

8888

FRASER VALLEY

FORM "JP"

HANEY

FILE NO. 8688

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: ODAMURA (Nanae) Mrs. Toshio
HOME ADDRESS: R.R. No.1, Haney, B.C.
REGISTRATION NUMBER 13618 SEX: Female AGE: 30
OCCUPATION: Housewife

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

EMPLOYER: ---

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Toshio

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

NAMES OF ANY LIVING CHILDREN: Mitsuye (F) Emiko (F)

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

AGE OF CHILDREN: 3, 5

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

1. LOCATION AND DESCRIPTION: None

2. BUILDINGS AND OTHER IMPROVEMENTS: None

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

4. TAXES (Amount and where payable) ---

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

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. None

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 husband in the company's

house at Grower's Box Supply Co., Ltd., 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: 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: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$200 Victory Bond, \$30 War Savings Certificates, in my possession8. BANK ACCOUNTS: None9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None2. 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)

On behalf of Mrs. N. Odumura
N. Odumura
(Husband)

J. Vilham
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Oct. 20/43.

Our File No. 8688

Full Name ADAMURA, (Naraye) Mrs. Toshio
(Surname in Block Letters)

Registration No. 13618

Male - Female ☒
(check)

Age Sept. 2, 1911

Former Address R.R. #1, Haney, B.C.

Date Evacuated Sept. 24/42. Naturalized - Canadian-Born - National ☒
(check)

Present Address Bay Farms, Sloan, B.C.

Married - Single ☒
(check)

Name of Wife -

Name of Husband Toshio #13619

Name of Mother (YAMAMOTO) ^{nee} Name of Father SAKAI, Kakei

Names of Children under 16 Iwa #05729 #11988

See Husband's sheet.

Requested by CCY? Registered with Custodian (Yes or No)

Additional Information _____

REAL PROPERTY SUMMARY

JAPANESE NAMES: Toshio ODAMURA Reg. No. 13619 File No. 8687
Narae ODAMURA (Mrs. Toshio) " " 13618 " " 8688.

CATALOGUE NO: Sold by Special Arrangement. The Director, The Veterans' Land Act.
BC/117-P. First Offer.

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

LEGAL DESCRIPTION: Lots 1, 2 and 3, Block 1 of the South West quarter of Section 22,
Township 12, Map 5317, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the names of Toshio ODAMURA and Narae ODAMURA
"Joint Tenants".

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 26235, dated September 17th, 1943.

ASSESSED VALUES: Land \$400.00
Improvements \$110.00 - \$510.00. Taxes - \$14.60.

CLASSIFICATION: This was a 4 acre piece of property of which 1½ acres were cultivated,
and planted to the following crops: 4/10 of an acre strawberries, 30
young fruit trees, rest scrub. There were no buildings on this property.

HISTORY OF ADMINISTRATION: As this was a small piece of property without buildings and only a
sufficient area is cultivated to produce fruit for their own use, there
was nothing to administer.
P. Bahaman of R.R. #1, Haney, has permission of Japanese owner to use
this property without charge. No lease.

SOLD: To The Director, The Veterans' Land Act for \$299.00 as at January 1st,
1943.
Approval of Advisory Committee - June 1st, 1943.
Funds released to the credit of the Joint Account of Toshio ODAMURA and
Narae 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 \$281.00 from said transaction.
Certificate of Title No. 169789-E in the name of The Director, The
Veterans' Land Act.

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

October 18th, 1946.

DAC:JS

D. A. Cramer
D. A. CRAMER.

FIRE INSURANCE SUMMARY

File Nos. 8687 & 8688.


Toshio ODAHURA - Reg. No. 13619.

Kazuo ODAHURA - Reg. No. 13618.

As there were no buildings on the property, therefore,
there was no insurance.

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

October 18th, 1946.


D. A. CRAMER.

DAC:JS

LIABILITY SUMMARY

File Nos. 8687 & 8688.

Toshio ODAHARA - Reg. No. 13619.
Narus ODAHARA - Reg. No. 13618.

The above named Japanese declared on their respective JP Forms, signed 8th May, 1942, that they had no Personal or Trade Debts.

There is a notice of a claim filed by Dr. M. UCHIDA - \$2.50 on Toshio ODAHARA'S file and as there is no evidence of this claim having been verified or paid it is assumed that this claim was included in the list of claims that Dr. UCHIDA cancelled.

The above summary is certified
to be in accordance with in-
formation on file.

October 18th, 1946.


D. A. CRAMER.

DAC:JB

PERSONAL PROPERTY SUMMARY

File No. 8688

21st October, 1946.

Re: Naraye ODAMURA - Reg. No. 13618

The above Japanese declared no personal property assets with the exception of \$200.00 in Victory bonds and \$30.00 in War Savings Certificates. These were 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.

WEA:HA

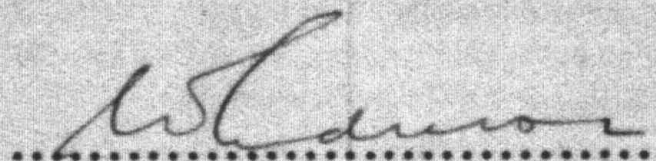

.....

EXHIBIT No. 356-3
DATE 8 Mar 1948
FILED BY J. W. S. [unclear]

Slocan City, B.C.
April 2, 1947

Dept. of Secretary of State,
Office of the Historian,
506 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	APR 8 1947
File No.	7687
Ans.	
Referred	Anderson

Attention Mr. W.E. Anderson

Dear Sir:

Return to Slocan City and discuss my
real property in the Municipality of Maple Ridge
with my wife we came to the conclusion
we are not satisfy with the price you
suppose of our real property.

The assessed value of land plus improvements
is over five hundred dollars at the time
of our evacuation.

Also referring to my personal properties left
at my father's place your statement of above
was \$43.99. I have also found my personal properties
well indexed to my father's account which
amounts to \$72.75. I can adjust amount
with my father.

Total amount of my figures on my
personal properties is little over \$500.

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

I've visited to the tenant at the time of our
evacuation just before I returned here and I
noticed he has in his possession two tables
my bedroom suite (3 pieces of furniture) and dinner
set of mine and lamp stand of my brother
carpet and dining room table of my father
which is not on the statement which I've
received from you.

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

Apparently this cheque has not gone through
the hand of the custodian.

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

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

Yours very truly

T. H. Adams

20th March, 1947.

Mr. Toshio ODAHURA,
Registration No. 13619,
Squam, B.C.

Dear Sir:

In accordance with our conversation this morning, and your request for details as to personal property, declared by you to be left in the Protected Area, we trust you will find the following information to your satisfaction.

The real property in the Municipality of Maple Ridge in which you were interested, was registered in the names of yourself and your wife jointly. Full details of this sale were forwarded to you on the 26th May, 1944, with the exception of the setting of the legal fees to be charged referred to in the last paragraph of that letter. The legal fees amounted to \$15.00, and the net amount remaining from the sale of your property is \$280.00. We are attaching hereto Custodian cheque in this amount in favour of yourself and your wife.

When registering with the Custodian, you declared you were leaving a quantity of household furniture, including a refrigerator and carpenter's tools, and sundry household goods, which were being left in your father's house. Our fieldmen had inventoried all chattels on your father's property. At that time it was found a bedroom suite was marked with your brother's name and a bed and mattress marked with your wife's name. The balance of the chattels were not marked as to owner, but the tenant on the property informed us of a quantity of chattels that apparently belonged to you.

All chattels were left on your property in the care of the tenant, who, from time to time made shipments of chattels to you and your father, and it is noted that your tools, bedding and clock were included in these shipments. When inventoring the chattels we were unable to locate your refrigerator, however it was later established that you had sold this prior to your evacuation.

In accordance with the policy of liquidation set out by Ottawa, our fieldmen proceeded with the liquidation of all chattels. The bulk of the chattels on your father's property were disposed of at public auction. The only items that could be identified as belonging to you however, were a number of sealers and two motors. The net proceeds of their sale amounting to \$43.99 was credited to your account here. The balance of your chattels and personal effects were apparently sold along with your father's effects, and their sale price has been credited to his account at this office. As they were not definitely identified or marked, it will be necessary for you and your father to arrive at some mutual agreement regarding these funds.

The bedroom suite was clearly marked in your brother's name and the

8627 & 8688

-2-

20th March, 1947.

proceeds from this sale has therefore, been credited to his account.

I am attaching hereto detailed copies of the auction results to assist you in further distribution of the funds realized from the sale of your effects, and also enclosing Custodian cheque in the amount of \$43.99, being proceeds from the sale of goods credited to your account and shown on the auction sheet in your name.

Final liquidation of the Hancey Box Company Limited has not as yet been completed. However when distribution of funds is made, your proportion will be made available to you.

We note that you still have the Title document of your 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 cheques, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

W.E.A.H.A.
Encls. 4 (cheques)

Canada

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

JAPANESE EVACUATION SECTION

File No. 8687/8688
Reg. No. 13619/13618.

506 Royal Bank Building,
Vancouver, B. C.

Sr. Toshio ODAHARA, and
Mrs. Haruo ODAHARA.

MAY 26 1944

Dear Sir:

Re: Municipality of Maple Ridge, Lots 1, 2, and 3, Block 1
of the S.E. 1/4 of Sec. 22, Township 12, Map 5317, Dis.
of New Westminster, C. of B. 52565.

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	- - - - -	\$ 299.00
Add:		
Unexpired insurance premium as at January 1st, 1943	- - - - -	299.00
		<hr/>
Less:		
Tax arrears to December 31st, 1942	- - - - -	\$ 3.00
Registration fee	- - - - -	
Encumbrance—Principal	- - - - -	
—Interest	- - - - -	3.00
		<hr/>
Net proceeds of sale	- - - - -	\$ 296.00

Joint

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.

R

\$1.00 \$296.00 \$295.00

\$1.00

Debit Credit Balance
\$296.00

Credit to Sale of Property
Land Registry Office C/S

1961
Apr. 1

Farm Appraisal Report

8 Mar. 1948

A. Fisher

File No. 31-317

Land Description Lots 1, 2 & 3 of Lot 1 of the S.W. 1/4, Sec. 22, Tp. 12, Map 5517, N.W.D.

Containing 4 more or less Acres

Owner's Name T. & E. ODAHURA

Post Office Address R.R. 1, Haney, B.C.

Nearest Rail Point Haney on C.P.R.

Distance 2 1/2 miles.

Market Town Haney - 2 1/2 miles; or New Westminster

Distance 24 "

Church (give denomination) All Denominations - Haney

Distance 2 1/2 "

Nearest School Alex. Robinson across road, or Haney High

Distance 2 1/2 "

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

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

Good access and has 525' frontage on Dewdney Trunk Rd. & 670' on Baker Road.

Is this district a good one? Fairly good.

Employment opportunity Fairly good.

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

Describe Fencing and its condition: Property unfenced.

Value \$

Water supply: Not developed, but average supply for district.

Value \$

Obtainable by digging a well about 20' deep.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	NO BUILDINGS.						
	X							
	X							
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 cellars:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bank

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

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.6	Level	Clay loam, 8" to 10"	Clay	Fully $\frac{1}{2}$ ac. straws and potatoes - fair condition.	160.	256.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, 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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
2.4	Level	Clay lm. 8" - 10"	Clay	Clear scrub bush and stumps.	140.00	20.00
Area Unavailable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 304.00

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 304.00

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

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

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

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

Noxious weeds:

Fairly free from noxious weeds as yet.

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

Municipality of Maple Ridge - 1942 Land & School Taxes - \$14.60.

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

I certify that the above report is based on a personal examination of the whole farm made on the 12 day of June 19 42.

Inspector's Signature

"J.D. PATTERSON"

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

JL-317 - T. & H. ODAMURA Farm Appraisal Report

Remarks:

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

(FOR ORCHARD LANDS ONLY)

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

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

.40 acres strawberries, fair condition. \$

.20 " potatoes and garden. \$

30 young mixed fruit trees. \$

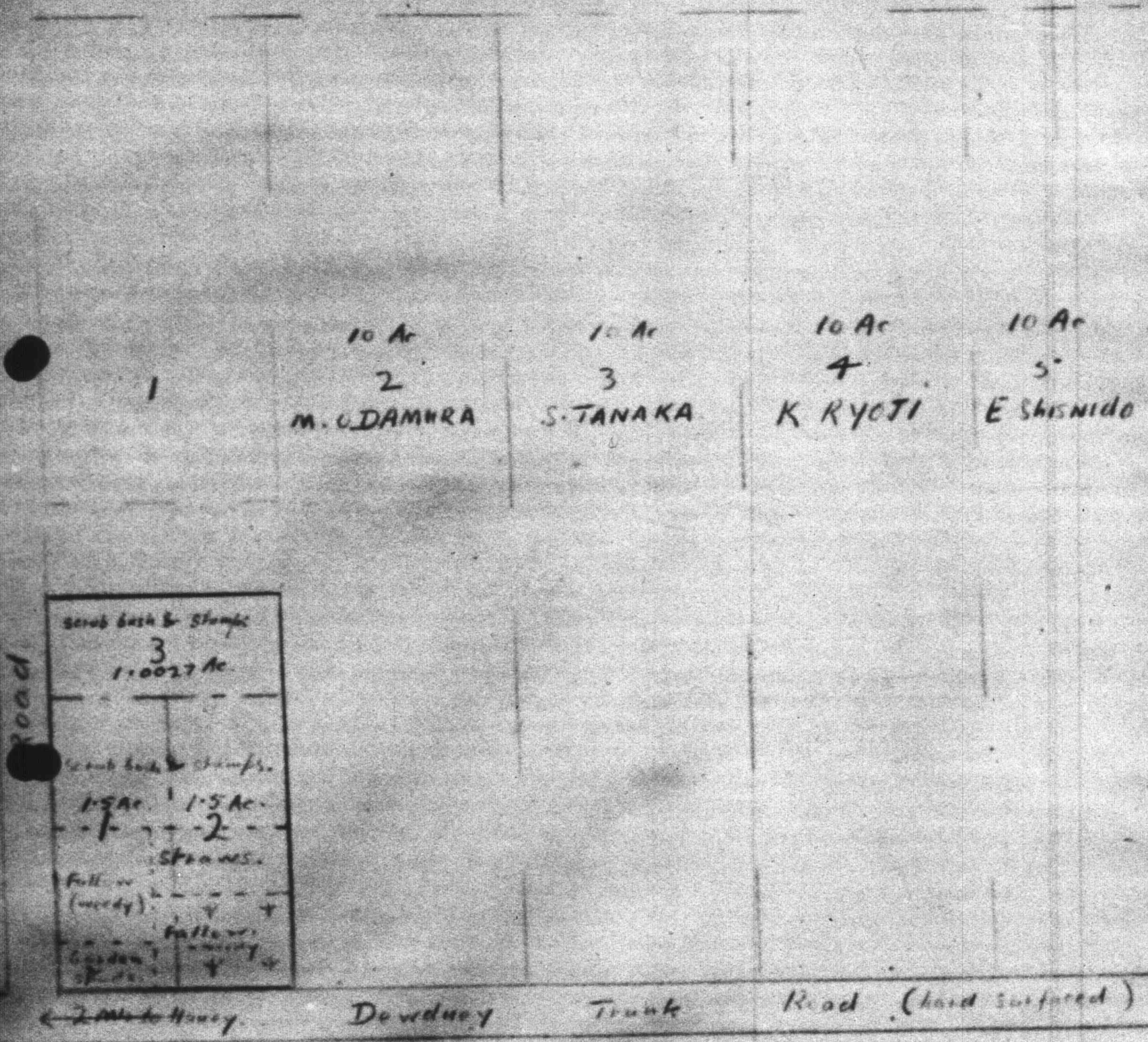
Total \$

Amount fruit trees add to value of farm \$

Scale 200' = 1 inch

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

Lots 1, 2 & 3 of L111. of the S.W. 1/4, Sec. 22 T. 12. N. 12. Map 5317 N.W.D.
Containing 4 Acres more or less.



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

value is \$ 300.00

Date 22nd June 19 42.

"I. T. BARNET"

District Superintendent.

NOV 25 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

12317
RC 117P
Sec 8688
Sec 8687

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

- (1) NAME ODAMURA NARAE (RCMP) Reg. No. 13618
(Print) Surname Given Name
- (2) Pre-Evacuation Address R.R.No. 1, Haney, B.C.
- (3) Present Address Slocan City, B.C.
- (4) REAL ESTATE
- (a) Street Address (if any) Municipality of Maple Ridge B.C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)
Lot 1, 2, and 3, Block 1 of the S.W. 1/4 of Sec. 22, Township 12,
Map 5317, District of New Westminster, C. of B. 52565
- (c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business
(iii) Business
(iv) Any other type of property (describe)
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)..... joint tenant
- (e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 750.00
(ii) Buildings - - - - - \$
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 750.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 280.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 470.00
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
- (c) How stored or packed at time of evacuation

(over)

A.D. 1947.

21 day of November 1877

in the
List of
125
11. Adams

10

DECLARED before me at the

is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DO SOLEMNLY DECLARE THAT:

DO SOLEMNLY DECLARE THAT:

of the

19

10

DOMINION OF CANADA

take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to

Moose Jaw, Winnipeg, Toronto or Montreal.)

(b) Do you require any other evidence or information at the hearing? Yes or no

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lechbridge, at the hearing? Yes or no
(b) Do you require the services of an interpreter No

(a) g pure

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) 470-00

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.

TOTAL CLAIM FOR PROPERTY LOSS \$

9. _____ Estimated Value \$ _____

8. Estimated Value \$ _____

7. Estimated Value \$

6. _____ Estimated Value \$ _____

5. Estimated Value \$

Estimated Value \$

8.	Estimated Value \$

2	Estimated Value \$
1	

Estimated Value \$

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

(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")

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

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

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

10

Nelson, B. C.,
March 8th, 1948.

IN THE MATTER OF THE CLAIM OF
NARAE ODANURA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

A.W. FISHER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D. J. HANDFORD, Esq.,

Official Interpreter.

G. HAMBLETON, Esq.,

Official Reporter.

30

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

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

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

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

MR. FISHER: The amendment, if your Lordship please,
20 is that the claim will be for half of the value of the real estate, instead of \$750.00 it will be \$375.00, on the ground that this man was a joint tenant rather than a sole owner.

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

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

3
Discussion.

THE COMMISSIONER: Why not combine them?

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

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

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

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

10 That, apparently, is wrong.

MR. HUNTER: That is right.

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

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

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

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

20

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

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

30

Mrs. N. Odumura,
In Chief.

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

DIRECT EXAMINATION BY MR. FISHER:

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

A Yes.

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

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

A Yes.

Q I would ask you to sign it, please?

A (Witness complies).

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

(STATEMENT MARKED EXHIBIT NO. 1).

(FARM APPRAISAL MARKED EXHIBIT NO. 2).

MR. FISHER: I just ask to draw to your Lordship's attention
20 in this case that on page 3 of the report of the
valuator he says, "In view of the foregoing the
property might possibly sell very readily at
\$100.00 more than my valuation". He concedes
that his valuation is low, if anything.

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

30

Mr. Hunter.

5
Mrs. N. Odamura,
Discussion.
Cross-Exam.

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

A Yes.

Q And your husband is Toshie Odamura?

A Yes.

THE COMMISSIONER: All right.

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

10 CROSS-EXAMINATION BY MR. HUNTER:

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

A Yes.

Q And would that be his writing on this letter?

A Yes.

MR. HUNTER: I suppose you have seen this.

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

MR. HUNTER: Is the husband not being called?

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

MR. HUNTER: This is a letter dated April 2nd, 1947, my lord, from Slocan City directed to the Custodian from Mr. Toshie Odamura. The first two paragraphs are really the relevant parts. Possibly I had better read the third paragraph; it has to do with the chattels which were sold on the account of the father, but which actually belonged to him as well. "Return to Slocan City and discuss my
30 real property in the Municipality of Maple Ridge with my wife we came to the conclusion we are not

6
Mrs. N. Odumara,
Cross-Exam.
Discussion.

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

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

THE COMMISSIONER: Yes.

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

THE COMMISSIONER: What is the date of the letter?

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

THE COMMISSIONER: Do you want that filed?

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

THE COMMISSIONER: Very well.

(LETTER MARKED EXHIBIT NO. 3).

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

MR. HUNTER: Soldier Settlement Board, my lord.

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

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

30 A Haney.

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

A It was just across the road.

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

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

THE COMMISSIONER: Near to which?

10 THE INTERPRETER: The box mill.

THE COMMISSIONER: Yes.

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

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

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

Q All year round? A: Yes.

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

20 A Yes.

MR. HUNTER: That is all, thanks.

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

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Cordon Hambleton

"G. HAMBLETON"
Official Reporter.

DEFENCE BRIEF

(Mrs.) Narae ODAMURA

File No. 8688

Case No. 356

NELSON
8 March 1948
V.L.A.
Sheet B.4-19

REAL PROPERTY CLAIM

Land only

(All claims shown are Gross)

Claim

\$750.

Appraised at

\$304.

Sale Price

\$299.

Witness - Appraiser, J.D. Patterson.

This claim is for real estate registered in joint names of claimant and her husband, Toshio ODAMURA. Proceeds of sale were credited to their Joint Account.

Appraiser (Patterson) reports -

Cleared area in fairly good condition, no buildings.

Appraiser (~~Barnes~~) reports -

Property well situated and might possibly sell fairly readily for \$100. more than his valuation of \$300.

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

BMP/mw

Name of Claimant **ODAMURA, Baroo**Case **356**Custodian File **8688**

<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		Sale Price	Total Award 125% of all Sale Prices		
						% of Total	Amount		% of Total		Amount
					299		385.64			385.64	
<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										385.64	

8688
8687

March 6th, 1951

Mr. & Mrs. Toshio ODAMURA,
1073 Railway Ave.,
Penticton, B. C.

Dear Sir:

& Madam:

Re: Japanese Property Claims Commission

Case No.

356

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 ... \$ 385.64.

Cheque in your favour is enclosed for \$ 358.58
and we have paid the Co-Operative Committee .. \$ 27.06
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS:BK
Encl.