Name of Claimant OSAKA, George Case 632

Custodian File 5615

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 Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					175.00		178.36				178.36

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear					
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price

TOTAL RECOMMENDATION	178.36

CASE NO: 632.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

August 31st, 1948.

IN THE MATTER OF THE CLAIM OF

GEORGE OSAKA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 632.

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).

Lethbridge, Alberta,
August 31st, 1948.

IN THE MATTER OF THE CLAIM OF

GEORGE OSAKA.

PROCEEDINGS AT HEARING.

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.

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?

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.

(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.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2).

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)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"S.R.HOWARD; Official Reporter."

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

SUB-COMMISSIONER.

Case No. 632.

NOV 21 1947

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

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

ACKNOWLEDGED File 5615

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

(1) NAME OSAKA (Print) Surname GEORGE Given Name (RCMP) Reg. No. 07589

(2) Pre-Evacuation Address R. R. #2, Cloverdale, B. C.

(3) Present Address Box 391, Lethbridge, Alberta.

(4) REAL ESTATE

(a) Street Address (if any) Cloverdale City or Municipality, Province B. C.

(b) Legal description (lot number, block number, section number, etc.)

Lot 9, Re-Sub Division B, Quarter N. E., Section 8, Township 8, Map 1827, District of New Westminster, C. of E. 51626.

(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) ~~XXXXXXXXX~~

(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 - - - - - - - - - - - - - - - - - $ 500.00
(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) - $ 500.00
(v) Amount at which Custodian sold property and credited your account - - $ 171.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 329.00

(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)

(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 custody of Custodian~~

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

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

TOTAL CLAIM FOR PROPERTY LOSS $_____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 329.00

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

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, George Osaka of the District
of Lethbridge in the Province of Alberta

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 Village)
of Coaldale)
in the Province of Alberta)
this 18th day of November)
A.D. 1947.) George Osaka

R. Baldry) 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.

My commission expires December 31st. 1947.

REAL ESTATE
(Farm Land)

Osaka, George
(Claimant's Name)

07589
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops	7.147	1940	Real estate man in Vancouver	$420.00	Uncleared	None	$420.00

Total

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

Description	When Made	Cost
Nil		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Cut trees off one acre								$80.00
								500.00
						Sold for		175.00
								$325.00

EXHIBIT No. 632-1.
DATE August 31/48
FILED BY R. A. Lucotte

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

Assessed value $420.00. I intended to clear land, plant strawberries and raise chickens. I lived with my father about ½ mile from this place.

X. G. Osaka
Signature

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

Farm Appraisal Report

File No. JL-469

Land Description Lot 9 of N.E.¼ 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 1¾ miles

Market Town New Westminster Distance 12 "

Church (give denomination) All denominations Distance 1¾ to 3 miles

Nearest School Cloverdale Distance 1¾ 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							
	x	(NONE)						
	x							
BARN	x							
	x							
ARN	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

EXHIBIT No. 632-2
DATE August 31/48
FILED BY

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
7.147	Undulating	10"sdy. loam	Sdy.clay runs to clay hard-pan at 30"	Heavy clearing.	200.00	25.00	178.70

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-4[illegible]9 - 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 FRUIITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

$

$

$

$

$

$

$

$

$

Total $

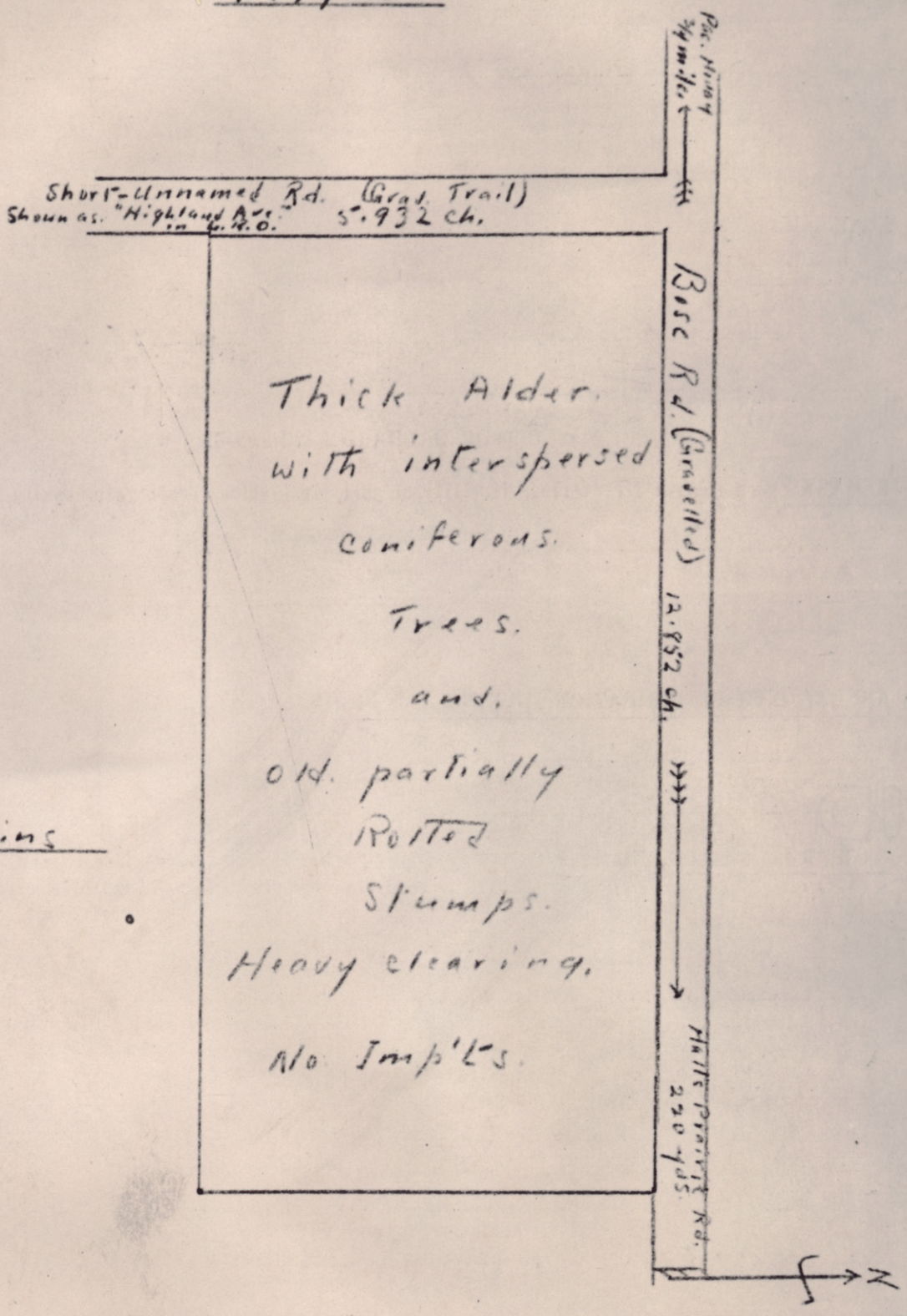
Amount fruit trees add to value of farm $

Diagram of Property

George OSAKA.

Lot 9 of NE Sec. 8. Tp. 8 Map. 1827.

7.147 ac.



Scale 2 chains

Following careful review of this appraisal report, it is my opinion that the present value is $ 150.00

Date 11th July 1942.

"I.T. BARNET"
District Superintendent.

EXHIBIT No. August 31/48
DATE
FILED G.E.A. Rice

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
TOTAL	$420.00

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

"W.J.Johnston"

WJJ/HMS

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

October 8th 1948

M. Scoby.

Attached to Exhibit 632- 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 ¼ 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 - $240.00 Taxes - $14.15.

CLASSIFICATION: Thid 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"
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.

October 8th 1948