

<u>REAL PROPERTY</u>									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total	
					208.			277.87	277.87
<u>PERSONAL PROPERTY</u>									
Motor Vehicles			Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column		
<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		
<b>TOTAL RECOMMENDATION</b>									<b>277.87</b>





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CASE NO: 1201

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 2, 1948.

IN THE MATTER OF THE CLAIM OF

MATSUICHI NABETA

PROCEEDINGS AT HEARING

Original.





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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE J.A. McGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,  
November 2, 1948.

IN THE MATTER OF THE CLAIM OF  
MATSUICHI NABETA  
PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government,
R.A. BEST, Esq.,	appearing for the Claimant.
<hr/>	
A. SMITH, ESQ.,	Secretary,
D.J. HANDFORD, ESQ.,	Official Interpreter,
J. B. MCGREGOR, ESQ.,	Official Reporter.





M. Nabeta,  
In chf.

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MATSUICHI NABETA, the claimant herein, being first  
duly sworn, testified through  
the interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature? A. Yes, sir.

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

Q. And you swear the contents of it are true?

A. Yes.

(REAL ESTATE FARMLAND CLAIM FORM MARKED  
EXHIBIT NO. 1)

Q. Perhaps before we proceed any further, your  
honour, Mr. Christie fortunately pointed out to me  
that on the original claim form the commissioner who  
swore the thing for him, out in Erindale in the  
County of Peel, signed it, but the claimant has not  
signed it. I think with your honour's permission I  
should reswear the claimant now.

---Claim resworn by Mr. Best.

Q. Is that your signature, and you swear the  
contents of it are true, don't you?

A. Yes.

Q. Now I understand you had a small farm near  
Whonnoch, before the evacuation? A. Yes.

Q. And you had purchased that as uncleared  
land in 1940, had you? A. Yes.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

Q. There is about  $7\frac{1}{2}$  acres in this tract?

A. Yes, about that.

Q. You have made an entry on your claim form  
here, \$500. for labour and material in clearing 2.3





K. Nabeta,  
In chf.

1 acres in 1940 and 1941. Did you do that work  
2 yourself? A. No, I hired a tractor and team of

3 horses, and also I and my wife were working there.

4 Q. When you say you hired a tractor and a team  
5 do  
6 of horses, /you mean you just hired the tractor itself  
7 or did you hire a man with a tractor?

8 A. A man with a tractor.

9 Q. And you paid him so much per day? A. Yes.

10 Q. How much? A. I don't know exactly how  
11 much I paid him for that.

12 Q. Did you hire a man with the team of horses  
13 or did you just hire the horses and use them yourself?

14 A. A man and the horses.

15 Q. Do you remember how you paid him, whether  
16 you paid him by the day or week or what arrangement  
17 was made? A. He was a good friend of mine and  
18 I paid him about \$50., \$40. or \$50. for a week's work.

19 Q. What type of fruit trees were these you  
20 planted on the property? A. Apple, pear, cherry  
21 and plum trees -- every kind of tree.

22 Q. You make mention here to the effect that  
23 your next door neighbour wanted more than \$750. for  
24 his land, which was not in as good condition as yours.  
25 Was he a Japanese man too?

26 A. Japanese.

27 Q. I take it he must have been evacuated about  
28 the time you were? A. He may have been evacuated  
29 some little time before I was; about the same time.

30 Q. How do you know he wanted more than \$750.;  
did you offer to buy his place from him?





K. Nabeta,  
In chf.

1  
2 A. Before the question of evacuation arose he  
3 said he would be willing to sell for \$750. but after the  
4 necessity of evacuation arose the talk of selling just  
5 died out.

6 Q. This man? Mr. Watson, that sold this  
7 property to you, you say at a sacrifice price, he  
8 must have been a neighbour of yours on the other side,  
9 was he? A. He is just across from me.

10 Q. How long had he been at this particular  
11 place? A. He was there for over twenty years.

12 MR. CHRISTIE: I tender as Exhibit 3 the Notice  
13 of Assessment, and as Exhibit 4 the Certificate of  
14 Encumbrance.

15 (NOTICE OF ASSESSMENT MARKED EXHIBIT NO. 3)

16 (CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT NO. 4)

17 Q. MR. BEST: Just about this remark of Mr. Watson  
18 selling to you at a sacrifice price, was there any  
19 reason for that, was there any reason for that or  
20 why would he sell the land to you at a sacrifice price?

21 A. Mr. Watson was a milk inspector. He wasn't  
22 working on the farm and he had Japanese farms on each  
23 side of him and he wanted to get some place else, so he  
24 was willing to sell at a low price.

25 Q. Now on the appraisal there is mention here  
26 in answer to a question; is this district a good one? and  
27 the answer is no, it is outlying and limited development.  
28 I understand that this property was within a couple  
29 of miles of the town of Whonnoch; isn't that right?

30 A. It is within two miles. There was a motor  
road ran past the place and they had electric lights and





K. Nabeta,  
In chf.

1 telephone.

2 Q. Now, what do you say about the district then;  
3 what sort of district was it? Do you agree with this  
4 that it wasn't a good district, or not?

5 A. It was a good district and good for growing  
6 things, particularly strawberries. I intended to  
7 live there permanently that is why I say it is a very  
8 good district.

9 Q. You intended to grow strawberries yourself  
10 on this land, that was your intention, was it?

11 A. Yes.

12 Q. You didn't actually get any plants into the  
13 land? A. No.

14 Q. Is there any other feature about this  
15 particular area here where your land was that you think  
16 is important to mention so far as the general  
17 valuation is concerned? A. There was a stream  
18 running along the back of the property which would  
19 have been very useful for irrigation purposes. The  
20 place is situated in a hollow and there is very little  
21 frost.

22 Q. I suppose the point is that that is an  
23 advantage for growing fruits? A. Yes, that is a  
24 very good point as far as growing small fruits is  
25 concerned, and also there is some peat on the property.

26 Q. Is that peat of commercial value?

27 A. It may have been commercially saleable,  
28 particularly for anybody who is raising chickens.  
29 It was very, very good soil for growing such things as  
30 cabbages and that sort of thing.





K. Nabeta,  
cr. ex.

1  
2 CROSS EXAMINATION BY MR. CHRISTIE:

3 Q. I am showing you a J.P. card, dated the 18th  
4 of May, 1942; is that your signature?

5 A. Yes.

6 (J.P. CARD MARKED EXHIBIT NO. 5)

7 Q. Did you read this over when you signed it;  
8 it says you had no property in the protected area.

9 THE SUB-COMMISSIONER: Was it read over to him  
10 or did he read it over before he signed it?

11 A. No, I didn't realize that phrase was in  
12 there to the effect that I had no property.

13 MR. CHRISTIE: You earned your living from  
14 being a school teacher? A. Yes.

15 Q. Now, was any of this bush on your property  
16 of any commercial value? A. There were no big  
17 heavy trees on the property; no commercial trees, no  
18 commercial lumber.

19  $\frac{1}{4}$  Q. These fruit trees, I understand they were  
20 only a year old, is that correct? A. They were  
21 three years old when I planted them and I had planted  
22 them for a year.

23 Q. Had they borne any fruit prior to your  
24 evacuation? A. No; they wouldn't bear within four  
25 years.

26 Q. Now, in regard to this property owned by  
27 Mr. Watson next door; was it larger or smaller than the  
28 property of the claimant? A. Much larger than mine.

29 Q. And was any of it in crop?

30 A. No, it wasn't under cultivation; he was  
raising turkeys and chickens but he was a milk  
inspector.





K. Nabeta,  
cr. ex.

1  
2 Q. He said he was raising turkeys; were there  
3 any buildings on this property for his turkeys?

4 A. Yes.

5 Q. Then the person on the other side -- was his  
6 property larger than yours?

7 A. That was much bigger.

8 Q. And were there any buildings on it?

9 A. There was just a very ordinary packing shed  
10 about \$20. or \$30.

11 Q. Any strawberry or raspberry plants on the  
12 land? A. Yes, he had some strawberries.

13 Q. That is all, thank you.

14 RE-EXAMINATION BY MR. BEST:

15 Q. Just how many acres did this man have.  
16 Do you know how many acres there were in his property;  
17 -- he says his property is worth \$750?

18 A. His was about  $7\frac{1}{2}$  acres too. It was the same  
19 size as my property. I bought mine from Watson  
20 and I think he bought his from Watson.

21 Q. He obviously didn't understand Mr. Christie's  
22 question because he said that this other property was  
23 larger than his; now he says they were the same size?

24 A. I thought he was referring to Watson's  
25 place.

26 Q. No, we are concerned about the other property  
27 where the man said it was worth \$750. and that is  $7\frac{1}{2}$

28 acres; is that right? A. His was about the same  
29 acreage but about half of it was not easily useable  
30 because it was on a steep slope.





K. Nabeta,  
cr. ex. re-exam.

1  
2 Q. Did this other man have any buildings on  
3 this 7 $\frac{1}{2}$  acres?

4 A. Just a small cheap packing shed.

5 MR. CHRISTIE: He got the packing house when  
6 I asked him.

7 MR. HANDFORD: I think he misunderstood the  
8 point as to whose land we were referring to.

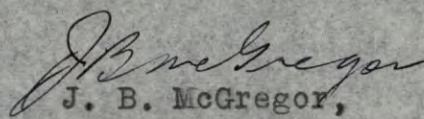
9 MR. CHRISTIE: I file as Exhibit 6 the  
10 Real Property Summary.

11 (REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 6)

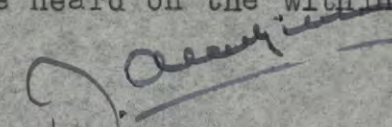
12 MR. CHRISTIE: It is submitted, your honour,  
13 that the real property was sold at its fair market  
14 value.

15 (PROCEEDINGS ADJOURNED SINE DIE)

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

19   
20 J. B. McGregor,  
21 Official Reporter.

22 I, J. A. McGibbon, Deputy Commissioner,  
23 appointed to hear a Commission to investigate  
24 claims of Japanese Canadians for property  
25 loss, do certify the foregoing is a true copy  
26 of the evidence heard on the within claim.

27   
28 J. A. McGibbon,  
29 Deputy Commissioner.  
30



DEC - 8 1947

base no 1201

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

*Be*

XI/201

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

(1) NAME NABETA MATSUICHI (RCMP) Reg. No. 13435  
(Print) Surname Given Name

(2) Pre-Evacuation Address Whonnok B.C.

(3) Present Address Erindale Ont.

(4) REAL ESTATE

*Toronto*

(a) Street Address (if any) \_\_\_\_\_  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Lot 2 of 69.38 acre portion of north west quarter of section 5 Township 15 map 5872 in District of New Westminster

(c) Type of Real Property (cross out words which do not apply):

- (i) Farm
- (ii) Residence Type of business \_\_\_\_\_
- (iii) Business
- (iv) Any other type of property (describe) \_\_\_\_\_

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

- (i) Land - - - - - \$ \_\_\_\_\_
- (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 - - - \$ 200.00 (about)

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 550.00

(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")

(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) - - - - - \$ \_\_\_\_\_

- (6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
- (b) Do you require the services of an interpreter at the hearing? Yes or no \_\_\_\_\_

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, *M. Nabeita* of the *Village of Erindale*  
of *Township of Toronto* in the *County of Peel*

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 *Erindale* )  
in the *County of Peel* )  
this *26th* day of *November* )

*M. Nabeita*  
*our Deputee*  
*Commissioner for Taking Affidavits*

A.D. 1947. *RA Best* A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

*Received at Toronto Nov 2/48*



NABETA, Matsuichi

(Claimant's Name)

**REAL ESTATE  
(Farm Land)**

EXHIBIT No. 1201-1

DATE NOV 2 - 1948

13435

FILLED BY

*S. A. Christie*

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	5.16	1940	Mrs. Watson	\$300.00			
Cultivated not planted							
Cultivated and not in crop	2.30						
List Crops							
					All uncleared	none	\$750.00

Total 7.46

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

Description	When Made	Cost
Cleared and cultivated 2.30 acres	1940-1941	\$500.00 labour & Material
Fencing repaired	1941	25.00
20 Fruit trees planted	1941	25.00

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

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

The claimant's next door neighbour wanted more than \$750.00 for his land which was not in as good condition as the claimant's.

Assessment 1943:	Land	\$ 450.00
	Improvements	100.00
		<u>550.00</u>

The land was sold to Mr. Nabeta by Mr. Watson his next door neighbour at a sacrifice price. The land cost much higher under ordinary conditions.

SUMMARY:

Original Claim	\$ 750.00
Sold by <b>Sustodian</b>	<u>208.00</u>
Claim	\$ 542.00

*M. Nabeta*  
Signature



BC/98 P

COPY

BC/98-P

Page 1

EXHIBIT 1201-2

DATE NOV 1 - 1948

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

# Farm Appraisal Report

FILLED BY K. G. B. Nisite

File No. J.L. 363

Land Description Lot 2 of N.W. 1/4 Sec. 5, Tp. 15, Map 5872.

Containing 7.46 Acres

Owner's Name Matsuichi - Nabeta Post Office Address Whonnock, B.C.

Nearest Rail Point Whonnock, B.C. Distance 2 miles

Market Town New Westminster, B.C. Distance 27 "

Church (give denomination) Anglican & United - Whonnock Distance 2 "

Nearest School North Whonnock Distance 1 "

State how property was identified: Corner posts and map location

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

Direct access to 31st Avenue; gravel road, fair condition.

Is this district a good one? No. Outlying and limited development.

Employment opportunity Very limited in this locality.

Predominating Nationality and religion: Mixed; Japanese predominating.

Describe Fencing and its condition: Partially denced - 2 & 3 barb wire Value \$

Water supply: Nil. Creek runs thru property. Value \$  
Electric power available from power line on 31st Avenue.

## BUILDINGS ON FARM

XI-201

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X							
	X	N						
BARN	X	I						
	X	L						
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm Not applicable \$

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
2.30	Level	Sdy. loam running to clay 10 - 20"	Clay	Nil.	\$70	\$ 161.00
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
5.16	Level out by creek	Clay loam 10-20"	Clay	Clearing and ditching	\$150 to \$175	\$10 51.60
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	

7.46 acs.

Total value of Land \$ 212.60

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 \$ 212.60

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

Cleared acreage in grass and bracken, with second growth making inroads.

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

Mixed farming if combined with additional acreage.

Noxious weeds: Thistle

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: 1942 taxes - \$16.07 -

District of Maple Ridge

Date: June 21st, 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 19th day of June 1942.

Inspector's Signature

"H.L.SINCLAIR"

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



# Farm Appraisal Report

Remarks: This holding can be classed as an undeveloped property. Its situation is outlying, acreage limited and total acreage low lying. The small acreage cleared is in grass and bracken with thistle and second growth making inroads. Balance of land is covered with thick brush, mainly alder and hardhack, and a creek runs thru this uncleared portion. There are no buildings. Electric power is available from power line on 31st Avenue.

### (FOR ORCHARD LANDS ONLY)

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

### 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

2.30 acres grass and bracken.

\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....

Total \$ .....

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

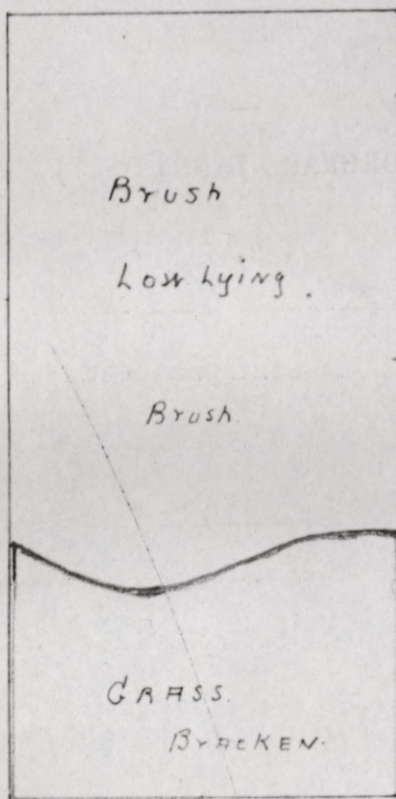


Diagram of Property

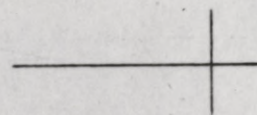
LOT- 2 - of N.W. 1/4 - Sect. 5 - Tp-15 - MAP 5872

7.46. ACS

MATSUICHI - NABETA.



SCALE 200 FT = 1 INCH



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

value is \$ 100

Date 25th June 19 42.

"I.T. BARNET"

District Superintendent.



# Notice of Assessment, 1943.

# Corporation of The District of Maple Ridge

No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements	
								Improved	Wild
3249	r.	N651	5	12	5877	7.46	\$ 100 —	\$ 450 —	\$
							EXHIBIT No.	1201 - J	
							DATE	NOV 2 - 1943	
							FILLED BY	K. D. Christie	

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

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

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

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

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

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



Int. 201

Matsunichi Kabeta,

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% Custodian,

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Vancouver, B.C.

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1201 - 4

EXHIBIT No. \_\_\_\_\_  
DATE..... Nov 2 1948  
FILED BY K. A. Christie

CERTIFICATE OF ENCUMBRANCE  
LAND REGISTRY OFFICE

New Westminster, B. C.

--- minutes 10 o'clock 5th day of January, 1943

I HEREBY CERTIFY that the following is the state of the title to -----  
Lot 2 of a 69.38 acre portion of the North West quarter of Section 5  
Township 15 Plan 5872 Municipality of Maple Ridge in the District of  
New Westminster.

Registered Owner: MATSUICHI NABETA <sup>13435</sup> <sub>3</sub> Viz:

Register of Indefeasible Fees Folio No. 144071E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 25276

Applications for Registration: None

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

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To Office of the Custodian.

"E. S. Stokes"  
Registrar.  
SEAL

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

Date: March 7, 1949.

E. S. Stokes *hld.*



EXHIBIT No. \_\_\_\_\_  
DATE \_\_\_\_\_  
FILED BY K.A. Christie

WHONOCK

OFFICE OF THE CUSTODIAN

Japanese Section.

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

NAME: NABETA, Matsuichi

HOME ADDRESS: 30th Ave., Whonnock, B. C.

REGISTRATION No. 13435

SEX: Male

AGE: 37

MARRIED? Yes

OCCUPATION AND EMPLOYER: Farmer

NAME OF WIFE OR HUSBAND: Chiyoko

ADDRESS: 30th Ave., Whonock, B. C.

NAMES OF LIVING CHILDREN: Saeko (F) 9

ADDRESS: " "

Yoshinobu (M) 6 Akemi (F) 4

ADDRESS: " "

Junji (M) 3 Eiji (M) 1

ADDRESS: " "

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

Dated this 18th day of May 1942.

WITNESS: "F. T. Williams"

(Signature) "M. Nabeta"

LIST OF LIABILITIES: None

HOW DO YOU PROPOSE TO PAY THESE OFF?

FOR DEPARTMENTAL USE

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

Date: March 7, 1949.

*E. H. Base* 4/10



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

DATE \_\_\_\_\_ Nov 2 1948

FILED BY \_\_\_\_\_ K.A. Christie

REAL PROPERTY SUMMARY

**JAPANESE NAME:** Matsuichi NABETA, Reg. No. 13435  
Sale to Director Veteran's Land Act,  
30th Ave., Whonnock, B. C.

**LEGAL DESCRIPTION:** Lot 2 of a 69.38 acre portion of the N.W.  $\frac{1}{4}$  of Section 5,  
Township 15, Plan 5872, Municipality of Maple Ridge in  
the District of New Westminster.

**TITLE:** In name of Matsuichi NABETA, C.T. 144071 E.

**ENCUMBRANCE:** None registered. No evidence on file of any unregistered.

**VESTING:** Of interest of Matsuichi NABETA, filed as No. 25276 on  
5th January 1943.

**ASSESSED VALUE:** 1943 - Land \$450.00; improvements \$100.00; total - \$550.00.  
Taxes \$16.07.

**CLASSIFICATION:** Farm of 7.46 acres. Custodian's inspector reported  
20th January 1943 that approximately 2- $\frac{1}{3}$  acres had  
been cleared and the remainder was bush. On the property  
was an indefinite number of fruit trees one year old.  
"No building on property"

**ADMINISTRATION:** NABETA was a school teacher, was interned 1st August 1942  
and released some time in the first half of 1946. There  
is no evidence on file of any occupation of this property  
subsequent to owner's internment and no revenue accrued  
from it to the Custodian.

**SOLD:** To the Director, Veteran's Land Act for \$208.00 and con-  
sideration included in cheque to Custodian dated 28th  
April 1944.

**FUNDS:** Released to the credit of Matsuichi NABETA -sale price  
of land \$208.00; less disbursements of Certificate of  
Encumbrance \$1.00, taxes \$18.39, registration fee \$3.00,  
legal fee \$15.00, total \$37.39. Net amount released \$170.61.

**OLD TITLE:** Whereabouts unknown.

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

"Ian MacPherson"

Ian McPherson

June 12, 1948.

IM/GH

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

Date: March 7, 1949.

*E. J. Case* JPH.



EXHIBIT No. 1201 - 6  
 DATE Nov 2 1948  
 FILED BY K.A. Christie

File XI/201

SUMMARY RELATIVE TO CLAIM OF  
Matsuichi NABETA - Regn. No. 13435.

6th Aug. 1948.

REAL PROPERTY: Municipality of Maple Ridge, Lot 2 of a 69.38 acre portion of NW $\frac{1}{4}$  of Sec. 5, Twp. 15, Plan 5872, District of New Westminster, C. Of E. 50922.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimant's Valuation</u>
Land:	\$ 450.00	\$212.60		7.46 acre
Improvements	<u>100.00</u>	_____	_____	_____
	\$ 550.00	\$212.60	\$208.00	\$750.00
		Less sale price		<u>208.00</u>
		Amount of claim		<u><u>\$542.00</u></u>

REMOVED COPY

"M.L.B"

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

Date: March 7, 1949.

E. L. Case  
*E.L.*



March 25th 1948.

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

Dear Sir,

We enclose herewith letter received  
from M. Nabeta, of Erindale, Ontario, (your file XI/201),  
asking for valuation etc.

Yours truly,

Enc.  
VW.