

1927

T BUREAU HASTINGS PARK
Inver Valley
OFFICE OF THE CUSTODIAN

FILE NO.

#1927

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, Minoru

Now at Emerson, Man. c/o Mr. M. Peto.

HOME ADDRESS: R. R. #1, Haney, B. C.

REGISTRATION NUMBER

SEX: male

AGE: 26

OCCUPATION: Logger

(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: Mr. Bain, Maple Ridge, B. C.

MARRIED: yes

NAME OF WIFE OR HUSBAND: Sumiko

ADDRESS OF WIFE OR HUSBAND: Emerson, Man., c/o Mr. M. Peto.

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: Lots 9 and 10, Section 22, township 12,

Map five thousand three hundred ninety (5390) District of New

Westminster, subdivision of the west half of the south east

quarter, 18th Ave., Haney, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 room, 1storey wooden frame dwelling.

1 woodshed.

3. INSURANCE (Give particulars; state where policies are)

None

4. TAXES (Amount and where payable) \$35.82 per annum. Paid to date (1941)

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Mortgaged to Netty May Hampton, Haney, B. C. for \$350. \$50. April 25, 1942. Balance due April, 1943. \$300. due.

6. OCCUPANCY AND LEASES (If vacant so state) Vacant.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In hands Mrs. Netty Hampton,
Haney, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Now evacuated.
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS.
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

None5. 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) _____

INFORMATION UNKNOWN AS MINORU NAMBA IS EVACUATED TO EMERSON, MAN.
IDENTIFICATION CARD IS IN HIS HANDS AT EMERSON, MAN.

8. BANK ACCOUNTS: _____

9. LIFE INSURANCE: \$1,500. Sun Life Insurance Co., Vancouver, B. C.
Other information unknown.10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None**LIABILITIES:**1. PERSONAL DEBTS: None2. 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 29th day of June 1942.

[Signature]
Witness

BY PROXY
(Signature) [Signature]
Signed by brother (Akira)
as Minoru Namba is in Emerson, Man.

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE Sept. 22/43

Our File No. 1927

Full Name NAMBA, Minoru
(Surname in Block Letters)

Registration No. 10900

^V
Male - Female
(Check)

Age Jan. 15/1917

Former Address R.R.#1. Haney. B.C.

Date Evacuated April 11/42

^V
Naturalized - Canadian-Born - National
(Check)

Present Address Dominion City, Manitoba

^V
Married - Single
(Check)

Name of Wife (MITANI) Sumi #13740 file 2589

Name of Husband _____

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

Names of Children under 16 Linda Sumiko(F) 19/3/43

Requested by E.C.T.

Registered with Custodian
(Yes or No)

Additional Information Logger. Owner of Car 1938 Ford (light delivery)

REAL PROPERTY SUMMARY

File 1927

V.L.A. B.C. 110-P

JAPANESE NAME: Minoru NAMBA -- Reg. No. 10900

CATALOGUE NO: Part of The Director, The Veterans' Land Act first offer.

PROPERTY ADDRESS: R.R. # 1, Haney, B. C.

LEGAL DESCRIPTION: Lots 9 and 10 of W. $\frac{1}{2}$ of S.E. $\frac{1}{4}$, Sec. 22, Twp. 12, Map 5390, Municipality of Maple Ridge, District of New Westminster.

TITLE: In name of Minoru NAMBA.

ENCUMBRANCE: Mortgage dated 11th June 1940 in favour of Nettie May Hampton for \$350.00 at 7 %.
Vesting in Custodian 29th June 1942, No. 24214.

ASSESSED VALUE: 1943 - 15 acres.
Land \$1000.00
Improvements \$ 815.00 Total \$1815.00 Taxes \$35.82.

CLASSIFICATION: Assessed as improved land, but a representative of the Custodian has reported that the only improvement to the land was sufficient clearing for a 2 room shack and woodshed. There was no crop in 1942. This is confirmed by a statement on file by T. NAMBA.

HISTORY OF ADMINISTRATION: 1. Property not occupied in 1942. A lease was given by the Custodian to John Anderson for one year, from 18th April 1943, for \$60.00. This rental accrued to The Director, The Veterans' Land Act.
2. A discharge of the above mortgage had been given to H. Mensies, but not registered. The Custodian arranged for registration and clearance of title.

SOLD: To The Director, The Veterans' Land Act for \$203.00 as at 1st January 1943.
Approval by Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Minoru NAMBA, the sale price of \$203.00 less Certificate of Encumbrance \$1.00, registration fee \$3.00 and legal fee \$15.00. Net amount released \$184.00.

TITLE: Included in Certificate of Title 169513-E issued March 22nd, 1944.

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

DATED October 31st, 1945.

Jackie Thompson

PERSONAL PROPERTY SUMMARY

File No. 1927

12th November, 1945

Re: NAMBA, Minoru - Reg. No. 10900

CHATELS: This file reveals no interest in chattels or any restricted Specified Articles. The R.C.M.P. report shows this Japanese owned a 1938 Ford Truck but this must have been disposed of prior to the order-in-council date as it was not brought under control by the Custodian.

BONDS & INVESTMENTS: The above Japanese declared four \$5.00 War Savings Certificates in his possession. They were not brought under control by the Custodian.

LIFE INSURANCE: The above Japanese declared a Manufacturers Life Insurance policy for \$1500.00 under which his father is beneficiary. The policy is said to be in a Safety Deposit box at the Bank of Montreal, Haney, B.C.

This Insurance policy was not brought under control by the Custodian.

SAFETY DEPOSIT BOX: The above Japanese declared a Safety Deposit box at Haney, B.C. This was not brought under control by the Custodian.

This file reveals no other Personal Property interest.

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

Dated: November 13, 1945
WEA:EH

.....*W.E. Lunn*.....

LIABILITY SUMMARY

File No. 1927

10th November, 1945

Re: NAMBA, Minoru - Reg.No. 10900

This Japanese declared no liabilities and the only one mentioned on the file is one for \$300.00 against K. NAMBA which was secured by a mortgage against the property owned by the above Japanese.

This mortgage had been paid off prior to evacuation and the title was cleared by the Government.

This file reveals no other liabilities.

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

Dated:
WEA:EH

November 10th, 1945

W.E. Ruman

June 27, 1942,
R.R. # 1,
Honey, B.C.

I the undersigned do hereby
certify that Kainatomaru Nanka,
the original purchaser of the property
described as lots nine and ten (9 &
10) of a subdivision of the West half
(W $\frac{1}{2}$) of the South East quarter (S.E. $\frac{1}{4}$) of
Section twenty-two (22) Township twelve
(12) Map No. 5390, New Westminster District,
has given me the power of attorney
to act on his behalf with all
transactions involving the above
stated property.

Witness:

J. Nanka.

T. Nanka

SCHEDULE A
ESTIMATED MARKET VALUE

DESCRIPTION OF PROPERTY:

Lots Nine (9) and ten (10) of the West half of the South East quarter of Section Twenty-Two (22) Township Twelve (12) Map Five Thousand Three Hundred and Ninety (6390) in the district of New Westminster.

STATE OF PROPERTY:

Unimproved except for one small dwelling house constructed in 1939.

ESTIMATED MARKET VALUE

\$100.00 per acre

The estimated market value of the above property is made in comparison of the going market values of the adjacent properties. The several properties lying directly east of the above described property, were originally purchased at \$100.00 per acre around 1920. These were owned and cultivated by a Mr. Makino, a Mr. Kajiura, a Mr. Isoshima and a few other occidental property owners. These same properties had a considerably higher market value in 1943 owing to the fact that they had been subjected to a great deal of cultivation and structural improvements. The property adjacent to the south west, owned and cultivated by a Mr. T. Oka, was purchased in the undeveloped state around 1929-30 for \$225.00 per acre owing to a more favourable location in relation to the main highway and the artificially high market of the time. Those that lay to the north and more remote from the main thoroughfare were still undeveloped as at 1943, but being offered at \$80.00 - \$90.00 per acre. Since evacuation, I do not believe anyone has purchased these lands for agricultural purposes. The properties lying between half and a mile farther west, were valued and sold to their owners at \$200.00 - \$225.00 around 1925-30. Since then, the market value of all these properties have fluctuated, but in 1943 they still had a minimum market value of the above given amounts.

In view of the above data, I feel justified in making an estimate of \$100.00 per acre for the property in question.

1927
10457
OFFER TO LEASE JAPANESE PROPERTY.

File No. _____

Place _____

Custodian of Enemy Property,
Vancouver, B.C.

Date May 18/43

Re: Anderson Property.

19th Ave.

I hereby offer to lease the above described property
on the following basis:

Term: From April 18 1943 to April 18 1944.

Cash Rental: \$ 5.00 per month to be paid as follows:

\$ 10.00 June 18/43 and \$ 5.00 each 18th of
the month following

Lease to include all land and buildings, - except: _____

Other special conditions (if any): _____

The following taxes will be payable by me:

Land & School Taxes: Irrigation Taxes:
Dyking or Drainage Taxes: " Tolls:
Domestic Water Rates:

(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities
in which His Majesty is presently engaged shall have ceased the
Lessor may terminate this lease by giving the Lessee one(1) month's
notice in writing to vacate the premises, and such notice having
been given this lease shall terminate at the end of the said month
notwithstanding that it may not be at the end of the current year
of the tenancy.

Full Name: J. Anderson

I recommend that Lease on the
above terms be approved.

Address: 112 Main St

Field Supervisor,
Soldier Settlement of Canada.

JOHN

This Indenture

Made in duplicate the 5th day of May in the year of Our Lord one thousand nine hundred and forty-two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT" #1927

Between:

MINORU NAMBA

of the town of Haney, in the province of British Columbia. Farmer.

Insert full Name, Address and Occupations of parties.

hereinafter called the "Lessor" of the First Part:

And

EUGENE MERRILL GILLAND

of the town of Haney, in the province aforesaid. Prop. Berryland Fruit and Dairy Farms.

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of Maple Ridge, in the province of British Columbia, and more particularly known and described as Lots Nine (9) and Ten (10) of the West Half of the South East Quarter of Section Twenty-two (22) Township Twelve (12) Map 5390 in the District of New Westminster.

*Consented
see Lease*

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

From the 5th day of May one thousand nine hundred and forty - two for the term of Two Years thence ensuing.

Yielding during the said term therefor the rent of One Hundred Twenty(120) Dollars,

of lawful money of Canada, payable on the following days and times that is to say: \$5.00 per month, the first payment to be made May 5, 1942, and \$5.00 on the fifth of each and every month thereafter until May 5, 1944.

the first payment to be made on the 5th day of May, 1942

That the said Lessee covenants with the said Lessor to pay rent; ~~and to pay rates~~ and to pay rates for water, electric light, gas and telephone.

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Proviso for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Proviso for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness
Street Address
City or Town
Occupation

MINORU NAMBA
T. NAMBA Agent (Signed)~

Netrd

194

1921

—TO—

Statutory Lease

SHORT FORM

The Charter & Street Co. Limited, Law Printers and Stationers
Tottenham, N.C. Form No. 2

COPY FOR FILE

File No. 1927

MORTGAGE

NATURE OF ENCUMBRANCE or
 (registered) (unregistered)

Name of Owner of Property Reg. No. 10,900
 NAMBA, Minoru

Address 2838 Trunk Road, Haney, B.C.

Occupation Logger Age 25

Registered Owner of Property G.T.No. 148377-E
 Minoru NAMBA

Property:

Property Address 18th Avenue, Haney, B.C. Map Maple Ridge

Legal Description Lots 9 and 10 of W. 1/2 of SE 1/4 of Sec. 22, Twp. 12,

Map 5390 L.R.O. 81903-C

Nature of interest

Particulars of Encumbrance:

Date 11th June 1940

Parties to document:

Name Minoru NAMBA Mortgagor

Address now at Emerson, Man. c/o Mr. M. Peto.

Name Netty May Hampton Mortgagee

Address Haney, B.C. R. R. No. 1

Principal Amount \$350.00

Terms of Payment ALL PAID OFF
 SEE OVER

..... Rate of Interest 7%

Arrears, if any: Principal Interest

Balance owing as at this date

Standing of Taxes: Arrears Current

Insurance:

(1) Agent Company

Policy No. Amt. Prem Exp. Date

(2) Agent Company

Policy No. Amt Prem Exp. Date

Nature, particulars and whereabouts of unregistered documents, if any:

Dated at this day of A.D. 1942.

CERTIFIED CORRECT:

 (Signature)

1927
10920

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/110P
File No. (JL-274)

Vancouver, B.C.

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

NAMBA, Chinook

Dear Sir:-

Re: Lots 9 and 10 of the W¹ of the SE¹
of Sec. 22, Tp. 12, Map 5390.
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 169513-X 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	- \$ 203.00
Less arrears of taxes to January 1st, 1943,	- \$ -
Amount paid to Secretary of State	- \$ 203.00 /

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
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. 1927

Reg. No. 10900

506 Royal Bank Building,
Vancouver, B. C.

Mr. Minoru NAMBA,
c/o P. Kyle,
Winnipeg City, Manitoba.

MAY 12 1944

Dear Sir:

Re: 2838 Trunk Road, Hancy, B. C.
Municipality of Maple Ridge, Lots 9 and 10 of the W. 1/2
of the S.E. 1/4 of Sec. 22, Township 12, Map 5390,
District of New Westminster, C. of B. 49836.

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	203.00
Add:	
Unexpired insurance premium as at January 1st, 1943	203.00
Less:	
Tax arrears to December 31st, 1942	3.00
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	200.00

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.

U

1943

Jan. 1 Credit re Sale of Property
Land Registry Office C/E

Debit

Credit

Balance

\$200.00

\$1.00

\$1.00

\$200.00

CR \$199.00

BC 110-P
BC 2671-B

BC/110-P
BC/2671-B

Page 1

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

Farm Appraisal Report

File No. JL-274

Land Description Lots 9 & 10, W $\frac{1}{2}$ -S.E. $\frac{1}{4}$, Sec.22, Tp.12.

Containing 15 Acres

Owner's Name NAMRA, Ninoru Post Office Address R.R., Haney, B.C.

Nearest Rail Point Haney - C.P.R. Distance 3 miles

Market Town Haney - 3 miles; New Westminster - - - Distance 23 "

Church (give denomination) All in Haney Distance 3 "

Nearest School A. Robinson (Public) Distance 1 $\frac{1}{2}$ "

State how property was identified: Post on adjoining property and map check.

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

Yes - it fronts on 19th Avenue. Good Municipal gravelled road.

Is this district a good one? Very undeveloped just here, as yet.

Employment opportunity Limited to Cannery, Brickyard and 2 mills - 1 $\frac{1}{2}$ -5 miles.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Nil Value \$

Water supply: 2 shallow dug wells and winter creek in Ravine. Value \$

BUILDINGS ON FARM

EXHIBIT No. 1370-3
DATE 8 June 1948
J. W. H. Hinton

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	14 x 18	Frame	10'	Shgl.	2-3	Cedar posts	Quite good.	60.00
	X							
	X							
BARN	X							
	X							
BARN	X	There is a pole & split cedar woodshed of no assessable value.						
	X							
GRANARY	X							
	X							
	X							
	X							

Nearest Electric Light 440 yds. South on Dewdney T. Road.

Total present day value \$ 60.00

Total Value Buildings add to farm \$ 60.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it

habitable? Such as it is, it is at present neat and clean.

\$

Describe the basement and chimneys: No basement; stove pipe chimney

No. rooms downstairs? 2 Upstairs? - How finished Lined with flooring (good).

Are buildings painted? No. Condition of paint -

Distance from nearest bush Quite close.

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

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
	None actually cleared.					
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, 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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
.75	Level	Sdy. loam, Clay.		Stump, burn and	100.00	20.00
13.25	"	10"-1'	"	break Clear bush.	150.00	10.00
						15.00
						132.50
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	
est. 1.	Ravine			Brush grown	-	

Total value of Land \$ 147.50

Total added by buildings to value of farm \$ 60.00

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

Total value of farm \$ 207.50

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

Owner away. Custodian Notice posted. None actually cleared.

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

Most anything common to the Coast, will thrive here.

Noxious weeds:

Some Canada thistle.

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

Maple Ridge Municipal - Land, School & Library.

\$35.82.

Date: June 15, 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 12th day of June 1942.

Inspector's Signature

"T. GODFREY"

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

JL-274 - T. NAMBA

Farm Appraisal Report

Remarks

Vacated. A very ordinary bush tract with lots of domestic alder firewood. Logged off probably during last 20 years. The heavy Conifer stumps and dead-fall still in the ground. The Municipality has much similar land in Tax Sale.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

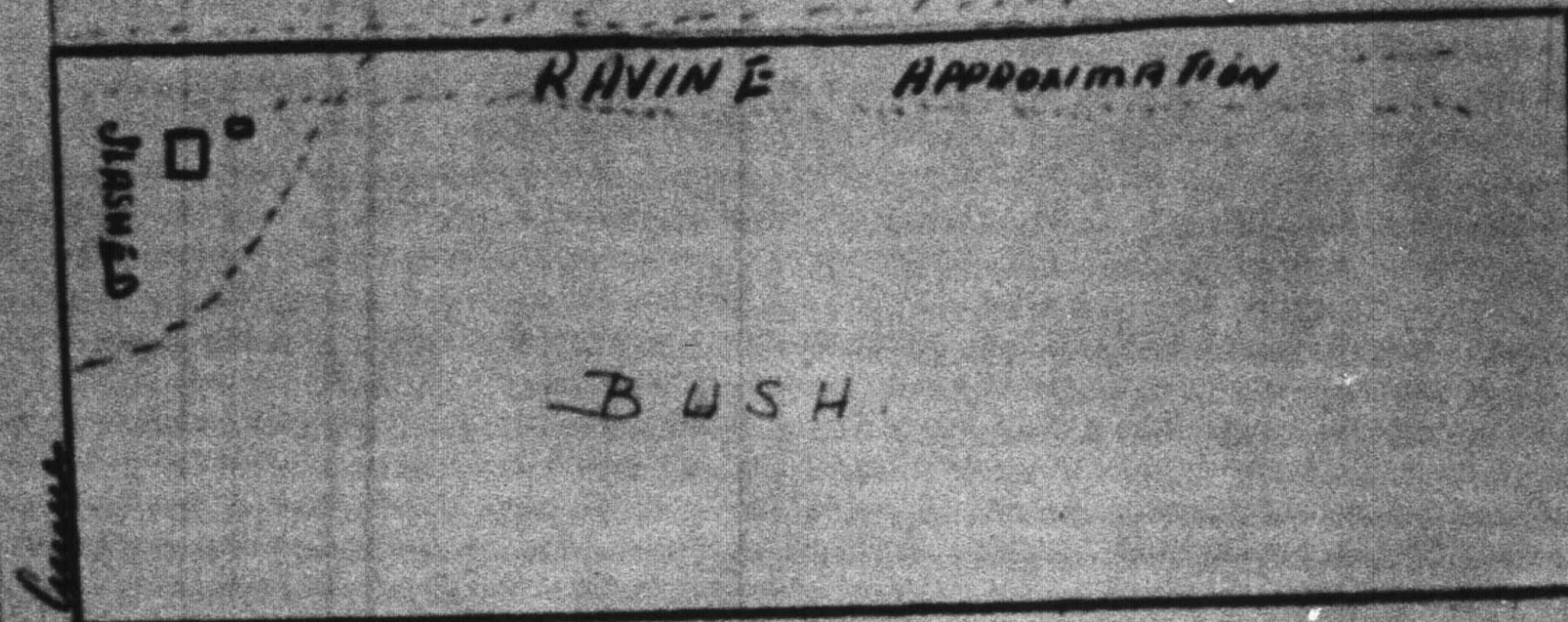
Present Value

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

Total \$ _____

Amount fruit trees add to value of farm \$ _____

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present
value is \$ 200.00

Date 16th June 19 42.

"I.T. BARNET"
District Superintendent.

June 20th 42.

Mr Richardson

I have seen Akira
Namba regarding the property owned by
his brother ^{MINORU NAMBA} Minoru (now in sugar beet
camp at Emerson, Manitoba)

Akira will write to
his brother today by air mail asking
for full particulars, but owing to
censorship, thinks it will not
be possible to obtain a reply
before a week or ten days at
least.

Sept 28/43
These were in duplicate
PP 76 1 mg
cop.
Spain

Please file this
under Minoru Namba.

June 27, 1942.

L.R. # 1,
Hany, O.C.

I the undersigned do hereby
certify, that my eldest son
Minoru Namba has signed
a power of attorney in my favor,
to be exercised on his behalf
with respect to the property
described as: Lots nine and ten (9 & 10)
of a subdivision of the West half ($W\frac{1}{2}$)
of the South East quarter ($S.E\frac{1}{4}$) of
Section twenty-two (22) Township
twelve (12) Range No. 5390, New Westminster
District.

T. Namba

Witness:

A. Namba.

OFFICE OF
RECEIVED
SEP 13 1942

7 file
1927

Richardson
Haney, B. C.
Sept. 15/42.
Ian MacP.

Mr. Ian Macpherson,
Little Eyaminar.

Dear Sir,

On Aug. 26th. 1942. J. Namba
paid me the full principal and
interest on the mortgage held by
me on the following property:
Lots 9 and 10, W. $\frac{1}{2}$ of S.E. $\frac{1}{4}$ of Sec. 22
Twp. 12, Map 5390, and I signed
a release of his mortgage.

Yours truly,
(Mrs) Nettie May Hampton.

November 30, 1942.

MEMORANDUM

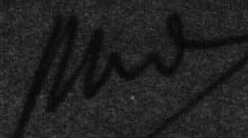
File No. 1927	NAMBA, Minoru	Reg. No. 10900
File No. 6955	NAMBA, Toyomaru	Reg. No. 14977

On File No. 1927 there are declared for M. NAMBA certain lands on a J. P. form signed by Proxy. On the form signed by M. NAMBA himself he declares nothing.

Attached to the Proxy J. P. form is a "Certificate" signed by T. NAMBA which is copied herewith for 6955, referring to Kamatomaru NAMBA. The signature to this certificate appears to be identical with that of the declarant on File No. 6955. These lands are registered in M. NAMBA'S name.

There is no file found for Kamatomaru, and inquiry is being made of the police as to who he is.

It at present appears as if M. NAMBA is a trustee for K. NAMBA without power to administer, K. NAMBA having delegated that power to T. NAMBA, but this situation needs clarifying.


H. Russell.

FEB/43

6955

December 8, 1942.

Mr. Toyonori Namba
Reg. No. 14077
Sloan Extension, B.C.

Dear Sir:

We find that Lots 9 and 10 of the West half of South East quarter of Section 22, Township 12, Map 5390, Maple Ridge, District of New Westminster, are registered in the name of Minoru NAMBA.

It appears as if the true owner of this land is Kamatomoru NAMBA. If this is correct then Minoru NAMBA is a trustee for Kamatomoru. Mr. Toyonori NAMBA declares that he holds a Power of Attorney from Kamatomoru to act in all transactions respecting the land mentioned.

No Power of Attorney from Kamatomoru would be of any use to control lands registered in the name of Minoru.

A mortgage appears on the title in favour of Betty May Hampton. We have a letter from Mrs. Hampton stating that this mortgage is paid and that she handed Mr. T. NAMBA a discharge last August.

In order to clear the title this discharge must be registered in the Land Registry Office.

It is the wish of this office to give effect to the wishes of owners of property so far as may be possible. In order to do this in the present case the following particulars are needed:

1. Who is Kamatomoru and what is his address? If in Canada what is his age? *See file*

2. Does Minoru NAMBA acknowledge that these lands, while registered in his name, are the property of Kamatomoru? *Yes*

3. Does he wish that they be administered for the benefit of Kamatomoru? *No*

4. What are the terms of the Power of Attorney from Kamatomoru to Toyonori? We should have a copy of this on file, whether written in English or in Japanese.

5. Is it desired that Mrs. Hampton's mortgage remain charged against this land? If not the discharge should be sent to this office or to the Land Registry Office with enough money for registration.

File No. 1927
6929

January 22, 1943.

MEMORANDUM

To: Mr. Ian Macpherson.

From: P. H. Russell.

Please see T. RAMBA'S letter of January 4 in which
he says that a mortgage shown on C. E. Dated 25/8/42 #49836,
File No 1927 was discharged on 31/8/52. Please verify and if
so obtain C. E. showing Clear Title.

PHR/CD

*See Copy 12/1/43
on file. Discharge
plutro not registered.*

Copy
Original on 6955.

Slocan City,
January 4th. 1942.

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

Dear Sir:

In reply to your letter of December 8, 1942 -- file # 6955
re: Toyonori Namba Reg. # 14077, the following information is submitted
for your reference.

1. Kamatomaru NAMBA has been in Japan for the past three or four years.
2. The property is not that of Kamatomaru, because although he was the original buyer, all the necessary funds were provided by Toyonori Namba for the first payment, and Kamatomaru after a few years gave up the whole property as a poor investment and went back to Japan for his health, leaving everything regarding the said property in the hands of Toyonori NAMBA, with a absolute power of attorney covering the property. Then Toyonori NAMBA completed payment on the property and redeemed the mortgage on the same. Then he registered the said property in the name of his son Minoru NAMBA.
3. We have asked Minoru NAMBA whether the property should be administered for the benefit of K. NAMBA, and his reply was that the property now registered in his name should be left as such and not be administered at all. It may however, be rented out at the discretion of the Custodian.
4. Re: the power of attorney in favour of Toyonori NAMBA, made by Kamatomaru NAMBA: We have already written Mr. Hal Menzies, Notary Public HANEY, B. C. who has the same at his office, requesting him to forward a copy of it to your office at his earliest convenience, so it should be forthcoming within a few days.
5. There is no desire to leave the mortgage charged against the said property, and steps have already been taken prior to evacuation, with respect to the registration of the discharge. On the title to the property, the record shows that the Release was recorded on August 31, 1942 numbered as 34011, signed by Mr. E. S. Stokes. As for the registration of the discharge, funds and all particulars have been left in the hands of Mr. Hal Menzies of HANEY, B. C. We have also requested that the matter of the discharge be looked after if not already completed.

6. Finally, it is the request of Minoru NAMBA, that the said property be left in his name, and no further transfers be made.

P.S.

I request your pardon for the tardy reply: the reason is that Minoru NAMBA is at present a resident of Dominion City, MANITOBA, and a considerable amount of time was needed in order to get in touch with him through the Mail Censors. If there is any further question with respect to the above matter, we will try to help in providing whatever information that may be necessary.

Yours Truly,

Toyonori NAMBA

Signed:

Toyonori NAMBA Reg. No. 14077.

1927
6955

January 22, 1943.

Mr. Toyonori Hanba,
Reg. No. 14077,
Slocan City, B. C.

Dear Sir:

Thank you for your letter of January 4 which appears to clear up the questions about which we were in doubt.

The land being registered in Minora's name, and the apparent evidence of other interest existing having been disposed of, the way is clear for handling this property for the sole benefit of Minora.

We should point out that in our law, when a Power of Attorney exists it is usual that the benefit go to the person creating the power, in this case Kamatomaru. That is why explanations were necessary.

Yours truly,

P. H. Russell.
Administration Department.

PHR/CD

File #1927

46 P. Kyle

Dominion City, Man
January 17, 1943

Dept. of the Sec'y of State
Office of the Custodian
Japanese Evacuation Section

File no. 1927

6955

EVACUATION SECTION	
Re	JAN 25 1943
File	6.1927
Att	
Rec'd	

Registration no. 10900

Dear sir,

In answer to the letter of Dec. 8, 1942 concerning lots 9 & 10 of the west half of south east quarter of section 22, township 12, range 5390, Maple Ridge, district of New Westminster

Mr. Kamatomaru Namba is now in Japan and has been there for about 3 yrs. He is 43 years of age.

In answer to the question about the property being that of Kamatomaru Namba's registered in my name — yes, that is the case but I do not wish ~~it~~ to have the same administered in his favour

My father Mr. Toyonori Namba is the one who paid every thing for it, so his transfer of the same in my favour is perfectly justified and I have the perfect right to the property.

As far as the terms of the power of attorney in favour of Mr. Toyonori Namba is concerned, Mr. Hal Menzies of Vancouver, B.C. has a copy of it in his file. I will ask him to forward it to you immediately.

With reference to the registration of the discharge of the mortgage, all matters were left in the hands of Mr. Hal Menzies, who was supposed to have registered that discharge. I will also ask him about it, because I do not wish to have that mortgage left outstanding against the property.

Finally the property is to be left in Minoru Namba's name without any further transfers. Yours truly
M. Namba.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Minoru Namba

File No. 1927

Reg. No.

Company Manufacturers Life Ins. Co.

Agency Vancouver

Policy No. 661,269

Premium - \$ 54.55

Payable: Annually, Semi-annually or monthly

Month February

Day 26th

REMARKS:

1927

REGISTERED

14th November, 1945.

Mr. Minerva HOSHA,
Registration No. 10900,
Dominion City, Manitoba.

Dear Sir:

Your file has come under review and we take this opportunity of giving you a brief summary of our administration of your affairs.

Upon your registration with the Custodian on the 8th April, 1942, your assets in the Protected Area became vested in the Custodian. Real property registered in your name in the Municipality of Maple Ridge came under our administration, however, because of the condition of the house and the fact that there was no cultivated land, a tenant could not be found, and therefore no revenue accrued to your account prior to its sale.

Your property was sold to the Director of Veterans' Land Act in accordance with the report sent to you on the 12th May, 1944, upon the back of which a statement of your account at this office was endorsed. Legal fees of \$15.00 in connection with the conveyance of your property were later charged to your account.

No claims were filed against you at this office, however, one in the amount of \$300.00, in security of which Betty May Hampton had a mortgage registered against the property, was found to have been paid in full, and the discharge of the mortgage left at Mr. Mensies' office at Haney. This discharge was filed with the Land Registry Office, clearing the title of the land.

You declared you were the holder of a number of War Savings Certificates and a Life Insurance policy. These were said to be in a Safety Deposit Box at Haney, and they were not brought under control by the Custodian.

Attached hereto please find a cheque in the amount of \$35.00 representing the balance held to your credit at this office, which sum is the \$50.00 referred to in our letter of the 21st September, 1944, at which time your funds were sent to you, less \$15.00 legal fees referred to previously.

It would appear that we have accounted for all the property of every kind left by him 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,
Administration Department.

WEA:HA
Enclosures (3)

NOV 28 1947

JL 274
BC 110 P
26718
1927
Eno 13

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

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

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

- (1) NAME Minoru NAKA (RCMP) Reg. No. 10900
(Printed Surname) Given Name
- (2) Pre-Evacuation Address R. R. No. 1, HANEY, B.C.
- (3) Present Address Dominion City Man.
- (4) REAL ESTATE
- (a) Street Address (if any) HANEY, British Columbia
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.) Lots 9 and 10 of the
West half of the South East quarter Section 22, Township 12
Map 5390 in the District of New Westminster, B. C.
(fifteen) acres of land
- (c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business
(iii) Business
(iv) Any other type of property (describe)
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole Ownership
- (e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - at 100.00 per acre - - - - \$ 1500.00
(ii) Buildings - Depreciated value - - - - \$ 300.00
(iii) If business, put value on business as going concern
(including land and buildings, tenancies, chattels,
fixtures, stock-in-trade, goodwill and accounts re-
ceivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just
fill in total value) - - - - - \$ 1800.00
(v) Amount at which Custodian sold property and credited your account - - \$ 203.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1597.00
NIL
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation _____
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) _____
- (c) How stored or packed at time of evacuation _____

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

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

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

Personal Property TOTAL CLAIM FOR PROPERTY LOSS \$ 2507.00
N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) - - - - - \$ 2507.00

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

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

DOMINION OF CANADA,
of
TO WIT;

I, (M. Namba) per. Akira Namba Att. of the 7385 C Denormandie St.
of Montreal, P. Q. in the Quebec
DO SOLEMNLY DECLARE THAT

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the city
of Montreal
in the County of Montreal
this 25th day of November
A.D. 1947.

Louis H. Rappaport C.S.C.
District of Montreal
A Commissioner &c.

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

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).

Montreal, P.Q.,

June 8th, 1948.

IN THE MATTER OF THE CLAIM OF
KINOSHITA NAMBA.

PROCEEDINGS AT HEARING.

APPEARANCES:

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

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

A. WATSON, Esq., Secretary.

MRS.F.L. HANDFORD, Official Interpreter.

A.G. VEITCH, Esq., C.S.R., Official Reporter.

2
H. Namba,
Ex Chief.
Discussion.

MR. QUINCY: This is an original claim, my lord, for
\$1,597.00, which has not been altered or amended,
for real estate.

THE COMMISSIONER: Proceed.

H. Namba, a witness called on behalf of
the claimant, being first duly sworn,
testified as follows:

DIRECT EXAMINATION BY MR. QUINCY:

10 Q Mr. Namba, would you take communication of a real
estate claim for \$1,800.00 original claim, less
\$203.00, received from the Custodian, leaving a net
balance of \$1,597.00, this claim bearing your
signature, identify your signature and identify the
claim and file the form as Exhibit 1?

A Yes.

(PARTICULARS REAL ESTATE, FARM LAND, MARKED
EXHIBIT NO. 1).

Q Who is Winora Namba? A: My brother.

Q Where is he living at present?

A Winnipeg City, Manitoba.

20 Q Have you been communicating with him since this
claim was first put in the records of the Commission?

A Yes, sir.

Q When was your last communication from him?

A From him to me?

Q Yes, approximately? A: About a
month ago.

Q Have you personal knowledge of this claim?

A Yes, sir.

30 Q Are you authorized by your brother to represent him

3
H. Hanks,
In Chief.

before the Commission?

A: I have sent

him a wire and I have not received a reply.

Q Would you be prepared to file as Exhibit 2 a signed power of attorney from your brother to you?

A I would.

THE COMMISSIONER: I will give you leave to file it when received.

(POWER OF ATTORNEY MARKED EXHIBIT NO. 2).

MR. QUINCY: Will my friend tender the farm appraisal report?

MR. HUNTER: I tender the Soldier Settlement Board appraisal as Exhibit 3.

(S.S.B. FARM APPRAISAL REPORT MARKED EXHIBIT 3).

MR. QUINCY: There is nothing else, my lord.

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

There are no questions.

MR. QUINCY: Q Is there anything else you wish to add on behalf of your brother?

20 A Nothing at all.

Q You will undertake to file this power of attorney as soon as you received it?

A To whom shall I send it?

Q You will send it to my office and I will forward it to the proper authorities.

Thank you.

THE COMMISSIONER: Q: Before you leave the witness stand, I notice in your chain form you describe the property as a 15 acre parcel of which one-half an acre is cleared?

30

A: About half an acre.

Q Yes. When was it acquired by your brother? I notice reference is made to the clearing having been done in 1938. Here it is. It was bought by your brother in 1947.

A: No. It was not my brother originally. My cousin owned it and my brother bought it from my cousin.

Q When did your brother buy it from your cousin?

A In 1940-41, or around there.

Q What was the purchase price which your brother paid?

10 A The property was transferred to him for \$1.00.

Q Pardon? A: One dollar.

Q Just a nominal consideration. Do you know what it cost your cousin when he bought it?

A He paid \$700.00, I believe.

Q And that was in 1937?

A Yes, sir.

Q And there was a dwelling on it, and shed, in 1940?

A Yes.

20 THE COMMISSIONER: Any questions counsel desire to ask in view of those I have put to the witness?

MR. HUNTER: No, my lord.

MR. QUINCY: I would wish to ask one question.

Q You say the property was purchased by your brother in 1940. Was that the time at which his house was built?

A: No. The house was built prior to that time.

Q Because it says in the claim that the house was built in 1940 and the shed was built in 1940?

30 A Could I check in some way when the actual transfer was made?

A. Kamba,
Rc-Direct Exam.

Q The date of purchase from Mr. Lily, \$700.00.

A It was shortly before the transfer of this property was actually made to my brother, the house, the clearing was already there, and my brother had it transferred to him for the sum of a dollar because the party who originally owned it was leaving.

Q The party who originally owned it was leaving?

A Yes, sir.

10 Q Did your brother do the clearing, himself, or was that done before he acquired it?

A It was already done.

Q I see. Is there anything else you wish to add in this respect?

A: No, sir.

THE COMMISSIONER: Q: One further question. In reading the farm appraisal report by the Soldier Settlement Board appraiser, I notice he makes this remark relative to the property:

20 "A very ordinary bush tract with lots of domestic alder firewood, logged off, probably during the last 20 years. The heavy coniferous stumps and deadfall still on the ground. The Municipality has much similar land in tax sale."

What have you to say in regard to the comment which I have read to you? First of all, what was the nature of the growth on the uncleared portion? Was there still heavy clearing to be done?

A Insofar as the stumps referred to there are to be removed, that is heavy clearing, but apart from that it is mostly slashing the six inch alder.

30 Q You will observe the appraiser has referred to it as

comparable to a great deal of land which the Municipality has available for sale, land available for tax sale. What have you to say to that?

A I do not know.

Q Of course, your knowing the area about Nancy as I do, there is a great deal of land which is undeveloped?

A That is true.

Q Much of which has gone back to the Municipality for taxes. Is this comparable land to tax sale land held by the Municipality?

A It all depends in what district these stretches are. In this district the gentlemen who originally owned that owned a large stretch of land. A lot of it was being taken back because he was unable to meet his taxes. For the same reason we were able to buy it from him at a reasonable price.

THE COMMISSIONER: That is all.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

A. G. Veitch
A. G. VEITCH, S. S. R. F.
OFFICIAL REPORTER.

DEFENCE BRIEF

Minoru NAMBA

File No. 1927

Case No. 1370

V.L.A.
Montreal, P.Q.
June 8, 1948.

REAL PROPERTY CLAIM

1. Real Property Claim

\$1800.00

Appraised at

\$207.50

Sold for

\$203.00

(a) Witness - T. GODFREY - V.L.A. Appraiser.

Question of fair value only.

(b) Property owned wholly by claimant.

Note: Claim presented by Akira NAMBA -
brother of claimant. Power of attorney
filed.

Legal Description of Property -

Lots 9 and 10, W $\frac{1}{2}$ - S.E. $\frac{1}{4}$, Sec. 22,
Tp.12 (Haney).

Summary of Defence Witnesses

T. Godfrey

Where Required

1 (a)

JLG/mw

Name of Claimant **NANDA, Minors**Case **1978**Custodian File **1987**

<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 % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					803.00	327.04				327.04
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										327.04

1927

November 21st, 1950.

Mr. Minoru KAMRA,
Dominion City,
Manitoba.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1970

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 ... \$327.04.

Cheque in your favour is enclosed for \$292.15
and we have paid the Co-Operative Committee \$ 34.89
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGB/js
1 encl.