

10457

FRASER VALLEY

BUREAU HASTINGS PARK

FILE NO. 10457

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. W. G. Hunter

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. 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: Slater, Irene Namba (15) ago
9. IF FARM LAND STATE CROPS SOWN Land has been leased to Mr. E. M. Gilland

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:

Household furniture contained in the above house

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

None

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

CLAIM ON ANY SUCH PROPERTY

None

NAMBA, A.

Reg. No. 13765

BALANCE SHEET
June 1, 1942.

ASSETS

Refund receivable (U.B.C.)		\$	500.00	
ASSESSED VALUE OF FIXED ASSETS		\$	3,000.00	
Land:- Cleared 12 acres			300.00	
Wild 3 acres			675.00	3,975.00
Orchard 3 acres				
Buildings:- at cost	\$	4,000.00		
House		500.00		
Barn		800.00		
Chicken houses (2)		150.00		
Brooder houses (3)		250.00		
Garage		5,700.00		
		2,000.00	3,700.00	3,700.00
Less average Depreciation				
HOUSEHOLD FURNITURE & FIXTURES (Depreciated value)			22.00	
Heater			55.00	
Kitchen stove			75.00	
Double beds (5)			30.00	
Couch and sofa -			60.00	
Dining table and chairs			25.00	
Electrical fixtures			100.00	367.00
Miscellaneous				
AGRICULTURAL & POULTRY EQUIPMENT			45.00	
Spraying machine -			110.00	
Disc -			45.00	
Spring 7 Spike harrows -			45.00	
Plows (2)			334.50	
Incubators (3) - 2 Sold Hawkey 17 17/11/42			48.00	
Electric Brooder			100.00	727.50
Heater Brooders (4)				
TOTAL ASSETS				\$ 8,774.50

LIABILITIES

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

A. Namba

Hastings Park Bureau,
Vancouver, B. C.,

Additional Memorandum.

June 2nd, 1942.

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 Lot four (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 do is pay the taxes.

Witness.

Geo. W. Hyatt

A. Namba

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.

SIGNATURE

WITNESS

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

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

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 2 day of January 1942.

(Signature)

W. H. L. L. L. L.
Witness

A. Varnhagen

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE Oct. 25/43

Our File No. 10457

Full Name WAMBA, Akira
(Surname in Block Letters)

Registration No. 13765

Male - Female
(Check)

Age June 1, 1920

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

Evacuated 22/8/42 Naturalized - Canadian-Born - National
(Check)

Present Address Bay Farms, Slokan, B. C.

Married - Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother nee (OGURA) Tokiwa #14076 Name of Father Toyonori #14077

Names of Children under 16 _____

Requested by ECT

Registered with Custodian (Yes or No)

Additional Information Student

REAL PROPERTY SUMMARY

JAPANESE NAMES: Akira NAMBA Reg. No. 13765 File No. 10457.
Setsuko Irene NAMBA " " 16272 " " 13949.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/109-P. First Offer.

PROPERTY ADDRESS: R.R. No. 1, Dewdney Trunk Road, Haney, B. C.

LEGAL DESCRIPTION: Lot 4 of the North West quarter of Section 16, Township 12, Map 893,
Save and Except part 1.307 acres more or less as shown colored Red
on Map 3041, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the names of Akira NAMBA and Setsuko Irene NAMBA (Joint
Tenants)

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25475, dated February 26th, 1943.

ASSESSED VALUES: Land \$1700.00
Improvements \$1600.00 - \$3300.00. Taxes - \$72.07.

CLASSIFICATION: This is a small fruit and poultry farm with dwelling and out-buildings.
The Custodian's representative reported that this property had an
area of 17.803 acres planted to the following crops: 8/10 of an acre
strawberries, 1 1/2 acres raspberries, 1.15 acres orchard, balance of
cleared land, viz., 8 acres in oats and hay.
1 - 3 storey 12 room dwelling 24' x 36'. 1 barn, no value.
1 hen house, poor. 1 garage. 1 woodshed. 3 brooder houses.
House only building of value.

**HISTORY OF
ADMINISTRATION:** The house and buildings on this property were leased by Akira NAMBA and
Setsuko Irene NAMBA (Minor) on February 28th, 1942 to E.W. Gilland for
a term of 2 years from February 28th, 1942. Consideration - Taxes.
Then on 13th May, 1942, Toyonori NAMBA, File 6955, Father of Akira NAMBA
and Setsuko Irene NAMBA, by Virtue of a Power of Attorney, dated
February 28th, 1942, signed by Akira and Setsuko Irene NAMBA, sold
the crop to Yip Gin. Term - 1942 only. Pacific Co-Operative Union
appointed agents for 1943. Consideration - \$150. paid to Toyonori NAMBA.
Lease handed to The Director, The Veterans' Land Act, August 10th,
1943.

SOLD: To The Director, The Veterans' Land Act for \$2,437.00 as at January
1st, 1943.
Approval of Advisory Committee - June 1st, 1943.
Funds released to the credit of the Joint Account of Akira NAMBA and
Setsuko Irene NAMBA as at May 8th, 1944, against which were the
following charges: Registration Fees - \$3.00, Legal Fees - \$15.00 =
\$18.00, leaving a net credit of \$2419.00 from said transaction.
Certificate of Title No. 169512-E in the name of The Director, The
Veterans' Land Act.

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

October 15th, 1946.


D.A. GRAHAM

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 **HANRA, Akira & Setsuko** Post Office Address **R.R., Haney, B.C.**
(Joint Tenants)

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** Distance **1 1/2 "**
Haney High School - 1 1/2 miles.

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 **Dowdney Trunk Road-paved; & also the East line road on**
15th Avenue - gravelled road.

In 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

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 36	Frame	1 1/2 st.	Shgl.	20	Cedar	Fair	1400.00
Add'n.	6 x 24	"	8'	"	20	posts	"	
Verandah	6 x 6	"	8'	"	20	on rock	"	
BARN	20 x 27	Pole & Shke.	14'	Shke.	20	Cedar	Poor	100.00
Add'n.	15 x 20	"	8'	"	20	poles	"	
BARN Add'n.	15 x 27	"	8'	"	20	in	"	
Add'n.	12 x 20	"	8'	"	20	ground	"	
Hen Hse.	15 x 58	Frame	8'	Shgl.	15	Cedar	Fair	100.00
Hen Hse.	15 x 58	"	8'	Shke.	15	blks.	"	100.00
Garage & Woodshed	20x20	"	9'	"	15	Wood Sills	"	50.00
Brooder Hse.	12x14	"	7'	"	15	Skids	"	
"	10x12	"	7'	"	15	"	"	50.00
"	10x12	"	7'	"	15	"	"	

Electric light installed to house, barn, and hen-houses.

Total present day value \$ 1800.00

House and outbuildings \$ 1350.00

Total Value Buildings add to farm

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.

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

Cultivated Land

BC/109-P
BC/1593-A

Page 2

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 11.45	8" to 10" clay loam	Clay	Oats, Hay & Straw- berries & old Rasp- berries 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 1.40	8" cl. lo.	Clay	Lt. bush & stumps	100.00 per acre	20.00
2.95	Undulating 2.95	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 1.20			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 rasp-
berries 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
\$3300.00

1942 Taxes - \$72.07.

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 1942.

Inspector's Signature

"L.B. PLUMBLY"

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

Farm Appraisal Report

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.

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.

(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>	"		\$

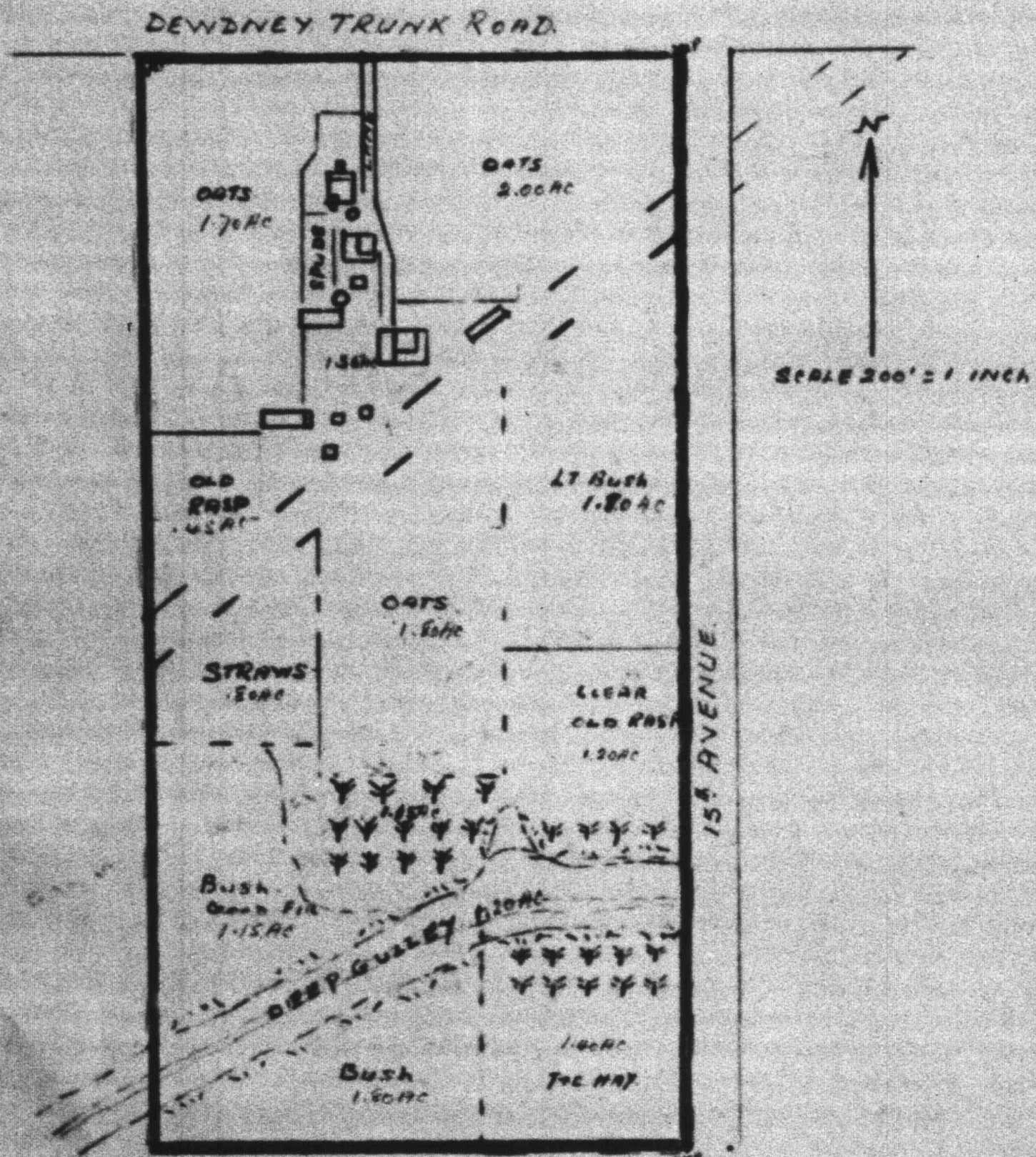
Total 3

Amount fruit trees add to value of farm \$

Diagram of Property

AKIKO & SETSUKO NAMBA

Lot 4 of NW 1/4 SEC 16 T. 12 N. R. 9 E. 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.

10457 - 13949
1945. must

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BE/109P
(JL-281)

Vancouver, B.C.

A.C. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

N.A.A.B.A. Akara
a Litsuka.

Dear Sir:-

Re: Lot 4 of the NW 1/4 of Sec. 16, Tp. 12,
Map 893, EXCEPT part 1.307 acres,
more or less, as shown Red on Map 3041.
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 169512-2 of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 21,704.41 in favour of The Secretary of State,
forwarded to you and dated March 22nd, 1944. is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price

- \$ 2,437.00 ✓

Less arrears of taxes to
January 1st, 1943,

- \$ -

Amount paid to Secretary of State -

2,437.00 ✓

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate herof
and return it to me.

Yours truly,

W.K. Chandler

W.K. Chandler.
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase
price in full of the land above described.

APR 28 1944

Date

Solicitor for
The Secretary of State

Canada

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

JAPANESE EVACUATION SECTION

File No. 10497, 13949.

Reg. No. 13765, Minor.

Mr. Akira HAMBA, and
Miss Setsuko Irene HAMBA.

506 Royal Bank Building,
Vancouver, B. C.

MAY 12 1944

Dear Sir:

Re: Dowdney Trunk Rd., R. R. 1, Naney, B. C.
Municipality of Maple Ridge, Lot 4 of the N.W. 1/4 of
Sec. 16, Township 12, Map 893, save and except
part 1.307 acres more or less as shown colored red
on Map 3041, Dis. of New Westminster, C. of B. 51246.

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	\$ 2437.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 2437.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 2434.00

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.

\$1.00 \$2437.00 ON \$2438.00

\$1.00

Land Registry Office C/E
Credit re Sale of Property

Jan. 1

\$2437.00

Balance

Credit

Debit

1963

STATE OF NEW YORK
OFFICE OF THE COMPTROLLER
ALBANY, N.Y.

CHIEF

Extracts from Lease.

File #10457.

File this, please.

Lessor: Akira NAMBA and Setsuko Irene NAMBA (Minor) .

Lessee: Eugene Merrill GILLAND.

Date: 28th February, 1942.

Term: 2 years from 28th February, 1942.

Consideration: Taxes.

Property:

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

House: Included.

Chattels: ^{Not} /Included.

Lease Landed to S.S.C. Aug 10/42

Know all Men by these Presents

That I, **AKIRA NAMBA,**

*all full single
to minor interest
of the estate*

MINORU NAMBA,

SETSUKE IRENE NAMBA,

of Haney, B. C.

for divers good causes and considerations me thereunto moving,
HAVE nominated, constituted and appointed, and by these Presents **DO NOMINATE, CONSTITUTE**
and **APPOINT**

TOYONORI NAMBA

of **Haney,**

in the Province of **British Columbia.**

MY true and lawful Attorney, for me and in my name and on my behalf and for my sole and exclusive use and benefit, to demand, recover and receive from all and every or any person or persons, company or companies whomsoever all and every sum or sums of money, goods, chattels, effects and things whatsoever which now is or are, or which shall or may hereafter appear to be due, owing, payable or belonging to me whether for rent or arrears of rent or otherwise in respect of my real estate, or for the principal money and interest now or hereafter to become payable to me upon or in respect of any Agreement, Mortgage or other Security, or for the interest or dividends to accrue or become payable to me for or in respect of any shares, stock or interest which I may now or hereafter hold in any Joint Stock or Incorporated Company or Companies or for any moneys or securities for money which are now or hereafter may be due or owing or belonging to me upon any Bond, Note, Bill or Bills of Exchange, balance of Account Current, consignments, contract, decree, judgment, order or execution, or upon any other account.

ALSO to examine, state, settle, liquidate and adjust all or any account or accounts depending between myself and any person or persons, company or companies whomsoever. **AND** to purchase, sell, sign, draw, make, endorse, accept, discount, transfer, renew, negotiate and in every way deal with any Cheque or Cheques or orders for the payment of money, Bill or Bills of Exchange, or Note or Notes of Hand, promissory notes, deposit receipts, bonds, debentures, coupons, agreements of sale, or other security which shall be requisite. **AND** also in my name to draw upon any Bank or Banks, Individual or Individuals, for any sum or sums of money that is or are or may be to my credit or which I am or may be entitled to receive, and the same to deposit in any Bank or other place, and again at pleasure to draw from time to time as I could do. **AND** upon the recovery or receipt of all and every or any sum or sums of money, goods, chattels, effects or things due, owing, payable or belonging to me for me and in my name and as my act and deed to sign, execute and deliver such good and sufficient receipts, releases, discharges and acquittances, certificates, re-conveyances, surrenders, assignments, memorials, or other good and effectual discharges as may be requisite, and which receipt, releases and discharges shall exempt the persons paying such moneys, from all responsibility of seeing to the application thereof.

AND in case of neglect, refusal or delay on the part of any person or persons, company or companies to make and render just, true and full account, payment, delivery and satisfaction in the premises, him, them or any of them thereunto to compel, and for that purpose for me and in my name to make such claims and demands, arrests, seizures, levies, attachments, distrains and sequestrations, or to commence, institute, sue and prosecute to judgment and execution such actions, ejectments, and suits at law or in equity as my said Attorney or Attorneys shall think fit. ALSO to appear before all or any judges, Magistrates or other Officers of the Courts of Law or Equity, and then and there to sue, plead, answer, defend and reply in all matters and causes concerning the premises.

AND ALSO to exercise and execute all Powers of Sale or Foreclosure, and all other powers and authorities vested in me by any mortgage or mortgages, contract or agreement now or hereafter belonging to me as Mortgagee.

AND ALSO in case of any difference or dispute with any person or persons concerning any of the matters aforesaid, or any other matters that may arise in connection therewith, to submit any such differences and disputes to arbitration or umpirage in such manner as my said Attorney or Attorneys shall see fit. AND to compound, compromise and accept part in satisfaction for the payment of the whole or any debt or sum of money payable to me, or to grant an extension of time for the payment of the same either with or without taking security, and otherwise to act in respect of the same as to my said Attorney or Attorneys shall appear most expedient.

To purchase, rent, sell, exchange, mortgage, lease, surrender, quit claim, and in every way deal with real estate, lands and premises and any interest therein now owned by me or hereafter acquired by me, and execute and deliver deeds, mortgages, agreements, leases, assignments, surrenders, and all other instruments.

AND ALSO for me and in my name, or otherwise on my behalf, to take possession of and to lease, let, sell, manage and improve my real estate, lands, messuages, tenements, and hereditaments, whatsoever, and wheresoever situated, now owned by me or hereafter acquired by or for me and from time to time to appoint any agent or agents, servant or servants, to assist him or them in managing the same, and to displace or remove such agents or servants, and appoint others, using therein the same power and discretion as I might do if personally present.

AND ALSO to sell and absolutely dispose of or exchange said real estate, lands and hereditaments, now owned by me or hereafter acquired by or for me, and also such shares, stocks, bonds, mortgages, and other securities for money as hereinbefore mentioned, either together or in parcels, for such price or prices, and by public auction or private sale or contract as to my said Attorney or Attorneys shall seem reasonable and expedient; AND to grant, remise, release, convey confirm, assign, transfer, and make over the same respectively to the purchaser or purchasers thereof; with power to give credit for the whole or any part of the purchase money thereof; AND to permit the same to remain unpaid for whatever time and upon whatever security, real and personal, either comprehending the purchased property or not, as my said Attorney or Attorneys shall think sale and proper.

AND ALSO to borrow such sums of money for or in relation to any of the purposes or objects herein, upon the security of any of my property, whether real or personal, and for such purposes to give and execute and acknowledge mortgage or mortgages, containing the usual statutory covenants and powers of sale on default, with such other powers and provisions as he may think proper, as also such notes, bonds or other securities as it may be necessary and proper to use therewith, and collateral thereto.

AND from time to time, as my said Attorney may see fit, to lend or invest any moneys of mine now in my said Attorney's hands, or hereafter to come into his hands, upon mortgage of real estate or interest therein, or upon such other securities, either real or personal, as my said Attorney may see fit, and upon such terms and conditions as my said Attorney may deem advisable, and from time to time to alter or vary such investments and assign or transfer the same, and should my said Attorney see fit, to invest such moneys in the purchase in my name of any property, either real or personal upon such terms and conditions as my said Attorney may see fit.

AND FURTHER, for me and in my name and as my act and deed to sign, seal, execute, deliver, and acknowledge all such assurances, deeds, quit claim deeds, covenants, indentures, assignments, mortgages, releases, and satisfactions of mortgages and other instruments in writing, of what-soever kind and nature, and generally to deal in and with goods, wares and merchandise, choses in action, and other property in possession or action, and to make, do, and transact all and every kind of business of what nature or kind soever as shall be required, and as my said Attorney or Attorneys shall see fit, for all or any of the purposes aforesaid; AND to sign and give receipts and discharges for all or any of the sum or sums of money which shall come into his or their hands by virtue of the powers herein contained which receipts, releases, or discharges, whether given in my name or in that of my said Attorney or Attorneys, shall exempt the person or persons paying such sum or sums of money from all responsibility of seeing to the application thereof.

AND ALSO for me and in my name, or otherwise, or on my behalf, to enter into any agreement or arrangements with every or any person to whom I am or shall be indebted touching the payment or satisfaction of his demand, or any part thereof; AND generally to act in relation to my estate and effects, real and personal, now or hereafter acquired, as fully and effectually, in all respects, as I could do if personally present.

AND HEREBY GRANT FULL POWER to my said Attorney or Attorneys to substitute and appoint one or more Attorney or Attorneys under him or them, with the same or more limited powers, and such substitute or substitutes at pleasure to remove and others to appoint, I hereby agreeing and covenanting for my heirs, executors, and administrators, to allow, ratify, and confirm whatsoever my said Attorney or Attorneys or his or their substitute or substitutes shall do or cause to be done in the premises by virtue of these Presents, including in such confirmation whatsoever shall be done between the time of my decease or of the revocation of these Presents, and the time of such decease or revocation becoming known to said Attorney, or such substitute or substitutes.

AS WITNESS my hand and seal this *twenty first* day of *March*
in the year of our Lord one thousand nine hundred and *forty two*

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness *Herbert Mayne*
Address *Haney BC.*
Occupation *Notary Public*

J. Namba
M. Namba
S. J. Namba

CANADA,
PROVINCE OF BRITISH COLUMBIA,
TO WIT:

I, **Toyonori Namba** of **Haney,** in the
Province of British Columbia, do solemnly declare that:—

1. I am the Attorney appointed by the foregoing Power of Attorney.
2. At the time of such appointment, namely, on the* **28th** day of **February,** 19 **42**, I was of the full age of twenty-one years.

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 *Haney*
in the Province of British Columbia, this *21st*
day of *March* 19*42*

H. Mayne

T. Namba

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

*(Fill in date of Power of Attorney here)

FIRE INSURANCE SUMMARY

File Nos. 10457 & 10469.

Shiro KAWA - Reg. No. 13745.
Shinichi KAWA - Reg. No. 14773.

The above named Japanese did not carry any insurance
on their property and there was none placed on it by the
Government.

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

October 9th, 1946.

A. J. Williams
A. J. WILLIAMS

AMERICAN AIRLINE

File Nos. 12457 & 12460.

Ames - 12457 - Reg. No. 12457.
Ames - 12460 - Reg. No. 12460.

Ames 12457 declared on his JP Form, signed
2nd June, 1942, that there were no Personal or Trade
Marks, and he can find no evidence of any claims having
been filed against them.

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

October 7th, 1945.

A. L. GAMES
A. L. GAMES

12457

PERSONAL PROPERTY SUMMARY

File No. 10457

14th November, 1946.

Re: Akira NAMBA - Reg. No. 13765

The only personal property assets declared by the above Japanese were a quantity of chattels. He however gave his father Toyonori NAMBA, Power of attorney regarding same and administration and liquidation will be reported to the father in due course.

The file reveals no other personal property assets.

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

WEA:HA

W. E. Harrison

NAME NANDA, Toyonori

REGISTRATION NO. 14077

FILE NO. 6955

The following chattels were sold by public
 auction at Nancy, B.C. on May 23, 1946.

X Winnipeg Couch	\$ 5.50	5
Hat Rack	0.25	W
11 Chairs	2.00	F 4.50
2 Electric Lamps	1.00	F 1.00
X Dresser	3.00	1.5
Stove Board	0.25	W
4 Crosscut saws	0.75	W
X Electric Incubator	14.00	20
Galv. Iron	1.00	W
Boxes of Sundries	4.60	W
Horse Cultivator	2.00	1.5
X Tools	9.05	1.5
Lawn mower	3.25	W
X Harrow	1.50	1.5
Spray Pump	2.00	W
Box Sealers	0.75	W
Crockery etc.	9.20	W

Total	(Auctioneer's Fee: \$6.01	\$ 60.10
Less Expenses:	(Advertising: 0.94	
	(Moving: 5.08	\$ 12.03
Net Proceeds Credited:		\$ 48.07

Members of Custodian Staff Present.

Mr. Jack Moryson.

Extracted from Auctioneering List No.

Nancy 19.

Remarks.

NAME John HANNA

REGISTRATION NO. 13745

FILE NO. 10457

The following chattels were sold by public

auction at Haney, E. D. on December 16th, 1945

✓ 2 incubators

\$ 10.00 19

Total

\$ 10.00

Less Expenses: (Auctioneer's Fee \$ 1.00
(Advertising .15
(Moving .75

\$ 1.90

Net Proceeds Credited:

\$ 8.10

Members of Custodian Staff Present. Mr. Woryson

Extracted from Auctioneering List No. Haney 17

Remarks.

EVACUATION SECTION	
JUN 22 1944	
Rec'd	
File No.	10457 + 13949
Ans.	1060
Referred	Anderson

Slocan City, B. C.
June 14, 1944.

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear sir;

With reference to your statement of May 12, 1944 (J.L. 281; File No. 10457 and 13949) RE: the disposal of the land owned jointly by myself and my sister (a minor), I am anxious to know what your office did about the disposal of the chattles and personal property stored in the basement room of the house.

Owing to the rush at the time of evacuation, I was unable to give your office a detailed statement of these goods, but I am certain that you are aware of the fact that they were there at the time of your disposal of the land. I am enclosing an itemized list of all the personal property stored in that room, and would appreciate it greatly if you will advise me concerning them. If they have as yet not been sold, I would appreciate it if you will do so, and forward a statement of accounts at your earliest convenience.

If your office does not know anything about the matter, I wish to take this opportunity of asking your permission to return to Haney, B. C. in order to settle this matter myself.

Yours truly,

A. Namba
Akira Namba 13765

List of Chattles and Personal Property stored
in the basement room of the house located on the land
described as : Lot 4, N.W. $\frac{1}{4}$ of Sec. 16, Township
12, Dis. of New Westminster. (R.R. #1, Haney, B.C.)

3 "Charter" Incubators, (capacity, 540 eggs.)

1 Electric brooder, (capacity 1000 chicks.)

Bed frames, farming implements, builder's jack
logging chains.

Farm machinery stored in another building in the
back yard.

Dics, plough, harrows, cultivator etc.

~~10457~~
~~13929~~

July 5, 1944.

Mr. Akira NAMBA,
Registration No. 13765,
Slocan City, B. C.

Dear Sir:

We are in receipt of your letter of June 14th,
enquiring about chattels belonging to your sister,
Setsuko, and yourself.

Please be advised that these effects are still
on your jointly owned property in the Protected Area
but, in accordance with your instructions, will be
sold at public auction in due course at which time
you will be notified.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6181

PLEASE REFER TO

FILE NO. 10457

505 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

27th June, 1946.

REGISTERED

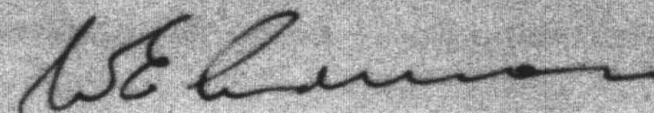
Mr. E.M. Gilland,
R.R. No. 1,
Haney, B.C.

Dear Sir:

Re: Akira NAMBA & Setsuko NAMBA

We wrote to you on the 4th March, relative to household furniture and farm equipment owned by the above Japanese, which we understand was left in your care. We do not appear to have received a reply from you in this matter, and have no other alternative but to request that you give it your immediate attention.

Yours truly,



W.E. Anderson,
Administration Department.

WEA:HA

These people put all their things
in a room of their basement
under lock & key and I made no
agreement to look after them.
E.M. Gilland

EVACUATION SECTION	
JUL 17 1946	
Rec'd	
File No.	10457
Ans.	
Referred	<i>Anderson</i>

10457

4th March, 1946.

Mr. E.M. Gilland,
R.R. No. 1,
Haney, B.C.

Dear Sir:

Re: Akira NAMBA & Setsuko NAMBA

According to our records the above Japanese leased their property to you and left in your care household furniture and farm equipment. We would appreciate your supplying us with an inventory of these chattels, and would also like to know if you are interested in purchasing same at an independent appraised price.

Under the Canadian Government's policy of liquidation, it is necessary that they be disposed of, and therefore, if you are not interested in purchasing, we would appreciate your advising when it would be convenient to have our fieldman make arrangements to have them removed from the property.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

MEMORANDUM

7th January, 1946.

File No: 10457

TO: Jack Moryson
FROM: W.E. Anderson

Re: Akira NAMBA - Reg. No. 13765.

The above Japanese owned property on the Dewdney Trunk Road, which was under lease to E.M. Gilland. It would appear that there are considerable items of value which should be liquidated. No inventory was taken on this property but from the Japanese declaration, the following were left on the property:-

Furniture and fixtures

Heater
Kitchen stove
Double beds (5)
Couch and sofa
Dining table and chairs
Electrical fixtures
Miscellaneous

Cultural & Poultry Equipment

Spraying machine
Disc
Spring 7 Spike harrows
Plows (2)
Incubators (3)
Electric Brooder
Heater Brooders (4)

2 sold 16/1/45 money 17.

WEA:HA

3447 St. Urbain S t.,
Montreal 1, P. Q .,
August 26, 1946.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	AUG 28 1946
File No.	10457/13949
Ans.	
Referred	Shears

RE: Mr. Akira Namba and
Miss Setsuko Irene Namba

Your File Ref: No. 10457, 13949. J.L. No. 281

ATTENTION of: Mr. F.G. Shears.

Dear Sir:

I have before me, your form letter of May 12, 1944 pertaining to the sales of the property which was owned jointly by myself and my sister, and in which you advise that the amount of \$2437.00 less \$3.00 has been placed to our joint credit. This I take as covering the property and house only, and according to your letter of July 5 th 1944 File No. 10457 and 13949, the other chattles as reported to your office in my statement dated June 1, 1942, was to be sold by auction in due course and put to my credit. I trust that this matter as advised in your letter of July 5 th 1944 has been duly attended to. At the present moment I do not know what amount is held to my credit at your office, ~~and~~ this letter will authorized your off ice to transfer the total amount of whatever is held there at this moment to my credit at the Canadian Bank of Commerce, Corner of St. Cathrine and Crescent St., MONTREAL, P. Q. I also attach a separate form on which Mr. T. Namba has signed as the authorized agent of Miss S. E. Namba who is as yet a minor, together with a copy of the Power of Attorney.

I trust that this will be sufficient to enable your office to make the transfer and would appreciate it if you will do so at your earliest convenience and advise. Kindly forward official receipts of all charges made against my account, specifying for what purposes they are made.

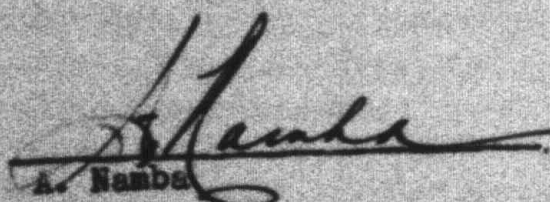
Yours truly,

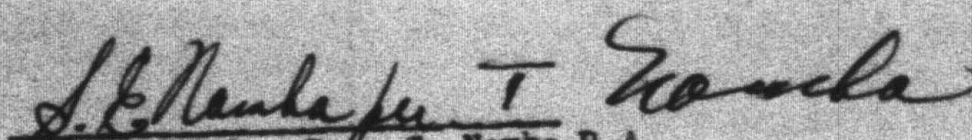

A. Namba.

3447 St. Urbain St.,
Montreal, P. Q.,
August 26, 1946.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Division,
508 Royal Bank Building,
VANCOUVER, B. C.

The undersigned jointly authorize the above
office to transfer to the credit of Mr. Akira Namba's
account at the Canadian Bank of Commerce, corner of
St. Cathrine and Crescent St., Montreal, P. Q., all
funds held to his credit by the said office as at
August 26 th, 1946.


A. Namba


S. E. Namba Per: T. Namba P.A.

10457 & 13949

8th November, 1946.

REGISTERED

Mr. Akira NAMBA & Miss Setsuko NAMBA,
Registration Nos. 13765 & 16272,
3447 St. Urbain Street,
Montreal 1, Quebec.

Dear Sir & Madam:

In accordance with your request of the 26th August, you will find attached hereto Custodian cheque in the amount of \$2418.00 made payable to yourselves jointly. This sum is derived from the sale of real property in accordance with our letter to you of the 12th May, 1944, less \$15.00 legal fees which were charged later to your account in connection with the conveyance of same.

We do not appear to have received your Title document covering this property and therefore request that you send it to us without delay as it has been cancelled at the Land Registry Office.

Your chattels will be reported on to your father in due course and the proceeds derived from their sale forwarded to him.

It would appear that we have accounted for all the real property left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WBA:HA
Encls. 2 (cheque)

File No. 10457
13949

STATEMENT OF JOINT ACCOUNT
Akira NAMBA - Regn. No. 13765
Setauko NAMBA - Regn. No. 16272

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
<u>1943</u> Jan. 1	Credit re sale of property Land Registry Office, Cert. of Encumbrance	\$1.00	\$2434.00	
<u>1945</u> Apr. 23	Legal fees in connection with sale of property	15.00		
<u>1946</u> Nov. 8	Cheque to Akira and Setauko NAMBA	\$2418.00 \$2434.00	<u> </u> \$2434.00	0

File No. 6955

STATEMENT OF ACCOUNT
TOWN OF LAMBDA - Recd. No. 14077

10th April, 1948.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
<u>1942</u>				
Aug. 31	Maple Ridge Co-operative balance		\$1.42	
Oct. 1	" " "		3.68	
<u>1945</u>				
Aug. 6	B.C. Electric Rly. Co., refund of security deposit		4.46	
<u>1946</u>				
Oct. 7	Net proceeds auction sale		48.07	
Nov. 16	" " "		8.10	
<u>1947</u>				
June 4	Cheque to you	\$65.73		
<u>1948</u>				
Mar. 1	Redemption of Maple Ridge Co-operative Produce Exchange shares (78)			
		<u>\$65.73</u>	<u>\$99.65</u>	
				<u>\$99.65</u>

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

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

Montreal, P.Q.,
June 8th, 1948.

IN THE MATTER OF THE CLAIM OF
AKIRA NAWA
and
SETSUKO E. NAWA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
ROGER GUINET, Esq., K.C.,	appearing for the Claimant.
<hr/>	
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. QUINCY:

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 undated on
June 7th at Montreal? A: Yes.
20

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

MR. QUINCY: I, reads:

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

Eileen Namba."

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

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. QUINCY: 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. QUINCY: Would my friend kindly tender the farm appraisal report?

30

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. QUINCY: 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.

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

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

THE COMMISSIONER: One moment, until I get it.

MR. QUINCY: 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. QUINCY: 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?

A Yes, sir.

MR. HUNTER: Did the witness identify it?

THE WITNESS: Yes, sir.

MR. QUINCY: 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. QUINCY: 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. Nasha,
Discusion.

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 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?
I was there.

A: Yes, I think

20 Q When did you leave your farm? At 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?

At When?

Q In June, 1942?

At 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

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

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

MR. QUINCY: 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.

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 these goods did fall under the heading of "miscellaneous"?

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

MR. QUINCY: 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.

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

unless he was extremely careless.

MR. QUINCY: 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? At: 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.

Q He was going to live there? At: No.

20 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
30 left except what you have been told. Is your sister

A. Hamba
Cross-Exam.

here and can she give evidence on that?

A She is not here right now.

MR. QUINCY: 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.

18 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?

20 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. QUINCY: You were not present?

THE WITNESS: No.

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

witness can only answer having regard to what he
knew.

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.

10 MR. HUNTER: I am not trying to throw doubt on the honesty
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. QUINET:

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 in 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,
Ex-Direct Exam.

Q Did you make the lease in writing or was it a verbal lease with Mr. Gilliam? 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.

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.

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

DEFENCE BRIEF

Akira NAMBA
and
Setsuko E. NAMBA

File No. 10457
& 13949

Case No. 1369

V.L.A. Land & Bldgs.
Chattels
Montreal, P.Q.
8/6/48

Sheet A 14 - Line 15

- Ex. 1 - Authority of sister for him to present her case.
- Ex. 2 - Real Property Statement (2 pages)
- Ex. 3 - Personal Property Statement
- Ex. 4 - S.S.B. Appraisal
- Ex. 5 - Summary of Real Property Claim
- Ex. 6 - Analysis of Personal Property Claim
- Ex. 7 - J.P. Form

This is a joint claim by above named claimants and Akira Namba has been authorized to give evidence for his sister, Setsuko. (Exhibit 1)

Real Estate Claim

Lot 4 of N.W. 1/4, Sec. 16, Tp. 12, Map 893, N.W.D. (17.8 Ac.)

<u>Claimed</u>	<u>Assessed</u>	<u>Appraised</u>	<u>Sold</u>
\$8040.	\$3300.	\$2482.	\$2437.00

Appraised by: L.B. Plumbly.

Submission: Real Estate sold for fair market value.

Claimant disagrees with certain parts of the S.S.B. Appraisal report,
e.g. (1) Appraisal says floor of basement is earthen.
(2) Claimant says there are 7 rooms down instead of 5 and 4 rooms up instead of 2.
Land was rented to Mr. E.M. Gilland for \$20. per month, rental clause not to be enforced.
Claimant, on real estate claim form, states timber and fire wood on the property is valued at \$1,000. Claimant, on same form, states \$1500. was spent on fencing. Appraiser states fencing "in very poor shape".

Chattel Claim

Claimant claims 369.33 for goods sold at auction for \$47.05

Custodian rep. at auction: J. MORYSON.

Claimant claims 35.00 for goods sold as fixtures with real property.
" " 257.17 no account, theft, etc.
" " 75.00 No record at any time.

NOTE: These chattels were not inventoried by the Custodian until removed for sale by auction.

Submissions: Chattels sold brought fair market value.
Claim for chattels not sold is exorbitant.

Claimant states items 21 - 29 inclusive are included in the declaration (J.P. Form) in the category "miscellaneous". Mr. Hunter states (Trans. Page 9) that it is conceded that a proper inventory was not taken till 2 years after evacuation.

Witnesses:

L.B. Plumbly: Appraised Real Estate

Jack Moryson: Custodian representative at auction - removed goods to auction, etc. Since no inventory was made until goods were removed to auction, Mr. Moryson seems to be the only witness in this matter.

HAI/mw

Name of Claimant

NANBA, Akira & Setsuko E.

Case

1369

Custodian File

10457 & 15949

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					2437.	2929.66			3049.66	
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
124.65	37.05		29.64%	408.52						
		11.11			121.00		132.39			
TOTAL RECOMMENDATION										1141.55

10497 & 13949

November 3rd, 1950.

Mr. Akira NAMBA and
Miss Setsuko E. NAMBA,
73850 Denisonville St.,
Montreal, Quebec.

Dear Sir: & Madam:

Re: Japanese Property Claims Commission

Case No. 1369

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 ... **\$3,181.85.**

Cheque in your favour is enclosed for **\$2,934.79**
and we have paid the Co-Operative Committee .. **\$ 247.06**
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

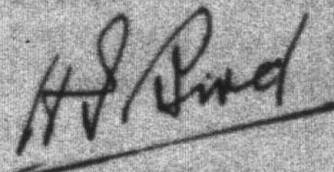
FOS/js
1 encl.

CLAIM NO. 1369 - Akira and Setsuko E. NAMBA

This claim is made in relation to a 17.80 acre parcel of land situate near Haney B.C., sold to the D.V.L.A. at \$2437.00. It appears from the S.S.B. Appraisal Report that there was a bearing orchard on the property, for which no allowance was made. The claimant alleges that there were 120 bearing fruit trees.

Counsel have agreed on a proposal in addition to the over-all award, of \$1.00 per tree, i.e. \$120.00.

I RECOMMEND accordingly.



Commissioner.

February 1st 1960.