

4742

**OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: MORI Yoshie
HOME ADDRESS: Cherry St., Mission B.C.
6
REGISTRATION NUMBER 06682 SEX: Male AGE: 19
OCCUPATION: Farm Hand

(If any business or businesses carried on, state where, under what name, and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Brother, Yoshitaka Mori

MARRIED? no

NAME OF WIFE OR HUSBAND: none

ADDRESS OF WIFE OR HUSBAND: none

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: Lots 5 and 6, N. $\frac{1}{2}$ of S.E. $\frac{1}{4}$ of Section 29

Township 17, Map 2849, District of New Westminster B.C. (Brother owns - No.

Half)

see letter file 4741-4/1/43

2. BUILDINGS AND OTHER IMPROVEMENTS: none

3. INSURANCE (Give particulars; state where policies are) none

4. TAXES (Amount and where payable) none

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

none

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

Leased to Fraser Valley Growers.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarants possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Brother.
9. IF FARM LAND STATE CROPS SOWN Strawberries, ~~Apples~~

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Living with Brother, at
Cherry St., Mission B.C.
2. LANDLORD'S NAME AND ADDRESS: none
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
Rent Free
4. STATE WHEREABOUTS OF LEASE: none
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
none
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
none
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
none
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

4. INSURANCE CARRIED ON ABOVE PROPERTY:

none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

none

8. BANK ACCOUNTS:

none

9. LIFE INSURANCE: Manufacturers Life . Policy No. 747067. \$1000.00

Policy in declarants possession.

10. INTEREST IN ANY ESTATES OR TRUSTS:

none

11. SAFETY DEPOSIT BOX:

none

LIABILITIES:

1. PERSONAL DEBTS:

none

2. TRADE DEBTS:

none

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

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

Dated this 21st day of April 1942.

(Signature)

Y. Moni

Witness

FOR DEPARTMENTAL USE

PR 16/10/42
INFORMATION FROM R.C.M.P.

Date Aug 23/43.

Our File No. 4742

Full Name MORI, Vashio
(Surname in Block Letters)

Registration No. 06662

Male ☒ - Female
(check)

Age 21 16, 1922

Former Address P.O. Box 153, Mission City, B.C.

Date Evacuated May 24, 1942 Naturalized - Canadian-Born - National
(check)

Present Address 40 Mike Kurbat,
Diamond City, Alta.

Married - Single ☒
(check)

Name of Wife _____

Name of Husband _____

Name of Mother nee KASANO, Mary Name of Father Kumigasaki 71412
(Japan) (Japan)

Names of Children under 16 _____

Requested by CCP

Registered with Custodian

(Yes or No)

Additional Information Student

REAL PROPERTY SUMMARY

File 4742

V.L.A. B.C. 256-P

JAPANESE NAME: Yoshio MORI - - Reg. No. 06662.

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

PROPERTY ADDRESS: 3964 Cherry Street, Mission, B. C.

LEGAL DESCRIPTION: Lots 5 & 6 of the North half of the South East quarter of Section 29, Township 17 Map 2849 Municipality of Mission, in the District of New Westminster.

TITLE: In the name of Yoshiyo MORI.

ENCUMBRANCE: Vesting 24833 - 21st October 1942.

ASSESSED VALUE: 1942 - 9.4 acres.
Land \$447.00
Improvements \$750.00 Total \$1197.00 Taxes \$23.32.

CLASSIFICATION: The inspector reported on June 2nd, 1942, 3 acres strawberries and 2 acres rhubarb. No buildings on the property. At date of inspection was occupied by the Fraser Valley Growers Ltd.

HISTORY OF ADMINISTRATION: Yoshio MORI leased this property on the 7th April 1942, to the Fraser Valley Growers Ltd., the lease including an adjoining farm owned by his brother Yoshitaru MORI. The rental including the crop was \$1300.00 which was paid to the two lessors on the 7th April 1942. This lease was extended by the Custodian to the 31st August 1943 at a rental of \$500.00 which rental accrued to The Director The Veterans' Land Act. The lease was handed to The Director The Veterans' Land Act on the 21st July 1943.

SOLD: To The Director The Veterans' Land Act for \$503.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Yoshio MORI, sale price \$503.00 less Certificate of Encumbrance \$1.00, taxes \$26.68, registration fee \$3.00, legal fee \$15.00, total \$45.68. Net amount released \$457.32.

TITLE: Included in C. of T. 170736-E and payment of consideration included in cheque to the Custodian dated 9th March 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED May 10th, 1946.

IM:ML



Farm Appraisal Report

File No. JA-100Land Description lots 8 & 9 of T.2.S. of S.2.S. Sec. 20, Tp. 17, R. 20E, N.2.S.Containing 9.68 AcresOwner's Name Yoshiro HORI Post Office Address Mission, B.C.Nearest Rail Point Mission, B.C. Distance 1 1/2 milesMarket Town " Distance "Church (give denomination) All Denominations, Mission Distance "Nearest School Cedar Valley, 1 mile, Distance "State how property was identified: Map, roads, owner DATE 12/2/48Roads: State whether property has access to main road, the kind of road and its condition. FILED BY Mr. HunterOn East Road which is a poor side road, but always passable and about quarter mile from paved highway.Is this district a good one? When berry prices are good; otherwise not.Employment opportunity Seasonal berry work and some cannery work. Steady work for limited number at Steadham 7 miles; logging mills.Predominating Nationality and religion: British, Protestant, Many Jap properties.Describe Fencing and its condition: Only fence belongs to next west property Value \$Water supply: None on this place; well available if dug. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
Feeding shed	16x16 x 12	Frame	10' eave	Shingle	5	Wood	Good	70.00
	X							
BARN	X							
Another Feeding shed	extends the line shown with Yoshihiko HORI.							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Fake Line on East Road but not led into this property.Total present day value \$ 70.00Total Value Buildings add to farm \$ 25.00Is dwelling habitable without repairs? N.A. 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? No Condition of paint Distance from nearest bush None near

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
7.48	Undulating	8" lt. clay. loam	clay. clay	Berries and rhubarb good	\$80	\$ 487.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
2.00	Undulating	8" lt. clay. loam	clay. clay	Light bushy stumps	\$1.50	\$30
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 \$ 487.00

Total added by buildings to value of farm \$ 25.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ nil
(3 Plums, only now planted)

Total value of farm \$ 512.00

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

Continuously occupied and excellent tillage; operated with brother's property, Yacitaba HILL alongside. Heavily commercially fertilized, but not too badly run down in my opinion.

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

Alone it is too small, with no buildings. Combined with brother's it would be good for berry, poultry and some stock. Alone it would have to be berries and poultry, or some Noxious weeds: intensive farming.

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

Missions - \$23.32

Date: Chilliwack, B.C.
Place: May 20th, 1942.

I certify that the above report is based on a personal examination of the whole farm made on the 15 day of May 1942.

Inspector's Signature

"R.L. DANEY"

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

Farm Appraisal Report

Remarks: This place is small by itself though when all clear would be suitable for a small fruit and berry proposition. At present it is operated combined with 20/14 Yashitania M&H a brother of this man. It is well located though on rather a poor road. Electric light is fairly easily available though not led on place at present Pole line is on West Road.
Soil is a trifle on the light side. But suitable for berries.
Water is easily obtained in comparatively shallow wells throughout the district and there should be no trouble here.
There are no fences except a neighbours.
There are practically no buildings.

(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

5 plum trees. 5 yr. olds planted last fall. Add no value.
There are 5.5 aces bearing straws on place, 1.1 ac new planted straws and 1.25 aces rhubarb.

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

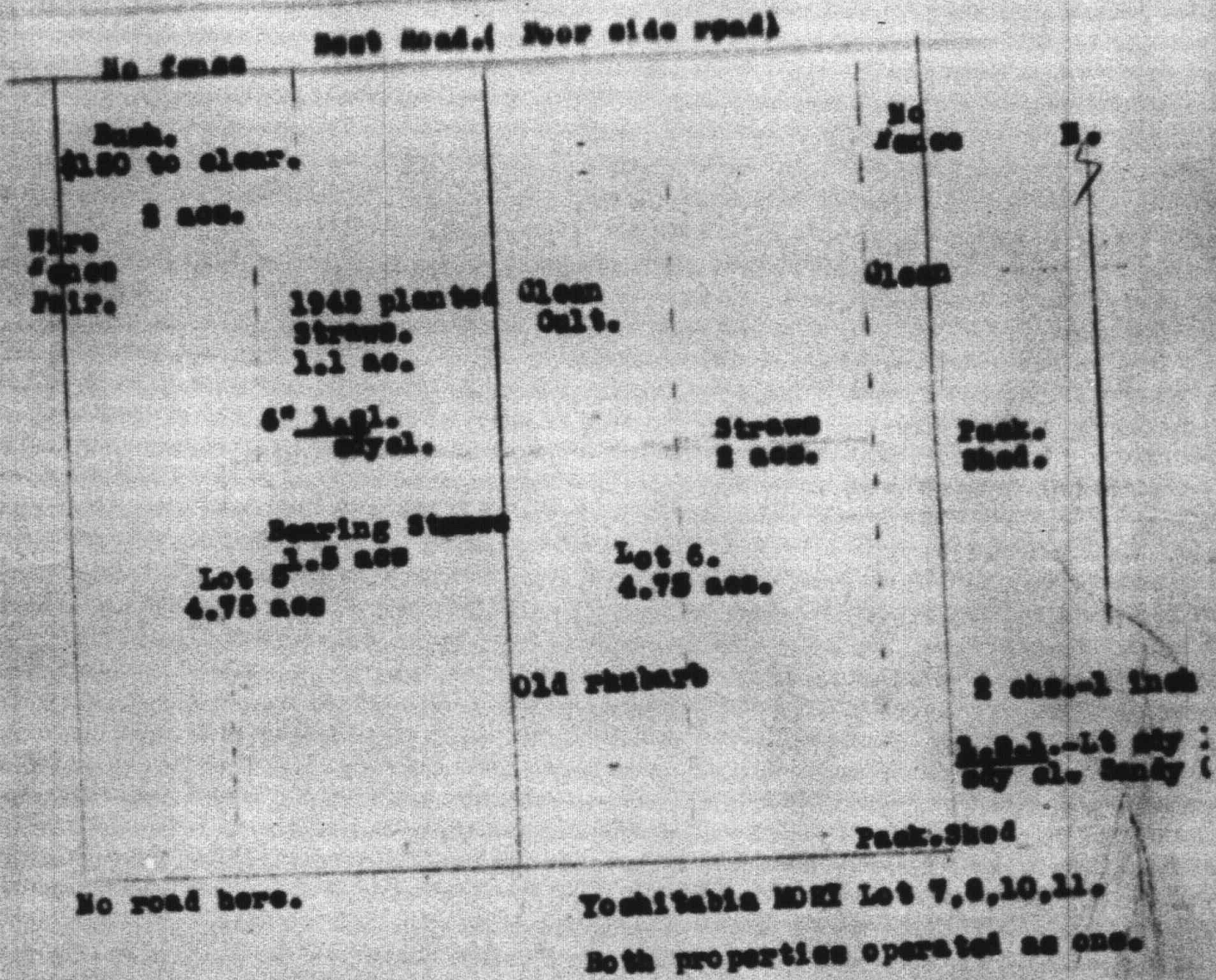
Amount fruit trees add to value of farm \$

Diagram of Property

27/42

Yoshiyo MDH.

Lot 24 & 25 of Mt. of Mt. Sec 20, Tp. 17 Map 2040, N.W.B.



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

value is \$ 500.00

Date 22nd May 19 42.

sgd. I.F. BARNET

District Superintendent.

Canada

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

JAPANESE EVACUATION SECTION

File No. 4742
Reg. No. 06662

506 Royal Bank Building,
Vancouver, B. C.

Mr. Yoshio MORT,
Diamond City, Alta.

JUN 19 1944

Dear Sir:

Re: Cherry Street, Mission, B. C.
Municipality of Mission, Lots 5 & 6, of the N. $\frac{1}{2}$
of the S.E. $\frac{1}{4}$ of Sec. 29, Tp. 17, Map 2849, Dis.
of New Westminster, C. of E. 50328.

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

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

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

Sale price of above described property	503.00
Add:	
Unexpired insurance premium as at January 1st, 1943	503.00
Less:	
Tax arrears to December 31st, 1942	26.68
Registration fee	3.00
Encumbrance—Principal	
—Interest	29.68
Net proceeds of sale	5473.32

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

Yours truly,

F. G. SHEARS,
Director.

<u>1943</u>		<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Jan. 1	Credit re Sale of Property		\$473.32	
	Land Registry Office C/E	\$ 1.00		
<u>1944</u>				
Feb. 14	Manufacturers Life Insurance Co.	78.75		
		\$79.75	\$473.32	CR \$393.57

4742
04662

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/256-P
(JL-108)

Vancouver, B.C.

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

MORRIS Young

Dear Sir:-

Re: Lots 5 and 6, North $\frac{1}{2}$, of
the S.E. $\frac{1}{4}$, Section 29,
Twp. 17, Map 2849,
MUNICIPALITY OF MISSION.

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 170736-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 19,426.25, in favour of The Secretary of State,
forwarded to you and dated March 9th, 1944 is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$	503.00 ✓
Less arrears of taxes to January 1st, 1943,	- \$	26.68 ✓
Amount paid to Secretary of State	- \$	<u>476.32 ✓</u>

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

Yours truly,

W. A. C. and Co.

T. Rodrick,
DISTRICT SOLICITOR

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

May 12 1944
Date

Solicitor for
The Secretary of State

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 474

MUNICIPALITY: MISSION.

Date: July 20, 1942.

NAME: MORI, Yoshio

REGISTRATION NO.

ADDRESS:

PROPERTY:

ACREAGE: 9.48 1½ acres cleared, rest bush.

KIND OF CROPS: Straws.

APPROXIMATE ACREAGE OF EACH: 1½.

HOUSE: None. VACANT: OCCUPIED

DESCRIPTION ROOF:

SIZE: NO. OF ROOMS

CONDITION:

OTHER BUILDINGS: None.

NAME OF LESSEE OR RENTOR: Dick Wilson, Fraser Valley Growers.

TERMS:

WATER: None. ON: OFF:

LIGHT: ON: OFF:

REMARKS: The above property leased by Wilson who also has MORI, Yoshitaka's land which is adjoining, both these properties show on the same lease.

MORI, Yoshio has not ½ interest in MORI, Yoshitaka's property as stated on latter's JP.

INVENTORY OF CHATTELS LEFT ON PROPERTY

Signed:

J. Moulton

H. Legan

REAL PROPERTY SUMMARY

Files 4741, 4742.

V.L.A. B.C. 664-2

JAPANESE NAME: Yoshitaka MORI - - Reg. No. 06659.

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

PROPERTY ADDRESS: 3964 Cherry Street, Mission, B. C.

LEGAL DESCRIPTION: Lot 9 of North half of the South East quarter of Section 29
PARCEL "A" Township 17 Map 2849 Municipality of Mission in the District of New Westminster.

TITLE: In the name of Ralph PHELPS. To establish Yoshitaka MORI'S title Letters of Probate in the Estate of Ralph Fernando Phelps to Ella Phelps; Deed - Ella Phelps to Kuniyoshi MORI; Deed - Kuniyoshi MORI to Yoshitaka MORI, were procured and were passed to The Director The Veterans' Land Act.

ENCUMBRANCE: Vesting 26948 - 25th October 1943.

ASSESSED VALUE: 1942 -
Land \$190.00
Improvements \$300.00 Total \$490.00 Taxes \$9.62.

CLASSIFICATION: Farm with buildings. Inspector reported July 20, 1942, on this parcel in conjunction with Parcel "B" below. Of the 12.92 acres in the 2 parcels, 15 acres were cleared and 7 acres were in straw berries, 1½ acres loganberries, ½ acre boysenberries, 1 acre asparagus, 2½ acres rhubarb and about 30 mixed fruit trees. The buildings were a 1½ storey frame house 26 x 30, 7 rooms in fair condition, pickers house 16 x 20, fair, pickers house and rhubarb house combined 20 x 60, good, 3 packing sheds, fair, barn, garage and pickers house combined, pickers house 26 x 32, fair, garage and pickers house combined 12 x 32. Occupied at date of inspection by the Fraser Valley Growers of Mission.

LEGAL DESCRIPTION: Lots 7,8,10 and 11 of the North half of the South East quarter
PARCEL "B" of Section 29, Township 17, Map 2849, Municipality of Mission in the District of New Westminster.

TITLE: In the name of Yoshitaka MORI.

ENCUMBRANCE: Vesting 24810

ASSESSED VALUE: 1942 -
Land \$694.00
Improvements \$1000.00 Total \$1694.00 Taxes \$38.64.

CLASSIFICATION: Included above as in Lot 9.

HISTORY OF ADMINISTRATION: A Lease of Lots 7,8,10 and 11 above, owned by Yoshitaka MORI, and of Lots 5 & 6 of the North half of the South East quarter, Section 29, owned by Yoshie MORI, dated 7th April 1942, was given to the Fraser Valley Growers Ltd., providing for the sale of the

of the

crop of berries on the 2 farms and the use of the land to the 31st March 1943, at a consideration of \$1300.00, which sum was paid to the owners.

From the JP forms, files 4741 and 4742, it would appear that the brothers Yoshitaka and Yoshio MORI worked their two properties jointly. There is nothing on file to indicate on what terms nor, as the consideration of \$1300.00 was paid over at the date of execution of the lease, is it necessary to ascertain what these terms were.

This lease of the two farms was extended to the end of 1943 at a rental of \$500.00 which rental accrued to The Director The Veterans' Land Act.

SOLD:

The above two parcels - "A" and "B" were sold to The Director The Veterans' Land Act for \$2140.00 as at 1st January 1943. Approval of Advisory Committee 1st June 1943.

FUNDS:

Released to the credit of Yoshitaka MORI, sale price \$2140.00 plus refund of insurance \$34.19, total \$2174.19; less 2 Certificates of Encumbrance \$2.00, insurance \$30.00, Notarial fee \$1.00, taxes \$58.18, registration fee \$3.00, telephone charges \$2.82, legal fee \$15.00, total \$112.00. Net amount released \$2062.19.

TITLE:

Issued as C. of T. 174667-E paid to the Custodian on the 25th Jul 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED May 9th, 1946.

Santhapuram

IM:ML

R E P O R T
ON EVACUATED JAPANESE PROPERTY

4742
File No. ~~14742~~

MUNICIPALITY: Mission. Date: June 2nd. 1942.

NAME: MORI. Yoshio, REGISTRATION NO. 06662.

ADDRESS: 3964 Cherry St. Mission, B.C.

PROPERTY: Joint ownership with Brother Yoshitaka MORI.

ACREAGE: 9½.

KIND OF CROPS: Strawberries. Rhubarb.

APPROXIMATE ACREAGE OF EACH: 3. 2.

HOUSE: None. VACANT: OCCUPIED

DESCRIPTION ROOF:

SIZE: NO. OF ROOMS

CONDITION:

OTHER BUILDINGS: None.

NAME OF LESSEE OR RENTOR: Dick Wilson of Fraser Valley Growers. Mission.

TERMS: See Yoshitaka MORI. #06659. Terms on it, include both places.

WATER: None. ON: OFF:

LIGHT: None. ON: OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

None.

Signed:

I. C. Bardwell.

Extracts from Lease.

Files #4741 & 4742.

Lessor: ⁵⁺⁶ Yoshio MORI and Yoshitaka MORI ^{7, 8, 10+11}

Lessee: FRASER VALLEY GROWERS LTD.

Date: 7th April, 1942.

Term: Up to 31st March, 1943.

Consideration: \$1,300.00 paid on 7th April, 1942, for full use of premises for purpose of cultivating and harvesting crops. In the event of the Lessors not residing on the premises during 1943 as from 1st April of that year, the Lessees have the option to purchase the crop for that year on the same terms and conditions except as to price, which will be proportionate to the value of the crop as stated above.

Property:

- Land:
- (a) Lots 5 & 6 of the N. $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of Section 29, Township 17, Map 2849.
 - (b) Lots 7, 8, 10 & 11 of the N. $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of Section 29, Township 17, Map 2849. District of New Westminster, B.C.

House: Included.

Chattels: ~~Excluded~~ Live stock and farm equipment only.

*Lease renewed from
Apr 1/42 to Aug 31/43
500.00 payable Aug 31/43
Lease 586 renewed to
Aug 31/42.*

LIABILITY SUMMARY

File 4742

Re: Yoshio MORI

Reg. No. 06662.

The B.C. Electric Railway Co., filed a claim
for electric service - \$5.84 which was paid on the 15th
May 1945.

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

J. K. Thompson

DATED May 10th, 1946.

DN:ML

FIRE INSURANCE SUMMARY

File 4742

Re: Yoshio MORI

Reg. No. 06562.

There were no buildings on this property and no
insurance was carried.

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

[Signature]

DATED May 10th, 1946.

INCL.

(See also File 4741)

[illegible]

PERSONAL PROPERTY SUMMARY

File No. 4742

20th May, 1947.

Re: Yashio MORI - Reg. No. 06662

The only personal property asset declared by the above Japanese when registering with this office on the 21st April, 1942, was a \$1000.00 Manufacturers Life Insurance Policy. This was not brought under control by the Custodian, but the following premiums were paid on it at MORI's request:-

13th March, 1944 (1942 & '43 prem)	\$78.75
2nd August, 1944	37.08

This file reveals no other personal property assets.

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

HA

.....*W E Lamm*.....

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Yoshio Mori

File No. 4742

Reg. No.

Company Manufactures Life Ins. Co. Agency Vancouver

Policy No. 747,067

Premium - \$38.15

Payable: Annually, Semi-annually or monthly

Month July Day 29

REMARKS:

M. Richardson

November 25, 1942.

MEMORANDUM TO ADMINISTRATION

File No. 4742 ✓

MORI, Yoshio

File No. 4741

MORI, Yoshitaka

FARM LAND DEPARTMENT

On #4742 Yoshio MORI declares certain lands stating that his brother (whom he does not name in Clause 3 on J. P. form but whom he names as Yoshitaka under "Personal Information") owns an interest in them.

On #4741 Yoshitaka declares other lands, stating on the front page that his brother Yoshio owns an interest in them, but denying this in clause 3. Clause 3 is possibly wrong.

On each file it is found that these lands are respectively registered in the Land Titles Office under the sole name of each declarant.

These brothers have joined in a contract to Fraser Valley Growers Ltd. which extends through 1943 but the extract from the contract found on file does not recite the nature of the agreement between themselves. As each J. P. form refers to the brothers each having an interest in the land registered in the name of the other, the following situations could exist:--

a:-- they regarded themselves as partners in farming the two parcels, each retaining the sole title to an interest in his own parcel.

b:-- they regarded themselves as full partners both in the farming of the properties and in the ownership of each property. In this case there could exist an unwritten (but probably enforceable-at-law) trust, each for the other, in each parcel of land.

c:-- they regard Yoshitaka as being sole owner of his land and a part owner of the parcel registered in Yoshio's name. In this case Yoshio would be a trustee for Yoshitaka.

In the first case all that would be necessary for administration would be a division of the revenues as agreed between the brothers, each parcel bearing its own taxes and charges.

In the second case all revenues would be pooled; all charges would be pooled and debited against revenues and division of the difference could be made as agreed between the brothers.

In the third case Yoshitaka's land would stand alone while the revenues from and charges against Yoshio's land would be pooled and divided.

4741
4742

John R. Phillips

2nd December, 1942.

Mr. Yoshitaka Mori,
Registration No. 06659,
c/o I. Ikeda,
Vernon, B.C.

Dear Sir:

According to your statement made at the time you registered your affairs with the Custodian you claimed ownership to Lots 7, 8, 10 and 11 of the N. 1/4 of the S.E. 1/4 Section 29. You also stated that your brother, Yoshio, had a half interest in the ownership of these lots.

According to the records in the Land Registry Office at New Westminster you are the sole owner of these lots and your brother has no registered interest.

Kindly let us know just what interest your brother has in this property and whether or not he has an agreement from you which has not been registered. Kindly let this matter have your prompt attention.

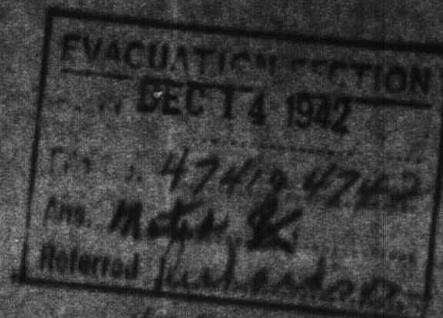
Yours truly,

R. D. Richardson,
Farm Department.

RDR:OF

Hammond City, N.H.
Dec 8, 1942

Dept of the Secretary of State
Office of the Custodian
Hannover N. H.



Dear Sir

In answer to your letter referring to file No.
4741 and 4742, I hereby claim sole ownership to lots
5 and 6 of the N. $\frac{1}{2}$ of S. E. $\frac{1}{4}$ Section 29, and no other
party has any signed agreement involving the above
property.

My brother had interest on all the crop yielded from
my property through personal agreement and no signed
or written statement was made. The above agreement
made due to my absence from the farm while attending
school.

Yours Truly
Yakov M. M.
Reg. No. 06662

162
File No. 4741

MEMORANDUM

Nov. 8, 1949.

Re: Yoshitaka MORI - 06659

TO THE FILE

FROM: Mr. W.J. Johnston

The following goods are those contained in the parcel
of personal property to be shipped to Mr. Mori:-

3 large books) hard covers
1 small book)
1 old purse with personal papers
1 framed card with Christian motto in Japanese & English
18 photographs

WJJ:HA

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Vernon, B. C.,
February 15th, 1948.

IN THE MATTER OF THE CLAIM OF
YOSHIO MORI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANFORD, Esq.,

Official Interpreter.

T.P. HONORIN, Esq.,

Official Reporter.

Y. Mori,
in Chief.

MR. McMASTER: My learned friend asks me to file the appraisal report as Exhibit No. 1, my lord.

THE COMMISSIONER: This is the Soldiers Settlement Board report, is it?

MR. McMASTER: Yes, my lord. With regard to the claim, my lord, I would ask to delete the claim with respect to the crops appearing therein which will leave the claim for \$2000.00 as the fair market value for land and buildings, and I think it was \$500.00 he received.

MR. SNEYER: \$503.00.

MR. McMASTER: \$503.00 received by the Custodian on the sale.

YOSHIO MORI, the claimant herein,
being first duly sworn, testified
as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, did you instruct Mr. Lockie to prepare this statement with regard to your real property?

A Yes.

Q Would you be good enough to sign it with your ordinary signature, please?

A Yes.

Q Are the contents of that statement true, to the best of your knowledge and recollection?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. McMASTER: The property is situate about a mile and three-quarters from Mission. There are very few buildings on it, my lord. The crop is shown to

5
Y. Mori,
In Chief.
Gross-Exam.

be in good condition in the appraisal report and on the second page under "Comments" it is shown to be continuously occupied, excellent tillage, and operated with brother's property.

10 With regard to the claimant's statement, Exhibit 2, I draw attention to the acreage of strawberries, seven acres, and rhubarb, 3/4 of an acre. It was purchased in February, 1945, for \$600.00 uncleared without any improvements on it. That would be \$60.00 an acre, my lord. The claimant cleared eight acres during the two year period. He is not placing any value on the packing shed he put on there. He points out that the bush land on this property contains a considerable amount of cedar suitable for posts, which apparently the appraiser neglected to draw attention to, and he
20 considers the value of \$2000.00 which he is claiming is a fair value. Your witness, Mr. Hunter.

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

GROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Mori, you have shown seven acres of strawberries?

A Yes.

Q How did you arrive at that calculation?

A There was eight acres that was cleared and there was only three or four acres of rhubarb and the rest was all strawberries at the time I left. Maybe after I left, they tore some up and planted something else when the land was appraised, but
30

Y. Mori,
Cross-Exam.

when I left there were seven acres.

Q When did you leave?

A: 1942.

Q What date?

A: Around the end
of May, I think.

Q This appraisal was made on the 15th of May. It
shows 3.5 acres bearing strawberries, and 1.1
acres of new strawberries, total 4.6 acres of
strawberries, and it shows 1.25 acres of rhubarb.
You show 7 acres of strawberries as opposed to
his 4.6 and you show 3/4 of an acre of rhubarb
as against his 1 1/2 acres. I was just wondering
how you calculated your acreage.

A I didn't measure it.

Q You didn't measure it; you just estimated it, is
that right?

A: Yes.

Q Do you know how much an acre is?

A I think I do pretty well.

Q How is your memory from school days? Can you tell
us what an acre is?

A: I don't

believe I can in exact footage.

Q You are a bit hazy on the dimensions of an acre?

A Yes.

MR. McMASTER: I just draw attention to the fact, since
my friend has mentioned it, that on page 2 it
shows 7.45 acres of land and says the quality
of crop berries and the rhubarb is good. I think
the appraisal is not quite right on page 3.

THE COMMISSIONER: That is all, is it?

MR. McMASTER: That is all, my lord.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

J. P. Horrabin
"J. P. HORROBIN"
Official Reporter.

DEFENCE BRIEF

Yoshio MORI

File No. 4742

Case No. 162

Vernon
18 Feb. 1948
V.L.A.
Sheet A.2 - 16

REAL PROPERTY CLAIM

(All claims shown are Gross).

Question of valuation only.

Claim amended to

\$2000.

Appraised at

\$512.

Sale Price

\$503.

Witness - Appraiser, R. L. Ramsay.

Claim for crops withdrawn. (Trans. Page 2)

Appraiser (Ramsay) reports - Heavily commercially fertilized, not too badly run down.

Appraiser (~~Ramsay~~) reports - This place is small by itself, would be suitable for a small fruit and berry proposition. There are no claimant's fences and practically no buildings.

It is submitted that this property was sold for its fair market value.

BMP/mw

Name of Claimant **HORI, Yoshie**
 Custodian File **4742**

Case **162**

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					303	300.40				300.40
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										300.40

4742

September 22nd, 1950.

Mr. Yoshio MORI,
P. O. Box 563,
Vernon, B. C.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 162

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$380.40.

Cheque for \$358.40 is enclosed herein, and the sum of \$22.00 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FGS/js
1 encl.