

Name of Claimant

NAMBA, Akira & Setsuko E.

Case 1369

Custodian File

10457 & 13949

<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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					2437.		2929.66			3049.66
<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			
124.65	37.05	11.11	29.64%	408.52			121.08		132.19	
TOTAL RECOMMENDATION									3181.85	

CASE NO: 1369.

JAPANESE PROPERTY CLAIMS COMMISSION

Montreal, P.Q.,

June 8th, 1948.

IN THE MATTER OF THE CLAIM OF

AKIRA NAMBA
and
SETSUKE E. NAMBA.

PROCEEDINGS AT HEARING.

Original.

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

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Montreal, P.Q.,

June 8th, 1948.

IN THE MATTER OF THE CLAIM OF

AKIRA NAMBA
 and
SETSUKO E. NAMBA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
 Dominion Government.

ROGER OUMET, Esq., K.C., appearing for the
 Claimant.

A. WATSON, Esq., Secretary.
 MRS. F.L. HANDFORD, Official Interpreter.
 A.G. VEITCH, Esq., C.S.R., Official Reporter.

30

A. Namba,
In Chief.
Discussion.

AKIRA NAMBA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. OUIMET:

- Q Mr. Akira Namba, you are the joint claimant with Miss Setsuko Eileen Namba? A: Yes.
- Q Did you receive authority from your sister to act on her behalf? A: Yes, I did.
- Q I ask you to take communication of an authorization in writing from Miss Eileen Namba. Is that the same party as Miss Setsuko E. Namba?
10
- A Yes. "Setsuko" is the Japanese name.
- Q Would you file this authority, stating when it was made and when it was signed?
- A It was made June 7th.
- Q June 7? A: Yes.
- Q Meaning yesterday? A: Yes.
- Q It appears to be undated, but you can swear that it was made on June 7? A: Yes.
- Q Will you file it as having been made and signed on
20 June 7th at Montreal? A: Yes.

(AUTHORIZATION, UNDATED, MARKED EXHIBIT NO. 1).

MR. OUIMET: It reads:

"I the undersigned do hereby authorize Akira Namba to represent me and act on my behalf in connection with all matters pertaining to the settlement of the claim for property losses sustained by myself.

Eileen Namba."

- Before we go any further may I say the original
30 claim must be slightly amended.

A. Namba,
In Chief.

The claim for real estate remains the same, but the claim for personal chattels which originally was for \$5,968.87 is now \$754.50, less \$105.10, leaving a net claim of \$649.40.

May I respectfully call your Lordship's attention to the copious notes and schedules which have been annexed to the original claim, explaining why it was so high and why we have reduced it to give a thorough picture of the situation, my lord.

10 THE COMMISSIONER: Yes.

MR. OUIMET: Q: Would you take communication of a real estate claim in two pages bearing your signature on the first page and I would ask you to sign the second page? Now, bearing your signature, both pages, take communication of the same, identify your signature and the claim and file the same as Exhibit 2? A: Yes.

(REAL ESTATE, FARM LAND, MARKED EXHIBIT NO. 2).

Q That claim is filed both on your behalf and on Miss
20 Setsuko E. Namba's behalf? A: Yes.

Q Would you take communication of a personal chattels claim for \$649.40, identify this claim, your signature and file it as Exhibit 3?

A Yes.

Q Subject to the authority received by your sister?

A Yes.

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO. 3).

MR. OUIMET: Would my friend kindly tender the farm
30 appraisal report?

A. Namba,
In Chief.

MR. HUNTER: I tender the Soldier Settlement Board appraisal as Exhibit 4.

(S.S.B. FARM APPRAISAL REPORT, MARKED EXHIBIT NO. 4).

MR. OUIMET: Would my friend tender the summary relative to joint claim, dated April 13, 1948? as to real property?

MR. HUNTER: As requested, I tender the summary as Exhibit 5.

10 (SUMMARY RELATIVE TO JOINT CLAIM MARKED EXHIBIT NO. 5).

MR. OUIMET: Would my friend tender as Exhibit 6 the analysis of personal property claim?

MR. HUNTER: I tender the analysis of personal property claim as Exhibit 6.

(ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED EXHIBIT NO.6).

MR. OUIMET: I see some items on the analysis of personal property claim ---

THE COMMISSIONER: One moment, until I get it.

20 MR. OUIMET: I am sorry, my lord.

Before I enter this, my lord, may I ask the witness to identify the J.P. form which has been tendered by my friend and which will be filed as Exhibit 7?

THE COMMISSIONER: Yes.

MR. OUIMET: Q: Kindly identify the J.P. form together with balance sheet and additional memorandum dated June 1 and 2, 1942, as well as inventory of household furniture and farm equipment, apparently all bearing your signature, identify your signature and file these documents together as Exhibit 7?

30

A. Namba,
In Chief.

A Yes, sir.

MR. HUNTER: Did the witness identify it?

THE WITNESS: Yes, sir.

MR. OUIMET: Q: Did you say "yes" or "no"?

A Yes.

(J.P. FORM, BALANCE SHEET, MARKED EXHIBIT NO. 7).

Q In the analysis of personal property claim, items 21 to 29, which I ask you to examine, do not seem to have been referred to specifically in the form.

10 Do you remember how you referred to them?

A That item, I think, is covered under the miscellaneous heading.

Q You are sure that they were?

A There are so many small articles, I cannot say.

MR. OUIMET: Very well; no further questions, my lord, at this point.

&

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

20 It is submitted that chattels sold were sold for their fair market values.

It is submitted that claims made for chattels not sold are exorbitant.

As far as the real property is concerned, it appears to be largely a question of value. The witness in his real property statement has pointed out certain things with which he does not agree. He pointed out that the appraisal says it is an earthen floor in the basement and that he states
30 it is concrete. Your Lordship will have noticed

A. Namba,
Discussion.

Cross-Exam.

that he states there are 7 rooms downstairs instead of 5, and 4 upstairs instead of 2. I have no doubt the appraiser will be able to explain why that is so. Possibly some partitions were taken down.

CROSS-EXAMINATION BY MR. HUNTER:

Q These were wooden partitions which can be removed?

A I do not think there can be anything moved in that building. It is a matter there where they have counted two adjoining rooms as one, probably. There is a fairly large pantry which they may not have considered a room at all. It would cover 15 x 8.

Q You think that would account for it?

A There are two rooms and upstairs they could not take any partitions down. It is all built in such a way that you have four different rooms.

Q Why would he say there are two? Have you any explanation?

A: I have no idea. If he was upstairs himself and looked and counted the rooms, I cannot see how he counted two rooms. There are four there.

Q Is the cellar the full size of the house?

A Yes. It is the same measurement. On the appraisal report you have it in two sections. The frame of the house is built of one frame.

Q What are the measurements? Basement ~~on~~ ground level?

A That is right, except the basement is not dirt; it is all cement. It is six inch cement flooring, and two foot border around the side.

30 Q That is for the whole of the basement?

A. Namba,
Cross-Exam.

- A There may be one section up in front which is not covered. You can always check that.
- Q I have no doubt his field notes would show that. He would measure that. As far as the papering is concerned, I presume anybody could have done that after you left. A: Were we speaking of the house as it was when I left it? What happened to it afterwards I do not know anything about.
- 10 Q The appraiser can only say what he saw.
A Well, I am claiming what was left there.
- Q Yes, but the date of sale is the relevant time. He made this inspection on June 11th. Were you still there then? A: No, sir.
- Q I notice, according to this, you were evacuated on August 22. Where were you at that time, referring to June 11th? A: In Vancouver.
- Q At Hastings Park? A: Yes, I think I was there.
- 20 Q When did you leave your farm? A: Around the beginning of September, I think. My father and my mother and my sister, I think the three of them were there until the beginning of December when they left.
- Q There was somebody on this farm when this man made the appraisal? A: When?
- Q In June, 1942? A: Yes, sir.
- Q He says the house is lumber lined and papered.
A There is no section in the house which is actually papered. It is all lumber lined or beaverboarded
- 30

in the upper section and fir veneer in the bottom.

Q When did you leave this farm? A: You mean the last time I was there prior to the appraisal?

Q That will do. That is not what I meant, but that is all right. When were you last there?

A Around June 2, June 1.

Q You were there just before this inspector made his inspection? A: I think, if you will

10 notice the date I filed some of those claims, that is about the time I was home to check up on things.

MR. OUIMET: This is the 11th day of June.

MR. HUNTER: Yes. I do not know that the paper has any real significance, anyway, my lord. The personal property, your Lordship will observe, there is a certain amount which was lost, destroyed or stolen.

THE COMMISSIONER: Yes. It seems to be pretty well covered.

20 What is your position, Mr. Hunter, in regard to the goods shown as miscellaneous which the claimant now says included the items 21 to 29 inclusive? Do you concede that those goods did fall under the heading of "miscellaneous"?

MR. HUNTER: I would go further and say anything falls under "miscellaneous".

MR. OUIMET: I am perfectly in accord with my friend.

MR. HUNTER: I should think, if your Lordship wishes to accept them as having been declared, they would then have to be shown as declared and not found.

30 THE COMMISSIONER: They are articles of a character, which, when making an inventory, one could not miss

A. Namba,
Cross-Exam.

unless he was extremely careless.

MR. OUIMET: Yes.

MR. HUNTER: I think in fairness to the claimants, a proper inventory was not taken here until they actually removed them for sale.

THE COMMISSIONER: And that was probably some two years after evacuation?

MR. HUNTER: Yes; more than that, my lord.

10 Q Before you left this property, you, I think, and your sister, through your father, leased the property?

Is that not correct? A: Yes; that is right.

Q To a person named E.M. Gilland?

A That is right.

Q And he was to look after the place and pay the taxes? Is that not the deal which was made?

A No. He was not necessarily to look after it or anything like that.

20 Q He was going to live there? A: No.

It is right across from his ranch. All we did was, we put it more or less, made a lease to him and if he wanted to use it he was perfectly at liberty to use it, or anything, but all he had to do when the taxes became due was to pay the taxes and make sure people did not go on and break our windows, and so on. Apart from that he was not obligated to do anything in connection with the property.

Q These chattels were left in the house; the furniture was left in the house?

30 A They were all packed up downstairs in the cellar.

A. Namba,
Cross-Exam.

Q Everything was in the cellar?

A Yes. Everything was in one large room there.
There was a hatchery downstairs.

Q You had a hatchery in the cellar?

A That is right.

THE COMMISSIONER: I understand from your statement you removed all the household goods from the upstairs part of the house and packed it in the basement. Is that correct?

10 A Yes.

MR. HUNTER: Q: And what about these farm chattels; were they all down there as well, referring to the tools and equipment? A: I believe practically everything which has been listed there should have been in that one room. They are either loose or broken down and packed. It depends on the size of the article concerned.

Q When you say that, you are merely stating what you have been told by your parents or by your sister?

20 A No. I was helping them for a short time. I went back to Vancouver right away. I left before the packing was actually completed; so, if you are questioning me, as to what was done the final days, I was not there.

Q Yes; when you state these things were down in the cellar, while you believe it, it is because you have been told by someone else?

A I told them, myself, to pack it there.

Q Yes, but you do not know what happened after you left except what you have been told. Is your sister
30

here and can she give evidence on that?

A She is not here right now.

MR. OUIMET: She is not present right now before the Commission.

THE COMMISSIONER: Is that not a reasonable conclusion to draw? After all, some members of your family left after you did, in other words they lived there for two months after you were gone?

A Yes.

10 Q And they lived in the house during that time?

A They kept just what they needed upstairs, a few utensils.

MR. HUNTER: Q: Were they running the farm at all after you left?

A: I think they were harvesting around that time.

Q So that it is very likely a lot of these farm tools and equipment would still be outside being used after you left? Is that right?

A No; I do not think so, no. There was just my father and my mother and sister were there the last days. I do not think any work was being done on the farm at all.

Q I thought you said they were harvesting?

A Well, there was fruit there. They were picking fruit. It was time to pick the fruit off at that time. It was not a matter of using tools, or anything.

MR. OUIMET: You were not present?

THE WITNESS: No.

MR. OUIMET: I respectfully suggest that I should object to this cross-examination because after all the

A. Namba,
Cross-Exam.

witness can only answer having regard to what he
knows.

THE COMMISSIONER: He has made that clear. Any information
I can get from him, I hope to get. If there is some
other member of his family who can explain something
obscure, perhaps it may be necessary to call the
other member of the family but I do not find it
necessary up to date.

MR. HUNTER: I am not trying to throw doubt on the honesty
10 of this witness.

THE COMMISSIONER: I appreciate that, Mr. Hunter.

MR. HUNTER: But I think it is quite obvious that what he
is saying so far as the chattels are concerned is to
a certain extent hearsay. I do not think the amounts
involved, probably, are large enough to insist on
calling the sister, but I think she actually would
have been the proper witness, my lord.

RE-DIRECT EXAMINATION BY MR. OUIMET:

20 Q Have you anything else to add?

A May I ask anything I want to?

Q As long as it is related to the claim?

A Your learned friend pointed out that what I had to
claim in the way of chattels was mostly hearsay.
I, myself, have always been on the place. I know
what was there and what was not there. Furthermore,
I have a signed statement from Mr. Gilland. I
really asked him.

Q Where is that statement?

30 A I have not it here.

A. Namba,
Re-Direct Exam.

Q Did you make the lease in writing or was it a verbal lease with Mr. Gilland? A: The lease was in writing. All chattels were apart from anything else.

Q What was the amount of the monthly lease? A: \$20.00 a month, which he was not obliged to pay.

Q As a matter of fact, did you actually receive \$20.00 from him? A: No, sir.

10 Q And there was no condition attached to it; he could use it if he wanted to and he was at liberty not to use it? A: That is right.

Q And you did not give any power of attorney to him to look after the chattels? A: No, sir.

A They were left lying there in the state you have described. Are you positive the articles you have listed as miscellaneous were on the property when you left? A: They were there. We were on the property until the end. I am declaring it as honestly as I can remember.

20 THE COMMISSIONER: There is no question raised of your veracity, Mr. Namba. Crown counsel is at pains to say that.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

A. Veitch,
"A. E. VEITCH, C.S.R."
OFFICIAL REPORTER.

Case 1369

NOV 28 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

10457
13949

Mont.

79

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim: 13765

(1) NAME Akira Namba & Setsuko E. Namba. (RCMP) Reg. No. 16272
(Print) Surname Given Name

(2) Pre-Evacuation Address R. R. No. 1 HANEY, B. C.

(3) Present Address 7385 C. Denormanville St. Montreal, P. Q.

(4) REAL ESTATE

(a) Street Address (if any) Dewdney trunk road HANEY, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Lot 4 of the North West quarter section 16, township 12 Map 893 save and except 1.307 acres more or less as shown colored red on Map 3041 in the District of New Westminster, B. C.

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

- (i) Farm
- (ii) Residence Type of business Small Fruits and Poultry Farm
- (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 owner with one half interest each

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

- (i) Land \$ 3500.00 per Schedule A.
- (ii) Buildings and improvements \$ 4540.00 per Schedule B.
- (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) \$ 8040.00
- (v) Amount at which Custodian sold property and credited your account - \$ 2437.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - \$ 5603.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation Maple Ridge, HANEY, B. C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) in the Basement Hatchery of the house -- under lock and key

(c) How stored or packed at time of evacuation Small pieces crated and larger item stored as is.

(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")

Leased to Mr. E. M. Gilland, Berryland Fruit and Dairy Farm,
 HANEY, B. C. for a period of 2 years in 1942

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

1. Personal property, Farm and Poultry	Estimated Value \$	
2. equipment as per Schedule C.	Estimated Value \$	754.50
3. Estimated Crop Loss for 1942-3 Net	Estimated Value \$	2000.00
4. Estimated Loss of income re: Poultry farm for 1942-43	Estimated Value \$	
5. Gross	3640.00	Estimated Value \$
6. Total Costs	2000.00	Estimated Value \$
7. Yearly net income	1640.00 for 2 years	Estimated Value \$ 3280.00
8.		Estimated Value \$
9.		Estimated Value \$ 6034.50
10. Payment from custodian for Chattles only	Estimated Value \$	65.73

Total Crop & Poultry and TOTAL CLAIM FOR PROPERTY LOSS \$ ~~5968.87~~ 754 50 105 10 649 40

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) plus income loss for 1942 & 43. - - - - - \$ 11,571.87

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

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, Akira Namba and S. E. Namba of the 7385 C. Denormanville St.,
 of Montreal in the Quebec

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 city)
 of Montreal)
 in the county of Hochelaga)
 this 25th day of November)
 A.D. 1947.)
 Louis H. Rappaport c.s.c.
 District of Montreal.
 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.

SCHEDULE A

ESTIMATED VALUE OF LAND AT JANUARY 1943

\$3500.00

DESCRIPTION OF LAND

Lot four (4) of the North West quarter Section Sixteen (16) Township Twelve (12) Map Eight Hundred and Ninety-Three (893) Save and Except Part (One decimal Three Hundred and Seven (1.307) acres more or less as shown coloured red on Map Three Thousand and Forty-One (3041) in the district of New Westminster. Approximately 19 acres.

ORIGINAL PURCHASE PRICE.

Purchased November 17, 1917 in a totally unimproved and wild state.

1750.00

ESTIMATE OF INCREASE IN LAND VALUE FROM 1917 - 1943

1750.00

SCHEDULE OF MUNICIPAL ASSESSMENT

1934	Tax rec. #	989	\$2250.00
1935	" "	1112	1870.00
1936	" "	1087	1870.00
1941	" "	1357	1700.00
1942	" "	Tax rec.	1700.00
			9390.00

Approximate average Municipal Assessment of Land from 1934-42 as per tax receipts. \$1870.00 for Taxation Purposes.

WAS THE MUNICIPALLY ASSESSED VALUE OF THE PROPERTY EQUAL TO A FAIR MARKET VALUE IN 1943?

The cost of the undeveloped property at the time of purchase in November 1917 was \$1750.00. Owing to its state, the economic productivity of the land was nil. Such was also the case with all surrounding territories in the Fraser Valley. Needless to say, during the subsequent 25 years from 1917 - 1943, the development and resulting increase in the economic productivity of the area embracing the above property was phenomenal. What was nothing more than wild and uncultivated virgin land in 1917, had actually become one of the richest agriculturally productive communities in the Fraser Valley. This farm in question was considered one of the largest and most productive in the area. Considering the economic development over a period of 25 years, the market value of such a property should have increased substantially. Yet, according to the municipal assessment, the value of the land has increased only \$128.00 (approximately). In view of the above facts, I firmly believe that the municipally assessed value cannot be reasonably considered as a fair market value at the time of disposition of this property by the office of the custodian.

WHAT IS THE FAIR MARKET VALUE OF THE LAND APART FROM IMPROVEMENTS?

With all due consideration given to the above mentioned developments, and particularly to the location of this particular property, I firmly believe that the increment in the market value of the land would be at least equal to its original cost. Therefore, I maintain that a very conservative and reasonable estimate of the market value of this land in 1943 would be a minimum of \$3500.00. (The original price plus the real estate increment of the land). This is an average acre valuation of approximately \$180.00; \$40.00 per acre below the current selling price of 1943. Prior to 1937, we negotiated for the 10 acre property adjacent to our own, and at that time, the price was \$225.00 per acre. Being more than we were prepared to pay, we purchased a property about 2 miles farther north for a more suitable price. (Lots 9 and 10 of the west half of South East quarter of Section 22, Township 12 in the district of New Westminster) Since that time, prices of property have not decreased and in 1943, they were still approximately \$220.00 - \$225.00 per acre in the vicinity of the property in question.

NB

SCHEDULE B

ESTIMATE VALUE OF IMPROVEMENTS AT JANUARY 1943

DESCRIPTION OF PROPERTY IN WHICH IMPROVEMENTS HAVE BEEN EFFECTED

Lot four(4) of the North West quarter Section Sixteen (16) Township Twelve (12) Map Eight Hundred & Ninety-Three (893) Save and Except Part (One decimal Three Hundred & Seven(1.307) acres more or less) as shown coloured red on Map Three Thousand & Forty-One (3041) in the district of New Westminster. (Approximately 20 acres of land)

DESCRIPTION OF STATE OF PROPERTY AT TIME OF PURCHASE

Purchased in the absolutely wild and unimproved state without any clearing whatsoever. The property and surrounding areas for miles around were heavily wooded with brush and some standing timber.

DESCRIPTION OF PROPERTY AS AT JANUARY 1943.

(a) Cleared and cultivated area:		
slashing underbrush	\$45.00 per acre	
Dynamite-10 boxes per acre	35.00 " "	
Clearing @ 15¢ per hr.	70.00	
16 Acres	<u>150.00</u>	\$2400.00
(b) Unimproved state.	3 acres	
(c) Resident home constructed in 1921		
Material cost.	4300.00	
Labour cost (approx)	2500.00	6800.00
Description		
(i) Foundation dimensions.	24'x48'x27'	
(ii) Three store wooden structure with	6' depth concrete floor and 2'	
boarder concrete.		
(iii) 4 bedrooms on third floor:- 2	bedrooms, living room, dining room,	
8'x8' cloak room, 10'x12' kitchen,	large pantry; Front and back veranda	
on second floor: Ground floor	divided into three rooms, used for	
hatchery, basement and storage.		
(iv) Seeded Lawn 24'x40' with 3' flower	bed boarder on three sides	2500.00
(d) Two structures of 12'x60 of 4 rooms each for	housing poultry. Construction cost approx.	1800.00
(e) Three structures of 10'x 12'--brooder houses	for raising chicks. Total capacity approx.	
2400 chicks at cost of		300.00
(f) Wooden structure barn dimensions 20'x30'x22'	--14' attachment on two sides.	1200.00
(g) Auto Garage and Woodshed--dimensions 22'x30'	x14' ht. at approx.	600.00
Approximate Expenditure on Improvements		\$13100.00
Less 80% depreciation on all structures		<u>8560.00</u>
<u>ESTIMATED IMPROVEMENT ON LAND</u>		<u>\$ 4540.00</u>

RECORD OF MUNICIPAL ASSESSMENT OF IMPROVEMENTS

1934	1600	Rec. # 989	
1935	1600	1112	
1936	1600	1087	
1941	1600	1357	
1942	1600	Tax Rec.	
APPROXIMATE AVERAGE ASSESSMENT OF IMPROVEMENTS			\$1600.00

With reference to the municipal assessment of improvements of \$1600.00 as given in the property tax assessment receipts, I wish to point out that it would be impossible to use such a figure as a basis for evaluating improvements for the simple reason that the amount of improvement put into the above property could not, under any circumstance, be made for such an amount. Therefore, I have discarded the figure and have made a careful estimate as shown on schedule B. The evaluation of \$4540.00 on improvements as derived, is still very low. However, in view of the fact that the estimate is not made on a buyers market, but made as a claim for losses sustained by myself, I have endeavoured to be conservative in every respect in order to avoid anything that might be considered excessive. It suffices me to say that the valuation of \$4540.00 for improvements to the property as it stood in 1943, is sound and just, if not underestimated. One cannot deny the fact that comparable improvements would actually entail a cost very much in excess of the given estimation.

SCHEDULE C

VALUATION OF EQUIPMENT & SUPPLIES
HOUSEHOLD FURNISHINGS, AGRICULTURAL & POULTRY EQUIPMENT

HOUSEHOLD FURNISHING AT DEPRECIATED APPROXIMATE VALUE

(a)	Space Heater (wood)	\$22.00	
(b)	Kitchen Stove (wood)	20.00	
(c)	Double Bed Frame & Spring	75.00	
(d)	Single Double Couch	10.00	
(e)	Davenport Couch	15.00	
(f)	Dining Room Table & Chairs	20.00	
(g)	Electrical Fixtures	15.00	
(h)	Easy Chair	10.00	
(i)	Kitchen Table & Chairs	20.00	
(j)	Water Pump (Hand)	10.00	
(k)	Curtain Rods & Window Blinds	10.00	
(l)	Office Desk 3'x5'	25.00	
(m)	Dresser & Chest of Drawers	30.00	
	Total Household Furniture	\$282.00	282.00

AGRICULTURAL EQUIPMENT & POULTRY HATCHERY EQUIPMENT

(a)	Orchard Spraying Machine	25.00	
(b)	8 Blade Disc	20.00	
(c)	Spring Harrow	20.00	
(d)	Spike Harrow	20.00	
(e)	2 Ploughs - 7"	10.00	
(f)	3 Units Incubators (Cap. 540)	234.50	
(g)	Electric Automatic Brooder	48.00	
(h)	4 Coal Burner Brooder Heaters	40.00	
(i)	2 Egg Scales	5.00	
(j)	Farming Implements	15.00	
(k)	6' - 7' Drag Saws 5 units	10.00	
(l)	Logging Chains (3 Length)	10.00	
(m)	Blow Torch (2 units)	4.00	
(n)	4 units Double heat Axes	2.00	
(o)	4 units Peevee's	4.00	
(p)	3 Crow Bar, Sledge Hammers & Wedges	5.00	
		472.50	472.50
	<u>TOTAL VALUATION OF EQUIPMENT DEPRECIATED</u>		<u>754.50</u>

The above estimation as set forth are what I consider the minimum values of the listed items. These goods were carefully packed in the hatchery in the basement of the house and put under lock and key. What method of disposal was employed by the custodian I do not know: But, on May 30, 1947, I received a cheque for \$65.73 together with a covering letter, advising me that all my personal belongings had been disposed of, and my account with the custodian was clear. The letter also specified that a detail statement of my account was enclosed, but I swear that I did not receive it. I would, therefore, appreciate it very much if a copy of the said statement can be produced at my hearing. The disposal price of the above chattels is ridiculous and beyond my comprehension. I have made a conservative and minimum evaluation of \$754.50 for which the custodian gave me \$65.73. I am submitting my claim for the difference of \$690.77.

I the undersigned do hereby authorize Akira Namba to represent me and act on my behalf in connection with all matters pertaining to the settlement of the claim for property losses sustained by myself.

EXHIBIT No.

1369 - 1

Akira Namba

DATE

8 June 1948

FILED BY

R. D. Smith

NAMBA, Akira
Setsuko
(Claimant's Name)

REAL ESTATE
(Farm Land)

13765
16272
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	1917	J. Erskine	\$1750			
Cultivated not planted							
Cultivated and not in crop							
List Crops							
Strawberries	.80						
Oats	5.50						
Raspberries	1.65						
Timothy & clover hay	1.40						
Orchard & hay	1.15						
Buildings & garden	1.35						
Total	17.80 acres				all uncleared	none	\$4500

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

Description	When Made	Cost	
Clearing 13 acres for cultivation	1917-1936	\$1950.	(\$150.00 per acre) labour and material
Ditching - underground ditching 10,000' surface drainage 30,000'	1925-1940	1500.	
Fencing of complete property 6000'	1927-1935	1500.	
Planting orchards 120 trees	1925	200.	
BUILDINGS			
4 Wells 15 x 15 x 15)	1918-1935	300.	
15 x 15 x 15)			
10 x 10 x 15)			
6 x 6 x 15)			
Gravel road to house 300'	1925	400.	
Lawns & flower beds	1927-1930	1500.	
Electric lighting installed in house, barn and hen houses	1927-1933	400.	

See page 2 for buildings

EXHIBIT No. 1369-2
DATE 8 June 1948
FILED BY R. D. ...

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

Assessment 1943: Land \$1700.00
Improvements 1600.00
\$3300.00

Summary

Estimated Value Land \$4500.
Buildings \$3850.
\$8350.

Standing timber and fire wood on property valued at \$1000.00

Original Claim \$8040.00
Sold by Custodian 2437.00

The farm adjacent to the claimant's was purchased by E. M. Gilland at \$300.00 per acre of land in 1943. There are no buildings on the land and the land is only pasture land.

Claim \$5603.00

[Signature]
Signature

NAMBA, Akira
Setsuko
(Claimant's Name)

REAL ESTATE
(Farm Land)

13765
16272
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							

Total

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

Description	When Made	Cost
-------------	-----------	------

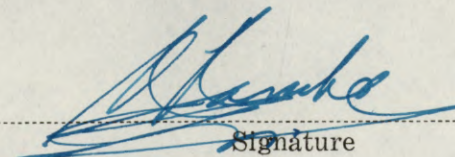
BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House (3 storey)	24 x 48 x 27	Frame	1921	\$4300.	\$1500.	\$1000.	\$4300.	\$2500.
Barn	20 x 30 x 22	"	1927	500.	300.	400.	1000.	200.
(with 14' attachments on two sides)								
3 brooder houses	10 x 12)	Frame	1928	75.		75.	75.	75.
	10 x 12)		1929	75.		75.	75.	75.
	12 x 14)		1934	75.		75.	50,	100.
Garage & woodshed	22 x 30 x 14	"	1938	200.	100.	300.	200.	400.
2 poultry houses	15 x 58 x 8	"	1927	400.	200.	300.	700.	200.
	15 x 58 x 8	"	1935	400.	200.	200.	500.	300.
								\$3950.

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

There are the following mistakes in the Farm Appraisal Report:

- (1) The report says dirt floor in basement. The claimant says that the basement is concrete floor.
- (2) " " " 5 rooms downstairs. The claimant says there are 7 rooms.
- (3) " " " 2 rooms upstairs. " " " " " 4 rooms.
- (4) " " " the house is lumber lined and-papered. The claimant says that there is no papering in the house. 3 rooms are fur veneer finish and the ceiling beaverboard finished. The remaining rooms are lumber lined.


Signature

NAMBA, Akira
Setsuko

(Claimant's Name)

PERSONAL CHATELS

13765
18272

Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
5 double beds and springs	1925-1935	New	\$ 150.	Good	\$ 75.00
3 units incubators (cap. 540)	1930-1937	"	510. (\$170. ea.)	"	234.50
Electric automatic brooder	1938	"	100.	"	48
4 coal burner brooder heaters	1930-1937	"	108. (\$27. ea.)	Fair	40.00

The claimant is claiming on the chattels listed in column 3 of the Analysis of Personal Property Claim valued at \$754.50.

Description of Storage of Goods:

The chattels were stored in the hatchery on the basement floor of the house.

The hatchery was locked up securely and a list of the chattels was reported to the Custodian.

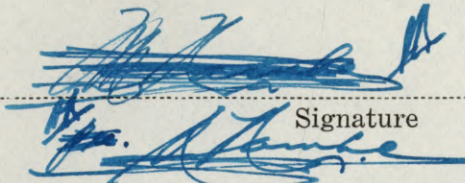
General Statement as to Chattels not Described above:

Additional Comments, if any:

EXHIBIT No. 1369-3
DATE 8 June 1948
FILED BY R. O. Quinn

Summary

Estimated Value	\$754.50
Sold by Custodian	<u>105.10</u>
Claim	\$649.40


Signature

BC-109-P
BC-1593-A

Farm Appraisal Report

File No. JL-281

Land Description Lot 4 of N.W. 1/4, Sec. 16, Tp. 12, Map 893, N.W.D.

Containing 17.80 Acres

Owner's Name NAMBA, Akira & Setsuko (Joint Tenants) Post Office Address R.R., Haney, B.C.

Nearest Rail Point Haney - C.P.R. Distance 1 1/2 miles.

Market Town New Westminster, B.C. Distance 22 "

Church (give denomination) All denominations - Haney Distance 1 1/2 "

Nearest School Alexander Robinson Public School Haney High School - 1 1/2 miles. Distance 1 1/2 "

State how property was identified: 3 corner posts located and map and road check.

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

Property fronts on Dewdney Trunk Road-paved; & also the East line fronts on 15th Avenue - gravelled road.

Is this district a good one? Fair - mostly small holdings.

Employment opportunity Strictly limited at Haney or Hammond Sawmills.

Predominating Nationality and religion: British, Protestant, with a number of Japanese in the area.

Describe Fencing and its condition: Property all fenced, but in very poor shape - mostly 3 B.W. Value \$

Water supply: Two dug wells, 20'x22' - deep seepage wells in clay Value \$

BUILDINGS ON FARM

10457-13949

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 36	Frame	1 1/2 st.	Shgl.	20	Cedar posts on rock	Fair	1400.00
Add'n.	6 x 24	"	8'	"	20	"	"	
Verandah	6 x 6	"	8'	"	20	"	"	
BARN	20 x 27	Pole & Shke.	14'	Shke.	20	Cedar poles in ground	Poor	100.00
Add'n.	15 x 20	"	8'	"	20	"	"	
BARN Add'n.	15 x 27	"	8'	"	20	"	"	
Add'n.	12 x 20	"	8'	"	20	"	"	
GRANARY	15 x 58	Frame	8'	Shgl.	15	Cedar blks.	Fair	100.00
Hen Hse.	15 x 58	"	8'	Shke.	15	"	"	100.00
Garage & Woodshed	20x30	"	9'	"	15	Wood Sills	"	50.00
Brooder Hse.	12x14	"	7'	"	15	Skids	"	50.00
"	10x12	"	7'	"	15	"	"	
"	10x12	"	7'	"	15	"	"	

Electric light installed to house, barn, and hen-houses.
Total present day value \$ 1800.00

Total Value Buildings add to farm House and outbuildings \$ 1350.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? House is in fair shape, but outbuildings are in poor shape; some renovation has lately been done to henhouses & they will serve for some years.

Describe the basement and chimneys: 1 Brick to ground; full basement, dirt floor, basement on ground level.

No. rooms downstairs? 5 Upstairs? 2 How finished Lumber lined and papered.

Are buildings painted? House has been. Condition of paint Very poor.

Distance from nearest bush Unexposed.

EXHIBIT NO. 1319-4
DATE 8 June 1948
FILED BY J. W. Hunter

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
11.85	Undulating, mostly level <i>11.85</i>	8" to 10" clay loam	Clay	Oats, Hay & Strawberries & old Raspberries and building site.	90.00	1066.50
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
1.80	Level <i>1.80</i>	8" cl. lm.	Clay	Lt. bush & stumps.	100.00 per acre	20.00
2.95	Undulating <i>2.95</i>	8" " "	"	Heavy bush; some good for fire wood.	150.00 per acre up.	10.00
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	
1.20	Deep gully. <i>1.20</i> <i>17.80 acres</i>		Mostly alder and scrub.		nil	

Total value of Land \$ 1132.00

Total added by buildings to value of farm \$ 1350.00

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

Total value of farm \$ 2482.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Owner in occupation, but not at home during inspection. Farm appears in good state of fertility - only cash crop this year is from .80 acs. of strawberries; the raspberries are old and neglected; there would appear to be 5-600 leghorns in the poultry buildings.

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

Small fruit and poultry, with outside work.

Noxious weeds:

Some Canadian thistle and couch grass, but well under control.

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

Maple Ridge Municipality - Haney, B.C.

Land assessed at \$1700.00

Improvements at \$1600.00

1942 Taxes - \$72.07.

\$3300.00

Date: 13th June 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 11 day of June 19 42.

Inspector's Signature

"L.B. PLUMBLY"

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

JL-281 - A. & S. NAMBA Farm Appraisal Report

Remarks:

This property is well located, but there is a severance of the land by the A. & L.L. Rly. Right-of-way, which according to the registered plan, has not been purchased by the present owner, and this has the effect of making it an awkward place to work and also lowers its value.

Property would make a good small mixed farm, or could be used for poultry and small fruit, but property in either line would not produce a living and payments and taxes, and outside work would have to be obtained, which is strictly limited at Haney or Hammond in the Sawmills.

(FOR ORCHARD LANDS ONLY)

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

A good mixed orchard of bearing trees and a small orchard of plums.

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

.80 acres	- Strawberries - 2 year plants.	\$
5.50	" - Oats, for hay or threshing.	
1.65	" - old Raspberries, badly grown over with grass.	
1.40	" - Timothy and clover hay - fair.	
1.15	" - Orchard & hay.	\$
1.35	" - Buildings & garden.	
<u>11.85</u>	"	\$
2.95	" - Bush.	
1.80	" - Lt. Bush.	\$
1.20	" - Waste-gullys.	
<u>17.80</u>	"	\$
		\$
		\$
		\$
		\$

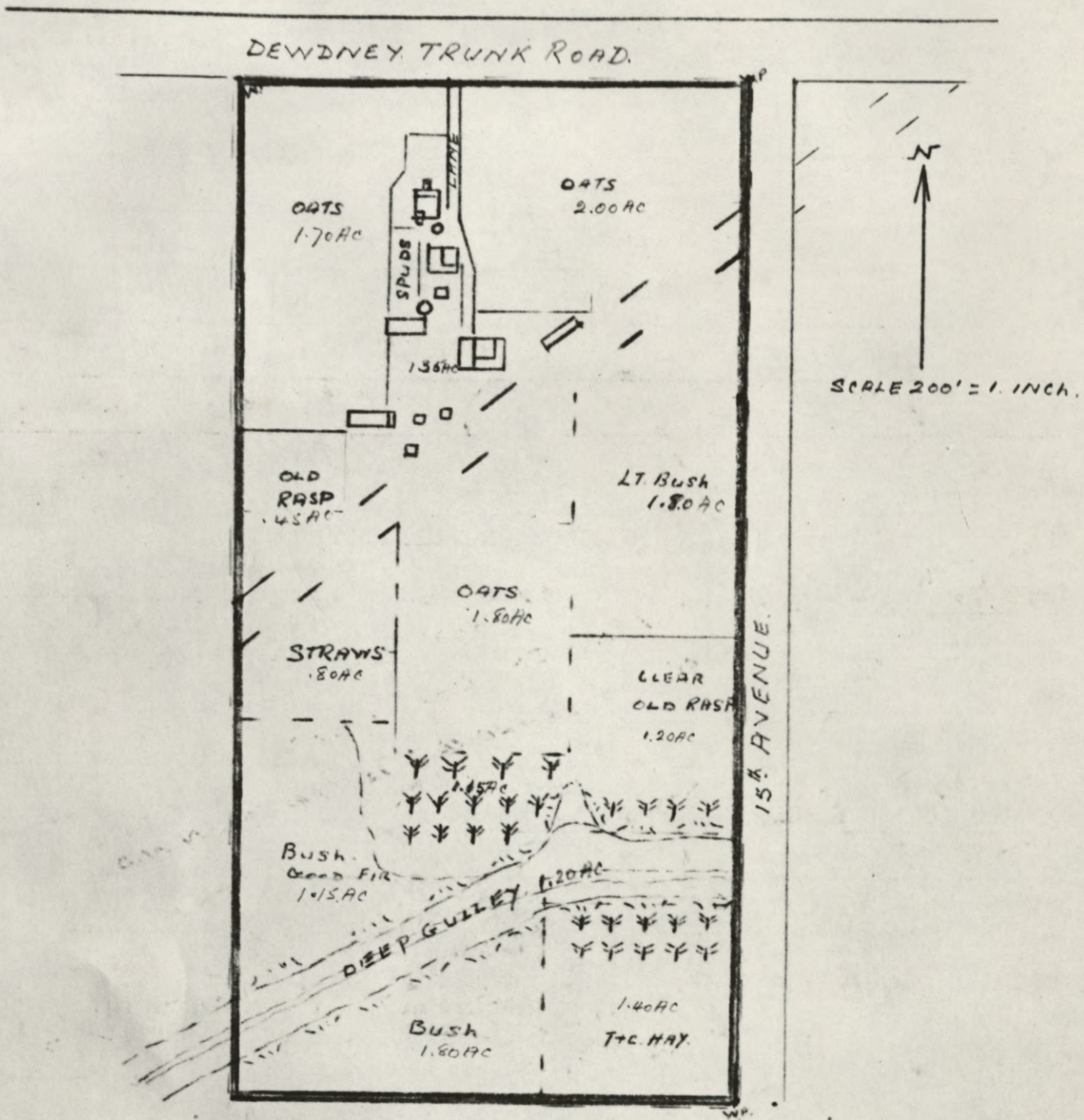
Total \$ _____

Amount fruit trees add to value of farm \$ _____

Diagram of Property

AKIRA & SETSUKO. NAMBA

LOT 4. of N.W. 1/4 SEC. 16. T. 12. MAP 893. N.W.D.
17.80 ACRES.



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

value is \$ 2400.00

Date 16th June 1942.

"I.T. BARNET"

District Superintendent.

File No. 10457 & 13949

SUMMARY RELATIVE TO JOINT CLAIM OF
Akira & Setsuko NAMBA - Regn. Nos. 13765 & 16272

13th April, 1948

REAL PROPERTY:

Lot 4 of N.W. $\frac{1}{4}$, Sec. 16, Tp. 12, Map 893, Municipality of Maple Ridge,
D.N.W.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.I.A. Purchase</u>	<u>Claimants Valuation</u>	
Land	\$1700.00	\$1132.00		\$3500.00	17.803 acres
Improvements	<u>1600.00</u>	<u>1350.00</u>		<u>4540.00</u>	
	\$3300.00	\$2482.00	\$2437.00	\$8040.00	
				<u>2437.00</u>	
				<u>\$5603.00</u>	

Claimant values land at \$194.44 per acre.

EXHIBIT No. 1369-5
DATE 8 June 1948
FILED BY J. W. Hunter

ANALYSIS OF PERSONAL PROPERTY CLAIM

10/5/42 10457
 FILE No. 13946
 REG. No. 13765
16272

EXHIBIT No. _____

NAME Akira NAMBA & Setsuko NAMBA

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>June 2/42</u>	TAKEN BY _____					
EVACUATION <u>Aug 22/42</u>	DATE _____					
Heater		1 Space Heater (wood) 22 00				
Kitchen stove		2. Kitchen stove (wood) 20 00				
Double beds (5)		3. Double bed & spring 75 00				
Couch & sofa		4. Single double couch 10 00				
Dining table & chairs		5. Davenport Couch 15 00		5 50		
Electrical fixtures		6. Dining room table & chairs 20 00	F			
Miscellaneous		7. Electrical Fixtures 15 00			15 00	
		8. Easy chair 10 00	F			
Spraying machine		9. Kitchen table & Chairs 20 00	F			
Disc		10. Water pump (hand) 10 00			10 00	
Spring 7 Spike harrows		11. Curtain Rods & Window blinds 10 00			10 00	
Plows (2)		12. Office desk 3' x 5' 25 00				
Incubators (3)		13. Dresser & Chest of drawers 30 00		3 00		
Electric Brooder		14 Orchard Spraying machine 25 00		2 00		
Heater Brooders (4)		15 8 blade disc 20 00				
		16 Spring harrow 20 00		1 50		
		17. Spike harrow 20 00				
		18. 2 ploughs - 7" 10 00	(1)	2 00		
		19. 3 Units Incubators (Cap. 540) 234 50	(2)	10 00		
		20. Electric automatic brooder 48 00		14 00		
		21. 4 Coal Burner Brooder heaters 40 00				
		22. 2 Egg scalars 5 00				
		23. Farming Implements 15 00		9 00		
		24. 6' - 7' Drag Saws 5 units 10 00				
		25. Logging chains (3 Length) 10 00				
		26. Blow torch (2 units) 4 00				
		27. 4 units Double heat Axes 2 00				
		28. 4 units Peevee's 4 00				
		29. 3 Crow bar, Sledge hammers & wedges 5 00				
		<u>\$754.50</u>		<u>\$47 05</u>		<u>\$35 00</u>
				F- chairs 2 00		
				Misc. house goods 11 45		
				Misc. other farm tools 9.60		
				<u>\$70.10</u>		

1043 10487
 FILE No. 13946
 REG. No. 13765
 16272

EXHIBIT No. _____

CASE No. _____
 VENUE Montreal

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
						22 00		
						20 00		
						75 00		
	5 50					10 00		
F		15 00						
F								
F		10 00						
		10 00						
	3 00					25 00		
	2 00							
	1 50					20 00		
(1)	2 00					20 00		
(2)	10 00					5 00		
	14 00					(1) 78 17		
	9 09							
				40 00				
				5 00				
				10 00				
				10 00				
				4 00				
				2 00				
				4 00				
	\$47 05			\$75 00		\$275.17		
		\$35 00						

shown as usual means
 Consider should be
 shown as

EXHIBIT No. 1369-6
 DATE 8 June 1948
 FILED BY J. W. J. Hunter

2 00
 11 45
 9.60
 \$70.10

Goods valued by claimant at \$369.33 sold by auction for \$47.05
 " " " " " 35.00 " as fixtures with real ppty.
 " " " " " 275.17 no account, theft, etc.
 " " " " " 75.00 no record at any time
 \$754.50

FRASERVALLEY

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: NAMBA Akira

HOME ADDRESS: R. R. No. 1 Dewdney Trunk Rd., Haney, B. C.

REGISTRATION NUMBER 13765 SEX: Male AGE: 21

OCCUPATION: Student

(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: None

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

EXHIBIT No. 1369-7
DATE 8 June 1948
FILED BY J. G. H. H. H.

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION:

Lot 4 of N.W. $\frac{1}{4}$ of Section 16 Township 12, Map 893, District of
New Westminster, Municipality of Maple Ridge, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 storey 12 room frame dwelling

1 garage, poultry houses, (5), 1 barn,

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

4. TAXES (Amount and where payable) Approx. \$73 per annum. Paid/at MUN. of
Maple Ridge, Haney, B. C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Under lease to Mr. M. Gilland

Berryland Fruit & Dairy Farms, Haney, B. C. (2 year lease)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In bank of Montreal, Haney, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Sister, Irene Namba (15) age

9. IF FARM LAND STATE CROPS SOWN Land has been leased to

Mr. E. M. Gilland

4. INSURANCE CARRI

5. MORTGAGES, LIEN

OTHERS:

6. MONEYS OWING TO

7. BONDS, DEBENTUR

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

10. INTEREST IN ANY B

11. SAFETY DEPOSIT B

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

I, the undersigned, her
ected area as set out abov
tures, bonds or other securi

I certify that the abov
every description in any pr
and indirect.

Dated this 2

Geo. B. Spain

Witness

FOR DEPARTMENTAL U

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Same address

2. LANDLORD'S NAME AND ADDRESS: Self

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

All household furniture contained in the above house except

2 pianos.

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

1 horse, poultry, 1 cat, 1 dog, 300 chickens

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY None

of Montreal, Haney, B.C.

FORM "JP"

FILE No.

ter, Irene Namba (15) age
ed to

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

CH PAID:.....

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None

date paid).....

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

None

10. INTEREST IN ANY ESTATES OR TRUSTS.....
None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

FURNITURE, FIXTURES,
PERSONAL EFFECTS:.....

2. TRADE DEBTS: None

AND PETS.....

**I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the pro-
tected 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 2 day of June 1942....

ING ANY INTEREST IN, OR

Geo. B. Spain

Witness

(Signature) A. Namba

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

Aug. 6/48

M. A. Namba

left 1

BALANCE SHEET

June 1, 1942.

ASSETS

Refund receivable (U.B.C.)			\$ 500.00
ASSESSED VALUE OF FIXED ASSETS			
Land:- Cleared	12 acres	\$ 3,000.00	
Wild	3 acres	300.00	
Orchard	3 acres	<u>675.00</u>	3,975.00
Buildings:- at cost			
House		\$ 4,000.00	
Barn		500.00	
Chicken houses (2)		800.00	
Brooder houses (3)		150.00	
Garage		<u>250.00</u>	
		5,700.00	
Less average Depreciation		<u>2,000.00</u>	3,700.00 3,700.00
HOUSEHOLD FURNITURE & FIXTURES (Depreciated value)			
Heater		22.00	
Kitchen stove		55.00	
Double beds (5)		75.00	
Couch and sofa -		30.00	
Dining table and chairs		60.00	
Electrical fixtures		25.00	
Miscellaneous		<u>100.00</u>	367.00
AGRICULTURAL & POULTRY EQUIPMENT			
Spraying machine		45.00	
Disc		110.00	
Spring 7 Spike harrows		45.00	
Plows (2)		45.00	
Incubators (3) "2 Sold Haney 17. 17/11/45"		334.50	
Electric Brooder		48.00	
Heater Brooders (4)		<u>100.00</u>	727.50
TOTAL ASSETS			<u>\$8,774.50</u>

LIABILITIES

Taxes payable for the year 1942.	73.00
TOTAL NET WORTH, June 1, 1942.	<u>8,701.50</u>
TOTAL NET WORTH & LIABILITIES	<u>8,774.50</u>

"A. Namba"

Hastings Park Bureau,
Vancouver, B. C.,

June 2nd, 1942.

Additional Memorandum.

I, Akira Namba of R.R. No. 1, Dewdney Trunk Road, Haney, B.C.
Joint owner with my sister Setsuko Irene Namba, (a minor) of
the property known as Lotfour (4) of the North West Quarter of
Section sixteen (16) Township twelve (12), Map 893, in the
District of New Westminster with house, barn, garages, chicken
houses, chickens, live stock, machinery etc., and all or any
constructions thereon hereby authorize my father Toyonori
Namba, to act on my behalf in the sale or disposal or adjustment
of accounts, and grant him full power of attorney to act on my be-
half in any way he may decide. A full power of attorney has
already been signed by me in favour of my father in whose possession
such power of attorney may be found. With reference to the
clause in my lease with Mr. E. M. Gilland reading "Rent \$20.00
per month, payable on the first day of each month". This clause
is not to be enforced and all he is obliged to is pay the taxes.

"A. Namba"

Witness

"Geo. B. Spain"

INVENTORY OF HOUSEHOLD FURNITURE
& FARM EQUIPMENT

Owned by:

NAME NAMBA, Akira
Address Hastings Park, Vancouver, B. C.
Reg. No. 13765

5 Double Beds

2 Stoves

Farm Tools (Disc, harrow, cultivator, 2 plows,
Miscellaneous).

3 Incubators

1 Electric Brooder

4 Heater Brooders

Books (General, 2 sets Encyclopidias)

Rented to Mr. E. M. Gilland, under the lease.

"A. Namba"

SIGNATURE -----

"Geo.B. Spain"

WITNESS-----

7385c Denormanville St.,
Montreal, P. Q.,
November 23, 1947.

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

Dear Sir:

Pursuant to the public notice of September 26, 1947, I submit my claim for losses sustained as a result of the evacuation and consequent administration of my estate by the office of the custodian.

Together with the claim forms as were provided, I attach substantiating schedules showing the details of the estimation of my losses. Necessary documents supporting my statements will be produced when I shall be favoured with a hearing.

Yours respectfully,

A handwritten signature in blue ink, appearing to be "A. J. ...", written over a horizontal line.