13 Q. You made no claim in your J.P. Form, and your  
14 wife made no claim in the form here; she says she  
15 has no property in the protected area. Do you know  
16 anything about that except that your wife signed it?

17 A. No, I do not.

18 MR. CHRISTIE: I will file this card as Exhibit 9.

19 (CARD, NO PROPERTY, MARKED EXHIBIT NO.9)

20 Q. Well, now, my information is that at no  
21 time did you make a claim to the custodian, either  
22 by letter or by personal call in regard to these  
23 articles. What have you to say in regard to that?

24 A. Well, about that trilight lamp, like I have  
25 written in that letter, I have asked Mr. Joiner, but I do  
26 not think with the Custodian - let us see. I have a  
27 vague recollection of writing the Custodian.

28 Q. Have you a copy of that letter?

29 A. No, I do not think I have.  
30



1 Q. Why would your wife be writing to Mrs.  
2 Joiner for these articles if you had made any  
3 declaration or had notified the Custodian? Do you  
4 know whether your wife left any chattels with Mrs.  
5 Joiner? A. We left together. I do not know  
6 what Mr. Joiner done with it but we stored in a room  
7 where the room was occupied by Mr. Joiner.

8 Q. But you did leave it in their care?

9 A. Yes, so to speak.

10 Q. That is all, thank you.

11 MR. BEST: That is all, your honour.

12

13 MR. CHRISTIE: I will file as Exhibit 10 the  
14 Real Property Summary.

15 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.10).

16 I think that concludes the filings.

17 MR. BEST: One further point with the claimant,  
18 your honour.

19 T. ODAMURA, resumed,

20 RE-EXAMINATION BY MR. BEST:

21 Q. With respect to this \$40. you claim for  
22 clearing the real property, did you do that yourself  
23 or did you pay someone else to do it?

24 A. Yes. I had someone to clear that land for  
25 me.

26 Q. And what was the arrangement, that the whole  
27 quarter-acre was to be cleared?

28 A. Yes. It was supposed to be cleared and  
29 levelled down.  
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T. Odamura,  
Re.ex.

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Q. And do you say it was done properly or not?

A. Yes. Well, to my estimation, yes.

---

MR. CHRISTIE: It is submitted that the real property was sold at its fair market value.

It is submitted that the bedroom suite was sold at its fair market value.

It is submitted that the Custodian is not responsible in regard to the other articles of personal property as they were left with a person other than the Custodian.

That concludes the defence, your honour.

THE SUB-COMMISSIONER: Very well.

---

(PROCEEDINGS ADJOURNED SINE DIE)

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

"A.G. VEITCH"  
Official Reporter.

---

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

---

M.A. Miller,  
Deputy Commissioner.

DEC - 2 1947

base no 1170.

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  
P.W.

8689  
Toronto

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

- (1) NAME ODAMURA TSUTOMU (RCMP) Reg. No. 13746  
(Print) Surname Given Name
- (2) Pre-Evacuation Address R.R. NO. 1. WHONOCK, B.C.
- (3) Present Address 60 MASSEY ST., TORONTO 3, ONTARIO.
- (4) REAL ESTATE ON BAKER RD.
  - (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.) THE SOUTH HALF OF LOT (1) OF THE NORTHEAST QUARTER OF SECTION SIXTEEN (16) MAP ONE THOUSAND SIX HUNDRED AND SEVENTY SIX (1676) REGISTERED IN THE DISTRICT OF NEW WESTMINSTER
  - (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 - - - - - \$ 340.00
    - (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) - - - - - \$ 340.00
    - (v) Amount at which Custodian sold property and credited your account - - - \$ 40.00
    - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 294.00
- (5) PERSONAL PROPERTY
  - (a) Place or places at which property was left by the claimant at date of evacuation  
MY FATHERS HOME (MAGOICHI ODAMURA)
  - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)  
(HOUSE) OCCUPYING A ROOM ON SECOND FLOOR
  - (c) How stored or packed at time of evacuation PUT THERE AND PADLOCKED

(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")

MR. CHARLES JOINER, HANEY, B.C.

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

- 1. TRI-LIGHT FLOOR LAMP Estimated Value \$ 15.00
- 2. 4 PCS. BEDROOM SUITE Estimated Value \$ 110.00
- 3. 1 GOBLIN VACUUM CLEANER & ATTACHMENT Estimated Value \$ 35.00
- 4. 1 BOOK STAND Estimated Value \$ 5.00
- 5. 1 3/4 SIZE MATTRESS Estimated Value \$ 12.00
- 6. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 7. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 8. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 9. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 10. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_

TOTAL CLAIM FOR PROPERTY LOSS \$ 177.00

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

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

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

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

TORONTO

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

DOMINION OF CANADA )  
 County of York )  
 TO WIT: )

I, Tsutomu Odamura of the City of Toronto in the County of York

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 Toronto in the County of York this 22 day of November A.D. 1947.

T Odamura

RA Best

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.



ODAMURA, TSUTOMU  
 (Claimant's Name)

**REAL ESTATE  
 (Farm Land)**

EXHIBIT No. 1170-1  
 DATE OCT 25 1948  
 FILLED BY R. J. McAulay  
 Cost Price 89

13746  
 Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared							
Cultivated not planted							
Cultivated and not in crop							
List Crops							
	2 1/4	1942	D.J. McAulay	\$300.00	all uncleared	---	\$340.00
	1/4		Haney, B.C.				
Total		2 1/2					

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

Description	When Made	Cost
Clearing of 1 1/4 acre	April, 1942	\$40.00

*2pt P2 " 1/4 ac cleared NOT 1/4"*

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value

Comments re Appraiser's report not covered by above information:

- Land had just been purchased by claimant who intended to build a house on it and begin to cultivate it.
- 1943 Assessment Land improvements  
 \$225.00 \$40.00 = \$265.00

Summary

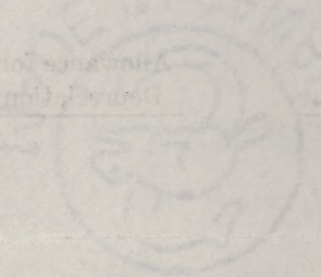
Estimated value at evacuation	\$340.00
Sale price by Custodian	<u>46.00</u>
Amount of claim	\$294.00

*T. Odamura*  
 Signature

Estimated Value at Date of Sale	Improvements at date of Purchase	Location of date of Purchase	Cost	From Whom	Part of Purchase	Acres	Owner's Name	Acres	Estimated Value at Date of Sale
100.00	---	All improved	1000.00	J. J. McAuley, Esq., N.C.	100%	1.00			

117°

Estimated Value	Amount for Own Labor	Value of Own Labor	Paid for Labor	Cost of Material	Part of Total	Acres	Owner's Name	Acres	Estimated Value



100-100 BOND

100-100 BOND

100-100 BOND

100-100 BOND

Estimated value of acquisition 100.00  
 Total price by Government 100.00  
 Amount of claim 100.00

Estimated value of acquisition 100.00  
 Total price by Government 100.00  
 Amount of claim 100.00

## CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

1170 - 2

EXHIBIT No. \_\_\_\_\_  
DATE \_\_\_\_\_ Oct 25 1948FILED BY \_\_\_\_\_  
K.A. Christie

New Westminster, B. C.

--- minutes 10 o'clock 17th day of September, 1943.

I HEREBY CERTIFY that the following is the state of the title to - - - - -  
The South Half of Lot 1 of the North East quarter of Section 16, Township  
12, Map 1676, Municipality of Maple Ridge, in the District of New Westminster.

Registered Owner: TSUTOMU ODAMURA viz:

Register of Indefeasible Fees Folio 148621E.

Registered Charges: Certificate of Vesting in Custodian filed No. 26238.

Applications for Registration: None

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

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

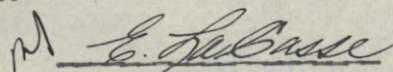
To Office of Custodian,

"A.H. Sivewright"  
Deputy - Registrar.

SEAL

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

Date: Feb. 23, 1949.



BC-116-P

BC/116-P

EXHIBIT No. 1170-3  
DATE Page 1 of 5 1948

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

# Farm Appraisal Report

*K. A. Christie*  
File No. JL 277

Land Description ½ of Lot 1 of NE¼ of Sec. 16, Tp. 12, Map 1676, N.W.D.

Containing 2.30 Acres

Owner's Name ODAMURA, Tsutomu Post Office Address R.R. 1, Haney, B.C.

Nearest Rail Point Haney, C.P.R. Distance 3 miles.

Market Town New Westminster, B.C. Distance 23 miles

Church (give denomination) All denominations, Haney Distance 2½ miles

Nearest School Alexander Robinson Public School 100 yds. Distance .....  
Haney High School 2½ miles.

State how property was identified: Two corner posts located and map and road check.

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

Property fronts on 17th Avenue (Baker Road).

Is this district a good one? Fair, mostly small holdings.

Employment opportunity Strictly limited.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: 3 B.W. on south line & 4 B.W. on east line Value \$ .....

Water supply: No wells dug at time of inspection. Value \$ .....

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE .....	X	<del>No buildings</del>						
.....	X							
.....	X							
BARN .....	X							
.....	X							
BARN .....	X							
.....	X							
GRANARY .....	X							
.....	X							
.....	X							

Total present day value \$ .....

Total Value Buildings add to farm ..... \$ .....

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

Describe the basement and chimneys: .....

No. rooms downstairs? ..... Upstairs? ..... How finished .....

Are buildings painted? ..... Condition of paint .....

Distance from nearest bush .....

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
.15	level .15 ac	10" clay loam	clay	pt. cleared, some stumps	75.00	30.00
2.15	level 2.15 ac	10" clay loam	clay	heavy bush & stumps	150.00 & up	20.00
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	

*2.30 ac* Total value of Land \$ 47.50

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 \$ 47.50

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

No cleared land and no buildings.

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

Home site to work out from.

Noxious weeds: Nil.

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

1942 Sub-division, no tax assessment available.  
District of Maple Ridge.

Date: 15th June, 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 11th day of June, 1942.

Inspector's Signature

"L.B. PLUMBLY"

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

# Farm Appraisal Report

Remarks: No buildings and only .15 ac. pt. cleared for building site.  
 1942 sub-division and no assessment for taxes set. Property  
 well located for a home site, with electric light and telephone  
 available.

### (FOR ORCHARD LANDS ONLY)

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

Nil.

### 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

Nil.

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$ \_\_\_\_\_

Amount fruit trees add to value of farm \$ \_\_\_\_\_

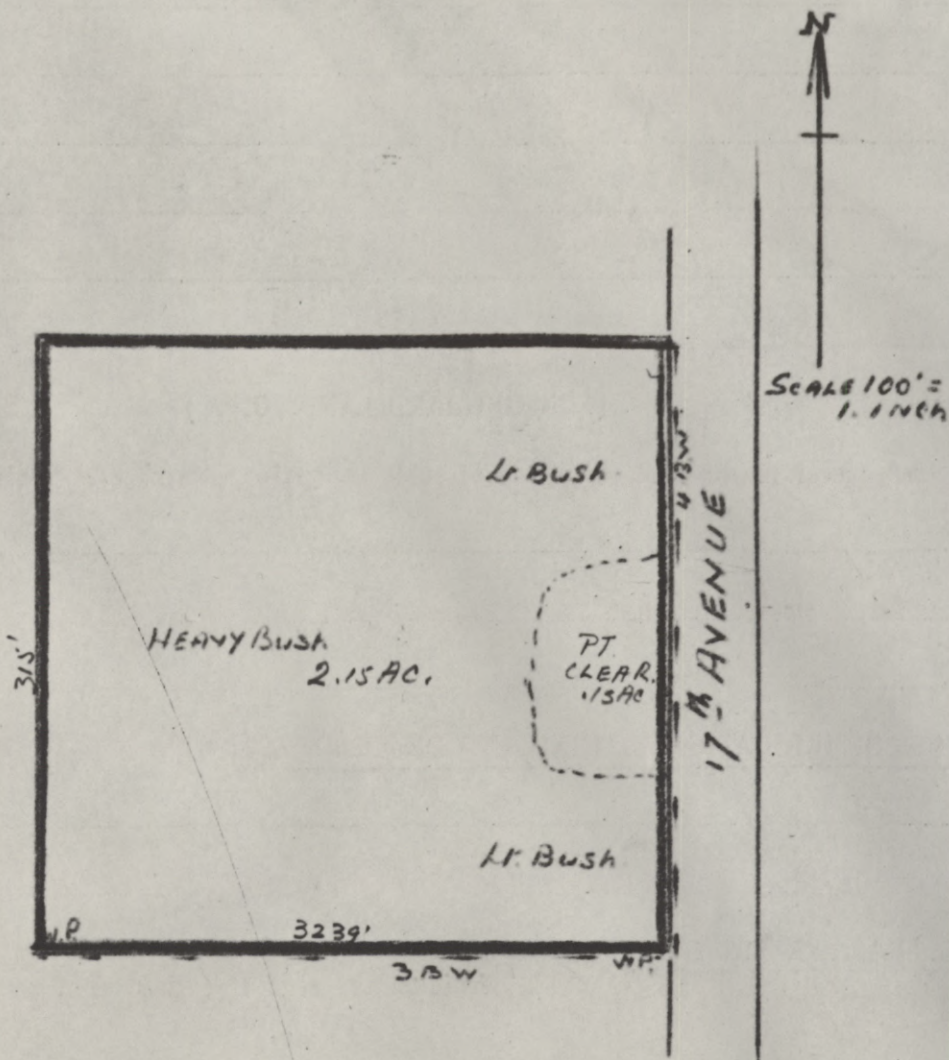
Diagram of Property

TSUTOMU O DAMURA.

S 1/2 of Lot 1. of NE 1/4 of SEC. 16. T. 12. R. 12. Map 1676. N.W.D.

2.50 ACRES ?

2.30 ACRES BY MEASUREMENTS.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 100.00.....

Date.....16th June,.....1942.....

....."I. T. BARNET"  
District Superintendent.





EXHIBIT No. 1170-4

DATE OCT 25 1948

FILLED BY K. A. Christie

2

6

Notice of Assessment, 1943.

Corporation of The District of Maple Ridge

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements	
								Improved	Wild
2316	2 1/2 of 1	76	16	17	1676	7.5	\$40 —	\$225 —	\$

TAKE NOTICE that the above property is assessed as above for the year 1943. The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February, 1943, at 10.30 a.m. Section 234 of the Municipal Act reads as follows:

"234. (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may personally, or by means of a written communication over his signature, or by a solicitor, or by agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

"(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

"(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision."

"(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

L. W. Hawkins, Assessor, Haney, B.C.

File # 8689

Reg. # 13746

Isutomu Odamura

Waney, BC

Custodian

W. W. Hawking, Attorney, Victoria, B.C.

ODAMURA, TSUTOMI  
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT NO. 1170-5  
DATE OCT 25 1948  
FILLED BY R. A. Christie

13746  
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 Tri-light floor lamp	a wedding gift (on March 8, 1942)	new	---	excellent	\$15.00
1 Vacuum cleaner	1942	new	\$45.00	excellent	\$35.00
1 bookstand (mahogany)	1942	new	\$12.00	excellent	\$ 5.00
1 3/4 size mattress	1941	new	\$20.00	excellent	\$12.00
					<u>\$67.00</u>

Total Claim is for above articles listed above.

Description of Storage of Goods:

There goods were stored with the bedroom suite in a room in the home of the claimants' father, 2909 Dewdney Trunk Rd. Haney B.C. The bedroom suite was found but other goods were not and claimant is mystified over how one could be found and not the others as the room was locked.

General Statement as to Chattels not Described above:

Summary

Estimated value	\$67.00
Received	00
Amount of claim	\$67.00

Additional Comments, if any:

*T. Odamura*  
Signature

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8689

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

NAME Tsutomo ODAMURA

REG. No. 13746

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>8 May 42</u> EVACUATION <u>17 Sep 42</u>	TAKEN BY <u>Cstdn agent</u> DATE <u>undated</u>	NOTED ON CLAIM AS HAVING BEEN LEFT IN CUSTODY OF MR. CHARLES JOINER, HANEY, BC.				
Bedroom suite, to be left in my father's house at 2909 Dewdney Trunk Rd., Haney, B.C.	1 4pc Bedroom Suite complete with spring stored on property of Magoichi ODAMURA 2909 Dewdney Trunk Rd Haney, B.C.	Tri-light floor lamp 15 4 pc Bedroom suite 110 1 'Goblin' vacuum cleaner & attachments 35 1 Bookstand 5 1 3/4size Mattress 12		107		
Fusako (Mrs. Tsutomo) ODAMURA declared her Real & Personal Property to be 'NONE' when registering with Cstdn 8 May 1942.		ALLEGED LOSS	177	107		

ANALYSIS OF CLAIM

Chattels to est. claim value of \$  
do

NO FURTHER DECLARATIONS OR CORRESPONDENCE RECEIVED FROM EITHER OF THE ABOVE RE EXISTENCE OF FURTHER CHATTELS.

JC/..

FILE No. 8689

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

EXHIBIT No. 1170-6

DATE OCT 25 1948

CASE No. \_\_\_\_\_

REG. No. 13746

FILLED BY H. A. Christie

VENUE \_\_\_\_\_

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
				15				
				35				
				5				
				12				
				<hr/> 67				

ANALYSIS OF CLAIM

Chattels to est. claim value of \$	110.00	Sold auction for	\$107.00
do	67.00	No record at anytime	
	<hr/> 177.00		

HANEY

OFFICE OF THE CUSTODIAN

FRASER VALLEY

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

1170 - 7

NAME: ODAMURA, Tsutomu EXHIBIT No. DATE: Oct 25 1948

HOME ADDRESS: R.R. No.1, Haney, B. C. FILED BY K.A. Christie

REGISTRATION NUMBER 13746 SEX: male AGE: 22

OCCUPATION: mill worker

(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: Grower's Box Supply Co. Ltd.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Fusako

ADDRESS OF WIFE OR HUSBAND: R.R. No.1, Haney, B. C.

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: The South half of Lot 1 of the NE quarter of Section 16, twp 12, map 1676, District of New Westminster title No. 148621E

2. BUILDINGS AND OTHER IMPROVEMENTS: None

3. INSURANCE (Give particulars; state where policies are)

4. TAXES (Amount and where payable) Don't know yet, just bought

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

6. OCCUPANCY AND LEASES (If vacant so state) Vacant

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession
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: I live with my father at 2909 Dewdney Trunk Rd.  
Haney, B. C.
2. LANDLORD'S NAME AND ADDRESS: -----
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: -----
4. STATE WHEREABOUTS OF LEASE: -----
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) -----
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: -----

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:.....
- Bedroom suite, to be left in my father's house at 2909 Dewdney Trunk Rd.,  
Haney, B. C.
- 1940 Chevrolet truck license No. C2-253 in custody at Hastings Park
- 1942 Oldsmobile Sedan, license No. 68673 in custody at Hastings Park.
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 My father has a half interest  
in the 1940 Chevrolet truck.



4. INSURANCE CARRIED ON ABOVE PROPERTY: ~~None~~ \$1000 on Oldsmobile Sedan in the Union Assurance Society, Ltd. Policy No. 62948 in my possession.

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) \$50 Victory Bond, \$40 War Savings Certificates in my possession.

8. BANK ACCOUNTS: \$200 Bank of Montreal, Haney, B. C.

9. LIFE INSURANCE: \$1000 25-year endowment policy in the Sun Life Ins. Co. Beneficiary my father. Policy No. 2224064 in my possession.

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 8th day of May 1942

(Signature) "I. Odamura"

"F. T. Williams" Witness

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

Date: Feb 23, 1949.

*E. L. House*

1170 - 8

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

Oct 25 1948

DATE.....

FILED BY K.A. Christie

2

Bay farm  
Slocan City, B. C.  
Sept. 1, 1944.

*Odamura Claims*  
*File 8689*

Dear Mr. & Mrs. C. Joiner,

We have finally settled down in Slocan and

I know we are putting you to all this trouble but I hope you don't mind and I hope in the near future we shall be able to repay for your sincere kindness.

We know what packing and shipping is like. For we have went through it and I know you have too. So if you don't mind would you kindly send these following items.

Bedroom suite

(the suite with the round mirror)  
detach the mirror and ship it 1st Class.

Lamp stand  
Three quarter mattress

Thank you kindly,

Yours sincerely,

"T. S. Odamura"  
Reg. No.-13746  
Reg. No.-01085

*Tsusako*  
*(Mrs Tsutsumo Odamura)*

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

Date: Feb. 23, 1949.

*E. L. Basse*

1170 - 9

EXHIBIT No. \_\_\_\_\_  
DATE \_\_\_\_\_ Oct 25 1948  
FILED BY \_\_\_\_\_ K.A. Christie

HANEY

File No. 8327

OFFICE OF THE CUSTODIAN

Japanese Section

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

NAME: ODAMURA , (Fusako) Mrs. Tsutomu

HOME ADDRESS: R. R. No.1, Haney, B. C.

REGISTRATION NO: 01085

SEX: Female

AGE: 19

MARRIED? Yes

OCCUPATION AND EMPLOYER: Housewife

ADDRESS: R.R.No.1, Haney, B. C.

NAME OF WIFE OR HUSBAND: Tsutomu

ADDRESS:

NAMES OF LIVING CHILDREN: None

ADDRESS:

ADDRESS:

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

Dated this 8th day of May 1942.

(Signature) "F. Odamura"

WITNESS: "F. T. Williams"

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

Date: Feb. 23, 1949.

*[Handwritten signature]*

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

Oct 25, 1948

DATE \_\_\_\_\_

FILED BY K.A. Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Tsutomu ODAMURA Reg. No. 13746 File No. 8689

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act  
BC/116P First Offer.

PROPERTY ADDRESS: R. R. No. 1, Haney, B. C.

LEGAL DESCRIPTION: The South half of Lot 1 of the North East  $\frac{1}{4}$  of Section 16, Township 12, Map 1676, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Tsutomu ODAMURA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.  
Vesting Order filed No. 26238, dated September 17th, 1943.

ASSESSED VALUES: Land \$225.00  
Improvements 40.00 - \$265.00 Taxes - \$25.42. *V.A. 2.30*

CLASSIFICATION: This was a small piece of vacant property having an area of 2.5 acres.

HISTORY OF ADMINISTRATION: As this was vacant property there was nothing to administer.

SOLD: To The Director, The Veterans' Land Act for \$46.00 as at January 1st, 1943.  
Approval of Advisory Committee - June 1st, 1943.  
Funds released to the credit of Tsutomu ODAMURA as at May 10th, 1944, against which were the following charges: Registration Fees-\$3.00, Legal Fees-\$15.00 = \$18.00, leaving a net credit of \$28.00 from said transaction.  
Certificate of Title No. 169788-E in the name of The Director, The Veterans' Land Act.

This summary is certified to be in accordance with information on file.

December 4th, 1946.

"D. A. CRAMER"  
D. A. CRAMER.

DAC:JS

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.  
Date: Feb. 23, 1949

May 15th 1948.

The Custodian,  
Department of Secretary of State,  
675 W. Hastings St.,  
Vancouver, B.C.

Dear Sir,

We enclose letter received from  
Mr. Tsutomu Odamura, asking for remittance of  
amount to his credit.

Yours truly,

Enc.  
VW.

# 1170  
\_\_\_\_\_

May 15th 1948.

Mr. Tsutomu Odamura,  
136 Maria St.,  
Toronto, Ont.

Dear Sir,

Your letter of May 10th addressed  
to this office has been received, and we have  
handed the same to the office of the Custodian  
for attention.

Yours truly,

A. WATSON  
Per.

Secretary.

VW.