

5615-

Surrey

**STRAWBERRY HILL 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 INFORMATIONNAME: OSAKA, GeorgeHOME ADDRESS: ~~Brixton~~ R.R. No. 2, Cloverdale, BCREGISTRATION NUMBER 07589SEX: MaleAGE: 29OCCUPATION: Farmer

(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: My fatherMARRIED? 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: Seven-acres of land on Highland Ave.,
Cloverdale, BC not cleared of brush

2. BUILDINGS AND OTHER IMPROVEMENTS: None

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

4. TAXES (Amount and where payable) \$14.50 per year. Payable at Surrey

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: At home
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: ^{Fifteen} room dwelling at High R.R. No. 2,
Cloverdale, BC
2. LANDLORD'S NAME AND ADDRESS: My father
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
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:

None

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$50 Victory Bond at home.
8. BANK ACCOUNTS: \$900 in the Bank of Montreal, Vancouver, & Cloverdale
9. LIFE INSURANCE: \$1000 25-year endowment policy in Sun Life Ins. Co.
Beneficiary my father. Policy at home
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 22nd day of April 1942.

(Signature) G. Osaka,

[Signature]
Witness

FOR DEPARTMENTAL USE _____

✓ INFORMATION FROM R.C.M.P.

Date

Sept 1/43
Mar 14/43

Our File No. 5615

Full Name

OSAKA, George

(Surname in Block Letters)

Registration No.

07589

✓
Male - Female
(check)

Age

Apr. 16, 1913

Former Address

Vandrey, B.C.

✓
Date Evacuated

2/6/42

✓
Naturalized - Canadian-Born - National
(check)

Present Address

Atlas Lbr. Co Ltd.

Rocky Mountain House Alta.

Box 391, Lethbridge, Alberta.

✓
Married - Single
(check)

Name of Wife

Name of Husband

Name of Mother

OSAKA, Utane
06859

Name of Father

Otagawa # 06861

Names of Children under 16

Requested by

J. Spratt

Registered with Custodian

yes

(Yes or No)

Additional Information

Logger

Owner of house + 7 acres at Cloverdale

73/3

REAL PROPERTY SUMMARY

JAPANESE NAME: George OSAKA Reg. No. 07589 File No. 5615.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
First Offer BC/560-P.

PROPERTY ADDRESS: R. R. No. 2, Cloverdale, B. C.

LEGAL DESCRIPTION: Lot 9 of the North East $\frac{1}{4}$ of Section 8, Township 8, Map 1827,
Mun. of Surrey, D. N. W.

TITLE: Registered in the name of George OSAKA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25714 dated April 12th, 1943.

ASSESSED VALUES: Land - \$420.00. Taxes - \$14.15.

CLASSIFICATION: This is an uncleared piece of vacant property having an area of
7.147 acres.

HISTORY OF
ADMINISTRATION: As this was vacant property and not rented from date of evacuation
until sold, there was nothing to administer.

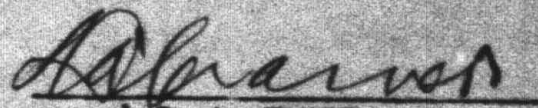
SOLD: To The Director, The Veterans' Land Act for \$175.00 as at 1st January
1943.
Approval of Advisory Committee - 1st June 1943.

Funds released to the credit of George OSAKA as at April 17th, 1944,
against which were the following charges: Registration Fees \$3.00,
Legal Fees \$15.00 = \$18.00, leaving a net credit of \$157.00 from said
transaction.

Certificate of Title No. 169006-E in the name of The Director, The
Veterans' Land Act.

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

February 18th, 1947.


D. A. CRAMER.

DAC:JS

PERSONAL PROPERTY SUMMARY

File No. 5615

12th Feb. 1947.

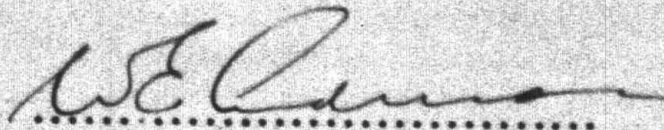
Re: George OSAKA - Reg. No. 07589

The only personal property assets declared by the above Japanese were two bank accounts, and a \$2000.00 Sun Life Insurance policy, but these were not brought under control by the Custodian.

The file reveals no other personal property assets.

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

/HA


.....

File #5615

OSAKA, George.

Description of Property:

Lot 9 of the North East quarter of Section 8, Township 8,
Map 1827, Municipality of Surrey, in the District of New
Westminster.

There is no tenant on this property.

WJL/MFP

LIABILITY SUMMARY

File No. 5615

12th Feb. 1947

Kai Goro OKADA - Reg. No. 07583

The above Japanese declared no liabilities when registering
with this office, and none appear on file.

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

W.C. Carson

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. George Osaka

File No. 5615

Atlas Life Co
Rocky Mt House, Alta

Reg. No. 07587

Company Sun Life

Agency Vancouver Agency

Policy No. 2144827

Premium - \$ 40.60

X

Payable: Annually, Semi-annually or monthly

Month August Day 1

REMARKS:

Letter sent 13/9/43

30-560-P

Farm Appraisal Report

File No. JI-469

Land Description Lot 9 of N.E. 1/4 of Sec. 8, Tp. 8, Map 1827.

Containing 7.147 Acres

Owner's Name GEORGE OSAKA Post Office Address Cloverdale, B.C.

Nearest Rail Point Cloverdale Distance 1 1/2 miles

Market Town New Westminster Distance 12 "

Church (give denomination) All denominations Distance 1 1/2 to 3 miles

Nearest School Cloverdale Distance 1 1/2 miles

State how property was identified: L.R.O. sketch; map and surveyed roads.

Roads: State whether property has access to main road, the kind of road and its condition.
Corner of Bose Road and short Rd. shown in L.R.O. as Highland Ave. Both gravelled

Is this district a good one? Yes.

Employment opportunity None nearby; remote in practically all industries.

Predominating Nationality and religion: British; none predominating.

Describe Fencing and its condition: None. Value \$

Water supply: None developed. Available at reasonable cost. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	(NONE)						632-2
	X							DATE <u>Aug 31/48</u>
	X							FILED BY <u>G. B. A. Line</u>
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	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.						
	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
7.147	Undulating	10" sdy. loam	Sdy. clay runs to clay hard- pan at 30"	Heavy clearing.	200.00	25.00
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 \$ 178.70

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 \$ 178.70

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

None cultivated.

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

Pioneer proposition.

Noxious weeds:

None in evidence.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:Municipal & School-\$14.15.
Surrey Municipality, Cloverdale, B.C.Date: 9th July 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 9 day of July 1942.

Inspector's Signature

"B.C. WORMWORTH"

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

JL-409 - G. OSAKA

Farm Appraisal Report

Remarks:

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

Total \$

Amount fruit trees add to value of farm \$

Diagram of PropertyGeorge OSAKALot 9 of NE Sec 8, Tp. 8 Map. 1827.7.147 ac.Short Unnamed Rd. (Grass Trail)
Shown as "Highway" in G.D. 5.932 ch.Thick Alder
with interspersed
coniferous

Trees.

and

old partially

Rotted

Stumps.

Heavy clearing.

No Imp'ts

Scale 2 chains

Rd. 11.147 ch.

Rose Rd. (Grass Trail) 12.932 ch.

Hatchery Rd.
220.755 ch.

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

value is \$ 150.00Date 11th July 1942."I.T. BARNET"
District Superintendent.

5615

April 1, 1943.

Mr. George OSAKA,
Registration No. 07589,
c/o Atlas Lumber Co. Ltd.,
Rocky Mountain House,
Alberta.

Dear Sir:

In making up your J.P. form you reported
that you own 7 acres of land on Highland Avenue,
Cloverdale, B.C.

Will you please be good enough to let us
have the deed for this property so that we may make
a copy there of and return it to you. We want to
have the number of the lot, section, map, and any
other particulars in connection with the deed.

Please let us have this by return mail.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:FC

12th February, 1947.

REGISTERED

Mr. George OSAKA,
Registration No. 07589,
Box 391,
Lethbridge, Alta.

Dear Sir:

Your file has now been reviewed, and we enclose herewith Custodian cheque in the amount of \$156.00 which sum represents your full remaining credit balance at this office. On the 9th May, 1944, we sent you a statement of your account together with details of your property sale, showing a balance of \$171.00, and since that time the only entry made in your account was an amount of \$15.00 charged in connection with the conveyance of this property.

We note that you still have the Title document of this property in your possession and we request that you send it to this office without delay as it has been cancelled at the Land Registry Office.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

/HA
Encls. 2 (cheque)

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

MAY - 9 1944

JAPANESE EVACUATION SECTION

File No. 9615

506 Royal Bank Building,

Reg. No. 07589

Vancouver, B. C.

Mr. George OSAKA,
c/o Atlas Lumber Co. Ltd.,
Rocky Mountain House, Alberta.

Dear Sir:

Re: Cloverdale, B. C.
Municipality of Surrey, Lot 9 of the N.E. $\frac{1}{4}$ of
Section 8, Township 8, Map 1827, District of
New Westminster, C. of E. 51626.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	175.00
Add:	
Unexpired insurance premium as at January 1st, 1943	175.00
Less:	
Tax arrears to December 31st, 1942	3.00
Registration fee	
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 172.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,

Director.

W

File No. 5615

June 12, 1948.

Real Property Memorandum

Re: (Mr.) George OSAKA
Registration No. 07589

Veterans' Land Act transaction.

One Real Property only included, being:

Lot 9 of the North East quarter of Section 8,
Township 8, Map 1827, Municipality of Surrey
in the District of New Westminster.

Assessment (1943): 7.147 acres.

Taxes: \$14.15.

Land.....	\$420.00
Improvements....	Nil
<u>TOTAL</u>	<u>\$420.00</u>

Soldier Settlement Board Valuation:

Land..... \$178.70.

Claimant's Valuation:

Land..... \$500.00.

Sold to Director, Veterans' Land Act for \$175.00.

Relative documents attached to Claim File.

WJJ/HMS

[Signature]
.....huston.....

CASE NO: 612.

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 R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
August 31st, 1948.

IN THE MATTER OF THE CLAIM OF
GEORGE OSAKA.

PROCEEDINGS AT HEARING.

20 **APPEARANCES:**

G.E.A. RICE, Esq., K.C.,

appearing for the
Dominion Government.

L.S. TURCOTTE, Esq.,

appearing for the
claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

G. Osaka,
In Chief.

THE SECRETARY: Case No. 632, George Osaka.

GEORGE OSAKA, the claimant herein, being
first duly sworn, testified through
the Interpreter as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mr. Osaka, you are making a claim arising out of
the loss which you say that you suffered as a result
of the Custodian selling a little over 7 acres of
your property?

10 A Yes.

Q I am showing you a statement which shows that you
bought this property in 1940 for \$420.00, that
there was nothing on it, that after you got it you
cut the trees off one acre and that you value it
at \$500.00, and that you intended to clear it,
plant strawberries and raise chickens, is that
correct?

A Yes.

MR. TURCOTTE: Exhibit 1.

20 (STATEMENT MARKED EXHIBIT NO. 1).

MR. TURCOTTE: Will my learned friend admit that the
assessed value was \$420.00?

MR. RICE: I will admit that, yes.

THE SUB-COMMISSIONER: Did you say \$450.00?

MR. TURCOTTE: No, sir, \$420.00, is the assessed value.

MR. RICE: I am submitting, your Honour, that the land
was sold for its fair market value.

I wish to submit as Exhibit 2 a farm appraisal
report respecting this property.

30 (FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2).

G. Gaska,
In Chief.
Cross-Exam.

MR. RICE: I also wish to submit as an exhibit a memorandum respecting the real property and the real property summary.

(DOCUMENTS MARKED EXHIBIT NO. 3).

MR. RICE: That is all.

THE SUB-COMMISSIONER: Is that all?

MR. TURCOTTE: Yes, your Honour.

THE SUB-COMMISSIONER: That is all, thanks.

(Witness aside)

10

(PROCEEDINGS ADJOURNED SINE DIE)

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


"S.A. HOWARD; Official Reporter."

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

SUB-COMMISSIONER.

20

30

Defence Brief

George OSAKA

File No. 5615

Case No. 632

LETHBRIDGE

31 Aug. 48

V.L.A. Land only.

REAL PROPERTY CLAIM

1. Real Property Claim

Appraised at

Sold for

\$500.00

\$178.70

\$175.00

Witness: B.C. Wormworth, Appraiser.

Sold for fair market value.

Ex. 1 - Real Estate Statement

Ex. 2 - S.S.B. Appraisal

Ex. 3 - Real property summary.

RWN/mw

6105

Name of Claimant **OSAKA, George**Case **632**Custodian File **5615**

<u>REAL PROPERTY</u>											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 % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total			
					175.00	178.36					178.36
<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 & Not Found & Recorded Now Missing	45% of amount in next preceding column				
<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				
TOTAL RECOMMENDATION											178.36

November 16th, 1950.

Mr. George OSAKA,
General Delivery,
Lethbridge, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 632

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 ... \$178.36.

Cheque in your favour is enclosed for \$168.04
and we have paid the Co-Operative Committee .. \$ 10.32
for legal fees as authorized by you.

Yours truly,

FOS/js
1 encl.

F.G. Shears
Director