Name of Claimant MORIYAMA Toyoki Case 475

Custodian File 2861

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 Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					137.00		83.35				83.35
					491.00		348.23				348.23
					874.00		539.44				539.44

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	

TOTAL RECOMMENDATION	971.02

CASE NO: 475

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA, 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Vancouver, B.C.,

October 4, 1949.

IN THE MATTER OF THE CLAIM OF

TOYOKI MORIYAMA

PROCEEDINGS AT HEARING

APPEARANCES

D. T. B. BRAIDWOOD, Esq., and J. C. CAMPBELL, Esq.,	appearing for the Dominion Government.
R. J. McMASTER, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D. F. CHRISTIAN, Esq.,	Official Reporter.

DAVID WILLIAM STRACHAN, already sworn:

DIRECT EXAMINATION BY MR. BRAIDWOOD:

Q Mr. Strachan, I will give you the address and perhaps you can point out to his lordship the approximate location. This is at 3938 Silverdale Road.

A That is the house number?

Q Yes. It is Lot 7 of the southwest quarter of Section 20. A: That is on the Silverdale Road here, (indicating).

MR. BRAIDWOOD: My lord, might we mark each lot with the case number?

THE COMMISSIONER: That would be very satisfactory, ifyou can manage it.

MR. BRAIDWOOD: The witness has identified 475, my lord.

Q I take it from your former description that is not in the Village of Mission.

A No.

Q Would that fall in the category of being located adjacent to the Village of Mission, so as to enhance its value or not?

A Yes, it has some value that is due to proximity in lot value, not in subdivision value.

Q It has no subdivision value?

A No, not at the present time.

THE COMMISSIONER: Q: Is that place about a mile from the centre of Mission?

A I beg your pardon?

Q How far from the centre of Mission is that property?

A From the heart of Mission, that would be approximately as near a mile as it is possible.

MR. BRAIDWOOD: Q: Is that a developed area or an undeveloped area? A: This area is well developed. Most of it is right through there, (indicating), to the Wren Road, for small holdings of soldiers, and houses have been built and they have bought these holdings.

THE COMMISSIONER: Q: You say that property has no subdivision value; simply value as farm land.

A Yes. I am referring to lots, now. There have been small one and two acre lots in the region which have been sold to soldiers.

MR. BRAIDWOOD: Q : On a farm basis?

A Yes, on an acreage basis.

MR. BRAIDWOOD: Does your lordship have any more questions on that parcel?

THE COMMISSIONER: I think not.

MR. BRAIDWOOD: The next is Case No. 478.

(See page 4 of Case No. 478 - discussion re completeing individual cases.)

CROSS-EXAMINATION BY MR. McMASTER:

Q Case 475, Mr. Strachan, that is the property you identified in the Municipality of Mission.

A Yes, I identified it generally.

Q That is identified on the map?

A Yes, and I know generally the whole district in there.

Q And that property is situated in a district where there are a lot of small holdings?

A Yes.

Q That property is 18 acres, or was at the time the

Japanese was evacuated? A: Yes.

THE COMMISSIONER: Wait a moment. Are you correct? My information is it is 7.5 acres.

MR. McMASTER: Q: What is the legal description again?

A Lot 7 of the southwest quarter of 20.

THE COMMISSIONER: Q: Is it not Lot 3 of the southwest quarter of 20?

A Lot 7, isn't it?

MR. BRAIDWOOD: Yes.

THE COMMISSIONER: Before proceeding any further, I think counsel had better get together on this before we all get confused.

THE WITNESS: 7 on this map would include more than the 475 you mentioned.

THE COMMISSIONER: I probably was wrong.

MR. McMASTER: It would appear that there is more than one property here in this case.

THE COMMISSIONER: There are four properties.

MR. BRAIDWOOD: My notes on this matter are that your lordship has already decided most of these properties.

THE COMMISSIONER: Yes, but now that we have Mr. Strachan here, I think it is going to be very helpful for me to hear from him, because I am not holding myself bound by any conclusions I made based on the other evidence we had. Will you look at your file, Mr. Braidwood, and see if we have a Soldiers Settlement appraisal? We must have.

MR. BRAIDWOOD: We have five of them.

THE COMMISSIONER: I cannot find it on this, if it is three acres. Lot 7 is 6.12 acres.

MR. McMASTER: And there is another property of 1.37 acres, my lord.

THE COMMISSIONER: Now, I think we had better make sure we are all talking about the same property before you start to examine at all.

MR. BRAIDWOOD: There are two parcels on Lot 7, which amount to-- one amounted to 6 acres and one amounting to 1.37 acres.

THE COMMISSIONER: But my note on this particular property within the limits is-- that is the gas station property-- that it comprises three acres. I may be wrong in that. It is 12 city blocks, in any case. It is that Soldiers Settlement Appraisal I want. Is it Moriyama or Shikaze we are dealing with?

MR. BRAIDWOOD: Moriyama, my lord.

THE COMMISSIONER: The parcel he claimed in respect of is 7.5 acres, being Lot 3 of the northwest quarter of Section 20. Do counsel agree with that?

MR. BRAIDWOOD: That is right. The property I had the witness mark was what we call property No. 2, which is Lot 7. There are two Soldiers Settlement appraisals for that.

THE COMMISSIONER: Is that the document marked Exhibit 10 on the original hearing?

MR. BRAIDWOOD: I can't see any exhibit marked, sir.

THE COMMISSIONER: The only Soldiers Settlement Board appraisal in the Commission file is for lots 1 to 12 inclusive, Block 4, southwest quarter of Section 20.

MR. McMASTER: That is the Shigaze case, isn't it, my

lord? The confusion is, I went back to 475, being the first case dealt with.

THE COMMISSIONER: Is this the gas station property?

MR. McMASTER: No, my lord. This is the property in the District of Mission, which is about a mile from the centre of Mission.

THE COMMISSIONER: Yes, I recallit now. Perhaps I am getting not only myself confused, but also everybody else. Is it Lot 3 of the northwest quarter of Section 20?

MR. BRAIDWOOD: We had marked seven. We also have Lot 3, which I didn't deal with and my friend is going to deal with. I had parcel 3, which is Lot 3, marked as having been ruled upon by your lordship and I didn't deal with that property.

THE COMMISSIONER: That is so.

MR. McMASTER: We are dealing, then, only with Lot 7, southwest quarter of Section 20, in which there are two parcels -- one is 6.2 and one is 1.37.

THE COMMISSIONER: That does not appear to have been dealt with at all when it was heard on the 28th September. The only one dealt with was the 7.5 acre property.

MR. BRAIDWOOD: That appears to be so. I take it my friend was contented with what we were offering.

THE COMMISSIONER: I should say so, because thereis no claim made with respect to the other.

MR. McMASTER: I think I am at a disadvantage, because I don't know what Mr. Virtue dealt with or didn't, but I take it my friend is now discussing Lot 7, southwest quarter of Section 20.

THE COMMISSIONER: No, we are not interested in that at all. The only one Mr. Virtue took exception to was the 7.5 acre parcel, which, according to my notes, is Lot 3, northwest quarter of Section 20. I held I would make no recommendation.

MR. BRAIDWOOD: That seems to be my note, sir.

MR. McMASTER: Perhaps if my friend wants to deal with that, he hasn't dealt with it.

MR. BRAIDWOOD: I am not interested in it, if your lordship is making no recommendation.

THE COMMISSIONER: That wasmy conclusion at the time we finished. That is the only one on which any question was raised, in relation to Moriyama.

MR. BRAIDWOOD: That seems to be right. There is a leasehold property on this, too.

THE COMMISSIONER: Yes, but that is still in the air, waiting for some further evidence.

MR. McMASTER: I take it that aside from the leasehold question, there are no issues in this case.

THE COMMISSIONER: That is my understanding.

MR. McMASTER: Then I will proceed with 478. I am sorry to have given your lordship all the trouble.

THE COMMISSIONER: It is not surprising that we all get confused; such is the mass of stuff we have to deal with

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I hereby certify the foregoing to be a true and accurate report of the said proceedings.

Deputy Official Stenograph

CASE NO: 475.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
March 25th, 1948.

IN THE MATTER OF THE CLAIM OF
TOYOKI MORIYAMA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 475.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Lethbridge, Alberta,
March 25th, 1948.

IN THE MATTER OF THE CLAIM OF

TOYOKI MORIYAMA.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
A.G. VIRTUE, Esq., K.C.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

MR. VIRTUE: The next claim is Toyoki Moriyama, No. 21 on t the list, my lord.

THE SECRETARY: Case 475, Toyoki Moriyama.

TOYOKI MORIYAMA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Mr. Moriyama, I hand you statement headed "Real Estate" giving a description of your land with the improvements and buildings. Was that prepared by you with the assistance of your Interpreter?

A Yes.

Q Is that a true statement? A: Yes.

MR. VIRTUE: I will offer that as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUNTER: I don't wish to interfere with my learned friend --

MR. VIRTUE: I wish my learned friend would speak up so that I can hear him.

THE COMMISSIONER: I don't like this badgering between counsel. If counsel wish to address me, please do so. I don't like counsel to argue between themselves.

MR. HUNTER: I would like to get the land clarified. I do not think it is deliberate on my learned friend's part, but I think it is a mistake.

THE COMMISSIONER: There has been an amendment filed on December 22nd. The Secretary received a letter on that dated December 22nd proposing to amend the description found in lines 3 and 4 to Lots 3 and

4 of the South-East quarter of Section 30, Township 17, Map 2707, in the New Westminster District.

MR. HUNTER: We have had those amendments, my lord. I am talking about Exhibit 1.

THE COMMISSIONER: I haven't Exhibit 1 before me.

MR. VIRTUE: On Exhibit 1, I think perhaps what is troubling my learned friend, No. 5 of the list of Exhibit 1 is land which is not owned by this man but which is leased by him from Mr. Campbell. That is shown on Exhibit 1. Now if that doesn't clear up the situation, I will be glad to do anything in order to clear it up.

MR. HUNTER: I still don't understand it. I don't wish to interfere if my learned friend wants to go on, but our descriptions don't jibe.

THE COMMISSIONER: Just a moment until I get the document and see what it is all about. Now you have had Exhibit 1, Mr. Hunter?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: Which description is it that you are referring to now?

MR. HUNTER: The first one is all right, my lord, No. 1. No. 2 is all right, except I will have something to say on that later. No. 3 should be 18.03 acres according to our records.

THE COMMISSIONER: The description is correct, is it, the South-East quarter Section of 30, Township 17?

MR. HUNTER: This last one should be South-East and not North-West. Subject to that being changed, the acreage is satisfactory, my lord. And then the

third one, that will be all right now, subject to the area.

THE COMMISSIONER: The area is correct, is it, according to your records? I mean the third one is correct, is it?

MR. H UNTER: Subject to the acreage.

THE COMMISSIONER: Subject to the acreage?

MR. HUNTER: nYes.

THE COMMISSIONER: What about No. 4?

MR. HUNTER: I think it is correct subject to the acreage. It should be 7.5.

THE COMMISSIONER: How about the fifth one?

MR. H UNTER: I don't know anything about that at all.

THE COMMISSIONER: You have no record of the fifth parcel?

MR. HUNTER: No.

MR. VIRTUE: There is an explanation follows there, "Leased 1939, Mr. Campbell". It says that it is leased Mr. Campbell but it is leased from Mr. Campbell.

THE COMMISSIONER: How does he base any claim on land held under lease?

MR. VIRTUE: Well, I presume he had certain cropsgrowing on the leased land which he lost. That is my understanding.

THE COMMISSIONER: That is outside of the terms of reference because I have no authority to deal with crops.

MR. VIRTUE: Except that a leasehold interest in land might be worhh something just as is a freehold.

THE COMMISSIONER: But no leasehold interest would be

sold. Do you suggest that the Custodian sold the leasehold interest?

MR. VIRTUE: No, I believe the situation here is that the lease having been made on the 24th of November, 1941, and this man having gone ahead and planted it, that he then lost possession of it entirely and lost the value of his crop for that year.

THE COMMISSIONER: How do you found that under the terms of reference which relates only to the sale of land other than at a fair market value?

MR. VIRTUE: That may be so, sir.

THE COMMISSIONER: Well, subject to anything you have to say, Mr. Virtue, that will be my ruling that the terms of reference are not broad enough to include a loss arising out of the compulsory evacuation from a piece of leased land.

MR. VIRTUE: Well I think I would ask leave to reserve any argument that might be offered in that regard because I presume there will be a number of these cases before we get through.

THE COMMISSIONER: Well I would prefer to deal with it now. I do not want these things hanging over. If I could see any hope of a successful argument being advanced, I wouldn't hesitate, but the terms of reference are so specific.

MR. VIRTUE: Well I can't say anything more than that, sir. It amounts to this; that while the lease has not been sold by the Custodian, yet there is a leasehold interest there which had a value, and which interest has been entirely lost by the

claimant; that is what I mean to say on that.

THE COMMISSIONER: Well I hold against you on that, and if you choose to go to the Executive Council on appeal from my ruling, I would suggest that you should do so promptly.

MR. VIRTUE: Well I haven't any present intention in that regard. The only thing is if a great many of these cases develop as we go along where leasehold interests have been lost, then some representation would have to be made.

THE COMMISSIONER: I don't recall of any arising up to date, do you, Mr. Hunter?

MR. HUNTER: We had one other.

THE COMMISSIONER: I think I have a vague recollection of it and I think counsel abandoned it the moment it was called to his attention.

MR. VIRTUE: I filed the first exhibit, didn't I, Mr. Secretary?

THE SECRETARY: Yes.

MR. VIRTUE: Q: Now, I show you a list of personal chattels and you might look that over and see if that is correct and if it was prepared in the same way? A: Yes.

Q Is that a true statement?

A Yes.

MR. VIRTUE: I am going to file this in a moment, my lord, but I find that the first two items are for shares which I admit we cannot recover for in these proceedings, and, similarly, the last item is for shares, both of which we will withdraw, and that only

leaves the three items which I have bracketed here, no, four. A radio, a hop spraying machine, a hop disinfecting powder, and the dusting pump. I will come to those later on individually, my lord. I want to ask questions about them. I will now file that as Exhibit No. 2.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. VIRTUE: Q: Now, I show you what we call a brief statement of evidence required, and you might look that over and say if that was prepared at your request and with the help of your Interpreter?

A Yes.

Q Is that a true statement? A: Yes.

MR. VIRTUE: I will put that in as Exhibit 3, and I think I might as well make a little explanation there, my lord, for the record so that it will be understood. We found that there were four pieces of property there and it was impossible to draw it up giving the improvements clearly on each parcel without putting in a separate summary of evidence, so that you will find a separate summary covering each parcel.

THE COMMISSIONER: Very well.

MR. VIRTUE: I will now file it, sir.

(SUMMARIES MARKED EXHIBIT NO. 3).

MR. VIRTUE: Q: Now I want to ask you about the radio. You claim it was a 6-tube radio?

A Yes.

Q Now when you were evacuated, what did you do with that radio? A: I gave it in charge of the Pacific Association.

Q Pacific Co-Operative Association?

A Yes, sir.

Q Do you know what happened to it after that?

A I got a letter in '44. I received a letter to say that the Custodian didn't have the spray pump and the radio and they couldn't send it.

Q Well when you turned over the radio to the Pacific Co-Op, did you hear what happened to it after that?

A No, I didn't hear anything.

Q Now, with regard to the hop spraying machine, the hops disinfecting powder and the dusting powder, that is those three items there (indicating), will you say what you did with those at the time of your evacuation? A: I did the same as I did with the radio. In April, '42, I put it with the Co-Operative at the same time.

Q With the Co-Op? A: Yes.

Q Now, when you wrote the Co-Op about the radio and these other three items, what information did you get? What did they tell you?

A He told me that the Custodian had them and they no longer had them in their possession.

Q That is the Pacific Co-Op wrote and told you that the Custodian had these 4 articles?

A Yes, that is right.

THE COMMISSIONER: Now, of course, we can hardly accept that statement as evidence of the fact. It is evidence of this man's knowledge. What does the Custodian have to say about that? Did he ever get them from the Pacific Co-Op?

MR. HUNTER: No, my lord.

THE COMMISSIONER: Then it willbe necessary for the claimant to call the Pacific Co-Op to prove what they did with it.

MR. VIRTUE: We might have to do that later, but I think my learned friend will find that they have a different statement in their file as to what happened to these three articles; that is, I believe they claim that they were sold by this man to the tenant, and that is what I am leading up to now, and I want to ask him about it.

THE COMMISSIONER: I see. All right, go on.

MR. VIRTUE: According to their file.

THE COMMISSIONER: All right.

MR. VIRTUE: Q: Now did you rent part of your property to a tenant named Mireau?

A I didn't rent anything to Mireau.

Q The name is peculiarly spelled - - J-m-i-r-e-a-u.

A I sold him my '42 berry crop.

Q You sold him your '42 berry crop?

A Yes.

THE COMMISSIONER: Now let us find out how you spell this name. I think the Reporter is going to be in some difficulty.

MR. VIRTUE: I think my friend has the lease, if he will produce it.

MR. HUNTER: I don't think we have any lease. We may have.

MR. VIRTUE: Q: At any rate you know the man I am speaking of, the man that bought your berry crop?

THE COMMISSIONER: For the purpose of the record, let us try to spell it. You had some document which you were reading from a moment ago.

MR. VIRTUE: I had what?

THE COMMISSIONER: You had some document that you were reading from a moment ago, Mr. Virtue.

MR. VIRTUE: What I have is a search we made of the Custodian's files.

MR. HUNTER: It is Mr. D. M-i-r-e-a-u.

THE COMMISSIONER: M-i-r-e-a-u.

MR. HUNTER: Yes, my lord.

MR. VIRTUE: Q: At any rate, did you sell the hop sprayer or the dusting machine or the powder, the disinfecting powder to this man Mireau?

A No.

Q All right, thank you.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the second parcel claimed for in Exhibit 1 was not owned by the claimant and accordingly is outside of the terms of reference. It is submitted that of the personal property claimed, none of it was declared and none of it was found by the Custodian. It is further submitted that it was left under the care, custody, control and management of some person other than the Custodian, accordingly it is excepted from the terms of reference.

THE COMMISSIONER: Just what was the situation in regard to this second property, that is the piece 1.37 acres?

MR. HUNTER: Yes, my lord, I will just give you the description or the information in regard to that. Here we are. The Moriyama claim of the 1.37 acres we have the confirmation of ownership here in the name of John and Annette McCracken. Search was made on the 15th December, '42.

THE COMMISSIONER: What is the name?

MR. HUNTER: John and Annette McCracken. There was also a certificate of encumbrance and a vacating certificate was filed by the Custodian in December, '43.

THE COMMISSIONER: Q: Moriyama, do you know a man called John McCracken? A: Yes.

Q Did you have anything to do with him regarding your 1.37 acre parcel of land?

A There was some negotiations about buying. I bought it for $175.00.

Q Did you ever get a conveyance from John McCracken of that parcel, a deed?

A This man was a very old man and he begged me to buy this property but I received no documents in connection with it at all.

THE COMMISSIONER: It will be for you, Mr. Virtue, to prove title there in order to recover on it.

MR. VIRTUE: Perhaps your Lordship might ask him if he paid Mr. McCracken for the land.

THE COMMISSIONER: Whether he did or not, you see from the Custodian's point of view he could never make title to it himself; the Custodian couldn't.

MR. VIRTUE: Except this, if the Custodian has sold this parcel of 1.37 acres.

THE COMMISSIONER: How could he? You see the Custodian has lands vested in him if they belong to persons of the Japanese race resident in the protected area.

MR. VIRTUE: I think then perhaps I will ask my learned friend through your Lordship if that particular 1.37 acres was sold by the Custodian along with the other land?

MR. HUNTER: No, it wasn't, my lord.

THE COMMISSIONER: I don't see how it could possibly be.

MR. VIRTUE: Of course if it wasn't sold, we couldn't claim for it, anyway.

THE COMMISSIONER: I will leave that thought with you and you will have leave to prove title. You can't do it now.

MR. HUNTER: Even if he could prove title, he would have no claim on the Custodian.

THE COMMISSIONER: That is true. It has never been sold, so that what you claim here has never been sold so that maybe it still is as between McCracken and the claimant.

MR. VIRTUE: If it was never sold by the Custodian, we have no claim. It is simply a case of his now clearing his title, and then possibly selling it with the permission of the Custodian.

THE COMMISSIONER: Yes. That is clear on the record in any case. Anything further, Mr. Hunter?

MR. HUNTER: I will give you the sale prices of the land, my lord. These are all V.L.A. sales. I do not know whether you wish this 1.37 acre parcel filed. It doesn't mean anything now because it

wasn't sold, but it was valued originally.

THE COMMISSIONER: No.

MR. HUNTER: So that I will file just the three appraisals, my lord, the Soldier Settlement Board appraisals, and the first parcel as shown on Exhibit 1 sold for $874.00. The second parcel --

THE COMMISSIONER: Now that will be the third, won't it?

MR. HUNTER: Yes. The third parcel sold for $275.00, and the fourth for $491.00.

THE COMMISSIONER: What exhibit number will the S.S.B. appraisals be, Mr. Secretary?

THE SECRETARY: No. 4, my lord.

(3 APPRAISALS MARKED EXHIBIT NO. 4).

MR. HUNTER: Q: Mr. Moriyama, you sold some farm equipment to Mr. Mireau? A: Yes.

Q I will show you a list as furnished by Mr. Mireau. Is that list correct?

A He says there were 14 stoves, not 8. I only sold what is down on this list. I did not sell the other articles.

MR. HUNTER: On this list, my lord, there is one spray pump and one duster. Now, whether those are the same things as he is claiming for, I don't know.

THE COMMISSIONER: You had better ask him directly and let us get it cleared up.

MR. HUNTER: May I have Exhibit 2, please?

(Exhibit 2 to Mr. Hunter).

A These aren't the same as the hop pumps. They are strawberry pumps. They are entirely different articles.

MR. HUNTER: I think that clears that up, my lord. The Custodian has no knowledge of these pumps claimed for whatsoever. I thought possibly these might be the same.

MR. VIRTUE: Then I will ask leave, my lord, later on to produce any evidence, if we are able to produce it, that the three articles we are claiming for were turned over by the Pacific Co-Op.

THE COMMISSIONER: Oh yes. You will have leave to do that, Mr. Virtue.

That is all, thank you, Mr. Moriyama.

(Witness aside)

MR. VIRTUE: My lord, I just want to ask in that regard that the appraisal report be specifically referred to for this reason. I won't read it all, but I find all through the report very favourable comments on the condition of the place. For instance, I will just read the first one. "The place is at present occupied by a Mennonite and he is doing a good job of keeping the land in a productive state. The Jap who vacated was, evidently a good farmer and did not let the land get too badly run down, all the vines and berries appear to be in a healthy state". Now, I won't read the rest of it, but I am simply calling that to your Lordship's attention.

THE COMMISSIONER: I will have to read all of that, anyway, Mr. Virtue.

MR. VIRTUE: Thank you, my lord.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

"S.R. HOWARD"
Official Reporter.

Case 475 7861

ACKNOWLEDGED

Proof of Claim

NOV 27 1947

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

Leth

21

1. Name of Claimant in full: Toyoki Moriyama

   Registration No. 13475

2. Claimant's address at the time of his evacuation from the protected area: Mission City, B. C..

3. Claimant's present address: Picture Butte, Alta..

See amendments thereto attached

4. Claim relating to real property:

   (a) Street address of real property: R. R. # 1

   (b) Legal description of property:

N. W. quarter of section 20, Township 17, 8 acres adjoining

above land leased from Mr. Campbell of Mission City, B. C..

✓ Lots 3 & 4 of the ~~N1/2~~ S. E. quarter, Section 30, Township 17, ~~Sub. Div. 3,~~ map. 2707. ~~lot No. 4, 10 acres. Bought in 1932~~ in the List of New Westminster

S. W. quarter, Section 20, Township 17, Sub Div or Block 7, 6.12 acres with house

1.37 acres adjoining above land bought in 1933

✓ Lot 3 of the N. W. quarter of Secrion 20, Township 17, Map 2753, Save and excpt 2 acres more or less as shown outlined in Red on Sketch No. 8368 in the Municipality of Mission. 8 acres.

6 m. List mar 25th

VIRTUE & RUSSELL, Barristers, Lethbridge.

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Mixed farming.

(d) Title or interest held by Claimant in the real property:

Title 149015E.
" 110618E.

(e) Fair market value of real property at date of sale:

(I) Land— $ 2275.00 700.00

(II) Buildings— $ 175.00 ~~180.00~~ 195.00

2 storey Barn	26'x 40'	$600.00
Pig Pen	20'x 60'	150.00
Chicken House	20'x 40'	300.00
Wood Shed and Packing hous	16'x30'	400.00
Garage	14' x 20'	180.00
Bath House	12' x 18'	200.00
		~~375.00~~
	1/2 int. in 1 House	150.00
	1/2 int. in House valued at $450.	225.00.

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

$ 5635

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation:

Mission City, B. C..

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Silverdale Road, Mission City, B. C..

(c) In whose care was property left by the Claimant at date of evacuation?

In care of the Custodian.

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

1 United Farmers Share	$60.00
73 Pacific Co-op Union Shares	730.00
Radio	105.00
Hops Spraying Machine	165.00
Hops Disinfecting Powder	35.00
Dusting Pump	16.00
15 Shares of the Western Canada Hop Co-operative Union	150.00
83 Fruit trees	830.00
28 Nut trees	35.00
1 acres grapes	200.00
2 acres hops	400.00
1½ acres strawberries	350.00
½ acres loganberries	75.00
Cost of clearing 7 acres	1400.00
Strwberries planted cost in wages	1400.00
Cost of clearing 3¼ acres	650.00
Cost of planting 2 acres of berries	400.00

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

$7001.00

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will yes be required.

DATED this 13 day of October, A.D. 1947.

Nov.

T. Yoshida
Witness to Signature of Claimant.

T. Moriyama
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, Toyoki Moriyama
(Full Name of Claimant)

of Picture Butte, Alta. X Beet Worker
(Present Address) *(Occupation)*

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.

2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.

3. The above Claim is true and correct.

4. I have not received any payment upon the above Claim other than the following:
I have not received any payment. The total claim will be $ 12,076.00

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Picture Butte
in the Province of Alberta,
this 13 day of Nov.
A.D. 1947.

T. Moriyama

Roma Dalton
A Commissioner for Oaths in and for the Province of Alberta.

VIRTUE & RUSSELL, Barristers, Lethbridge.

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapted 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

Proof of Claim

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

VIRTUE & RUSSELL

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE LETHBRIDGE, ALBERTA

A. GLADSTONE VIRTUE, M.C., K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.

PLEASE REFER TO FILE NO 3212

December 22, 1947.

DEC 29 1947

2861

A. Watson, Esq.,
Secretary to Japanese Commission,
c/o Custodian,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: TOYOKO MORIYAMA, #13475

The above named prepared a claim to the Royal Commission dated 13th November, 1947. He now advises that there are amendments to be made on this claim as follows:-

1) Paragraph 4 (b) Delete Lines 3 and 4 and substitute the following legal description:-

Lots three (3) and four (4) of South East Quarter of Section Thirty (30), Township Seventeen (17), Map Two Thousand Seven Hundred and Seven (2707) in the District of New Westminster.

2) Paragraph 4 (e) (I) Delete figure $180. where it appears in said paragraph and substitute figure $195.

3) Paragraph 4 (e) (II) Delete line seven and substitute

1 House - $150.
½ interest in 1 House valued at $450. - $225.

Yours truly,

VIRTUE & RUSSELL

Per:

WSR:mr

VIRTUE & RUSSELL

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE LETHBRIDGE, ALBERTA

A. GLADSTONE VIRTUE, M.C., K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.

PLEASE REFER TO FILE NO. 32I2-85

March, I5th, I948

2861

A. Watson, Esq.
Secretary Japanese Commission,
C/O Custodian,
Royal Bank Bldg.
Vancouver, B.C.

Re. Toyoki Moriyama
Reg. No. I3475

Dear Sir.

Mr. Toyoki Moriyama has requested that his proof of claim dated Nov. I3, I947 be amended and that section (4) (E) be deleted and substitute therefore the following

(I)	Land	$9I85.00
(2)	Buildings	2205.00
		$II390.00

And that under Personal Property the the section No. 5 (E) be deleted and the following substituted,

(E) Loss $I26I.00

This leaves the claim practically the same amount but clears it up as it was considerably mixed upwith regard to real and personal property.

Yours Truly,

Virtue & Russell.

Per

MAR 17 1948

Toyoki Moriyama

(Claimant's Name)

REAL ESTATE
(Farm Land)

I3475

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crop No.I S.W.¼Sec.20	6.I2	I927	Mr. Millburn	$2275.00	Hay land	I old house	$5995.00
No2 Joining above land	I.37	I930	" " "	I75.00	" "	none	I75.00
No3 S.E.¼ Sec.30 Twp I7	I0.	I932	Mr MacGibbon	200.00	Bushland	I building	420.00
No4 Lot3 N.W.¼Sec.20 " "	~~8~~ 7.5.	I940	Gordon Little	700.00	" "	none	3750.00
No 5 N.W.¼ Sec.20	8.	Leased I939	Mr. Campbell	----------	" "	none	I050.00
Total	33.49			$3350.00			$II390.00

EXHIBIT No. 475-1
DATE 25 mar 1948
FILED BY

I050
I0340

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

Description	When Made	Cost
Clearing I3½ acres on Nos.3,4,5,	Year by year	$2350.00
Drainage on No. 4	" "	I00.00
Planting I6½ acres to small fruit and trees on Land Nos. I,3,4,5	" "	3840.00
	Total	$6290.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Bldgs on No. I								
Hog Pen	20x60	Frame	I929	$ 88.00	$ 32.00	$ 30.00		$I50.00
2 story Picker House	26x40	"	I932	450.00	200.00	I00.00	$I50.00	600.00
Chicken House	20x40	"	I932	220.00	I00.00	80.00	I00.00	300.00
Woodshed and Picker house combined	I6x30	"	I936	200.00	I00.00	50.00	50.00	400.00
Garage	I4x20	"	I938	I20.00	40.00	20.00		I80.00
Bathhouse	I2xI8	concrete floor	I940	I20.00	55.00	25.00		200.00
Buildings on Land No. 3								
Repairs to old building								225.00
I/2 share of Joint owned property								
Bldgs. Land No4								
Pickerhouse			I940	90.00	30.00	30.00		I50.00
							Total	$2205.00

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

Correspondence with custodian
+ Japanese Consulate
+ Land Title & information
Lease - Tax assessment papers

Summary

Cost Price	$3350.00		
Improvements other than Bldgs	6290.00		
Bldgs. on all land	2205.00	Total	$ II845.00

Toyoki Moriyama

Signature

Toyoki Moriyama
(Claimant's Name)

PERSONAL CHATTELS

I3475
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
Property consisting of					
I United Farmers share	I933		~~$ I0.00~~		~~$60.00~~
73 Pacific Co-op Shares	I934 to I94I		~~I0.00~~		~~730.00~~ ?
I 6 tube Radio	I940		~~I05.00~~		~~I05.00~~
Hops Spray Machine	I939		I65.00		I65.00
Hops Disinfecting Powder	I94I		35.00		35.00
Dusting Pump	I940		I6.00		I6.00
I5 shares of the Western Canada Hop Co-op Union	I939-40		~~I0.00~~		~~I50.00~~ ?
					~~I26I.00~~ 216

EXHIBIT No. 475-2
DATE 25 mar 1948
FILED BY a.g. Vantone

Description of Storage of Goods:

Radio, Spray machine, Dusting Powder and pump left in care of the Pacific Co-op Mission City, B.C. and was later taken over by the custodian

General Statement as to Chattels not Described above:

Additional Comments, if any:

Toyoki Moriyama
Signature

See Other Forms for Real Estate II

EXHIBIT NO. 475-3
DATE 25 mar 1948
FILED BY a.g. Wilson

" " III
" " IV
" " V

3.

CANADIAN-JAPANESE CLAIMS FOR LOSSES

BRIEF STATEMENT OF EVIDENCE REQUIRED

Each Claimant should be prepared to answer the following questions clearly, carefully and accurately:-

1. Name. **Toyoki Moriyama**

2. Present residence. **PICTURE BUTTE, Alta.**

3. Residence at date of evacuation. **MISSION CITY, B.C.**

4. How long had you lived on property from which you were evacuated? **16 years**

Prot

REAL ESTATE - I

1. When did you buy property in question?
1927 From Mr. Millburn - 6.12 acres

2. What price did you pay? **$2275.**

3. What was the exact condition of the property then?

(a) The land itself. **Hay ranch**

(b) The buildings.
One old house - 7 rooms 2 storeyed

4. What improvements did you make upon the property in question? Give full particulars with the value of each and give the value of your own work separtely from the money you paid out of your own pocket.

(a) Buildings. **Refer to attached sheet.**

(6.12 a2)

BUILDINGS: REAL ESTATE I

Type	Size	Finish	Date Built	Cost of Mat.	Hired Lab.	Own Lab.	Allow. for Dep.	Value
Pig pen	20x60		1929	$ 88.	$ 32.	$ 30.		$150.
Picker's house (with upstairs)	26x40	frame	1932	$450.	$200.	$100.	$150.	$600.
Chickenhouse	20x40	"	1932	$220.	$100.	$ 80.	$100.	$300.
Woodshed and picker's house (combined)	16x30	"	1936	$300.	$100.	$ 50.	$ 50.	$400.
Garage	14x20	"	1938	$120.	$ 40.	$ 20.		$180.
Bath-house	12x18	concrete flooring	1940	$120.	$ 55.	$ 25.		$200.
				1298	527	275	300	$1830.

(b) Fencing. Already fenced

(c) Tillage. Included with the cost of planting.

(d) Drainage. None

(e) Clearing. Already cleared

(f) Weed eradication. Included with the cost of planting.

(g) Planting.

1939 -	1½ acres	strawberries	$350.
1938-39 -	2 "	hops	$400.
1934 -	1 "	grapes	$200.
1936 -	½ "	loganberry	$ 75.
(h) 1928 and 1938 -	¾ "	fruit trees (111 trees)	$865.

(i)

5. Have you the assessed value at date of evacuation? If possible bring your assessment notice.

Yes

6. What is your age? 58 years

7. Did you make a living on the above property?

Yes

8. Did you make a profit from your work on the above property? If so about how much over and above your living?

$1,500. yearly on all properties together.

9. If you had rented the above property to someone else what annual rental could you have obtained?

$1,750. yearly on all properties put together.

10. What was the fair market value of this property at the date of your evacuation? $5995.00

11. What was the fair market value of the property at the date when the sale was made by the Custodian?

$5995.00

12. Do you know of any sales of adjoining or close-by property which were made shortly before evacuation? If so, give particulars.

Have heard that the neighbouring land was sold for $300. to $400. per acre in 1943 and 1944.
In 1946, the neighbour sold an acre for $1000.

13. Did you carry any Fire Insurance on your property? If so, give particulars and try to produce any policies of yours or documents of that kind.

Yes

14. At what price did the Custodian sell your property?

I do not know.

15. Did you receive a cheque and if so, for how much?

No

16. What did you do with the cheque?

n/a

17. What actual loss do you consider you suffered by sale of your property?

$5995.00

18. Bring in any correspondence you have had with Custodian.

Yes

PERSONAL PROPERTY

1. You have already given a list of the articles in respect to which you are making a claim so you need not repeat this but be sure you are familiar with it.

2. Was this property taken over by the Custodian?

Yes

3. What became of the property?

I do not know.

4. Where was the property actually left when you were evacuated?

Pacific Co-op, Mission City, B.C.

5. If it was left in charge of anyone give the name and circumstances.

Pacific Co-op.

6. Was this property covered by Fire Insurance? If so, try to produce Fire Policy and any other documents which would show the value.

No

7. Did you receive a cheque from the Custodian?

n/a

8. For how much?

n/a

9. What did you do with the cheque?

n/a

10. Any correspondence? If so, produce it.

No

GENERAL INFORMATION

Give name and address of any persons who can corroborate your evidence as to ownership, value and loss. Opposite the name of each witness show briefly what evidence the witness is wxpected to give.

1. Name.

2. Address.

3. Evidence expected.

1. Name.

2. Address.

3. Evidence expected.

If there are any special facts applying to your case please state them clearly.

Total loss on Proof of Claims forms -- $10815.00
Total of Improvements, planting, etc. on Statement of Evidence amounts to $11390.00. The difference is explained by the allowance for depreciation.

LETTERS AND DOCUMENTS

If you have any Agreements for Sale, Transfers, Titles, Insurance Policies, Leases, letters or other writings of any kind shedding any light on any of the above matters, please be sure to bring them in with you and give a list of them below.

CANADIAN-JAPANESE CLAIMS FOR LOSSES

BRIEF STATEMENT OF EVIDENCE REQUIRED

Each Claimant should be prepared to answer the following questions clearly, carefully and accurately:-

1. Name. Toyoki Moriyama

2. Present residence. PICTURE BUTTE, Alta.

3. Residence at date of evacuation. MISSION CITY, B.C.

4. How long had you lived on property from which you were evacuated? 16 years

REAL ESTATE- II (Adjoining Land I)

1. When did you buy property in question?
1930 From Mr. Millburn - 1.37 acres

2. What price did you pay?
$175.00

3. What was the exact condition of the property then?

(a) The land itself. Hayranch

(b) The buildings. None

4. What improvements did you make upon the property in question? Give full particulars with the value of each and give the value of your own work separtely from the money you paid out of your own pocket.

(a) Buildings. None

(b) Fencing. Already fenced.

(c) Tillage. None

(d) Drainage. "

(e) Clearing. "

(f) Weed eradication. "

(g) Planting. "

(h)

(i)

5. Have you the assessed value at date of evacuation? If possible bring your assessment notice.
Yes

6. What is your age? 58 years

7. Did you make a living on the above property?
Included with Real Estate I.

8. Did you make a profit from your work on the above property? If so about how much over and above your living?
Included with Real Estate I.

9. Annual rent obtainable.
Included with Real Estate I.

10. What was the fair market value of this property at the date of your evacuation? $175.00

11. What was the fair market value of the property at the date when the sale was made by the Custodian?

$175.00

12. Do you know of any sales of adjoining or close-by property which were made shortly before evacuation? If so, give particulars.

13. Did you carry any Fire Insurance on your property? If so, give particulars and try to produce any policies of yours or documents of that kind.

14. At what price did the Custodian sell your property?
I do not know.

15. Did you receive a cheque and if so, for how much?
No

16. What did you do with the cheque?
n/a

17. What actual loss do you consider you suffered by sale of your property? $175.00

18. Bring in any correspondence you have had with Custodian.

CANADIAN-JAPANESE CLAIMS FOR LOSSES

BRIEF STATEMENT OF EVIDENCE REQUIRED

Each Claimant should be prepared to answer the following questions clearly, carefully and accurately:-

1. Name. Toyoki Moriyama

2. Present residence. PICTURE BUTTE, Alta.

3. Residence at date of evacuation. MISSION CITY, B.C.

4. How long had you lived on property from which you were evacuated? 16 years

REAL ESTATE III Joint owned H. Miyagawa & T. Moriyama

1. When did you buy property in question?
1932 From Mr. MacGibbon

2. What price did you pay? $200.00 in a tax sales

3. What was the exact condition of the property then?

(a) The land itself. All bush.

(b) The buildings. One building (24'x28'), needed repairs.

4. What improvements did you make upon the property in question? Give full particulars with the value of each and give the value of your own work separtely from the money you paid out of your own pocket.

(a) Buildings.

Repairs $50.00 Value $450.00

(b) Fencing. None

(c) Tillage. 3 acres

(d) Drainage. None

(e) Clearing. 3 acres of clearing $600.00

(f) Weed eradication.

(g) Planting.

1½ acres strawberries $300.00

1/2 to Miyagawa

1/2 to Moriyama

$450.00

1/2 share

(h)

(i)

5. Have you the assessed value at date of evacuation? If possible bring your assessement notice.

Yes

6. What is your age?

7. Did you make a living on the above property?

Partly

8. Did you make a profit from your work on the above property? If so about how much over and above your living?

9. Annual rent obtainable $500.00.

10. What was the fair market value of this property at the date of your evacuation?

$1000.00

11. What was the fair market value of the property at the date when the sale was made by the Custodian?

$1000.00

12. Do you know of any sales of adjoining or close-by property which were made shortly before evacuation? If so, give particulars.

13. Did you carry any Fire Insurance on your property? If so, give particulars and try to produce any policies of yours or documents of that kind. No

14. At what price did the Custodian sell your property?

$275.00

15. Did you receive a cheque and if so, for how much?

No

16. What did you do with the cheque?

n/a

17. What actual loss do you consider you suffered by sale of your property? Total Loss $840. My share is $420.00

18. Bring in any correspondence you have had with Custodian.

CANADIAN-JAPANESE CLAIMS FOR LOSSES

BRIEF STATEMENT OF EVIDENCE REQUIRED

Each Claimant should be prepared to answer the following questions clearly, carefully and accurately:-

1. Name. Toyoki Moriyama

2. Present residence. p PICTURE BUTTE, Alta.

3. Residence at date of evacuation. MISSION CITY, B.C.

4. How long had you lived on property from which you were evacuated? 16 years.

REAL ESTATE-IV. Lot 3 of the N.W. quarter of Sec. 20, Twp. 17, Map 2753

1. When did you buy property in question?
1940 From Mr. Gordon Little - 8 acres

2. What price did you pay? $700.00

3. What was the exact condition of the property then?

(a) The land itself. Bush with stumps.

(b) The buildings. None

4. What improvements did you make upon the property in question? Give full particulars with the value of each and give the value of your own work separtely from the money you paid out of your own pocket. Picker's house - frame - 14'x18'. Built in 1940.
Hired labour - $30., Own labour $30. Cost of Mat. $90.

(a) Buildings. Value $150.00

(b) Fencing. Already fenced

(c) Tillage. Included with cost of clearing.

(d) Drainage. 500 ft. $100.

(e) Clearing. 7 acres - $1400.

(f) Weed eradication. Included with the cost of planting.

(g) Planting.

1940 - 7 acres strawberries - $1400.

(h)

(i)

5. Have you the assessed value at date of evacuation? If possible bring your assessement notice.

No

6. What is your age? 58 years

7. Did you make a living on the above property?
Included in Real Estate I.

8. Did you make a profit from your work on the above property? If so about how much over and above your living?
Included in Real EstateI.

9. Rent obtainable - Included in Real Estate I.

10. What was the fair market value of this property at the date of your evacuation?

$3750.00

11. What was the fair market value of the property at the date when the sale was made by the Custodian?

$3750.00

12. Do you know of any sales of adjoining or close-by property which were made shortly before evacuation? If so, give particulars.

13. Did you carry any Fire Insurance on your property? If so, give particulars and try to produce any policies of yours or documents of that kind. No

14. At what price did the Custodian sell your property?

$491.00

15. Did you receive a cheque and if so, for how much?

No

16. What did you do with the cheque?

N/a

17. What actual loss do you consider you suffered by sale of your property?

$3750.00

18. Bring in any correspondence you have had with Custodian.

CANADIAN-JAPANESE CLAIMS FOR LOSSES

BRIEF STATEMENT OF EVIDENCE REQUIRED

Each Claimant should be prepared to answer the following questions clearly, carefully and accurately:-

1. Name. Toyoki Moriyama

2. Present residence. PICTURE BUTTE, Alta.

3. Residence at date of evacuation. MISSION CITY, B.C.

4. How long had you lived on property from which you were evacuated? 16 years.

REAL ESTATE -V. N.W. quarter of Sec. 20, Twp. 17.

1. When did you buy property in question?
Leased land in 1939 for 6 years - 7 acres.
2. What price did you pay?
$50. yearly
3. What was the exact condition of the property then?
(a) The land itself. Bushland

(b) The buildings. None

4. What improvements did you make upon the property in question? Give full particulars with the value of each and give the value of your own work separtely from the money you paid out of your own pocket.

(a) Buildings. None

(b) Fencing. Already fenced.

(c) Tillage. Included with the planting.

(d) Drainage. None

(e) Clearing. 3¼ acres $650.00

(f) Weed eradication. Included with the planting.

(g) Planting.

1940 - 2 acres strawberries - $400.00

(h)

(i)

5. Have you the assessed value at date of evacuation? If possible bring your assessement notice.

No

6. What is your age? 58 years

7. Did you make a living on the above property?

Included with Real Estate I

8. Did you make a profit from your work on the above property? If so about how much over and above your living?

Included with Real Estate I

9. Rent obtainable - included with Real Estate I

10. What was the fair market value of this property at the date of your evacuation? $1050.00

11. What was the fair market value of the property at the date when the sale was made by the Custodian?
$1050.00

12. Do you know of any sales of adjoining or close-by property which were made shortly before evacuation? If so, give particulars.

13. Did you carry any Fire Insurance on your property? If so, give particulars and try to produce any policies of yours or documents of that kind.

14. At what price did the Custodian sell your property?
I do not know.

15. Did you receive a cheque and if so, for how much?
No

16. What did you do with the cheque?
n/a

17. What actual loss do you consider you suffered by sale of your property? $1050.00

18. Bring in any correspondence you have had with Custodian.

BC-737-P
BC-2458-B

Prop 2(A)

BC/737-P (1)
BC/2458-B

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

RP

Farm Appraisal Report

File No. ~~28-20~~ 20 17. RW.

Land Description T. Moriyama. Lot-7-of the south west of Sec. 21- Tp. 17. Map 605. except.1.37 acres. 6.12 acres.

Containing ..... Acres

Owner's Name T. Moriyama Post Office Address Mission. House No 3938

Nearest Rail Point Mission Distance 1. mile

Market Town Mission Distance 1.mile

Church (give denomination) Various at Mission Distance 1.mile

Nearest School Mission Distance 1.mile

State how property was identified: Map location, and lease with the tennant.

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

Hard surface road runs right past the north end.

EXHIBIT No. 475-4
DATE 25 mar 1948
FILED BY J.W.G. Hunter

Is this district a good one? No. not especially.

Employment opportunity Seasonal only.

Predominating Nationality and religion: Mixed nationalities and religions.

Describe Fencing and its condition: there is just a line fence part way down the west side, in very poor condition. Value $

Water supply: City of Mission supplies at $1.50 per month Value $

The place has also got electric light.

2861

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE Frame	21 x 24	frame	1½sty	shg	v. old	none	v. poor	$ 150.00
bath house	12 x 18	frame	7	shg.	new	cement	good	50.00
Bunk house	20 x 28	frame	7	shg.	old	none	fair	125.00
BARN	x							
Shed & barn n one end	16 x 30	frame	8	shg.	old	blocks	fair	150.00
BARN	x							
ood shed	15 x 30	frame	8	shg	old	none	fair	25.00
GRANARY	x							
Garage	20 x 12	frame	8	shakes	old	none	poor	20.00
	x							
	x							
	x							

Total present day value $ 520.00

Total Value Buildings add to farm $ 500.00

Is dwelling habitable without repairs? no If not what is your approximate estimate of cost to make it habitable? A new house is needed here the present one would take more to repair t than it is worth, my value on it may even be a lit le high at 150.00dollars oundations and shingles are done and the place filthy. $

Describe the basement and chimneys: brick on bracket up stairs and another on the ltchen down, both are in bad condition.

No. rooms downstairs? 3 Upstairs? 2 How finished paper on rough boards up and down

Are buildings painted? no Condition of paint

Distance from nearst bush no bush near.

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

Cultivated Land

BC/737-P (2)
BC/2458-B

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
5	gently rolling	6" silt loam	8" granular loam	1¼ hops 2 strawberries 1¼ peas ¼ logans ¼ garden	65.00	$ 325.00

Area which can be cultivated without cost other than for breaking.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE
nil					

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

Area Unsuitable for Cultivation.

ACRES	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
1	of garden and building site ant up by a ravine that cuts across	a little strip taken the front of the place		$25.00

Total value of Land $ 350.00

Total added by buildings to value of farm $ 500.00

Total fruit trees add to value of farm (for use in orchard districts only) $ 40.00

Total value of farm $ 890.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
The place is at present occupied by a Mennonite, and he is doing a good job of keeping the land in a productive state. The Jap who vacated was evidently a good farmer and did not let the land get too badly run down, all the vines and berries appear to be in a healthy state.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Small fruits, but with an additional acerage a few poultry and the odd hog might be carried to advantage.

Noxious weeds:
very few, excepting for couch grass and it is being well handled.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Mission Municapility. Mission Taxes $19.24

Date: May 13th 1942
Place: Abbetsford.

I certify that the above report is based on a personal examination of the whole farm made on the 12 day of May 1942. 19

Inspector's Signature C. Buckley

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

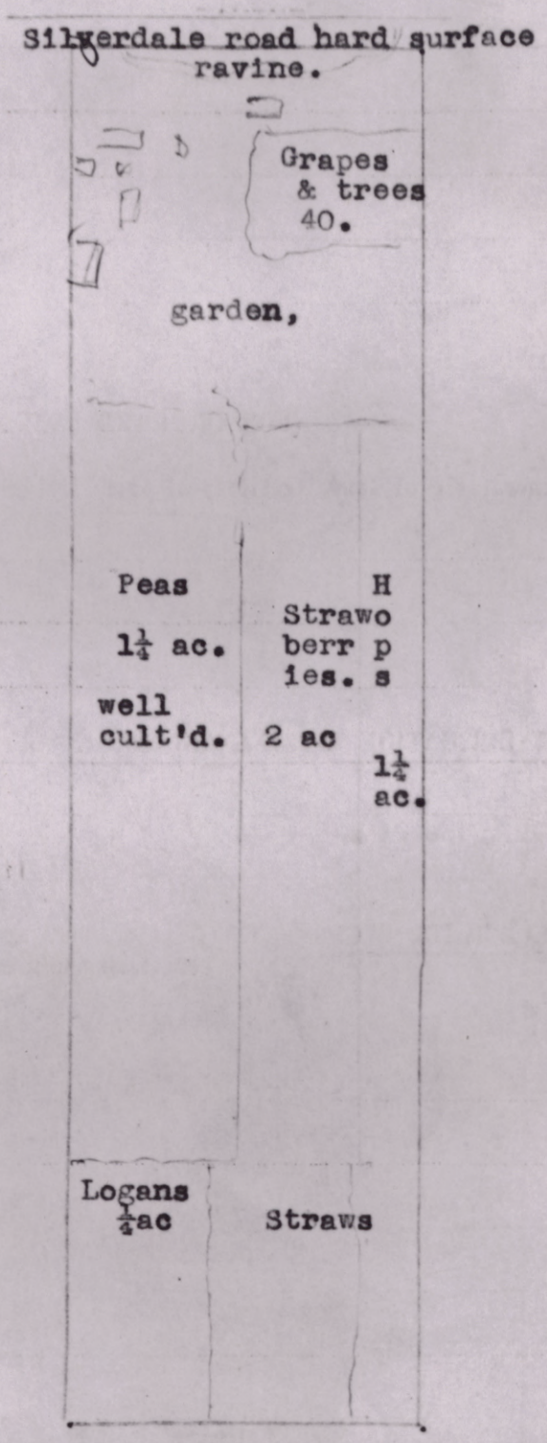
BC/737-P
BC/2458-B (4)

Diagram of Property

T. Moriyama property- Lot 7-of the S. W. 21- Tp.17.

6.12 acres,

Scale 2 chains to the inch.



Following careful review of this appraisal report, it is my opinion that the present value is $ 900

Date 15th May 1942.

"I. T. BARNET"

District Superintendent.

BC/737-P (3)
BC/2458-B

S.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

Remarks: Here we have a piece of land that has been well farmed, and is evidently in the hands of a good man at present, one who is at lea in a position to do a good job of cultivation, having a family of boys at the ages where they are useful.

The plac is nicely situated, with a good southern slope and drains well. The soil appears to be clean and not nearly as badly run down as many in the same locality.

The present tennant is, according to a lease that I saw paying fift n hundred dolla rs for this parcel, and seven and a half acres in another parcel belonging to the same Jap. namely: Lot 3- .W. Sec 20- Tp- 17 Map 2753. Regarding this last piece see my inspection under folio(24-17) Ma y 11th. It is I feel, possible that a fair living might be made from the two parcels.

(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
forty young cheery trees that look healthy	$ 40.00
and a few grapes coming into production	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $ 40.00

BC-253-P

Prop (1)

BC/253-P 1

Farm Appraisal Report

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

RD

file 2861

File No. 30/16

Land Description S.E.¼ Sec.30, Tp.17 (Lots 3 and 4.)

Containing 18.03 Acres

Owner's Name Miyagawa, H. & Moriyawa, T. Post Office Address Mission

Nearest Rail Point Mission Distance 2 miles

Market Town Mission Distance 2 miles

Church (give denomination) All denominations Distance Mission

Nearest School Cons.S.D. Distance Mission

State how property was identified: Estab. boundaries

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

Gravelled road up steep hill to hard surfaced road, ¼ mile

Is this district a good one? Run down. Good only when small fruits are high.

Employment opportunity Local in berry season, nearby in mills, more remote logging.

Predominating Nationality and religion: British. Mixed sects.

Describe Fencing and its condition: none Value $

Water supply: creek Value $

BUILDINGS ON FARM

5441

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	12 X 22	lbr (single ply lumber on studs)	8	shks	old	blocks	very poor	50.00
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value $ 50.00

Total Value Buildings add to farm $ nil

Is dwelling habitable without repairs? never finished, now old. If not what is your approximate estimate of cost to make it habitable? Only for occupant such as present bachelor. Doubt the wisdom of completing it.

$

Describe the basement and chimneys: none. none.

No. rooms downstairs? 2 Upstairs? none How finished unfinished

Are buildings painted? No Condition of paint

Distance from nearst bush only a few feet away.

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

Cultivated Land

BC/253-P 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
	Small garden patch on hillside only. nil acres					

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
10	und.to level 10 acres	Silty loam up to 12"	silty clay	Heavy clearing Long range value if roads opened	$150.00		200.00

Area Unsuitable for Cultivation.

ACRES	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	TOTAL
8.03	8.03 deep ravine acres	None. Long range value if roads opened to make farm unit of this place. Has some grazing value in that event		80.00

Total value of Land $ 280.00

Total added by buildings to value of farm $

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

Total value of farm $ 280.00

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

None cultivated. Bldg now occupied by one Frank Schwentzner a, bachelor, who pays $2.00 per month rental.

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

None until further development of immediate area.

Noxious weeds: None

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mun and school $21.42
Mun. of Mission
Mission B.C.

Date: 13th May 1942
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 11th day of May 19 42

Inspector's Signature H. E. Wordsworth

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

BC/253-P 3

Farm Appraisal Report

Remarks: This place cannot in any way be described as a farming unit. The only opened road is along the east side, and lies in a deep valley. Access to the acreage which could be cultivated if cleared, is up a very steep valley bank of 200 feet of at least 60 degrees. If road allowance along south side is ever opened, then the place would take on some agricultural value, as home could be established on south side and advantage taken of graded road up hill to land that is cultivable. Meanwhile it is isolated, and for th present carries in my opinion, no sale value.

For long range purposes in anticipation of opening of this road in the future, I would place a $20.00 per acre value on the cultivable land, as it would probably then sell for that figure.

(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

$

$

$

$

$

$

$

$

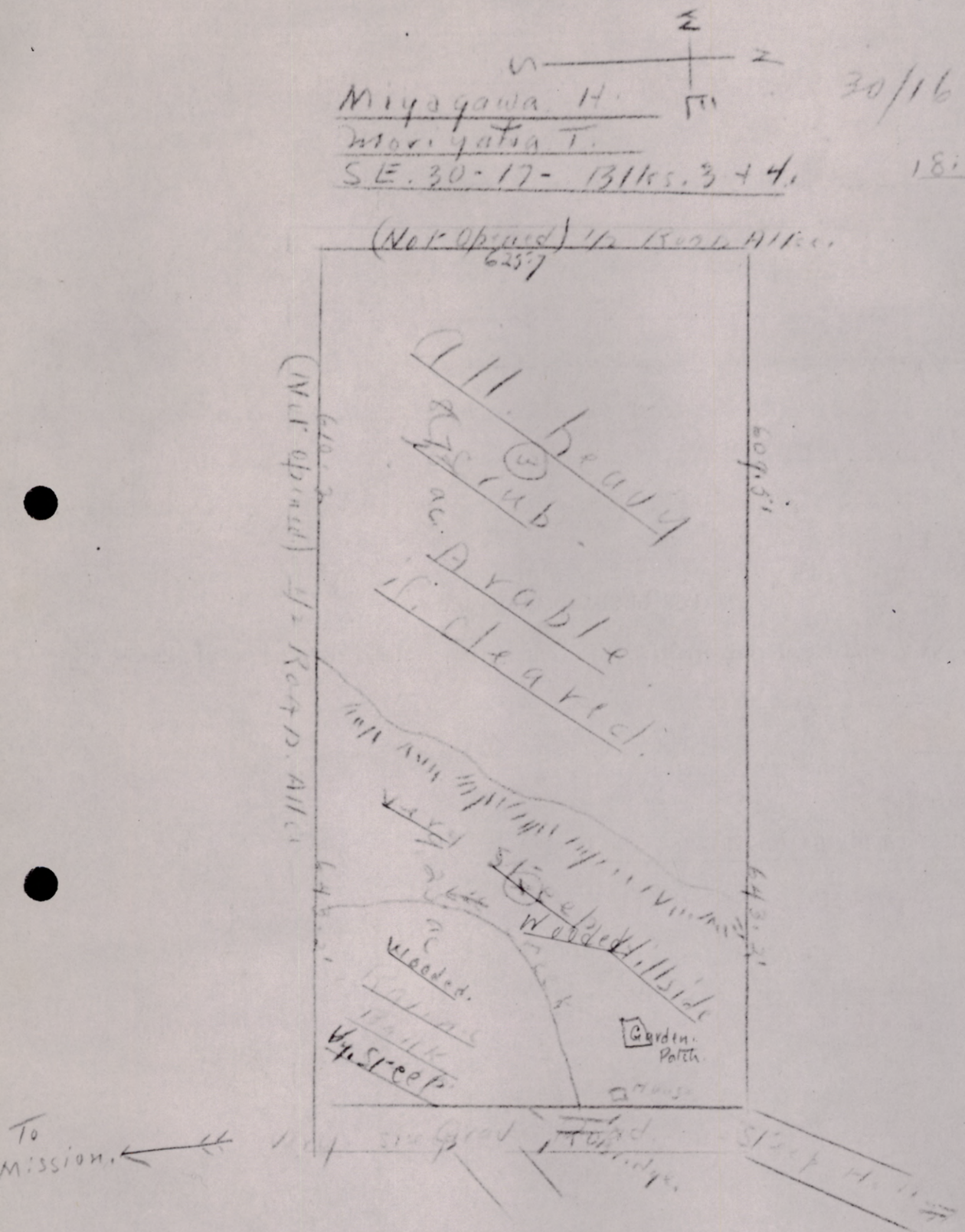
$

Total $

Amount fruit trees add to value of farm $

BC/253-P 4

Diagram of Property



Scale 500 feet to inch

Following careful review of this appraisal report, it is my opinion that the present value is $ 150

Date 15th May 1942

H B Burnett

District Superintendent.

BC-257-P

BC/257-P (1)

S.S. Form No. 43
(Sheet 1) ✓

COPY Prop 3

Farm Appraisal Report

RP 17

File No. J.L.17

Land Description Lot 3 of N.W.¼ Sec.20, Tp:17 - Map 2753 except 2 acres

Containing 7.5 acres Acres

Owner's Name Toyoki MORIYAMA Post Office Address Mission

Nearest Rail Point Mission Distance 1½ miles

Market Town Mission Distance " "

Church (give denomination) Various Distance " "

Nearest School Mission Distance " "

State how property was identified: Map location

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

Gravel roads on East and West sides

Is this district a good one? Not especially

Employment opportunity Seasonal only

Predominating Nationality and religion: Various - Japanese have predominated

Describe Fencing and its condition: No fences Value $

Water supply: None located Value $

BUILDINGS ON FARM

2861

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

Total present day value $

Total Value Buildings add to farm - $

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

$

Describe the basement and chimneys: -

No. rooms downstairs? - Upstairs? - How finished -

Are buildings painted? - Condition of paint -

Distance from nearst bush -

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

Cultivated Land

BC/257-P (2)

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
5	5 acres Level	6" to 8" loam silt	Silty clay loam 8 to 12"	Strawberries	$75	$ 375

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
2.50	Rolling 2.5 acres	8" silt loam	8" to 10" clay loam	Moving stumps and light covering	$50	$50	125.

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
-		

Total value of Land $ 500

Total added by buildings to value of farm $ -

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

Total value of farm $ 500

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

I could not learn who has rented but this piece of land is in a first class state of cultivation; the growing crop is clean and healthy.

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

Noxious weeds: Some Couch Grass only

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mission Municipal Office Taxes $13.65

Date: May 12th, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 11th day of May 19 42.

Inspector's Signature "G. T. McKAY"

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

S.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

Remarks: This 7.5 acres is a good piece of fruit land. It is easily worked, being quite level excepting for the uncultivated area, and here the clearing is not heavy and the soil is good. The berries now growing are strong healthy plants, and well cultivated.

There is a hop shed at the N.W.corner on a couple of acres that has been taken out of the original 9.5 acres. There are no other buildings, and no fences divide the land from adjoining parcels. If this layout could be added to by, say another ten acres close by with buildings, it would provide a pretty fair unit. Power line runs past on west end of the parcel.

(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 $

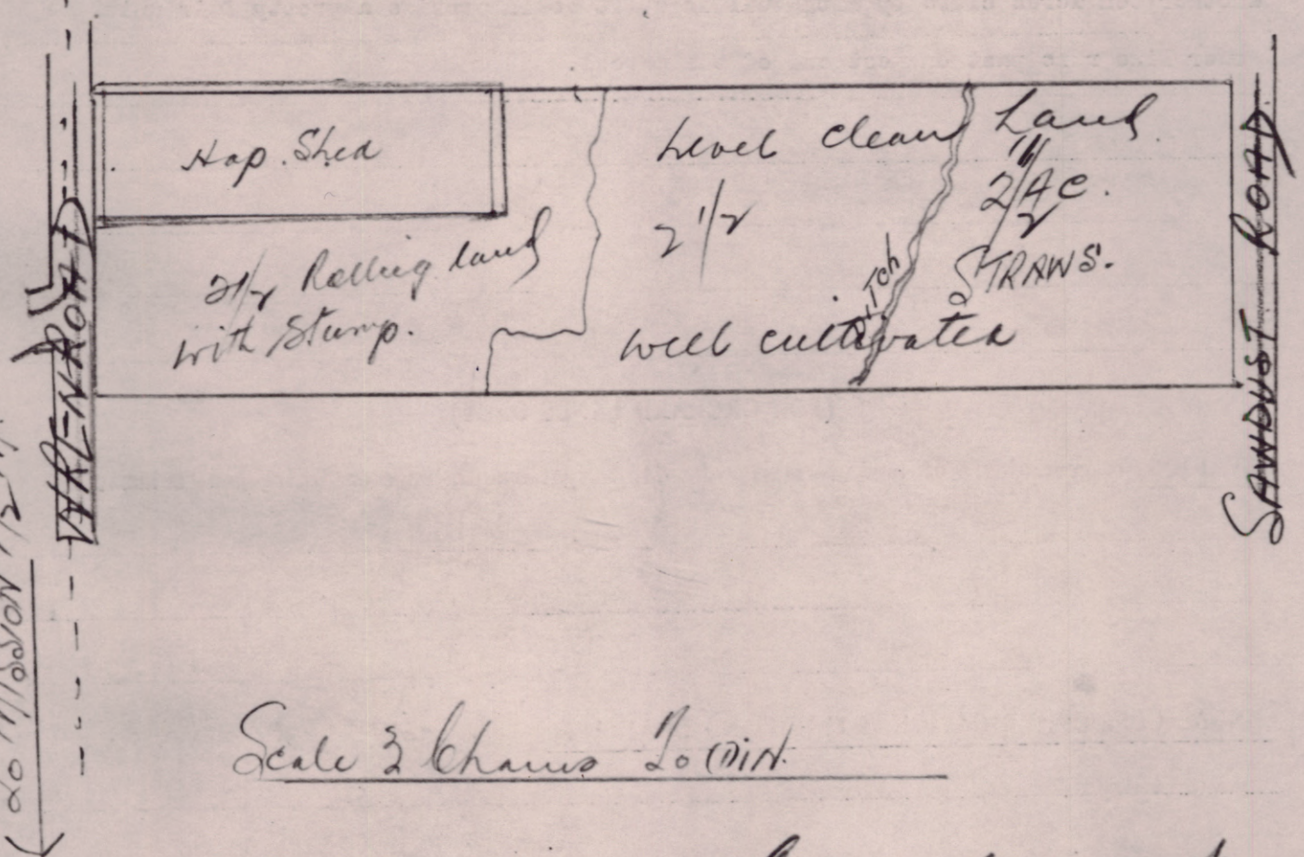
Amount fruit trees add to value of farm $

BC/257-P (4)

Diagram of Property

Lot 3- N.W. Sec. 20- Tp 17- Map 2753

Toyoki MORYAMA 7.5 ac.



Scale 3 Chains To Inch

Area inside Red Letters does not belong to the property.

G. Barclay
11/5/42

Following careful review of this appraisal report, it is my opinion that the present value is $ 500.00

Date 15th May 1942

sgd. I.T.BARNET
District Superintendent.