4990

FORM "A" Mount Lehman B.C. FILE No. 4990

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: MORIKAWA Tokio

HOME ADDRESS: Mt. Lehman Rd., Mt Lehman B.C.

REGISTRATION NUMBER 12929 SEX: Male AGE: 27

OCCUPATION: Farmer

(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: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Sumiko 4377

ADDRESS OF WIFE OR HUSBAND: Mt. Lehman Rd., Mt Lehman B.C.

NAMES OF ANY LIVING CHILDREN: Tsugiko (F) 5 Keiko (F) 3

ADDRESS OF CHILDREN: Mt Lehman Rd., Mt Lehman B.C.

AGE OF CHILDREN: 5. 3

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

1. LOCATION AND DESCRIPTION: Municipality of Matsqui, W.½ of S.E.¼ of Section 35, Township 13, District of New Westminster B.C. Title No. 127628E.

Sold the Following land to James McDonald of Mt. Lehman B.C. S.E.¼ of Section 14, Township 14, Map 3500.

2. BUILDINGS AND OTHER IMPROVEMENTS: N°.L.) 1 Packing Shed (No.2) 1 Dwelling house. 1 Barn Wood Shed Packing Shed. on land already sold.

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

4. TAXES (Amount and where payable) $55.51. Payable to District of Matsqui. B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) (No.1.) Occupied by James McDonald of Mt. Lehman B.C. (No.2.) Vacant. Title # 127628 E.

S.E.¼ of Section 14, Township 14, MAP 3500

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarants possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN 3½ Acres of Strawberries..

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Living with parents .
Mt Lehman Rd., Mt Lehman B.C.

2. LANDLORD'S NAME AND ADDRESS: none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
none

4. STATE WHEREABOUTS OF LEASE: none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
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

FORM "M" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none

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

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS. none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 16th day of April 1942.

(Signature) T. Morikawa

F. T. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date September 26, 1945.

Full Name MORIKAWA, Tokio
(Surname in Block Letters)

Registration No. 12929 Male - Female (check) x Age Dec. 15, 1913

Former Address Mount LehmanRoad,
MOUNT LEHMAN, B. C.

Date Evacuated April 20, 1942 Naturalized - Canadian-Born - National (check)

Present Address 116 Harriet Street, WINNIPEG, Man.

Married - Single (check)

Name of Wife Nee HIROSE, Sumiko #12927

Name of Husband -

Name of Mother Nee YANO, Suna #12928

Name of Father Tsuneki (Deceased)

Names of Children under 16 Tsugiko (F) 27/12/36) Deceased - drowned at
Keiko Kay (F) 23/2/39) Dufrost, Man. July 27, 1943.

Our File No. 4990

Registered with Custodian (yes or no) Yes

Requested By

Additional Information Farmer

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B. (B.C.380 P) **File No. 4990**

Japanese Name: MORIKAWA, Tokio **Reg. No. 12929**

Civic Address: Mt. Lehman Road, Mt. Lehman, B. C.

Legal Description: West Half of SE quarter, Section 35, Township 13, Municipality of Matsqui.

Classification: 83 acres bush land excepting approximately 3 acres planted in strawberries. Only buildings are 3 open packing sheds of little value.

Registered Owner: Tokio MORIKAWA

State of Title: Clear

Administration & Revenue: Leased by Tokio MORIKAWA for duration to Malcolm McAskill, of Aldergrove, who sub-let to Kenneth Richardson, for 20% of berry crop. No revenue was collected by this office from this lease, and it is understood that payment was made direct to MORIKAWA. Lessee, McAskill, sub-let the property to Richardson for $300.00 from June 1 to Jan. 1, 1943, ~~for $300.00~~, with option to renew yearly for $150.00. Revenues after Jan. 1, 1943, accrued to the Veterans's Land Act.

Sold to the Director, Veterans' Land Act for $989.00 cash as at January 1, 1943.

Title delivered March, 1944.

Payment received April 27, 1944, and credited to account May 5, 1944,
Net amount - $986.00.

Chattels: Not involved in sale of property.

Insurance: None carried.

In letter of June 12, 1944, Tokio MORIKAWA objected to the sale of his property, and to the price at which the land had been sold.

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

SEPTEMBER 26, 1945
FM

W E Anderson

Catalogue No.: Nil File No.4990

Japanese Name: MORIKAWA, Tokio Reg.No.12929

Civic Address: Mt. Lehman Rd., Mt. Lehman, B. C.

Legal Description: Pt.19.909 acres M/L of E.half, SE quarter, Section 14, Township 14, shown red on sk. #3500 S.& E. the E. 33 ft., Municipality of Matsqui.

Classification: Farm holding.

XXXXXXXXXXXX

Registered Owner: Tokio MORIKAWA ("In Trust" filing 24007) (Personal Representative of Tsuneki Morikawa, deceased.)

State of Title - Under A/S dated April 1, 1942 to James McDonald, Abbotsford, B. C., outstanding balance Ppl. $700.00 Int. $35.00

Title delivered May 10, 1943 to James McDonald upon full payment under agreement and document was signed by the Japanese title-holder, and vesting lifted by this office.

Insurance - Transferred to James McDonald.

The above property was not administered by this office except for handling the collection of balance owing under the agreement and arranging registration of deed to McDonald.

The above funds were forwarded to MORIKAWA from time to time as administrator of the Trust involved.

Sept 16/43 A S Anderson

NO. AG.	NAME	FILE NO.
[redacted] 12929	Tullio [redacted]	4990

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Halifax Ins. Co.	FD-H-[redacted]	$1,250.00	November	24	1945	19.99 acres of N of S.E.¼ of Sec. 14 and N.W. ¼ of S.W. ¼ of Sec. 13, T. 6 S., R. 2 E.
	Transferred to Mr. Gould.					

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

September 26, 1945.

M. E. Pearson

LIABILITIES SUMMARY

File No. 4790 September 26, 1945.

Re Yokio MORIKAWA, #12929

This file reveals no claims against this person.

File 4379, the file of the wife of this man reveals no claims filed against her.

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

September 26, 1945.

WE

PERSONAL PROPERTY SUMMARY

File No. 4990 September 26, 1945.

Re: Tokio MORIKAWA, Reg. No. 12929

This man in his declaration of April 16, 1942, declared no personal property of any kind.

The file reveals no chattels, or any type of personal property.

The file reveals no vessels, motor-vehicles, radios, cameras or fire-arms.

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

September 26, 1945

C. E. Anderson

Morikawa Tokio
(Claimant's Name)

REAL ESTATE
(Farm Land)

12929
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 Crops							
79 acres bush	83	1938					
4 acres cultivated		April 22nd	P.C. Ferries	$950.00	All uncleared	No improvements	$4,500.00
Strawberries							
Total							

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

Description	When Made	Cost	
Clearing 4 acres of land	1938 - 1944	$700.00	Plus labour of myself for over four years and my father's labour one year.

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
4 small roof shelters	10' x 10'	Cedar Stakes	1938-41	--	$100.00	$100.00	$50.00	$150.00

EXHIBIT No. 1008-1
DATE 5 May 1948
FILED BY R. A. Bell

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

Total assessment $2398.00. Claimant made a fairly good living for himself and wife from this land. Claimant rejected $3500.00 cash offer for land just before leaving at time of evacuation.

Signature

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. ____

MUNICIPALITY: MATSQUI Date: ~~Sept. 24th. 1942~~

REGISTRATION NO. 12929

NAME: MORIKAWA, Takio

ADDRESS: on Downs Rd. ½ mi. west Mount Lehman Rd. on North side

PROPERTY:

ACREAGE: 83.8 app. 3½ acres cleared in 3 different patches

KIND OF CROPS: Strawberries

APPROXIMATE ACREAGE OF EACH: 3 acres

HOUSE: VACANT: OCCUPIED:

DESCRIPTION: ROOF:

SIZE: NO. OF ROOMS:

CONDITION:

OTHER BUILDINGS: 3 old packing shed s (Open)

NAME OF LESSEE OR RENTOR: James McDonald 640 Mt Lehman Rd. Mount Lehman B.C.

TERMS: ON: OFF:

WATER: ON: OFF:

LIGHT:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY:

Signed:

S. Marlow

H. L. Logan

Ref. No 16123 E

This Indenture

Made the Tenth day of May in the year of our Lord one thousand nine hundred and forty-three

In Pursuance of the "Short form of Deeds Act"

Between TOKIO MORIKAWA, Administrator of the Estate of Tsuneki Morikawa, of the Municipality of Matsqui, Province of British Columbia.

(hereinafter called the "Grantor")

Insert full Name, Street Address and Occupation of Grantor and of Grantee.

AND

JAMES McDONALD, Farmer, of the Municipality of Matsqui, Province of British Columbia, District of New Westminster (hereinafter called the "Grantee")

Witnesseth, that, in consideration of One Thousand Seven hundred Dollars 00/100 ----------(1700.00)----------

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor, **Doth Grant** unto the said Grantee, his heirs and assigns FOREVER:

All and Singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of Matsqui and more particularly known and described as being Part (19.909) acres of the East Half (E.½) of the South East Quarter (S.E.¼) of Section Fourteen (14) Township Fourteen (14) as shewn outlined red on sketch number Three Thousand Five Hundred (3500) SAVE AND EXCEPT the East Thirty three (33) feet thereof, in the DISTRICT OF NEW WESTMINSTER.

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

To have and to hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; **Subject nevertheless** to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown, and subject to all taxes rates and local improvement assessments, whether already or hereafter assessed.

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances, save as aforesaid.

And the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

And the said Grantor **Releases** to the said Grantee **All His Claims** upon the said lands.

Wherever the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

In Witness Whereof the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness "J.E. Cemeau" — "T. Morikawa"

Street Address

City or Town Dufrost, Manitoba

Occupation of Witness Grain broker

FOR WITNESS

Province of ~~British Columbia~~ Manitoba
To Wit:

I, Joseph Ernest Cemeau of the Post Office of Dufrost in the Province of ~~British Columbia~~, Manitoba make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by Tokio Morikawa the party thereto, for the purposes named therein.
2. The said instrument was executed at St. Pierre, Manitoba
3. I know the said party, and that he is of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at St. Pierre in the Province of ~~British Columbia~~ Manitoba, this 26th day of May 1943

"A. Joubert"

A Notary Public in and for the Province of ~~British Columbia~~ Manitoba "J.E. Cemeau" (Seal)

My Commission Expires December 31st, 1944

THE ATTACHED DEED OF LAND IS A TRUE COPY OF THE ONE BETWEEN TOKIO MORIKAWA AND JAMES MCDONALD DATED MAY 10, 1943.

JULY 6, 1943.

A. Joubert
Notary Public in and for the Province of British Columbia

Manitoba ~~British Columbia~~ this 26th day of May in the year of our Lord one thousand nine hundred and forty three

"A. Joubert" (Seal)

A Notary Public in and for the Province of ~~British Columbia~~ Manitoba

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

My commission expires Dec. 31st 1944.

This Agreement,

made in triplicate this 1st day of April in the year of Our Lord one thousand nine hundred and forty two

BETWEEN

Tokio Morikawa, Administrator of the Estate of Tsuneki Morikawa, of the Municipality of Matsqui in the Province of British Columbia----------

hereinafter called the "Vendor" of the one part

Name, Address and Occupation of Parties

AND

James McDonald, of the Municipality of Matsqui in the Province of British Columbia, Farmer----------

hereinafter called the "Purchaser" of the other part.

ALL AND SINGULAR that certain parcel of tract of land and premises situate lying and being in the Municipality of Matsqui in the Province of British Columbia and more particularly known and described as all that portion of the South East Quarter (S.E.¼) of Section Fourteen (14), Township Fourteen (14), and more particularly described as follows: Commencing at a post set on the East boundary of the said South East Quarter (S.E. ¼) of Section Fourteen (14) the same being set 660.65 feet north twenty-four degrees naught naught minutes West (24 00'W) Magnetic) of the South East corner thereof; thence North twenty-four degrees naught naught minutes west (24 00'W) and following the said East boundary of the said South East Quarter (S.E.¼) of Section Fourteen (14)660.65 feet to a post; thence South Sixty six degrees thirty- nine minutes thirty seconds West (S.66 39'30"W) (Magnetic) and following the North boundary of the SouthEast Quarter (S.E. ¼) of the South East Quarter of Section Fourteen (14), 1312.8 feet to a post on the North West corner of said South East Quarter (S.E. ¼) of the South East Quarter (S.E.¼) thence South twenty-four degrees naught one minute East (S.24.01'E.) (Magnetic) and following the West boundary of said South East Quarter (S. E. ¼) of South East Quarter (S.E. ¼) 660.75 feet to a post; thence north sixty-six degrees thirty nine minutes East (N.66.39'E) (Magnetic) and following the North boundary of a portion heretofore conveyed 1312.5 feet to the point of commencement and containing by admeasurement 19.909 acres, be the same more or less, as more particularly shown on sketch deposited No. 3500 and thereon outlined in red, SAVE AND EXCEPT the East thirty-three (33) feet thereof occupied by the Mount Lehman Road, the part hereby conveyed containing 19.909 acres more or less.

on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows:

Two Hundred Dollars ($200.00) on the 1st day of April, 1943.
Two Hundred Dollars ($200.00) on the 1st day of April, 1944.
Three Hundred Dollars ($300.00) on the 1st day of April, 1945.

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate of Five (5) per cent. per annum, payable with each instalment of principal.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOTH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOTH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the Presence of:

Signature of Witness "G.R. Long"

Street Address

City "Vancouver, B.C."

Occupation "Barrister

"T. Morikawa"
Administrator of the Estate of
Tsuneki Morikawa, Deceased

"James McDonald"

FOR ATTORNEY

I Hereby Certify that, on the 17th day of April, 194 2, at Vancouver, in the Province of British Columbia, Tokio Morikawa (whose identity has been proved by the evidence on oath of , who is) personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of Tokio Morikawa

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of said
ntarily
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Office,
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umbia.
umbia.

THE ATTACHED AGREEMENT FOR SALE OF LAND IS A TRUE COPY OF THE ONE HELD BY JAMES McDONALD DATED 1ST APRIL, 1942.

A Notary Public in and for the Province of British Columbia.

NOVEMBER 14TH, 1942.

umbia,

1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.
2. At the time of the execution of the within instrument I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.

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
in the Province of
this day of A.D. 194

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

Acknowledgment of Officer of a Corporation

I Hereby Certify that, on the day of , 194 , at , in the Province of British Columbia, (whose identity has been proved by the evidence on oath of , who is) personally known to me, appeared before me and acknowledged to me that he is the of , and that he is the person who subscribed his name to the annexed instrument as of the said and affixed the seal of the to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at in the Province of British Columbia, this day of in the year of our Lord one thousand nine hundred and forty

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

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MATSQUI Date: Sept. 24th. 1942

NAME: MORIKAWA, Takio REGISTRATION NO. 12929

ADDRESS: On Downs Rd. ½ mi. wst. Mount Lehman Rd. on North side

PROPERTY:

ACREAGE: 83.2 app. 3½ acres cleared in 3 different patches

KIND OF CROPS: Strawberries

APPROXIMATE ACREAGE OF EACH: 3 acres

HOUSE: VACANT: OCCUPIED:

DESCRIPTION: ROOF:

SIZE: NO. OF ROOMS:

CONDITION:

OTHER BUILDINGS: 3 old packing shed s (Open)

NAME OF LESSEE OR RENTOR: James McDonald 640 Mt Lehman Rd.
Mount Lehman B.C.

TERMS:

WATER: ON: OFF:

LIGHT: ON: OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY:

Signed:

Sbbarbon

H. Lyon

LC-3784

RC/580-g

U.S. Form No. 6 (Sheet 1)

Farm Appraisal Report

Matsqui File No. [illegible]

Land Description NW of NE 36-Tp.13.

Containing 83.2 Acres

Owner's Name MORIKAWA, T. Post Office Address Mt. Lehman, B.C.

Nearest Rail Point Mt. Lehman Distance 2½ miles.

Market Town Abbotsford Distance 6½ "

Church (give denomination) United Distance 2½ "

Nearest School Mt. Lehman (jun. high) Distance ½ "

State how property was identified Plan surveyed road and mun. plan.

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

On White Road, ½ mile west of school and Municipal Hall 1008-2

DATE 5 Mar 1942

Is this district a good one? Yes. FILED BY W.G. Hunter

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

Predominating Nationality and religion: British, none predominant.

Describe Fencing and its condition: Only short 3 wires on one field Value $ inc.in land

Water supply None developed. Good creek along road. Value $

4490

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
		4 small roof shelters (2 erected by lessee)						
HOUSE	x	no value to farm.						
	x	Small cabin on skids. Owned by lessee and will						
	x	be removed when berry season is over.						
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

No electricity. Power is at section corner ¼ mile away.

Total present day value $

Total Value Buildings add to farm $ adj.

Is dwelling habitable without repairs? None. 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 nearest bush

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
3.5	undulating	10" silt loam	silty clay	strawberries	60.00	210.00

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
79.7	undulating	10"silt loam	silty clay	very heavy clearing	200.00	10.00	797.00

Area Unsuitable for Cultivation.

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

Total value of Land $1007.00

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 $1007.00

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

Good tillage. Cultivated land is comparatively new. Leased for this season only by one Richardson, a neighbour.

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

Pioneer only.

Noxious weeds: Some Canada thistle.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mun. and school $60.24.

Matsqui Mun.
Mt. Lehman, B.C.

Date: 15th June, 1942.
Place: Abbotsford, B.C.

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

Inspector's Signature "B.C. WORMWORTH"

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

Farm Appraisal Report

Inside This is only a pioneer proposition, with no developments other than the cultivated land, which is in three patches.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

Present Value

$

$

$

$

$

$

$

$

$

$

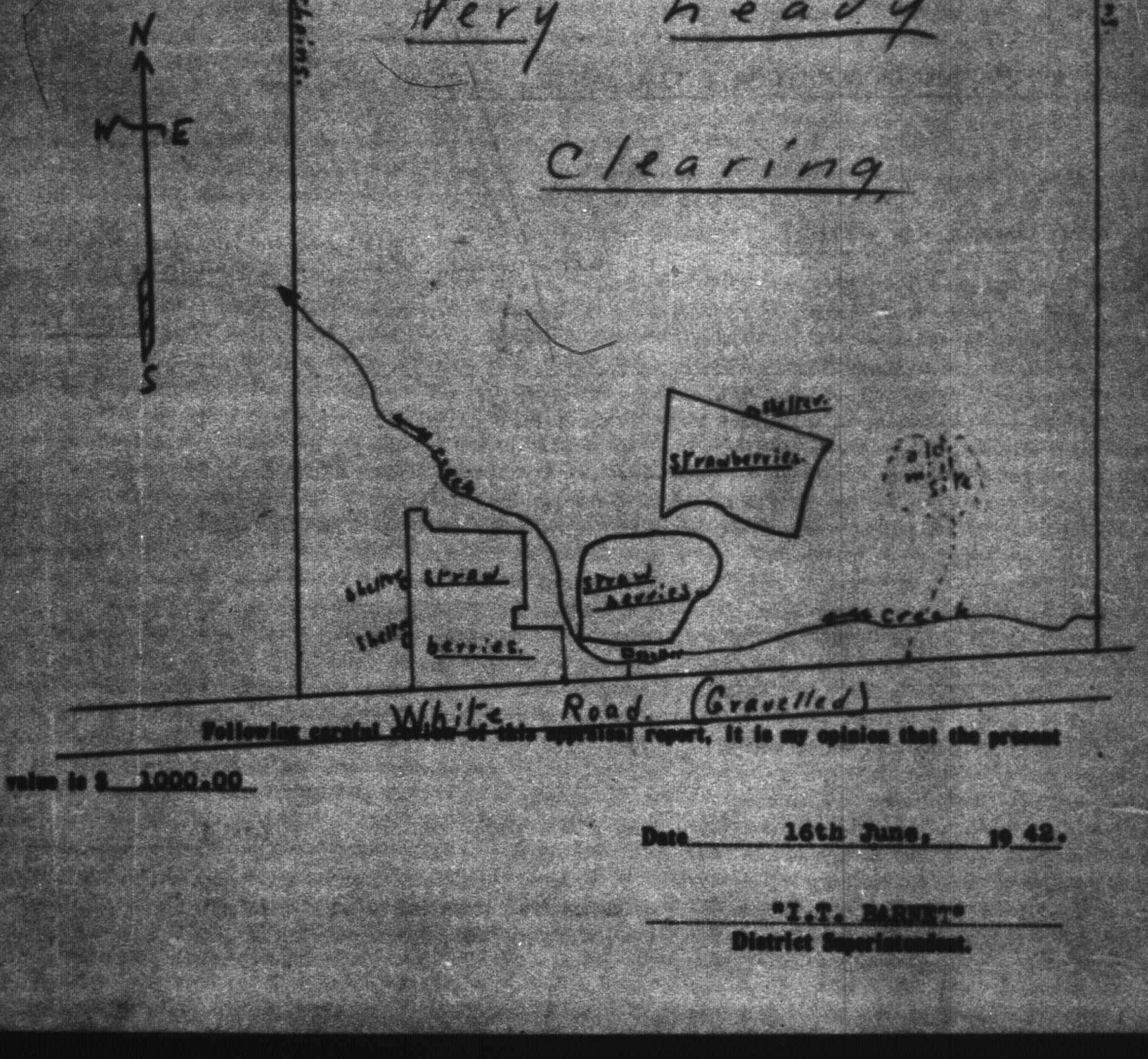
Total $

Amount fruit trees add to value of farm $

Diagram of Property

T. Morikawa
W½ of SE 35: Tp. 13
13·2 acres.
(Checked Municipal Plan which shows measurements.
Totalling 84·38 acres.

Scale 4 chains.



Following careful study of this appraisal report, it is my opinion that the present value is $ 1000.00

Date 16th June, 19 42.

"I.T. BARNET"
District Superintendent.

VLA. DEC - 2 1947

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

J2 294
AC 380P.
Rem. 21

4990

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

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

(1) NAME MORIKAWA (Print) Surname TOKIO Given Name **(RCMP) Reg. No.** 12929 Not available.

(2) Pre-Evacuation Address MT LEHMAN BC

(3) Present Address 30 Mitchell Ave

(4) REAL ESTATE

(a) Street Address (if any) Matsqui City or Municipality. BC Province

(b) Legal description (lot number, block number, section number, etc.) W½ of SE¼ of Sec 35 Twp 13 Rge 2 W Westminster

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
(ii) Residence
(iii) Business **Type of 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 - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 4500
(v) Amount at which Custodian sold property and credited your account - - $ 969
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - $ 3531

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

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

(c) How stored or packed at time of evacuation

(over)

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

_____

_____

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

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

TOTAL CLAIM FOR PROPERTY LOSS $ _____

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) - $ [illegible] Furn. Co. + Furs. $5H.00

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

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

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

DOMINION OF CANADA,
of
TO WIT:

T. Morikawa

I, T. Morikawa
of Toronto of the city
in the county of York

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 Toronto
in the county of York
this 21st day of November
A.D. 1947. Jas Brewin

T. Morikawa

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.

_____

_____

_____

_____

File No. 4990

SUMMARY RELATIVE TO CLAIM OF
Tokio MORIKAWA - Regn. No. 12929.

3rd April, 1948.

REAL PROPERTY: W½ of SE¼, Sec. 35, Tp. 13, Municipality of Matequi, D.N.W. Sold to the Veterans' Land Act.

	Assessed Value	S.S. Bd. Appraisal	V.L.A. Purchase	Claimants Valuation	
Land:	$1498.00	$1007.00			83.2 acres
Improvements;	900.00	Nil			
	$2398.00	$1007.00	$989.00	$4500.00	
		Less sale price		989.00	
		Amount of claim		$3511.00	

3 acres cleared and planted in strawberries, 80 acres of bush land.

NLB:HA

J.L. No. 296

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 4279

Reg. No. 12929

506 Royal Bank Building,
Vancouver, B. C.

MAY 12 1944

Mr. Tokio MORIKAWA,
Dufrost, Manitoba.

Dear Sir:

Re: Duncan Road, Mt. Lehman, B. C.
The West half of the S.E. quarter of Section 35,
Township 13, District of New Westminster, C. of E.
50505.

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. Negotations 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 - - - - - - - - - - - - - -		$ 989.00
Add:		
Unexpired insurance premium as at January 1st, 1943 - - - - - - - -		
		$ 989.00
Less:		
Tax arrears to December 31st, 1942 - - - - -	$	
Registration fee - - - - - - - - - - - - - -	3.00	
Encumbrance—Principal - - - - - - - - - - -		
—Interest - - - - - - - - - - - - - -		$ 3.00
Net proceeds of sale - - - - - - - - - -		$ 986.00

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

Yours truly,

F. G. SHEARS,
Director.

1943		Debit	Credit	Balance
Jan. 1	Credit re Sale of Property	$	$ 986.00	$
	Land Registry Office C. of T.	2.00		
Apl. 21	Abbotsford Brokerage bal. re property		735.00	
July 13	Cheque to you	100.00		
Aug. 4	" " "	400.00		
" 13	" " "	100.00		
Sep. 13	" " "	100.00		
Nov. 2	" " "	33.00		
		$735.00	$1721.00	

$1,986.00

EXHIBIT No. 1008 - 1

DATE 5 May 1948.

FILED BY R. A. Best.

Mst. Tokio MORIKAWA - Reg. No. 14949

This Exhibit is the Statement of Real Estate (Farm Land) on the usual white form used by the Japanese Claimants. Estimated Value $4,650.00. Signed by "T. Morikawa".

I certify the above statement to be correct.

Date: July 6, 1948.

E. DeCoux

J.J.

EXHIBIT No. 1008 - 2
DATE 5 May, 1948.
FILED BY J.W. O. Hunter.

Re: Tokio MORIKAWA - Reg. No. 12929.

This Exhibit is a Farm Appraisal Report, Soldier's Settlement Board on the usual white printed form. Signed on the 12th day of June, 1942, by "B.C.Norsworth"

Land Description: Wy of SE 35-Tp.13
Containing 83.2 Acres
BC/380-P JL 294

I certify that the above statement is correct.

Date: Jly 6, 1948.

E. LaBosse
S.J.

Extract from Lease.

Lease No.

File No. 4990.

Lessor: Tokio MORIKAWA.

Lessee: Malcolm MacASKILL.

Date: 21st April, 1942.

Term: Duration.

Consideration: 20% of net proceeds from sale of berries. Taxes.

Property:

Land: W.½ of S.E.¼ Section 35 Tp.13, Municipality of Matsqui.

Buildings: Not included.

Chattels: " "

Lease handed to S.S.B. 26/7/43.

28

TO WHOM IT MAY CONCERN:-

The following Japanese persons were members of a unregistered Society, known as "YAMOTO NOKAI", and owned a meeting building, built on the property of Sadao YAMAMOTO, Dennison Road, Mount Lehman, B.C. This building has now been sold and this is to confirm that we, the undersigned, represent all the persons int rested in the above-mentioned Society, and agree that the proceeds from sale of same should be divided equally among us.

Member's Name and Address	Members Signature	Witness
Shintaro YAMADA, Reg. No. 1.913, 133 Victoria Street, Kamloops, B.C.		
Kazuo IWAMURA, Reg. No.1.967, 141 Victoria Street, Kamloops, B.C.		
Kisaku OTANI, Reg. No. 1.991, Teshme, B.C.		
Shigeshi HARUNA, Reg. No.1.957 Teshme, B.C.		
Setsu YAMAMOTO, Reg. No.1300 R.R. No.3 Vernon, B.C.		
Iwasu YAMAMOTO, Reg. No.13005, c/o Mr. A. Longood, Oyama, B.C.		
Hironai TSUTSUMI, Reg. No. 12950, c/o Coldstream Ranch, Vernon, B.C.		
Shinkatsu KUSUMOTO, Reg. No. 12925, c/o Coldstream Ranch, Vernon, B.C.		
Machiro TAIRA, Reg. No.13790, c/o F.L. King, P.O. Box 58, Picture Butte, Alberta		
Kaneo NIKI, Reg. No. 13001, 39[illegible] Mountain Ave., Winnipeg, Manitoba		

	MEMBER'S NAME AND ADDRESS	MEMBER'S SIGNATURE	WITNESS
4344	Katsujiro YAMAMOTO, Reg. No. 12958, c/o W.E. Hancox, Dominion City, Manitoba		
4310	Tominsuke SAITO, Reg. No.12953 Middlechurch, Manitoba		
4522	Masao [illegible]UMI, Reg. No.12942 DUFROST, Manitoba		
4522	Hisashi MATSUO, Reg. No.12973; North Kildonan, P.O. Manitoba		
4496	Tokio MORIKAWA, Reg. No.12929; 116 Harriet Street, Winnipeg, Manitoba		
4528	Shigio KATSURA, Reg. No.13000; 22 Geneva Street, Toronto, Ontario		
4512	Genzo NODA, Reg. No. 13012, c/o C.W. Jones, Iron Springs, Alberta		
4361	Hamu OYE, Reg. No. 13010, Cashme, B.C.		
4412	Tomio TANIYAMA, Reg. No.12920; Slocan, B.C.		
4586	Saijiro MYAZAKI, Reg. No.12981 Dufrost, Manitoba		
4496	Shigeo INOUYE, Reg. No.12918; c/o J.R. Hunt, Iron Springs, Alberta		

4990

REGISTERED

September 26, 1945.

Mr. Tokio MORIKAWA,
Registration No. 12929,
116 Harriet Street,
Winnipeg, Manitoba.

Dear Sir;

Your request that the balance of your funds be remitted to you has been received in this office. In compliance with your request we enclose herewith Custodian cheque in the amount of $71.00, representing all funds standing to the credit of your account with this office.

The administration of your affairs having been completed, we feel that you would appreciate a report:

Real Property- Your farm property, described as the West Half of South East Quarter, Section 35, Township 13, Municipality of Matsqui, was leased by yourself for the duration, for a consideration of 20 per cent of the berry crop. No rental was collected by this office, and we understand that this was paid to you direct. This property was sold as at January 1, 1943, and full details of the sale were supplied to you on May 12, 1944. Since that time legal fees of $15.00 have been charged to your account in connection with the sale.

The 19.909 acre property in Section 14, Township 14, Municipality of Matsqui, registered in your name "In Trust", and under agreement for sale to James McDonald, of Abbotsford, was not administered by this office except for handling the collection of the balance owing under this agreement, and arranging for the registration of the deed to Mr. McDonald. The sum of $735.00, representing the principal and interest due under this agreement, was credited to your account, and forwarded to you from time to time as adminstrator of the Trust involved.

Personal Property- No personal property was declared by you, and no personal property of any kind belonging to you has been reported to this office.

Financial Statement/A statement of your account up to date is enclosed. This shows a balance to your credit of $71.00, which is covered by the enclosed cheque.

It is felt that we have accounted for all property of every kind left by you in the protected area, which vested in the Custodian, and in order that you may confirm this and acknowledge the enclosed cheque, we enclose a stamped, addressed envelope for your convenience in replying.

Yours truly,

WEA/FH
ENCLOSURES (3)

W. E. Anderson,
Administration Department.

4990

August 4, 1944.

Mr. Tokio MORIKAWA,
Registration No. L2929,
518 William Avenue,
Winnipeg, Manitoba.

Dear Sir:

In accordance with Custodian Release of July 27, 1944, forwarded through the B. C. Security Commission August 3rd, we enclose herewith a cheque in the amount of $930.00 representing funds held to your credit at this office from the sale of your property.

The small balance remaining in your account is being withheld at the present time to cover the cost of legal fees in connection with the conveyance of the property. At such time as these fees are paid we will forward to you any surplus remaining in your account.

Yours truly,

W. E. Anderson,
Farm Department.

Enc.(cheque)
/BG

Credit Balance - $56.00

G-163-B

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

Address: 518 William Avenue, Winnipeg, Manitoba. Date: July 27th, 1944.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, Tokio MORIKAWA, , Police Registration No. 12929 hereby request you to release to me the under-noted articles stored at

in possession of Custodian

and I release you from any claim whatsoever with respect to such articles, and ship same through the B.C.Security Commission.

Description of articles wanted:

Proceeds from sale of property. This money is required for expenses in connection with illness of my wife and my mother. Also for partial maintenance.

Original Address: Mt.Lehman, B.C.

Date Evacuated to Present Address:

Total Number in Family:

CHARGES:

I agree to pay all charges as required by the British Columbia Security Commission.

Deposit received: $

Approved:
BRITISH COLUMBIA SECURITY COMMISSION
Per: Frank L. Ernst per K.K.a

T. Morikawa
(Claimant Signs Here)

G-165-B

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

Address: 518 William Avenue, Winnipeg, Manitoba. Date: July 27th, 1944.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, Tokio MORIKAWA, Police Registration No. 12929

hereby request you to release to me the under-noted articles stored at

in possession of Custodian

and I release you from any claim whatsoever with respect to such articles, and ship same through the B.C.Security Commission.

Description of articles wanted:

Proceeds from sale of property. This money is required for expenses in connection with illness of my wife and my mother. Also for partial maintenance.

Original Address: Mt.Lehman, B.C.

Date Evacuated to Present Address:

Total Number in Family:

CHARGES:

I agree to pay all charges as required by the British Columbia Security Commission.

Deposit received: $

Approved:
BRITISH COLUMBIA SECURITY COMMISSION

Per: [signature]

T. Morikawa
(Claimant Signs Here)

4990

June 19, 1944.

Mr. Tokio MORIKAWA,
Registration No. 12929,
518 William Avenue,
Winnipeg, Manitoba.

Dear Sir:

We are in receipt of your letter of June 12, 1944.

Your remarks have been carefully read and we can appreciate that the disposal of your property will be a matter of personal concern. However, the sale of properties to the Director, The Veterans' Land Act was carried out as a part of a policy of liquidation outlined by Ottawa on the basis of appraised values.

Your letter has been placed upon our files so that your comments in regard to this sale will remain on record but we can only advise you that we are unable to consider any alternative in regard to this matter.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

File No. 4990.
Reg. No. 1229.

June 12, 1944.
518 Williams Street,
Winnipeg Man.

EVACUATION SECTION
Rec'd JUN 16 1944
File No. 4990
Ans. W.E.A.
Referred Anderson

To The Secretary Of The State,
Office Of The Custodian.

Dear Mr. Alexander,

In replying to your Statement, Re- Selling of my Farm.

You have stated in your Statement that notice was given to me beforehand, advising that my property was to be sold. I am sorry to say, that to the above matter, I was never been previously advised by your Office. Your Statement of May 24th. came to a great surprised to me.

At the time of the evacuation, I was promised by My Custodian, that my property was to be held by the Custodian in good Care for the duration and was to be returned to me without Cost of any kind, after the war. I still thought to the day, till I received your notice, that the said promise was true. And after the war the land was to be returned to me.

As the matter stands to-day, you have sold my Farm and gave me credit for $986.00 (Nine hundred Eighty Six dollars). I do not think that this is an any way Fair price to the land. As you must already know that I had 83.2 Acres of land in the description you have stated in your Statement. Description Dwg. No. 21 Rehmann. West half of S.E. quarter. Section 35. Twp 13. District of New Westminster, C of E. 50.50.

I am not satisfied by the selling price of which is £986.00 and you have given credit for same
The price I am asking for the above mentioned land is £8.50 per Acre. I think this is a fair price.
The price you have disposed of it is cheaper than at the time I purchased the land
As I have stated previously in this letter that the Custodian never gave me the promise to hold on to the land for me. I had an opportunity to sell the land Crops + all for £700.00 Cash deal. I refused the offer for my mind was far from wanting to sell the land for after the war I wanted the return to take up where I left off once before, and also the Custodian would.
I hope you could understand my feelings when I quote £8.50 as been a fair price.
You have sold my land for £986.00. but my selling price at present is £8.50 per Acre.
Please think this matter over carefully and get me the price that I ask for.
In conclusion, I thank you for your ever trying troubles to help me out

I remain

Yours Truly,

T. Morikawa

4990

February 22, 1944.

Mr. C. F. McKenrick,
R. R. No. 1,
Mount Lehman, B. C.

Dear Sir:

Re: Tokio MORIKAWA.

In reply to your letter of February 19, 1944, we wish to inform you that subject Japanese property has been sold to the Director of the Veterans' Land Act, Rogers Building, 470 Granville Street, Vancouver, B. C., and we would suggest that you contact that office for information, quoting their File No. JL-294 on this property.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

4095
4375
4379 Ge
4850

EVACUATION SECTION
Rec'd FEB 21 1944
File No. 4990
Ans. 6a
Referred Anderson

R.R. #1, Port Lehman, B.C.,
February 19, 1944.

Custodian of Alien Property,
Vancouver, B.C.

Gentlemen:

In re to property of I. Marieura which was rented by one Kenneth Richardson for a couple of years.

If you have not rented same I would to rent it but would like to go over the place with your field man as it is in pretty bad shape except one and one third acres which I had rented from Mr. Richardson last year. There are two small fields besides what I had of about one acre each.

Respectfully yours
C. L. McKenzie

In the Supreme Court of British Columbia No.28557

Be it known that on the 16th day of April, 1942, Letters of Administration of all the Estate by law which devolves to, and Vests in, the personal representative of Tsuneki MORIKAWA, late of the Municipality of Matsqui of the Province of British Columbia, deceased, who died on the 11th day of August, 1939, at the said Municipality of Matsqui, intestate, were granted by the Supreme Court of British Columbia to Tokio MORIKAWA of the Municipality of Matsqui, British Columbia, the lawful son - of the intestate, upon consent of the remaining Heirs-at-Law - given under the Seal of the said Court this 16th day of April A.D. 1942.

H. Brown

Deputy District Registrar

Extracted by
G. Roy Long, Esq.
Solicitor

Vancouver
April 16/42
Registry

October 30th, 1943. File 4990

Tokio MORIKAWA

I Declare that the above is a true copy of the document on file in the Land Registry Office at New Westminster, B. C. as made by me.

Oct 29/43.

Declared before me this 30th day of October, 1943 at Vancouver, B. C.

A Notary Public in and for the Province of British Columbia.

EVACUATION SECTION
Rec'd SEP 7 1943
File No. 15[illegible]
Ans.
Referred Gibson

Dept of Interior
Dartmouth N.S.

Dear Sir,

Re. N.W. Hayes Davis } Sun Life Pol. # 760831

N.W. Hayes Davis claims that by reason of failing eyesight he is unable to work as a lobster fisherman and is therefore unable to maintain this policy in force. He has a large family to look after & could not maintain this policy unless he could continue his occupation.

Can he be allowed to continue his occupation. Is there any way for him to maintain this policy although he could not meet the loan interest of the policy.

Please advise me how Mr Hayes Davis could continue his occupation although he could not pay for the policy.

Hoping you can be able to advise.

Yours truly,

T. Fred Davis

4220 August 17, 19 3.

Mr. Tonio [illegible],
Registration No. 12007,
Dubrule, Manitoba.

Dear Sir:

Attached we are sending to you our cheque No. 673 payable to your order and amounting to $100.00, the receipt of which please acknowledge by return mail.

This represents a further payment to you as Administratrix of the Estate of Yvonne Hortense, deceased, and reduces to $133.00 balance standing to your account with the Custodian. Formerly to meet special expense in connection with the payment of funeral expenses for your two small children who were unfortunately drowned on July 27th we forwarded to you a special assistance of $400.00.

It occurs to us that you may desire to leave your present credit balance of $133.00 on deposit with the Custodian until such time as this fund may be required by you. As funds left idle in the hands of the Custodian draw no interest, you may wish in view of the circumstances to authorize us to invest this amount for you in Victory Bonds drawing interest at the rate of 3% per annum.

We look forward to hearing from you in this connection.

Yours truly,

E. F. Alexander,
Manager.

EFA:GB
Enc.

4990

August 12, 1943.

Abbotsford Brokerage & Realty Co.,
Abbotsford, B. C.

Dear Sirs:

Re: Halifax Policy No. FDR9-7105

On July 17th you sent us an endorsement for the above numbered policy to be signed by Tokio MORIKAWA acting as administrator of the estate of Tsunako MORIKAWA. This we forwarded as per your request but it has been returned through the B. C. Security Commission stating that Mr. MORIKAWA does not feel inclined to sign until he knows which property is involved. Kindly supply us with that information along with the detail of coverage of this po icy in question or a copy of the "D.R." if one is available.

Yours very truly,

S. M. Gibson,
Insur nce Department

SMG:JS

Dufrost, Manitoba,

July 28th, 1943.

Rec'd JUL 29 1943
File No. 4990
Ans.
Referred Richardson

Department of Secretary of State,
Office of the Custodian,
Vancouver, B.C.

Dear Sir:

I hereby make application as per attached form for the sum of Four Hundred Dollars ($400.00) from my assets, for the purpose of paying funeral expenses for my two small children who were drowned at Dufrost, Man., on Tuesday, July 27th.

May I request that this amount be forwarded as speedily as possible, as there are several payments that have to be met without delay.

Yours sincerely,

T. Morikawa

31/7/43

Hold, until we hear from Mr Brown, RC. Security Com.

31/8/43

Known pheno and authorized remitting $100-

EVACUATION SECTION
Recd JUL 29 1943
Ans. C-165-A
Referred

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address Dufrost, Manitoba.

Date July 28th, 1943.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, Tokio MORIKAWA, Police Registration No. 12929

hereby request you to release to me the under-noted property

~~standard~~ Cash

in possession of Custodian

and I release you from any claim whatsoever with respect to such property.

Description of Property:

The Sum of $400.00 from Assets.

Original Address Mount Lehman

Date Evacuated to Vancouver Nil

Date Evacuated to Present Address April, 1942

Number in Family - 12 years and over Nil

Number in Family - 5 to 11 years old Nil

Number in Family - under 5 Nil

TOTAL NUMBER IN FAMILY Three

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

T. Morikawa
Claimant Signs Here

EVACUATION SECTION
Rec'd JUL 28 1943
File No. 4270
Ans.
Referred Richardson

July 23, 1943

Dear Mr. Richardson

Washington, D.C.

This is to certify that I have recieved to-day from Our Representative Office the Sum of One hundred dollars on Cheque #4479. Thanking you kindly for your favour. My Lordship is Should Sir please accept this as my deepest appreciation for your kind & Sympathetic consideration

Just a few lines to let you know that I have received the Cheque.

Yours Truly,

T. Dastrie Jaw

P.S. What do you mean by # 4 Account Stamped on Cheque.

4970

16th July, 1943.

Mr. Tokio [illegible],
Registration No.[illegible],
Dufrost, Manitoba.

Dear Sir:

Thank you very much for your letter dated June 28th and for returning to us duly completed the Deeds mentioned therein.

We are now sending to you attached our cheque No.4179 payable to your account in the amount of $100.00, receipt of which kindly acknowledge by return mail. We are prepared to forward to you similar cheques monthly for the same amount until your credit balance with the Custodian is exhausted. If, however, you have special need for remittances in excess of $[illegible].00 per month and provide us with complete particulars as to your needs and obligations, we shall be happy to give sympathetic consideration to your requirements.

Yours truly,

A. L. Richardson,
Farm Department.

RPA:CW

Encl:

TELEPHONE MARINE 2021

G. ROY LONG

BARRISTER AND SOLICITOR

JUL 10 19[illegible]

Referred Alexander

BIRKS BUILDING

VANCOUVER, B.C.

July 9th 1943.

Office of the Custodian,
Department of Secretary of State,
Vancouver, B.C.

Dear Sir:

Re Mr. Tokio Morikawa.
Your file 4990

Replying to your letter of the 8th instant, Mr. Tokio Morikawa took out letters of Administration of his Father's Estate through my office in April, 1942, his mother, Suna Morikawa having renounced in his favour. So far as I am aware no other solicitor was employed by Mr. Morikawa.

Yours truly,

GRL/JSM

4990

July 6, 1943.

Mr. Roy C. Long,
Barrister and Solicitor,
718 Granville Street,
Vancouver, B. C.

Dear Sir:

Re: Mr. Tokio MORIKAWA

Mr. Tokio Morikawa, Police Registration No. 12929, a farmer who previously resided on Mt. Lehman Road, Mt. Lehman, B. C., has suggested that we get in touch with you in connection with Title to property in his name in trust as Administrator of the Estate of Tsunaki Morikawa, deceased. Mr. Morikawa has indicated that Letters of Administration were issued on April 16, 1942 and purely for the completion of our records, would you please be good enough to indicate to us briefly whether or not you obtained Letters of Administration for Mr. Tokio Morikawa or whether the services of another solicitor were utilized by Mr. Tokio Morikawa.

Looking forward to receiving your confirmation and with very many thanks for your assistance,

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

Following receipt of confirmation from Mr. Long and assurance from Abbotsford that Title has been passed, send $100.00 monthly to Morikawa - cheques to read: Administrator of the Estate, etc.

4990

July 8, 1913.

The Abbotsford Brokerage & Realty Company,
Abbotsford, B. C.

Dear Sirs:

Re: Tokio MORIKAWA and
James McDonald

Further to letter to you dated July 6th from our Titles Department to which were attached duplicate copies of Deed signed by Mr. Tokio Morikawa in favour of Mr. James McDonald, please be good enough to let us hear from you just as soon as you are successful in registering relative Deed conveying Title to Mr. James McDonald.

Mr. Morikawa has requested us to forward to him the $735.00 now involved but we are postponing complying with his request in anticipation of hearing from you shortly that Title has been duly conveyed to Mr. James McDonald.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

4990

July 8, 1913.

Mr. Tokio MUKUKATA,
Registration No. 12929,
Dufrost, Manitoba.

Dear Sir:

Re: Mr. James McDonald

Thank you very much for your letter dated June 28th.

The Deed signed by you has now been forwarded by this office to the Abbotsford Brokerage & Realty Company and upon completion of transfer of title to Mr. James McDonald, we shall be very happy to comply with your request for funds.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

4990

4990

July 6, 1943.

Abbotsford Brokerage & Realty Co.,
Abbotsford, B.C.

Dear Sirs: Re: Tokio MORIKAWA &
James McDonald

With reference to your letter of May 15 we enclose herewith deed in duplicate signed by the above named Japanese covering the following property:

In the Municipality of Matsqui and more particularly known and described as being Part (19.909 acres of the East Half (E.½) of the South East Quarter (S.E.¼) of Section Fourteen, (14), Township Fourteen (14) as shewn outlined red on sketch number 3500, SAVE AND EXCEPT the East 33 feet thereof in the DISTRICT OF NEW WESTMINSTER.

Trusting that this is satisfactory to you, we are

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:FL
Enclosure.

File No. 4990
Japanese Reg. # 12929

Tobias Mountanos

EVACUATION SECTION
Rec'd
File No. 4990
Initialed
Returned

June 28, 1943.

Weyhead, Mass.
% Mrs. Alexander

Dear Mr. Commee:

Sorry in delaying your request
to the matter Concerning about the land.
Every thing was signed Soon after
you mailed me the deeds. Owing to the Sugar
Beets to tell you truthfully I had forgot it
Meantime the Beets started & it has we
on the go till early morn till late. So here
is my other half of the expense in neglecting
your kind request for my behalf. Please
forgive me for my delaying the transaction.
I am greatly Sorry to have caused you
to remind me Some of the Same matter. But
as you know these places are not like in P.C.
I am forwarding to you the deeds as you
have requested. Please accept them.

Now Mr Cramer. The most
vital matter is Money. Could you send me
the money soon as everything is settled.
I sure could use it under the present circumstances
It is very hard to make a living on Beat.
Impossible I should say. Do please give me
a reply as to what I could receive my first
Pay. that you have mentioned.
Hoping everything is O.K. & and very
Sorry to have called you so much trouble.
Excuse me for my bad writing.
Thanking you dearly for your
utmost Co-operation.
I remain!
Yours Truly.
T. Morikawa

P.S. And I allowed
only 100 Yen at maximum
per month. Or and I
allowed more. Please reply.

File No. 4990

May 17, 1943.
Dayton, Man.

The Office Of The Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION
Rec'd MAY 24 1943
File No. 4990
Ans.
Referred Chamberlin

Dear Sir:

In your continuing reference to my land which was sold to Mr. J. McDonald of Mt. Lehman

To your inquiry in respect to the above matter, please let full particulars from Mr. Long that he furnished located at The Birds Eye. Mr. McDonald also knows the exact address of the lawyer too.

In referring you to Mr. Long for he could supply you with better & much fuller particulars for he handled the Sale for me.

I do not know much about the law - this transaction was performed in one of those rushing moments, just

before the evacuation, So my memory to the above matter is very vague.

I'm fearing you to a great amount of trouble, but please get in touch with Mr Long. As I have stated he is in much better location than myself to furnish you with full particulars. So the Title I think Mrs Flora M Long could supply.

Hoping this is satisfactory to you and please forgive me for delaying your letter.

Thanking you kindly & Cordially

I remain,

Yours truly,

T. Mokiti Tasa

ABBOTSFORD BROKERAGE & REALTY COMPANY

E. CLAIR PLAXTON, MANAGER
OFFICE PHONE: 116 RES. PHONE: 188M

Abbotsford, B.C.

REAL ESTATE INSURANCE MORTGAGES

EVACUATION SECTION
Rec'd MAY 17 1943
File No. 4990
Ans. 101
Referred

May 15th, 1943.

sent to San Diego

Dept. of the Secretary of State,
Office of the Custodian,
Hastings & Granville St.,
Vancouver, B. C.

Dear Sir: Re File No. 4990 Tokio Morikawa
James McDonald.

According to your instructions we have prepared a deed in favor of James McDonald.

You will note we have shortened the description considerably which has been approved by the Land Registry Office.

In answer to your query in regards to the Certificate of Title we do not have same in our possession.

Yours truly,

ABBOTSFORD BROKERAGE & REALTY COMPANY
E. S. PLAXTON, Mgr.

per

4990

May 5, 1943.

Mr. Tokio MORIKAWA,
Registration No. 12929,
Dufrost, Manitoba.

Dear Sir:

Re: Mr. James McDonald

Attached you will find carbon copy of our letter of today's date addressed to the Abbotsford Brokerage & Realty Company, which we trust you will find self-explanatory. $700 refers to an amount due under the terms of your Agreement with Mr. McDonald, and $35.00 represents interest, making the total of $735.00 mentioned. This sum of $735.00 has been placed to the credit of your account with us.

The Abbotsford Brokerage & Realty Company will be preparing the necessary Deed to the property and, as you will note, we will be forwarding it to you as soon as it becomes available for signature and returned to this office. Are you holding relative Certificate of Title No. 150187-E, or was it left by you in the hands of the Registrar?

In order to complete our records, please let us have particulars as to the date of your appointment as Administrator of the Estate of the late Mr. Tsuneki MORIKAWA, and sending us, if conveniently possible, a copy of your appointment as Administrator.

Following signature and completion of transfer of title of the property to Mr. James McDonald, funds derived through sale, that is the $735.00 mentioned above, will become available for payment to the Administrator of the Estate. The general policy of this office, for the purpose of conserving assets over as long a period as possible but without working a hardship on the individuals concerned, is to release the sum of $100.00 monthly, and we propose to adhere to this practice in your case, and later commence sending you the sum of $100.00 monthly. This we trust will be acceptable to you. You will understand, however, that the policy is not inflexible, and in case of need you have only to acquaint us fully with the purposes for which you require funds in excess of the $100.00 mentioned above. You may be sure that requests from you, duly supported by the necessary particulars, will be very sympathetically considered.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

EVACUATION SECTION
Rec'd APR 21 1943
File No.
Ans.
Referred

ABBOTSFORD BROKERAGE & REALTY COMPANY

E. CLAIR PLAXTON, MANAGER
OFFICE PHONE: 116 RES. PHONE: 188M
Abbotsford, B.C.

REAL ESTATE INSURANCE OF ALL KINDS

CONVEYANCING MORTGAGES VALUATIONS

April 20th, 1943.

Office of the Custodian,
Japanese Evacuation Branch,
Cor. Hastings & Granville,
Vancouver, B. C.

Dear Sir:- Re File No. 4990 - Tokio Morikawa.

We are enclosing herewith Mr. McDonald's cheque for $735.00 being the balance in full owing under the Agreement with Tokio Morikawa dated April 1st, 1942.

Mr. McDonald will now be entitled to a deed to the property which we will prepare if this is in order, otherwise you will please forward the deed to us when same has been completed.

Yours very truly,

ABBOTSFORD BROKERAGE & REALTY COMPANY
E. S. PLAXTON, Mgr.

per

MORIKAWA. Tokio
File 4990 Reg 12929
Sale of property $700
Interest 35
$735

4990

April 15th, 1943.

Abbotsford Brokerage & Realty Co.,
Abbotsford, B. C.

Attention: Mr. E. S. Flaxton

Dear Sir:

Re: Tokio MORIKAWA

In reply to your letter of March 29th. We have contacted subject Japanese regarding your offer for settlement in full on behalf of your client for the sum of $600.00. Mr. Morikawa is very definite in his decision that this proposition is not acceptable and states that under no consideration would the price be dropped as Mr. McDonald bought the property very cheaply as it is.

It is noted that under the Agreement to Purchase the sum of $200.00, plus interest at 5%, was due on the 1st of April and your co-operation in the remittance of said funds would be appreciated.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EE

4990

April 15th, 1943.

Mr. Tokio MORIKAWA,
Reg. No. 12929,
Dufrost, Manitoba.

Dear Sir:

We are in receipt of your letter of April 7th and are writing the Abbotsford Brokerage & Realty Company regarding your wishes.

It is noted that you are the trustee of your Father's estate for the property under discussion. If it is possible, please send us by registered mail your Father's will or a copy of the will showing who the beneficiaries of the estate are for whom you are administrating.

Your co-operation will be very much appreciated.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

File # 4990.

April 7. 1913,
Dept. Mines.

Office Of The Controller,
Victoria B.C.

EXAMINATION SECTION
Rec'd APR 10 1913
File No.
Ans.
Referred Anderson

Dear Mr. Richardson,

I have received your letter of the 2nd inst. In answer thereto right away in regard to the request made by Mr. J. McDonald Hartzgrove Abbotsford Brokerage Dis. Ltd. to State that in your opinion that the land is of very cheap strength.

I have talked it over with mother for it is her say so for the land is located together with mother. She says. She would consider the 600.00 Cash.

Please advise Mr. McDonald to send me the Cheque for 700.00 for I sure could use it now. The Law firm business please convey the message.

Also please advise them from me that I would not consider nothing but 700.00. So please do not write to me again on this matter outside of the full payment.

Well he got a big fine as I've stated. I wouldn't consider no

prices less than Bros. or. Tell Mr Blanton
that Abbotsford Brokerage Co. don't take
fire for a fool every blamed time.
These brokerage guys make me sick.
Time and hard for cash that's all. So please write
+ tell Mr. McDonald to send me the Bros. or.
that is if he has any knowing my Lim. not
much different to him if he has 600 or.
As my defunct answer to your
letter is "Yes" Bros. or or not.
In conclusion excuse my bad
grammer + my vocabulary for I just got
little peeved over the matter. How would'st
if you were in my place. I know the brokerage
guys pretty well.
Hope this is justifying my answer.
Thanking you
I remain
Yours truly
T. Morris Jones

P.S.
Tell Mr McDonald to send
the Bros. or as soon as
possible.

4990

2nd April, 1943.

Mr. Tokio MORIKAWA,
Registration No.12929,
Dufrost, Manitoba.

Dear Sir:

We are in receipt of a letter from the Abbotsford Brokerage and Realty Co., advising that Mr. James McDonald, of Mt. Lehman, who purchased from you a property, of which you are trustee, now states that he is willing to pay the balance owing in cash, if you would accept $600.00 in full settlement. As at present the balance is $700.00, we would appreciate your advising us of what you wish done.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:CF

ABBOTSFORD BROKERAGE & REALTY COMPANY
E. CLAIR PLAXTON, MANAGER
OFFICE PHONE: 116 RES. PHONE: 186M
Abbotsford, B.C.

REAL ESTATE
INSURANCE OF
ALL KINDS

CONVEYANCING
MORTGAGES
VALUATIONS

EVACUATION SECTION
MAR 30 1943
File No. 4190
Ans.
Referred Anderson

March 29th, 1943.

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

Attention of Mr. Richardson

Dear Sir:

James McDonald, of Mt.Lehmann, purchased the property owned by Tokio Morikawa, and the balance owing on the property is $700.00. Mr. McDonald is willing to pay the balance due, provided the Department would accept $600.00 cash.

We remain,

Very truly yours,

ABBOTSFORD BROKERAGE & REALTY CO.
E. S. PLAXTON, Mgr.

per

espinp

4990

March 16th, 1943.

Mr. Malcolm MacAskill,
Aldergrove, B. C.

Dear Sir:

On the 7th of August last, we wrote you asking for a copy of the Agreement as drawn between yourself and Tokio Morikawa but so far we do not appear to have had this information.

Please be good enough to send us the Agreement or a copy of it, without delay.

Yours truly,

G. T. McKay,
Farm Department.

GTM/EM

Japanese Agreement with
That Letter should have his land
W/4-SE-1/4- 25. Sp 13- R.M. Matsuguri
for work Duration @ 20% to pay
Berry Crop- Japanese to pay
Taxes- Copy of agreement
handed to Mr. Sp 13
GTM

OFFICE OF THE HISTORIAN
JAPANESE SECTION
RECEIVED
DEC 2 1942

Nov 23

Nov. 25, 1942.

Dear Mr. Alexander,

Writing to you concerning my property that I have left in your hands. I heard that all my personal effects which were in my cabin on the Tatsuta Maru were destroyed by the Japanese Navy when it was sunk. If this is true, I do not wish it known publicly as I do not want the Japanese Government to know that I have any thing in my possession. Outside of that, will you please let me know what the property consists of and what it is worth? Also, please let me know what you have done with my automobile. Thanking you for your kindness in advance, I remain

Yours truly,
T. Nagai

4990

7th August, 1942.

Mr. Malcolm McAskill,
Aldergrove, B.C.

Dear Sir:

re: Takio MORIKAWA.

We have a copy of lease drawn between yourself and Kenneth Richardson on the above property, from which we gather that you have an agreement with Mr. Morikawa. As we have no record of such an agreement, we would appreciate it if you would forward your copy to this office in order that we may make a copy for our records.

We note that your lease with K. Richardson mentions certain farm implements and tools, a list of which was not attached. We shall, therefore, be obliged if you will forward us a list to cover your lease with Morikawa and another to cover your lease with K. Richardson.

Yours truly,

Manager,
Farm Department.

WEA:GF

CASE NO. 1008.

IN THE MATTER OF THE "INQUIRIES ACT"
PART I, 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).

Toronto, Ontario,
May 5, 1948.

IN THE MATTER OF THE CLAIM OF

TOKIO MORIKAWA

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
R.A. BEST, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
MRS. D.J. HANDFORD,	Official Interpreter.
A.G. VEITCH, Esq., C.S.R.	Official Reporter.

TOKIO NORIKAWA, the Claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Mr. Norikawa, was that real estate farm land form prepared upon your instructions?

A. Yes.

Q. And that is your signature? A. Yes.

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

Q. Now I understand, Mr. Norikawa, that this farm land of your is close to Mount Lehman, British Columbia. Is that correct?

A. Yes.

Q. How far would it be from that place?

A. Oh, about three miles.

Q. I see.

Perhaps it would speed things up, my lord, if my friend would put in the Soldiers Settlement appraisal form as Exhibit No. 2.

THE COMMISSIONER: Yes.

MR. HUNTER: I file the S.S.B. form as Exhibit No. 2.

(S.S.B. form, MARKED EXHIBIT NO. 2)

MR. BEST: Q. I understand you have owned this property since 1938 and that you were working it personally?

A. How do you mean personally?

Q. Any work which was being done on it you were the person who was doing it?

A. With the help of hired persons.

Q. With the help of hired persons.

For instance, with respect to this clearing, you

have put down here $700 for the east. That is money you actually paid out to other persons?

A. Yes.

Q. In addition to your own labour? A. Yes.

Q. Had this property been in the family before? Were you familiar with this property before 1938 when you purchased it?

A. I was, yes.

Q. Who owned it previously? A. Mr. Ferries.

Q. How did you happen to be familiar with it before?

A. I lived there for a long time, Mr. Bent. I was looking for farm land.

Q. Well now, according to the Soldiers Settlement appraisement form there is just about 80 acres - 79.7 acres - of undulating, very heavy clearing bush. Now I wonder if you would tell us just what type of bush that is. What is the major type of tree?

A. Alder, maple, fir and mostly heavy stumps. That was logged about 35 or 40 years ago, maybe more.

Q. In your opinion is the bush which is standing on it now of any commercial value?

A. Yes.

Q. Can you give us an idea of what you think it is worth? A. I cannot give you the exact figures, if that is what you mean.

Q. I understand you were cutting some of this for the purpose of shingles?

A. Yes. That was in '42.

Q. Immediately prior to evacuation? A. Yes.

Q. How much did you cut?

A. From approximately, about an acre or so of land, I cut about 79 cords of shingle bolts.

Q. And what type of tree would that be?

A. Cedar.

Q. All cedar? A. Yes.

Q. You say you cut that from one acre and there is 79.7 acres. Was there much cedar on the rest of the place or was it mostly alder?

A. I went through that tract of land pretty thoroughly and there would be more standing cedar on the back 40 than on the front 40.

THE COMMISSIONER: Q. And you say you cut 79 cords in 1942. Is that correct?

A. No. I cut 79 cords of shingles.

Q. In 1942? A. Yes.

MR. BEST: Q. What I am interested in is this: You say you did that from one acre. How about the rest of this? You say there is more standing cedar on the back 40 acres than the front, but what I would like to know is most of the bush of commercial value so far as the cedar is concerned, most of the 79 acres or is only a small portion of it?

THE COMMISSIONER: Perhaps, being a little more familiar with the British Columbia coast, I can find the answer to the question you desire to ask.

MR. BEST: I would appreciate that if you would, my lord.

THE COMMISSIONER: Are you able to give an estimate

of the quantity of cedar on the property in terms of bolts which can be cut there?

A. That is pretty hard to estimate.

Q. You never made a cruise of it, yourself?

A. No, no estimate to that effect. From what I saw travelling through there it never entered my mind prior to 1942 to cut any shingle bolts out of there. At one time that place was heavily grown in cedar. In 1942 I started taking shingle bolts out of there. I found out there were quite a few more cedars laying around the property than what I figured.

Q. Were you cutting fallen cedar or were you cutting live trees and cutting the live trees into bolts?

A. No. These are mostly stumps they have left there. In the old days they cut the stumps so high that - they cut it wherever they felt like, practically speaking. The logs or whatever they left did not pass as clear No. 1 cedar.

Q. Are you able to give any accurate estimate as to what quantity of bolts you think you could cut off the remainder of the property?

A. In terms of dollars?

Q. No; in terms of bolts.

For instance, how many acres were there, such as you did cut? From one acre you were able to cut 79 cords, in 1942? A. Yes.

Q. How many similar acres were there in the property containing about the same amount of cedar?

A. There would be about 75 acres.

T. Morikawa,
In-Chief.

Q. You think 75 out of the 79 acres had cedar timber or cedar stumps, on it, which was capable of being cut into belts?

A. Yes, sir.

THE COMMISSIONER: Mr. Best, I am afraid I cannot help you very much more.

MR. BEST: Thank you very much, my lord.

Q. So far as the small portion of the property which was cultivated apparently according to the Soldiers Settlement Board appraisal, 3½ acres of strawberries, when were those strawberries planted? According to the form the land was cleared between 1936 and 1941 and the land for the strawberries between 1939 and 1941. What was the first year you put strawberries in that place?

A. In the spring of 1939.

Q. Did you plant additional strawberries in 1940 and 1941? A. Yes, I did.

Q. So that that would make up the total of about 4 acres in strawberries planted?

A. Approximately.

MR. BEST: I do not think there are any further questions.

THE COMMISSIONER: I observe in Exhibit No. 2 the inspector does not consider there is any timber which is marketable. You will notice in the middle of page 2 of the form, "Nature of timber, if any, and whether marketable" he has left a blank.

MR. BEST: I noticed that. That is why I was at some pains to ask the witness his opinion.

THE COMMISSIONER: You have it on the record now. It is a matter which can be dealt with on cross-examination when the inspector is called in Vancouver.

MR. BEST: Yes.

MR. HUNTER: I submit this real property was sold for its fair market value. It appears to be entirely a question of value.

I have no questions to ask the witness.

MR. BEST: That is all, thank you, witness.

THE COMMISSIONER: That is all, witness. You may retire.

(PROCEEDINGS ADJOURNED SINE DIE)

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

"A. G. VEITCH"
Official Reporter

TORONTO
MAY 5th, 1948
V.L.A. SHEET B-6
Line - 9

DEFENCE BRIEF

Tokio MORIKAWA

File No.4990

Case No.1008

REAL PROPERTY CLAIMS

1. The West half of the South East Quarter of Section 35, Township 13, Municipality of Matsqui in the District of New Westminster

Claim	Appraisal	Sale Price
$4500.00	$1007.00	$989.00

Witness:- B.C.Wormworth, V.L.A. appraiser.

This will be entirely a question of value, particularly with respect to what marketable timber was on this property.

SUMMARY OF DEFENCE WITNESSES

B.C. Wormworth

FRS/ma

Name of Claimant [redacted], Tobie

Custodian File [redacted]

Case [redacted]

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	
					[redacted]		667.50				667.50

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	667.50

1540

4990

March 16th, 1951

Mr. Taiio MORIKAWA,
87 Brunswick Ave.,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1008

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... $ 667.38.

Cheque in your favour is enclosed for $ 628.78

and we have paid the Co-Operative Committee .. $ 38.60

for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS:BK
Encl.