

4626

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: YASUKI, Tamotsu

HOME ADDRESS: Woodfibre, B.C.

REGISTRATION NUMBER 08838

SEX: Male

AGE: 28

OCCUPATION: Logger

(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: -Jackson & Co. Burns & Jackson Logging Co, Wilson Creek B.C.

MARRIED? No

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

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: Block 3 South-West Subdivision of S.W. Quarter township 2, Map 4431 Land Assessed at \$350. Residence and Chicken House, assessed value \$200:---No insurance This property was purchased in 1941 from Martin McLaughlin, 110 Water St. Vancouver at price of \$700.

2. BUILDINGS AND OTHER IMPROVEMENTS: Residence and Chicken House assessed value \$200.

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

Nil

4. TAXES (Amount and where payable) To October 15, 1941. \$16.64 Paid. Payable at Municipal Hall, Cloverdale, P.O. drawer 210

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

Nil

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession, will be at
Thunder River Camp
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Total area of land, 5 acres of which 2 acres
is hay land and 3 acres used as chicken run.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Occupied by owner as above.
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: _____

Furniture in two rooms.

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

200 chickens on the place sold by owner in 1941

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY _____

4. INSURANCE CARRIED ON ABOVE PROPERTY: N11

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: N11

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

N11

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

War savings stamps \$50.00 - in possession of owner

8. BANK ACCOUNTS: Bank of Montreal, Maine and Hastings branch, about \$200.

9. LIFE INSURANCE: N11

10. INTEREST IN ANY ESTATES OR TRUSTS: N11

Own no property in any other part of Canada

11. SAFETY DEPOSIT BOX: No

LIABILITIES:

1. PERSONAL DEBTS: N11 Balance of purchase price of land - amount to be repaid.

2. TRADE DEBTS: N11

REMARKS:

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 14 day of March 1942.

(Signature) Samuel Otsuki

Samuel Otsuki
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Sept 4/42

Our File No. 4626

Full Name OTJUKI, Tamotsu
(Surname in Block Letters)

Registration No. 08838

☒ Male - Female
(check)

Age June 31, 1928

Former Address Burns Jackson Logging Co., Nelson Creek B.C.
Blue River, B.C.

Date Evacuated March 13/42 Naturalized - Canadian-Born - National
(check)

Present Address C/o Leo Laiselle, Letellier, Manitoba

☒ Married - Single
(check)

Name of Wife _____

Name of Husband _____

Name of Mother dec'd Name of Father dec'd

Names of Children under 16 _____

Requested by M. J. Javel Registered with Custodian _____
(Yes or No)

Additional Information Lagger.

REAL PROPERTY SUMMARY

File 4626

V.L.A. B.C. 563-P

JAPANESE NAME: Tamotsu OTSUKI - - Reg. No. 08838

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: Scott Road north of Newton Road.

LEGAL DESCRIPTION: Lot 3 of the West half of the South half of the South West quarter of Section 19 Township 2 Map 4431 Municipality of Surrey in the District of New Westminster.

TITLE: In the name of Tamotsu OTSUKI.

ENCUMBRANCE: Vesting in Custodian 25175 14th December 1942.

ASSESSED VALUE: 1942 -
Land \$350.00
Improvements \$300.00 Total \$650.00 Taxes \$15.13.

CLASSIFICATION: Hay and chicken farm, 5.07 acres, two acres hay land with 1 storey shack, new 20 x 24, 3 rooms, fair condition and chicken house 20 x 80, new. At time of inspection, August 4th, 1942, was occupied by Edward DYCK as tenant.

HISTORY OF
ADMINISTRATION:

Property was leased by OTSUKI to Edward DYCK from date unknown at \$7.00 per month. The monthly rental was paid to OTSUKI prior to July 20th and DYCK paid to the Custodian \$27.00 on rental from July 20th to October 31st and part of November. DYCK reported that he had been hurt in an accident and in March went to Ontario where he stated his wife was ill, leaving rental up to the 20th February, a balance of \$25.00 unpaid. This has not been collected.

The property was leased by the Custodian on the 26th March 1943 as from the 1st April to the 31st December 1943, for \$63.00 being \$7.00 per month, to Clarence Earl PEARSON. Of this rental, \$49.00 was paid to the Custodian and was allowed as accrued rental to The Director The Veterans' Land Act.

The buildings were insured by the Custodian on the 10th July 1943 in the North West Fire Insurance Co., policy 210415 for \$525.00 for 3 years from date of insurance and expiring July 10th, 1946. The premium of \$13.87 was paid by the Custodian and was refunded by The Director The Veterans' Land Act.

SOLD: To The Director The Veterans' Land Act for \$657.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Tamotsu OTSUKI, sale price \$657.00 plus rental from DYCK \$27.00 and refund of insurance \$13.87,

\$13.87

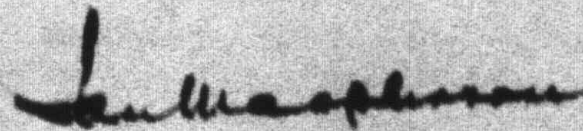
total \$697.87; less taxes \$16.39, insurance \$13.87,
Certificate of Encumbrance \$1.00, registration fee \$3.00,
legal fee \$15.00, total \$49.26. Net amount released \$648.61

TITLE:

Included in C. of T. 16900B-E and payment of consideration
included in cheque to Custodian dated March 7th, 1944.

The above summary is certified to be in accordance with the
information on file and on record by accounting department.

DATED February 1st, 1946.



IM:ML

REF. NO. 08838		NAME OTSUKI, T-motsu			FILE NO. 4626	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North West Fire Insurance Company	<i>Transferred to L.S.</i> 210415	\$525.00	July	10	1946	Lot 3, W. 1/4 of S. 1/4 of S.W. 1/4 Sec. 19, Tp. 2 N. side Scott Rd. Newton Rd. Surrey Mun., B.C.

FIRE INSURANCE SUMMARY

The above Japanese person declared and carried no Fire Insurance on his Real or Personal Property.

On July 23rd, 1943 the Custodian placed coverage of \$525.00 on the buildings and the premium of \$13.87 was charged to OTSUKI's account here.

As the property was sold to the Veterans' Land Act as of January 1st, 1943 the insurance was assigned to them and a full refund of the premium was received and credited to the account.

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

W E Lamon

WEA:EH
Feb. 5/46

PERSONAL PROPERTY SUMMARY

FD- 4626

5th October, 1946.

Re: Tamotsu OTSUKI - Reg. No. 08838

CHATELAIN

The above Japanese registered with this office on the 14th March, 1942, and declared he was leaving furniture in two rooms. He was evacuated on the 15th March, 1942, and on the 4th August, 1942, when our fieldmen inspected the property they found only a cook stove on the premises, a bed in the care of a friend. We advised OTSUKI on the 31st August, 1942. He informed us in his letter of the 20th September, that he had left 1 double bed, kitchen stove, farm tools in attic, carpenter's tools with Mr. Nunn, and Electric brooder with neighbouring Japanese S. OTSUKI.

We were unable to locate any of the missing articles, and Mr. Nunn claimed no knowledge of other than the bed which was shipped to the owner on the 6th May, 1943 as requested.

The stove was badly rusted when our fieldmen called to move it to auction and it was considered that the cost of handling was likely to exceed its sale price, and it was therefore abandoned on the property.

LIVE STOCK:

Otsuki declared 200 chickens on the property but stated that he had sold them.

BONDS & INVESTMENTS:

Otsuki declared \$50.00 in War Savings Certificates. These were not brought under control by the Custodian.

BANK ACCOUNT:

OTSUKI declared a bank account but this also was not brought under control by the Custodian.

This file reveals no other Personal property assets.

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

W.E. Lamm
.....

WEA:HA

LIABILITY SUMMARY

File No. 4626

5th February, 1946

Re: OTSUKI, Tamotsu - Reg.No. 08838

This file reveals no liabilities.

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

February 5th, 1946
WEA:EH

WE Cameron

#626

Sept. 20th 1942,
B.C. Security Com.,
Grain Exchange Bldg.,
Wpg. Man.

L. D. Richardson, Richardson
B.C. Security Com. sent to Anderson

Manila Bldg.

Vancouver B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 10 1942

Dear Sirs:-

I have two letters from your
office received on the same day
as I am working away from home
during the harvesting season. Asking
me to give you a definite summary
on some of the furnishings left on
my farm at the corner of Scott &
Newton road. New Westminster.

As your field man is having trouble
in locating the said articles. I do
not understand why you never
checked it all on the day of my
departure. I would not like to

cause you no further delay or
trouble, I am sending you a complete
copy of my farm & the articles on it

Farm Value \$700.00 Acreage 5 A
" Cleared 2 A.
" Wild 3 A.

Buildings

1 House 16' x 24' Value \$70.00
1 Chicken House 10' x 10' " 450.00

Stocks

450 Chickens

Crops

1 Raspberry & Strawberry 1 acre
Household Articles

1 Bed Double Value \$60.00

1 Kitchen Stove " 25.00

Farm Tools

They are left in the attic of the house
The carpenter ^{other valuable equipment} tools are left at E. D. Munn.
Electric Sander left at Mr. S. Olden
fence with door.

Connecting the Power System to my
farm Value \$80.00

This is about all I can remember
please check this with the Custodian
office.

Thanking you I remain

Tramontan, Otanki.

I also received the sum of \$13.75
from Mr. E. D. Munn.

Tramontan, Otanki.

0 A 19 42

1942

Anderson

4620
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 21 1942

Mr. Richardson
Dear Sir

Your letter received
(contents noted, I do not know
who. (Yomotsu Otanki, is, I have
nothing of his in my charge.
In fact I do not know the man.
But S. Otanki who was my next
door neighbor, has some of his garden
tools and other things left in my
charge, for the duration of war. and to
use same. I told him in case of Fire
that I would not be liable to loss of
these things, he said no can help. I asked
him also. If you do, come back, ^{and} if any
things happens to you, he said you
keep them. As you state in your letter
I have (valuable Equipment) I fail to
see where it is and it is nearly 2nd
hand stuff. Mr. Jack Hechert, got all
the Chicken, milk houses etc. your yours
68 years drinking Kan
water and still good health?
C. D. Hume

It seems to me a lot of the paper
 ranches, have not been taken ^{care} of and
 they should have been? Mr Frank
 Gellack has two of the ranches
 one in the delta and the other is
 Surrey, he has certainly worked
 hard on both, taking beet. carrots
 to the cannery at 2 and 3 in the
 morning, and up a 5 o'clock in morn
 to go at it again, I think he has done
 well? also he has a service station
 just across the road from me, and he
 asked me if I would ^{look} after it so he
 could get the food to British also
 I have been nearly all summer
 looking after it for him (gratis).
 as I am not ^a spring chicken and not
 liable for war work I don't
 go on the Militia at Victoria B
 wheel I was born spent last winter
 and shelling, as I have been digging potatoes etc
 the last week.
 Yours truly
 Chas Durnum
 Satchelor at large
 etc

*Copy only
original will be kept
814*

Please file.

4626

OFFER TO LEASE JAPANESE PROPERTY

File No. JL-450

File No. W-100000000

Date 12th Dec. 1942

Custodian of Enemy Property,
Vancouver, B. C.

Re: Tamotsu OTSUKI Property
Lot 3 of W¹ of S² of SW¹ Sec. 19, Tp. 2, Map 4431

I hereby offer to lease the above described property on
the following basis:

Term: From January 1st 1943 to December 31st 1943

Cash Rental: \$84.00 per year to be paid as follows: _____
\$7.00 per month

Lease to include all land and buildings, - except: _____
No exceptions.

Other special conditions (if any): _____

The following taxes will be payable by me: NIL

Land & School Taxes: Irrigation Taxes:
Dyking or Drainage Taxes: " Tolls:
Domestic Water Rates: _____
(strike out those that do not apply)

Signed Edward Dyck
Address: R.R.#1 New Westminster.

I recommend that Lease on the
above terms be approved.

G. B. McKay
Field Supervisor,
Soldier Settlement of Canada.

Farm Appraisal Report

File No. **JL-489(A)**
JL-489

Land Description **Lot 3 of the W. 1/2 of S. 1/2 of S. 1/2 Sec. 10, T. 2, R. 44E, N. 1/2, D.**
Lot 4 of same description and map. S. 1/2 - 10.00 Acres
Containing **S. 1/2**

Owner's Name **Tsunetaka OHSUKI (Lot 3)** Post Office Address **R.R. #1, New Westminster.**
Shinichi OHSUKI (Lot 4)

Nearest Rail Point **Newton, B.C.P.R.** Distance **2 m.**

Market Town **New Westminster** Distance **0 1/2 m.**

Church (give denomination) **St. Johns Presb.** Distance **1 1/2 m.**

Nearest School **Strawberry Hill** Distance **4 miles**
Other denominations within reasonable distances.

State how property was identified: **Roads, map.**

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

Corner of 2 good main roads

Is this district a good one? **Fair agriculturally**

Employment opportunity **Various including industry, New Westminster and other near points.**

Predominating Nationality and religion: **British, Protestant.**

Describe Fencing and its condition: **Part line fences, fair fences. Value \$**
Sufficient interior poultry fences.

Water supply: **Lot 4- 140 foot well which is said not to go dry. Value \$**

LOT 3 BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1 st.	16x34x11	Frame	9' eave	Shake	New	Wood	Fair	150.00
House	20x30x8	"	6' "	Shgl.	New	"	Good	500.00
BARN	10x18x8	"	7' "	Shake	Old	"	Bad	Nil
BARN	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Lights available.

Total present day value \$ **650.00**
\$ 500.00

Total Value Buildings add to farm

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

habitable? **Fit for habitation without further repair but by a bachelor. The**

house is just a cheap job.

Describe the basement and chimneys: **No cellar. Metal stovepipe, in house.**

No. rooms downstairs? Upstairs? How finished **Lined with cheap 1 & 2 lumber. Shiplap outside.**

Are buildings painted? **2 rooms unpainted.** Condition of paint

Distance from nearest bush **None near.**

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

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
LOT 4 4.02 Level	7-12" sdy. loam	12" sandy	Very little - Weedy	75.	301.50
	Hardpan at 2' most places.				
LOT 3 1.42 Level	Soil 8" 12" sdy. loam on 10" gravelly clay/Sol.			65.	93.20
	on clay hardpan.				
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
LOT 4 .04 Level	As above in Lot 4.	Bush & stumps		125. up	20. 12.00
	"	"	"	75.	30. 10.50
LOT 3 3.23 Level	As in Lot 3 above.	"	"	125. up	20. 64.00
	"	"	"	75.	30. 9.00
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

Lot 4 301.50
 Lot 3 100.00
 Total value of Land \$ 401.50
 Lot 4 3000.00
 Lot 3 500.00
 Total added by buildings to value of farm \$ 3500.00
 Lot 4 22.00
 Lot 3 nil
 Total fruit trees add to value of farm (for use in orchard districts only) \$ nil
 Total value of farm \$ 4016.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied;
Continuously occupied and tilled.

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

Noxious weeds:
Canadian Thistles.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Lot 4 - Surrey - \$51.20
Lot 3 - Surrey - 15.15

Date: July 4th, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 2nd day of July 19

Inspector's Signature "R. L. RAMSAY"

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

Lot 3 - BC/563-P - BC/2114-B
Lot 4 - BC/562-P - BC/2717-A

Page 3
B.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

(A)-T. OTSUKI
S. OTSUKI

Remarks: Place is very well situated.

Soil on south 5 aas. is fair but hardpan comes up higher as you go north and is only 15" down on north 5 aas. Well on south is very deep and carries a large reserve. North 5 is not so deep and will doubtless go dry.

The buildings on south 5 are well adapted for poultry and on the whole in very good shape. The place is almost overloaded with them unless one went very extensively into poultry. There is a pressure pump on Lot 4 or south 5 with water piped to all buildings but not into house. All main buildings are electric lighted.

Lot 4 has .74 aas. of very poor black currants which are to be pulled out, also a small patch of gooseberries and $\frac{1}{2}$ ac. of very poor rasps. None of these are worth consideration.

EXHIBIT No.

DATE

FILED BY

With 929-2

I have appraised these 2 places together to cut down farm work and they seem to me to be well adapted to be worked together and might well be regarded as one unit.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

LOT 4 - 22 mixed fruit trees 4-9 fair shape. Home orchard,

22.00

LOT 5 has 6 yrlg. fruit trees just planted and in solid
seed. Not likely to amount to much.

nil

This Appraisal covers
farm for BC/562-P also.

Diagram of Property

EXHIBIT No.

DATE _____

FILED BY

2 chains. 1 inch

1.51 - light sandy loam
 2.2 - clay
 Hp - Hardpan

← T Otsuki

← S. Ozsaki

PR 22055-Scott Rd

Newton Rd

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

value is \$ 650.00 on Lot 3
\$3000.00 on Lot 4.

Date 7th July 19 42.

"I. T. BARNET"
District Superintendent.

MEMORANDUM

File No. 4626

May 16th, 1945.

TO: Mr. R. M. Anderson

FROM: Mr. W. J. Iverson

RE: Tamotsu OTSUKI, Scott Road
New Westminster

In connection with our review of the place yesterday, here is the chattel history.

The subject Japanese declares furniture in two rooms in his J. P. form. A report from our field representatives dated August 4th, 1942, reads in part as follows: "Left in care of C. D. Nunn, corner of Newton and Scott Roads - 1 bed". Later one cook stove was located.

On September 20th, 1942, Mr. OTSUKI writes and states that he left the following:

- 450 Chickens (These may have been sold by him and we have written to him regarding this matter).
- 1 Double bed (Apparently shipped to him in May, 1943).
- 1 Kitchen stove - valued at \$25.00. *See my letter?*

Copy to Nunn by mail

In this letter Mr. OTSUKI also states as follows: "Farm tools - they are left in the attic of the house. The carpenter's tools and other valuable equipment are left at C. D. Nunn". This is not very clear but we shall have to use our own judgment. Mr. OTSUKI further states in his letter that an electric brooder was left at Mr. S. OTSUKI's, the farm next door.

On October 19th, 1942, Mr. Nunn writes as follows: "I do not know who Mr. Tamotsu OTSUKI is and I have nothing of his in my charge. Mr. S. OTSUKI, who was my next door neighbour, has some of his garden tools and other things left in my charge for the duration of the war. I asked him what to do if you did not come back and he said you keep them. Mr. Jack Heshert got all the chicken water troughs". *John's letter, under 100*

On October 28th, 1942 Mr. Nunn wrote us again as follows: "I think your Field Marshal looked into all this when he was out this way".

The two tenants on the place were first, Ed Dyck and second, C. E. Pearson. *check Nunn's, front Nunn's*

File No. 4628
Reg. No. 09390

Motoji YANAGISAWA

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943	March 25	Singer Sewing Machine - due com.	\$	\$ 256.07	
	June 3	Ck - Motoji YANAGISAWA	100.00		
	August 27	Ck 4911 - Motoji YANAGISAWA	100.00		
1944	June 15	Ck - Motoji YANAGISAWA	58.07		
					BIL

File No. 4626

June 29, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Tamotsu OTSUKI
Registration No. 08838

Veterans' Land Act transaction.

One Real Property only included, being:

Lot 3 of the West half of the South half of the
South West quarter of Section 19, Township 2,
Map 4431, Municipality of Surrey in the District
of New Westminster.

Assessment: (1943)

Land.....	\$350.00
Improvements.....	200.00
<u>TOTAL -</u>	<u>\$550.00</u>

Soldier Settlement Board Valuation:

Land.....	\$169.80
Buildings.....	500.00
<u>TOTAL -</u>	<u>\$669.80</u>

Claimant's Valuation:

Land.....	\$ 800.00
Buildings.....	1280.00
<u>TOTAL -</u>	<u>\$2080.00</u>

Sold to the Director, Veterans' Land Act for \$657.00.

Relative documents attached to Claim File.

WJJ/HMS

[Signature]
.....

IN THE MATTER OF "THE INQUIRIES ACT"PART I. REVISED STATUTES OF CANADA 1927, CHAPTER 99.JAPANESE PROPERTY CLAIMS COMMISSIONSUB-COMMISSIONB E F O R E

10

(THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba,

21st September, 1948.

IN THE MATTER OF THE CLAIMS OF

TAMOTSU OTSUKI

PROCEEDINGS AT HEARING

20

APPEARANCES:F.M. FERG, Esq., Appearing for the
Dominion Government.S.M. CHERNIACK, Esq., Appearing for the
Claimant.

S. MIYAYAMA, Esq., Official Interpreter.

MARK H. PENICK, Esq., Sr., Official Reporter.

30

5,
T. Otsuki,
In Chief.

TAMOTSU OTSUKI, the claimant herein, being first
duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

MR. CHERNIACK: In this matter I ask leave to amend the
claim showing the total value of the real property
at \$1800.00, Custodian's sale price \$657.00 and the
loss \$1143.00. There is no claim for the chattels.

Q Mr. Otsuki, I show you a typewritten statement. Has
this prepared in accordance with your instructions?

10 A Yes.

Q And is that (indicating) your signature?

A Yes.

Q And you swear the contents to be true to the best of
your knowledge and recollection? A Yes.

MR. CHERNIACK: I tender as Exhibit 1, your honour, state-
ment, and on behalf of my learned friend I will file
as Exhibit 2 the Appraisal form.

(Real Estate Statement, EXHIBIT 1.)

(Appraisal Report, EXHIBIT 2.)

20 MR. CHERNIACK: Your honour will note in the Appraisal it
refers to two properties, one of which is this claim
and it has been checked with red pencil opposite Lot 3.
This is the property for which the claim is being made.

THE COMMISSIONER: It has been separated?

MR. CHERNIACK: Yes.

MR. PERG: This claimant claims Lot 3.

MR. CHERNIACK: Yes, that is correct. He sets out in Exhibit
1 that he purchased this property in 1938 from M.
McLaughlin for \$700.00. I have on my file, and I am
showing it to my learned friend, the Agreement for
30

2.
T. Otsuki,
in Chief.

10 sale, dated October 15, 1938, between Martin McLaughlin and the claimant effecting the land for which claim is being made, the consideration being \$700.00. The claimant sets out that at date of purchase this property consisting of 5 acres had one-half acre cleared and had a shack on the premises. He sets out that he, himself, cleared one additional acre and dug a 15-foot well, providing a good supply of water. In addition he planted a mixed fruit trees. I might say that the question as to the amount of cleared land is not in dispute, the Appraiser showing 1.44 acres having been cleared. The claimant set out that in addition to the shack which was on the premises when he purchased the property, he built a house 16 x 24, a hen house 20 x 20, in 1940, at a total estimated cost of \$1500.00. The sizes of the buildings and the fact that they were new is confirmed in the Appraisal Report but the valuations are considerably lower than the claimant indicates on the basis of his cost price. He sets out the value of this property, the fair market value at date of sale was at least \$1800.00. The Appraisal, Exhibit 2, indicates that this property is two miles from Newton and six and one-half miles from New Westminster and indicates that it runs on Scott Road and Newton Road, which are two good main roads. The value of the buildings in the Appraisal is shown at \$650.00 but only \$500.00 is added for the value of the land. It should indicated, your honour, that the claimant in 1938 paid somewhere in the neighbourhood of \$130.00 or \$140.00 per acre, but

20

4.
T. Cieski,
In Chief.

Cr. Exam.

only one-half acre having been cleared and the Appraiser estimated the value of the cleared land at \$65.00 and the uncleared land mainly at \$20.00 and one-third acre at \$20.00. Other than this, your honour, it is only a question of value on which evidence will be given at the adjourned hearing.

MR. FERG: It is submitted the property sold at its fair market value, your honour.

10 CROSS EXAMINATION BY MR. FERG:

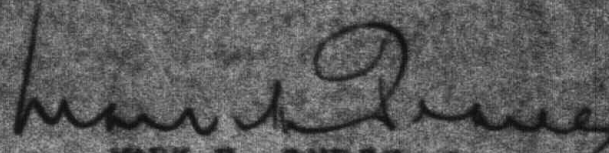
Q Have you had an independent valuation made of this property? A No, I estimated it myself.

MR. FERG: That is all, your honour.

THE COMMISSIONER: All right, witness.

(PROCEEDINGS ADJOURNED SINE DIE)

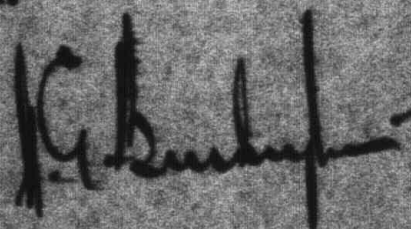
Certified to be a true and accurate transcript.



MARK H. PEARCE, SR.,
OFFICIAL REPORTER.

CERTIFICATE

I, the undersigned Sub-Commissioner hereby certify
that the foregoing 4 pages of typewritten matter contain
a true and accurate record of the Sub-Commission held in
the Law Courts Building, Winnipeg, Manitoba, at the time
and date first above mentioned.



SUB-COMMISSIONER.

Defence Brief

Tamotsu OTSUKI

File No. 4626

Case No. 929

WINNIPEG
21 Sept. 48
V.L.A.
Sheet A 27-17

REAL PROPERTY CLAIM

(All claims shown are Gross)

Land & Buildings

Lot 3 of the W $\frac{1}{4}$ of S $\frac{1}{4}$ of SW $\frac{1}{4}$ Sec. 19 Twp. 2 Map 4431
Municipality of Surrey

Question of valuation only.

Claim reduced to

\$1800.
(Trans. Page 2)

Appraised at

\$669.80

Sale Price

\$657.

Witness: Appraiser, R.L. Ramsay

Claimant stated that he purchased this property in 1938 for \$700. and had built a house and a hen-house which he estimated cost him \$1200.

Appraiser (Ramsay) reported - Place very well situated. The house is just a cheap job with no cellar. 6 Fruit Trees not likely to amount to much.

It was submitted that the property was sold for its fair market value.

Summary of Defence Witnesses

R. L. Ramsay, Appraiser.

BMP/mw

Name of Claimant

OTSUKI, Tadamasa

Case

229

Custodian File

4626

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 Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					627.00	668.10			668.10	
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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										668.10

4626

October 11th, 1950

Mr. Tanotsu OTSUKI,
Lot 93,
St. Charles, Man.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 929

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$ 668.10.

Cheque in your favour is enclosed for \$ 643.70 and we have paid the Co-Operative Committee .. \$ 24.40 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS:HK
Encl.