

XI. 201.

FORM "J"

WHONOCK

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO.

EXHIBIT No.

DATE NOV 2 - 1948

FILLED BY

any protected area

To be completed by persons of the Japanese race having no property in

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, BC

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:

(Signature)

M. NabetaJ. P. Williams

INFORMATION FROM R.C.M.P.

Date Oct. 14/42

Our File No. 12501

Full Name NABETA Matsuichi
(Surname in Block Letters)

Registration No. 13435

Male - Female
(check)

Age Aug. 29, 1904

Former Address Whonock P.O. B.C.

Date Evacuated Aug 1/42 Naturalized - Canadian-Born - National
(check)

Present Address Interned Aug 1/42

Married - Single
(check)

Name of Wife ^{#13583} (AWANO) Chiyo

Name of Husband -

Name of Mother ^{nee} (YASUNAGA) Name of Father Seaburo (Died)

Names of Children under 16 Asano (Died)
(See Over)

Requested by CCF Registered with Custodian
(Yes or No)

Additional Information School Teacher, Owner
of 7 1/2 acres in Whonock.

EXHIBIT No. 1201-6
DATE NOV 2 - 1948
FILLED BY K. D. Christie

REAL PROPERTY SUMMARY

File: Int. 201

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 2-1/3 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 McPherson
Ian McPherson June 12, 1948.

CC/98-1
COPY

BC/98-P Page 1

S.S. Form No. 41
(Sheet 1)

Farm Appraisal Report

File No. J.L. 363

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

Containing 7.46 Acres

Owner's Name Matsuichi - Mabeta

Post Office Address Whonnook, B.C.

Nearest Rail Point Whonnook, B.C.

Distance 2 miles

Market Town New Westminster, B.C.

Distance 27 "

Church (give denomination) Anglican & United - Whonnook

Distance 2 "

Nearest School North Whonnook

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 51st Avenue; gravel road, fair condition.

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

EXHIBIT No. 1201-2

Employment opportunity Very limited in this locality.

DATE Nov 2, 1948

Predominating Nationality and religion: Mixed; Japanese predominating.

FILED BY K. A. Blunt

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 51st Avenue.

BUILDINGS ON FARM

X1-701

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X							
	X	H						
BARN	X	I						
	X	L						
GRANARY	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 <i>2.30 acres</i>	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 <i>5.16</i>	Clay loam 10-20"	Clay	Clearing and ditching	\$150 to \$175	\$10
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	
<i>Timber</i>						

7.46 aca.

Total value of Land \$ 212.00

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 212.00

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 RidgeDate: 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.)

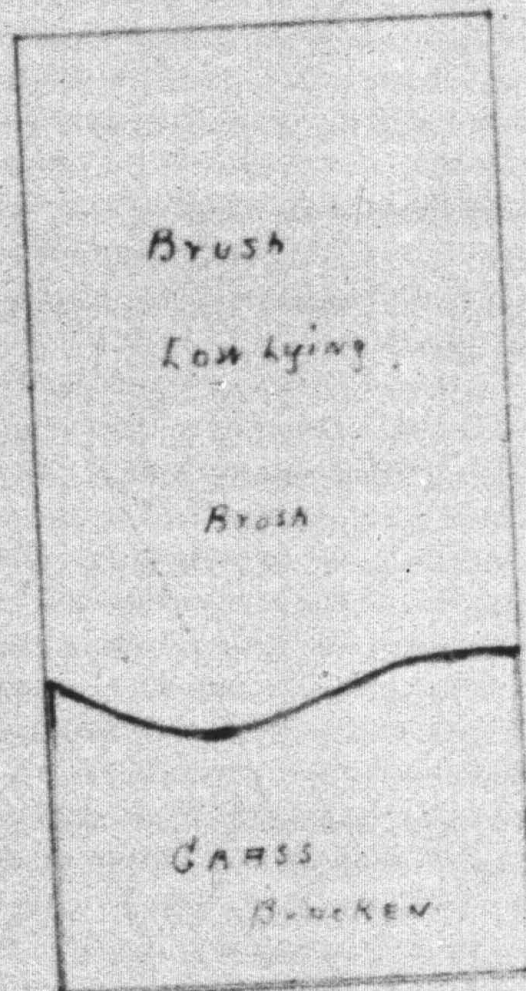
Present Value

2.30 acres grass and bracken.

\$
\$
\$
\$
\$
\$
\$
\$
\$
\$
\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of PropertyLOT-2 of N. 24th. Sect 5. Tp. 15. R. 12W. S. 247.46. HCSMATSUICHI - NABETAScale 100 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.

NABETA MATSUICHI

664-13435

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

Victoria Building, 7 O'Connor St.
Ottawa, Ont.ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICEPLEASE REFER
TO

FILE NO. LAB/MO

Dear Sirs:

In order to assist this office in the administration of your property, kindly submit a complete statement covering the following with full particulars in each case; should you have nothing to report, insert the word "NIL", sign your name and please return this letter at once:

- A BANK ACCOUNTS: 1. Name of Bank..... *Bank of Montreal* ✓
2. Branch..... *Cor Main & Hastings Vancouver B.C.*
3. Cash Balance..... ?
- B SECURITIES: 1. Description and Quantity..... *Victory Bond* ✓
..... *One* *Sold by wife.*
2. Where deposited..... *In wife's hand*
- C REAL ESTATE: 1. Description..... *7 1/2 ACRES OR* ✓
..... *PROPERTY WITH FRUIT TREES*
2. Location.....
3. Municipality..... *Whonnock B.C.*
- D INSURANCE: 1. Name of Company..... *SUN LIFE* ✓
2. Number of Policies..... *ONE*
3. Amount of each..... *\$ 1000.00*
- E CLAIMS: 1. Nature..... *NIL*
2. Amount..... *NIL*
3. Name and address of debtor..... *NIL*
- F DEBTS: 1. Nature..... *Picture Photograph*
2. Amount..... *\$.75*
3. Name and address of creditor..... *TOYAMA STUDIO*
..... *MAIN ST. VANCOUVER B.C.*

H. Sakabe

Witness

M. Nabeta

Signature

If you have appointed a relative or a friend to look after your interests, kindly furnish his name and address.

NAME.....

ADDRESS.....

Yours very truly,

(A. H. Mathieu)
Assistant Deputy Custodian

*Bank of Montreal.*MAIN & HASTINGS STREETS BRANCH
390 MAIN STREET*Vancouver, B.C.*

September 15th, 1942.

Rec'd	SEP 16 1942
File No.	201
Ans.	
and	

Edgar T. Reed, Esq.,
General Manager,
Office of the Custodian,
912 Royal Bank Bldg.,
Vancouver, B. C.

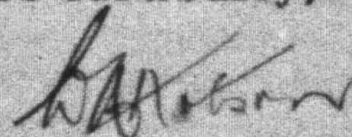
Dear Sir:

Re: P/W A-664, NABETA, Matsuichi.

Referring to your letter of the 14th
instant we enclose our cheque for \$62.83 being
balance of account of Matsuichi Nabeta and Mrs.
C. Nabeta, made up as follows:

Balance:	\$ 62.31	
Interest:	.55	
	<hr/> 62.86	
Less Stamp:	.03	
	<hr/> \$ 62.83	31.41

Yours faithfully,

Pro Manager,
W.A. Hotson.

EMF

File No. Int. 201

November 21st, 1942.

MEMORANDUM

TO: MR. K. W. WRIGHT
FROM: MR. ANDERSON

Rec'd	NOV 23 1942
File No.	
Ans.	
Referred	

Re: P/WA - 664
Matsuichi NABETA

In reply to your memo of October 24th, please be advised that our field men have checked the chattels declared by the above Japanese' wife and same have been securely locked in the house on the Japanese Farmers Association property, 30th Avenue, Whonnock.

The property owned by the interned Japanese, namely - Lot 2, North-west quarter, Section 5, Township 15, will be investigated for your during the coming week.

Anderson

WEA/EM

17

201
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
January 6th, 1942.

M. L. Brown, Esq.,
Office Manager,
British Columbia Security Commission,
Marine Building,
Vancouver, B. C.

Dear Sir: Re: P/W A-664, NABETA, Matsuichi.

We understand that you are desirous of obtaining information regarding the present and past resources of the above named.

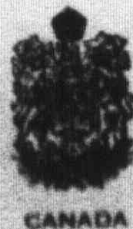
We would advise that his credit balance now stands at \$37.83. He owns 7½ acres planted with fruit trees at Whonnock, B. C. These trees are too young to bear fruit as they have only been planted about one year. This property is not rented and there are taxes owing in the amount of \$17.68 for 1942. The wife of the above named has declared ownership of the furniture which is stored in house on the Japanese Farmers Association property, 30th Avenue, Whonnock, B. C. Internee has a \$1000.00 25-year endowment policy with the Sun Life Insurance Company with a present cash surrender value of \$257.77.

These appear to be all the assets of this man, and the above mentioned taxes his only liability.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W



DEPARTMENT OF LABOUR
JAPANESE DIVISION

360 Homer Street,
Vancouver, B. C.
July 20th 1946

Dept of Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

ENEMY	EVACUATION SECTION
Rec'd JUL 22 1946	Rec'd JUL 22 1946
File No.	File No.
Ans'd	Ans'd
Refer'd	Refer'd

Dear Sir,

Re: Matsuichi NABETA #13435
Custodian File: Int.201

The above named man has been released from Internment and is at the moment residing in our Moose Jaw Hostel, and he has requested that the sum of \$15.00 be forwarded to him from his assets in order that he may proceed to Regina with a view to obtaining work there.

We shall feel obliged, therefore, if you will forward, through this office a cheque for the above mentioned sum.

We shall appreciate if you will inform us what assets are registered in this Man's name.

Yours truly,

M.L. Brown
M.L. Brown
Office Manager.

kel #10844

MS

File No. 201

Re: P/W A-664 - NABETA, Matsushima # 13433

According to information supplied to this Office by the Director,
Prisoners of War, the above named has been UNCONDITIONALLY
released from internment at Internment Camp 101, Angler, Ontario.

See - File No. 4A-1 - D.N.D. July 10/46

Name of Claimant **NABETA, Matsuiichi**Case **1201**Custodian File **K1 201**

<u>REAL PROPERTY</u>											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices	Sale Price	Total Award 125% of all Sale Prices			
						% of Amount Total		% of Amount Total			
					208.	277.57				277.57	
<u>PERSONAL PROPERTY</u>											
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column				
<u>NETS</u>											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
TOTAL RECOMMENDATION										277.57	

December 8th, 1950.

Mr. Matsuichi NABETA,
Brindale, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1201

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$277.87.

Cheque in your favour is enclosed for \$256.38
and we have paid the Co-Operative Committee .. \$ 21.49
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/js
1 encl.

DEFENCE BRIEF

Matsuiichi NABETA

File No. XI 201

Case No. 1201

Toronto, Ontario
November 2, 1948.

V.L.A.
B5/11

REAL PROPERTY CLAIM

1.

Claim

\$750.00

Appraised for

\$212.60

Sold for

\$208.00

(a)Witness: H.L. Sinclair - Appraiser ✓

A 7.46 acre holding of which 2.30 acres had been cultivated, the balance uncleared.

Appraiser states - "Holding can be classed as undeveloped property." No buildings on property.

Submission:

"That the real property was sold for its fair market value.

Witness:

H.L. Sinclair

Where Required

1.(a)

MLB:HA

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CASE NO: 1201

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 2, 1948.

IN THE MATTER OF THE CLAIM OF
MATSUICHI HANRYA

PROCEEDINGS AT HEARING

K.A. Christie, Esq., K.C.

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IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

HIS HONOUR, JUDGE J.A. McGIBSON, 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,

K.A. WEST, Esq.,

appearing for the
Claimant.

A. SMITH, ESQ.,

Secretary,

D.J. HANFORD, ESQ.,

Official Interpreter,

J. B. McCREGOR, ESQ.,

Official Reporter.

2.
M. Nabeta,
In chf.

1
2 MATSUICHI NABETA, the claimant herein, being first
3 duly sworn, testified through
4 the interpreter as follows:

5 DIRECT EXAMINATION BY MR. BEST:

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

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

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

10 A. Yes.

11 (REAL ESTATE FARMHAND CLAIM FORM MARKED
12 EXHIBIT NO. 1)

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

20 ---Claim resworn by Mr. Best.

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

23 A. Yes.

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

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

28 (FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

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

30 A. Yes, about that.

Q. You have made an entry on your claim form
here, \$500. for labour and material in clearing 2.5

X. Nabata,
In chr.

3.

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 of horses, /you mean you just hired the tractor itself
6 or did you hire a man with a tractor?

7 A. A man with a tractor.

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

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

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

13 A. A man and the horses.

14 Q. Do you remember how you paid him, whether
15 you paid him by the day or week or what arrangement
16 was made? A. He was a good friend of mine and

17 I paid him about \$30., \$40. or \$50. for a week's work.

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

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

25 A. Japanese.

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

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

4.
K. Kubota,
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. BERT: 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 Waukegan; 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

E. Nabeta,
Ex. 101.

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.

6.
K. Nabeta,
CP, 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 protested 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 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. And 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,
et. al.

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

A. Yes.

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

A. That was much bigger.

Q. And were there any buildings on it?

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

Q. Any strawberry or raspberry plants on the land?

A. Yes, he had some strawberries.

Q. That is all, thank you.

RE-EXAMINATION BY MR. BEST:

Q. Just how many acres did this man have.

Do you know how many acres there were in his property?

-- he says his property is worth \$750?

A. His was about $7\frac{1}{2}$ acres too. It was the same size as my property. I bought mine from Watson

and I think he bought his from Watson.

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

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

Q. No, we are concerned about the other property where the man said it was worth \$750. and that is $8\frac{1}{2}$ acres; is that right?

A. His was about the same acreage but about half of it was not easily usable because it was on a steep slope.

K. Nakata,
CP. EX. 10-EXER.

Q. Did this other man have any buildings on
this 7½ acres?

A. Just a small sheep packing shed.

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

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

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

(REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 6)

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

(PROCEEDINGS ADJOURNED NINE DIX)

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

J. B. McGregor
J. B. McGregor,
Official Reporter.

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

K. J. A. McGibbon
K. J. A. McGibbon,
Deputy Commissioner.

Canada

J.L. No. 363

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

JUN 28 1944

File No. Int. 201

Reg. No. 13435, P/W-A 664

506 Royal Bank Building,
Vancouver, B. C.

Mr. Matsuichi NABETA

Dear Sir:

Re: Mun. of Maple Ridge- Lot 2 of a 69.38 acre portion
of the north west quarter of Sec. 5, Township 15,
Plan 5872, Dist. of New Westminster. C. of E. 50922

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

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

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

Sale price of above described property	\$ 208.00
Add:	
Unexpired insurance premium as at January 1st, 1943	
Less:	
Tax arrears to December 31st, 1942	\$ 18.39
Registration fee	3.00
Encumbrance—Principal	
—Interest	
Net proceeds of sale	186.61

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

Yours truly,

F. G. SHEARS,
Director.

July 6, 1942.
Hastings Park.

ADDITIONAL REGISTRATION

NABETA, Matsuichi No. 13435
Whonnock, B. C.

With wife and five children moved to Hastings
Park July 6th, living in house No. 30th Avenue,
Whonnock, B. C. Owned by Japanese Farmers Association.
Furniture registered by wife Chiyoko Nabeta.

Furniture Sold:- Washing Machine, chesterfield,
3 piece set.

Furniture Stored in House:- 2 Bedsteads & Springs
1 Bed, Spring & Mattress

Two Hanging Pictures

Volume of Books, About 50

1 lot of Books removed to white
man, living next door, name unknown.

Life Insurance:- \$1,000.00 Sun Life Insurance Co.
10 Years policy, matures Sept. 1, 1942.
Beneficiary wife (Chiyoko).

Land:- 7½ Acres (3 acres clear) (5 blocks from above
residence) number and street unknown. Registered
in Whonnock City Hall. Planted with fruit trees
but will not bear fruit for a few years, trees
only planted last year. Land taxes paid up to
August 1942.

*He does not agree
with form D.*

THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE
VICTORIA BLDG., 7 O'CONNOR STREET
OTTAWA, CANADA

THE CUSTODIAN
REGULATIONS RESPECTING
TRADING WITH THE ENEMY (1939)

FORM "D"

Ref. No. . . . Sun Life As
From the . . . Insurance
Company of Canada
Date of Discovery. October 1942.

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy

N.B. Separate forms should be used for each policy
or annuity contract for each "enemy."

Policy No.	2,183,188	Date of Policy (i.e. due date of first regular premium)	September 1, 1934
Life Insured	- Name Matsuichi Nabeta	Plan of Policy	25 year endowment
	Born August 29, 1904	Sum Assured on	\$1,000
	Last Address Whonnock	Amount of Annuity	
Owner - if third party insurance	- Name	Premium - Amount	\$40.20
	Address	How Payable	Annually
		Due Dates	September 1st
Beneficiaries	- Names Chiyoko Nabeta	Policy Loans (automatic or otherwise)	-
	Addresses -	Approximate Cash Value, if any, including dividends, after deducting all policy indebtedness	\$257.77
	Relationship to Life Insured Wife	Nature of Automatic Non-forfeiture Provision	Automatic premium loan
Record of Current Assignments (other than to company for policy loan)		Approximate Cancellation Date under Automatic Non-forfeiture	September 1953
- give names and addresses -			

Special Notes:

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LIABILITIES SUMMARY

File No. 201 (Int.)

Matsuichi NABETA

P/W A-664

THERE ARE NO CLAIMS ON FILE AGAINST THIS
JAPANESE PERSON.

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

Oliver

/AC
Nov. 9, 1946.