Name of Claimant MORI, Kunimo Case 844

Custodian File 8679

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	
					1439		1122.86				1122.86

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	
80.00	16.00	4.80	20%	70.00	14.00	32.50	3.90	22.70

TOTAL RECOMMENDATION	1145.56

CASE NO: 844.

JAPANESE PROPERTY CLAIMS COMMISSION

Winnipeg, Manitoba,
April 15th, 1948.

IN THE MATTER OF THE CLAIM OF
KUNIZO MORI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 844.

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)

Winnipeg, Manitoba,
April 15th, 1948.

IN THE MATTER OF THE CLAIM OF

KUNIZO MORI.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
S.M. CHERNIACK, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
H. SHIGARU, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

MR. CHERNIACK: I will take next, my lord, ccase No. 20 on the list. Kunizo Mori. I ask leave to amend, my lord. The total value for real estate is $6000.00. The gross sale price is correct, $1439.00, the loss $5,461.00. (4561).

The chattels, my lord, valued $200.00, sold for $53.45, loss $146.55.

KUNIZO MORI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Witness, I show you two typewritten statements. Were these prepared in accordance with your instructions? A: Yes.

Q Are these your signatures? A: Yes.

Q You swear the contents to be true to the best of your knowledge and recollection? A: Yes.

MR. CHERNIACK: I file the real estate statement as Exhibit 1, my lord. On behalf of my learned friend I file the S.S.B. appraisal form, Exhibit 2.

(STATEMENT MARKED EXHIBIT NO. 1).

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: I file as Exhibit 3, my lord, the personal chattel statement.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. CHERNIACK: On behalf of my learned friend, my lord, I will file his analysis of personal property claim as Exhibit 4.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. CHERNIACK: Exhibit 1, my lord, sets out the claimant

purchased the property in 1921, from a Dr. Ballett for $2000.00, at which time of 20 acres about ten had been cleared. He completed the clearing of all the land, about ten acres, leaving only one-half acre uncleared and he itemizes the crops. In addition to clearing ten acres of land, my lord, he constructed about 2400 feet of cedar covered ditching, dug a well, and then constructed posts and wiring for growing hops. These are permanent improvements. The cost of material and labour was approximately $400.00. Your Lordship will notice that the hop crop is shown as 2½ acres.

According to Exhibit 2, my lord, the property is well located, 2 miles from Pitt Meadows, 13 miles from New Westminster, fronting on the Dewedney Trunk Road which is hard surfaced. He says on page 2 of the appraisal just under "acreage", "This area formerly covered by a layer of peat, has now been worked up to a good friable dark vegetable mould. Properly handled, good land." Although he doesn't give the estimate of the cost of clearing because there is nothing left to clear, my conclusion is he indicates there has been considerable work done.

THE COMMISSIONER: All through that country the cost of clearing ispretty heavy.

MR. CHERNIACK: I see. Thank you, my lord. His comment, my lord, is, "Fronting on Dewdney Trunk Road with electric light installed. Chief drawback is lack of drinking water. There is always ample water for

washing, etc., but drinking water has to be hauled a full mile from pump at Municipal Hall. The peat which formerly overlaid the clay has now been worked in, the result is a good friable dark vegetable mould. No clovers appearing here yet. With the lowering of the water table by additional pumps put in in the last four years, a marked improvement is apparent in the soil. This can be visualized as improving yearly under proper farm management. Rhubarb houses' foundations rotted badly. Dredge cut and slough main drainage outlets. Rented to Mrs. T. Thompson for $700.00 does not include hop crop. He informed me that someone was taking the hop crop at 6 cents per pound dry."

Exhibit 1, my lord, gives the ages of the buildings which disagrees with the appraiser's estimation. The house that the appraiser says is sixteen years old, he proves to be six years. Then the rhubarb houses both shown as nine years old by the appraiser were only 3 and 5 respectively and the garage is actually older than the appraiser thought. The comment on Exhibit 1 is, "The house and buildings were built much more recently than as shown in report. All buildings were in good condition. The attic of the house consisted of three habitable homes." So that where the appraiser states there are four rooms and the upstairs attic, Exhibit 1 sets out there are 7 rooms. "I agree with the appraiser that the soil was good, but feel that he has very much underestimated the value per acre.

I paid $100.00 per acrew when only one-half the land was cleared and not properly cultivated. I sold the crop alone without the hops to T. Thompson for $700.00", and he goes on to say what I have recited to your Lordship.

Q Now, witness, the appraiser who saw your property says that the rhubarb houses, the foundations have rotted badly. What is your comment on that?

A He thinks it might have been rotten.

Q It might have been.

THE COMMISSIONER: Q: Would you speak up, please, Mr. Interpreter? I did not hear the last answer.

A I am sorry, it might have been rotten.

MR. CHERNIACK: Q: They are shown here as having been built in 1937 and 1939. What is there that would make them appear to be rotten?

A He says in order to keep the rhubarb house warm, he had a fire going inside, and to help the plants to grow, he waters the plants inside so the moisture would affect the building itself.

MR. CHERNIACK: May I ask my learned friend to file the assessment, or give us the assessed value?

THE COMMISSIONER: Is there not a reference in the appraiser's report to the rotted condition of the floor -- is it?

MR. CHERNIACK: Yes, my lord, the foundations. The top of page 3.

THE COMMISSIONER: You said "appear to be rotten". The appraiser is quite definite, "foundations rotted".

MR. CHERNIACK: Y-es, that is right.

MR. HUNTER: The assessed value, my lord, was $1500.00 for the land and $2000.00 for the improvements.

MR. CHERNIACK: Total $3500.00.

MR. HUNTER: Correct.

MR. CHERNIACK: Referring to Exhibit 3, the personal chattel statement, you will notice a jog there where our stenographer was in error. The inked in line indicates that the comment, "good, value at date of evacuation $100.00" applies to the spray machine which is set out there. The comment as to the description of storage of goods is, "The books were always kept in very good condition. Realizing the low market value of the Japanese books, and because they meant a great deal to me, I asked that they be forwarded to me on several occasions, but this was not done and they were sacrifieed. The blocks and tables, though old, were not used very much and were in very good condition." Those are shown to be purchased in 1918, my lord, at a cost of $45.00. His estimate of value is $20.00.

Reference, my lord, to the analysis, Exhibit 4, indicates that of these articles the blocks and the cable did not turn up -- no account, etc. The other items were sold by auction except for the spray machine which was sold for $65.00. I mention it, my lord, because on reading the Custodian's file I found no mention of an appraisal of that spray machine. If I am wrong, I would like to be corrected.

THE COMMISSIONER: What do you say to that, Mr. Hunter?

MR. HUNTER: I don't know, my lord. I accepted the analysis, and I will have to check to make sure whether what my learned friend states is correct or not.

MR. CHERNIACK: I have another note, my lord, to the effect that these three items shown as "no account, theft", appear in the Custodian's inventory, dated March 29th, 1943, signed by J. Morrison.

THE COMMISSIONER: The fact that the Custodian shows those articles in the "no account, theft" column is an acknowledgment of the fact they were there at one time.

MR. CHERNIACK: That is the case, my lord.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is similarly submitted that personal property sold was sold for its fair market value. It is submitted that the claims made for personal property not sold by the Custodian are exorbitant.

The analysis, my lord, was prepared when the claim only showed farm implements. However, I am in a position to give further information as to the specific farm implements claimed in Exhibit 3. If your Lordship would turn to Exhibit 3, the personal property statement, under farm implements, the plough was sold for 75 cents. The harrow was declared but not found. The horse cultivator was lost, destroyed or stolen. The sprayer was sold for $2.50. The next two items, the hand cultivator and scales, were lost, destroyed or stolen. The

7 foot cross-cut saw was sold for one dollar.

MR. CHERNIACK: We have given you too much credit.

MR. HUNTER: As my learned friend has pointed out, he has given us too much credit there. In regard to the half interest in a spray machine, I haven't yet found anything, my lord. I presume the person who made out the analysis found some record of its having been sold by tender. There is no record in the auction sheets. It was certainly sold either by tender or privately.

THE COMMISSIONER: There is a power cultivator shown in the auction sheet for $135.00, but it is not claimed.

MR. HUNTER: I am afraid I will have to leave that one over, my lord.

THE COMMISSIONER: Very good.

MR. HUNTER: The real property I consider to be entirely a question of value again. I think that is about all. I hope your Lordship will not hesitate to ask me to deal with anything in the real property. Your opinion may not be the same as mine on the question of value.

THE COMMISSIONER: On the face of it, in the case of most of these real property claims, it looks like an issue between the claimant and the appraiser.

MR. HUNTER: That is my opinion, my lord.

THE COMMISSIONER: Thank you, Mr. Mori.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Case 844 NOV 28 1947

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

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

ACKNOWLEDGED 8679

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

(1) NAME MORI (Print) Surname Kunizo Given Name (RCMP) Reg. No. 12024

(2) Pre-Evacuation Address Pitt Meadows, B.C.

(3) Present Address 1216 Henderson Highway, North Kildonan, Manitoba

(4) REAL ESTATE

(a) Street Address (if any) Dewdney Trunk Road, Pitt Meadows, B.C. City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
In Pitt Meadows, Lot 2 and S½ of W½ of Section 14, Block 6, North Range 1 East Map 5588, New Westminster.

(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 owner

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

(i) Land - - - - - - - - - - - - - - - - - $ 4,000.00
(ii) Buildings - - - - - - - - - - - - - - - $ 2,500.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) posts and wiring for growing hops $ 400.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 6,900.00
(v) Amount at which Custodian sold property and credited your account - - $ 1,439.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ ~~5,461.00~~ 4561

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Dewdney Trunk Road, Pitt Meadows, B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
house

(c) How stored or packed at time of evacuation
loose

(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") advised Custodian who took them over

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

1.	2 sets of Encyclopaedias	Estimated Value $	50.00
2.	Japanese books	Estimated Value $	25.00
3.	Household goods	Estimated Value $	25.00
4.	Stumping machine	Estimated Value $	30.00
5.	Double Block	Estimated Value $	25.00
6.	Single Block	Estimated Value $	5.00
7.	150 ft. of 1 inch cable	Estimated Value $	15.00
8.	½ interest in spray machine valued at $100	Estimated Value $	50.00
9.	Farm implements	Estimated Value $	50.00
10.	Received by Custodian	Estimated Value $	~~275.00~~ 176.64 Total 200 53.45 146.55

TOTAL CLAIM FOR PROPERTY LOSS $ 98.36

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) - $ 5,559.36

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Winnipeg

(b) Do you require the services of an interpreter at the hearing? Yes or no yes

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)
Province of Manitoba)
TO WIT:)

I, Kunizo Mori of the City
of Winnipeg in the Province of Manitoba
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 Winnipeg)
in the Province of Manitoba)
this 13th day of November)
A.D. 1947.)

Kunizo Mori

A BARRISTER AT LAW ENTITLED TO PRACTISE IN THE PROVINCE OF MANITOBA. 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.

K. MORI

(Claimant's Name)

REAL ESTATE
(Farm Land)

12024

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 ½ acre Cultivated not planted Cultivated and ~~not~~ in crop List Crops hops 2½ acres potatoes 1½ acres raspberries 5 acres rhubarb 2 acres strawberries 6 acres currant ½ acres mixed gardening 2 acres Total----19½	20 acres	1929	Dr. Ballett	$2000	about 10 acres cleared	none	land and improvements $6000

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

Description	When Made	Cost
Cleared about 10 acres and put 20 acres in crop		
constructed about 2400 feet of ditching with cedar covers		
dug one well		
constructed posts and wiring for growing hops (permanent) - cost of material and labour approximately $400.00		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Approximate Cost Allowance for Depreciation	~~Estimated Value~~
house	2 storey, 7 room 24 x 36	frame on concrete blocks, V joint & shiplap finish, attic not finished, but 3 rooms habitable, fir floors	1936	$1250.00 approx.		Own and hired labour approximate $1200.00		-$2450.00
Rhubarb house	18 x 40	frame cedar posts, shingle roof	1939	$200.00 approx.		Own and hired labor approx.	$60.00 -	$260.00
Rhubarb house	18 x 50	same	1937	$200.00 "		" " " " "	$60.00 -	$260.00
Garage	14 x 20	same	1930	50.00 "		" " " " "	$50.00 -	$100.00

Comments re Appraiser's report not covered by above information: The house and buildings were BUILT much more recently than as shown in report. All buildings were in good condition. The attic of the house consisted of 3 habitable rooms. I agree with the appraiser that the soil was good, but feel that he has very much underestimated the value per acre. I paid $100.00 per acre when only ½ the land was cleared and not properly cultivated COMMENT: I sold the crop alone without the hops to T. Thompson for $700.00. The land was in an excellent location and very suitable for berry-growing. I consider the appraisal much too low and think that the fair market value of the land and improvements at date of sale was at least $6000.00

EXHIBIT No. 844-1
DATE 15 apl 1948
FILED BY D. M. Thomack

Kunizo Mori
Signature

BC-501-P
BC-1450-A

BC/501-P
BC/1450-A

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

Farm Appraisal Report

File No. JL 419

Land Description Lot 2, S½ ~~W½~~ Sec. 14, Blk.6 N., Rge.1 E., Map 5388,
Subject to dyking and drainage taxes.
(House No. 2223) Containing 19.353 Acres

Owner's Name MORI, Kunizo Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows, B.C. C.P.R. Distance 2 miles

Market Town (Good local shopping) New Westminster, B.C. Distance 13 miles

Church (give denomination) C.of E. and United Distance 2 miles

Nearest School Pitt Meadows No.2 Distance 1 mile

State how property was identified: One post, road and map check.

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

Yes, fronts on Dewdney Trunk road, hard surfaced.

Is this district a good one? Improving every year, mostly dairying.

Employment opportunity Local peat plant; brick yard and 2 mills 4 - 6 miles.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Wire fence east and west lines/fair. Value $

Water supply: No drinking water, ample water for stock, washing, etc. Value $

8679

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x36	frame	18	shgl.	10	conc. blks.	good	600.00
Rhubarb hse.	18 x40	"	8	"	9	wood	fair	75.00
" "	18 x50	"	8	"	9	"	"	75.00
BARN	x							
Garage	14 x20	"	9	"	9	"	"	25.00
BARN	x							
	x							
GRANARY	x	NOTE: Bearing posts and all corners in dwelling on concrete blocks.						
	x							
	x							
	x							
	x							

Electric light is installed.

Total present day value $ 775.00

Total Value Buildings add to farm $ 500.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Not entirely lined inside, attic open.

Complete lining and cement basement floor - $ 150.00

Describe the basement and chimneys: Brick chimney to ground, earth floor.

No. rooms downstairs? 4 Upstairs? attic How finished Some V-joint and shiplap.

Are buildings painted? No. Condition of paint -

Distance from nearest bush All clear.

EXHIBIT No. 844-2
DATE 15 apr 1948
FILED BY
D. M. Shumiack

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
19.303	practically level	clay loam 1 ft.	clay	hops, strawberries, raspberries, currants, rhubarb and garden	50.00	965.15

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

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE
NOTE: This area formerly covered by a layer of peat, has now been worked up to a good friable dark vegetable mould. Properly handled, good land.				

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.

	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
.050	drainage slough constant	-	-	-

Total value of Land $ 965.15

Total added by buildings to value of farm $ 500.00

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

Total value of farm $ 1465.15

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

Was in good state of cultivation early spring. Weeds and thistle allowed to get ahead. Am doubtful if any strawberries will survive weeds. Tenant making effort to clean new strawberries.

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

Very suitable as now used.

Noxious weeds: BAD. Thistle worst offender.

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

Municipality of Pitt Meadows.
Land, school and library $42.50
Maple Ridge Dyking Dist. Dyking-$51.08
Drains-$12.00

Date: 30th June, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 27th **day of** June, **19** 42.

Inspector's Signature

"T. GODFREY"

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

Farm Appraisal Report

JL 419

Remarks: Fronting on Dewdney Trunk Road with electric light installed. Chief drawback is lack of drinking water. There is always ample water for washing, etc., but drinking water has to be hauled a full mile from pump at Municipal Hall. The peat which formerly overlaid the clay has now been worked in, the result is a good friable dark vegetable mould. No clovers appearing here yet. With the lowering of the water table by additional pumps put in in the last four years, a marked improvement is apparent in the soil. This can be visualized as improving yearly under proper farm management. Rhubarb houses foundations rotted badly. Dredge cut and slough main drainage outlets. Rented to Mr. T. Thompson for $700.00, does not include hop crop. He informed me that someone was taking the hop crop at 6¢ per pound dry.

(FOR ORCHARD LANDS ONLY)

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

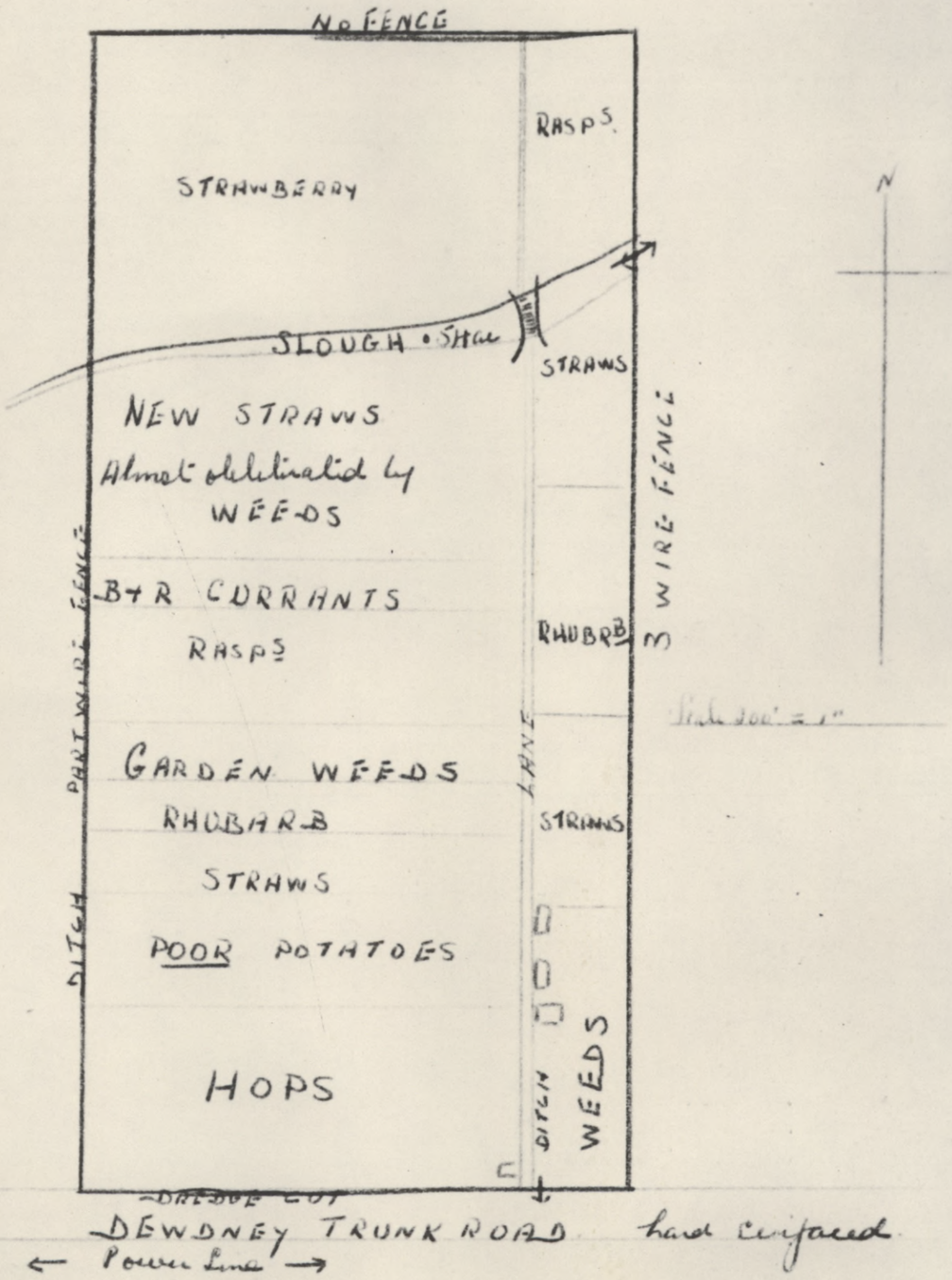
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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
2.5 acs.	hops	
1.5 "	potatoes	
5.2 "	raspberries	$
1.85 "	rhubarb	
6.0 "	strawberries	$
.5 "	currants	
		$
Am doubtful if many of strawberries will survive. Weeds are now 2' high over same and thistle thriving.		$
		$
		$
		$
	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 $ 1500.00

Date 3rd July, 1942.

"I.T. BARNET"
District Superintendent.

#36

K. MORI
(Claimant's Name)

PERSONAL CHATTELS

12024
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	Sold
2 sets encyclopaedias -	1 set 1929	New	$35.00		(	
	1 set 1935	"	$35.00	good	($50.00	
Japanese Books -	time to time from 1929	"	approx. $50.00		(	8.75
Stumping machine	1932	used	$50.00	good	30.00	3.00
Double Block)			35.00			
Single Block)	about 1918	new	10.00	used	20.00	
150" of 1" cable)			do not remember			
½ interest in spray machine	1940	"	~~do not remember 150.00~~			
Farm Implements			~~150.00~~	good-value at date of		
Plow	1937	used	5.00 .75)	evacuation $100.00. My		
Harrow	1937	"	10.00) not found	half interest -	50.00	32.50
horse cultivator	1929	new	27.00) lost			
sprayer	1929	"	6.00 2.50)			
hand cultivator	1929	"	18.00) lost	fair	50.00	9.20
scale	1937	"	15.00)			
7' cross cut saw	1927	"	10.00 1.-)		200.00	53.45
					53.45	
				Loss	146.55	

Description of Storage of Goods:

The books were always kept in very good condition. Realizing the low market value of the Japanese books, and because they meant a great deal to me, I asked that they be forwarded to me on several occasions but this was not done and they were sacrificed. The blacks and cables, ~~the~~ old were not used very much and were in very good condition.
though

General Statement as to Chattels not Described above:

All chattels claimed listed above.

EXHIBIT No. 844-3
DATE 15 apl 1948
FILED BY
D. M. Chrmiack

Additional Comments, if any: I consider the above values to be the fair market value ~~at~~ date of sale. I have depreciated their value taking into consideration the extent of use.

Kunizo Mori
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 8679 EXHIBIT No.

NAME Kunizo MORI REG. No. 12024

DATE
DECLARATION 9/5/42
EVACUATION 31/8/42

INVENTORY
TAKEN BY Cust. Repr.
DATE Mar. 29/43

DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Household furniture	1 Porcelain Sink	2 Sets Encyclopedias	$ 50.00	) $ 8.75			
Kitchen utensils	2 Kitchen Chairs	Japanese Books	25.00	)			
Chinaware	1 Rocking	Household Goods	25.00	✓			
Farm Implements	1 Large Tabe (H.M.)	Stumping Machine	30.00	3.00			
Carpenter's Tools	1 Heater	Double Block	25.00				
Piano	1 Piano & Stool	Single Block	5.00				
Harrows	1 China Cabinet (HM)	150' of 1" Cable	15.00				
Cultivator	1 Bed, Spring & Mattress	½ int. in Spray machine					
Plough	1 Bed, Spring & Mattress	valued at $100.00	50.00		(½) $32.50		
Stump Machine with single & double blocks	1 Bedstead	Farm Implements	50.00	✓			
5 - 50' Cables 1"	1 Bed & Spring (old)						
Hop Spraying Machine	2 Small Tables (HM)	Total:	$ 275.00				
	1 Dresser	Ack. Custodian Credits	176.64				
	1 Roll Building Paper						
	2 Suitcases	Amt. of Pers. Prop. Claim	$ 98.36				
	Large quant. misc. books, including Dominion Educators & Encyclopedias						
	1 Sprayer						
	1 2-Burner Hot Plate						
	Small quant. Dishes & Glassware						
	50' ½" Hose						
	30' ¼" Hose						
	2 Umbrellas						
	1 Sledge Hammer						
	3 Wedges						
	1 Feed Chopper						
	1 12-gal. Stone Crock						
	1 Plow Blade						
	Sml. quant. Kitch. Uten.						
	1 Bag cont. balls of String (new)						
	1 Ironing Board						
	2 Lamps						
	4 Pkgs. "Stick Fast Dry Paste"						
	2 Sections Drag Harrows						
	1 Wagon (poor)						
	1 set wooden Truck Sides						
	75 lbs. Berry Wire						
	1 Horse Cultivator						
	1 Single Block						
	1 Double Block						
	1 Cable Choker						
	2 Round Heaters						
	3 50' 1" Cables						
	1 Stump Puller & small quant. Cable						
	1 Hand Cultivator						
	Sml. quant. Garden Tools						
	1 7' Crosscut Saw						
	1 Car Air Pump						
	1 Platform Scale						
	1 Large Table (HM)						
	1 Sml. Cookstove						
	2 Sml. Tables (HM)						

Summary of Auction Sales:

Dresser	$ 3.00
Hose	4.35
Crock	4.00
Sprayer	2.50
9 Suitcases	3.00
Power Cultivator	135.00
Tools	4.45
Farm Implements	2.25
Kitchenware	4.70
Furniture	2.50
Miscellaneous	4.40
Gross Proceeds Auction Sales:	$181.90
Less Charges	37.76
Net Proceeds Auction Sales:	$144.14

Total Tender Sales: $ 32.50

Vancouver, B. C., Mar. 17/48.

RGB/P.

No. 8679 EXHIBIT No. CASE No.

No. 12024 VENUE Winnipeg, Man.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
CTION	TENDER &c								
8.75									
✓									
3.00						✓			
						✓			
						✓			
	(½) $32.50								Total price was $65.00.
✓									
3.00									
4.35									
4.00									
2.50									
3.00									
135.00									
4.45									
2.25									
4.70									
2.50									
4.40									
181.90									
37.76									
144.14									
	$ 32.50								

EXHIBIT NO. 844-4
DATE 15 apl 1948
FILED BY
J. W. G. Hunter

8679.

8/8679.