

7365

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, Yasutaro

HOME ADDRESS: R. R. #1, 5th Ave., Haney, B. C.

REGISTRATION NUMBER 13991

SEX: Male

AGE: 63

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: Mitsuru

ADDRESS OF WIFE OR HUSBAND: 5th Ave., Haney, B.C.

NAMES OF ANY LIVING CHILDREN: Morikawa Etsuko(F); Mitsuko(F); U
Tamotsu(M); Katsumi(M).

ADDRESS OF CHILDREN: 5th Ave., Haney, B. C.

AGE OF CHILDREN: 20; 14; 11; and 34 years respectively.

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

1. LOCATION AND DESCRIPTION: None

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)

None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 5th Ave., Haney, B. C.
(2)
Living with son (Katsumi) also rents about 3 1/2 acres of land
at Dewdney Trunk Rd., Haney, B. C. also rents 2 acres on Dewdney Rd., (Trunk)
2. LANDLORD'S NAME AND ADDRESS: None (2) J. MacIntosh, // Hammond, B.C. (2)
Haney, B. C. (3) G. Trute, Port Hammond, B. C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
(2) \$40.00 yearly paid 1941. None Rent land up to October, 1942.
(3) upkeep of land (verbal agreement) to run about 4 years end 1946.
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
None

- (2)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: 3 acres strawberries
the rest potatoes. None (3) 2 acres in strawberries.

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: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None

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

K. Furuse, R.R. #1, Hammond, B.C. - \$400.00; K. Kumamoto, R.R. #1, Haney, B.C. - \$350.00; Y. Nakata, R.R. #1, Hammond, B.C. - \$150.00J. T. Mimura, R. R. #1, Aldergrove, B. C.; M. Orida, R. R. #1, Aldergrove B. C. - \$290.00

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

2-\$50.00 and 1-\$100.00 Victory Bond; shares in Maple Ridge Co-op details unknown - securities mentioned in Safety Deposit Box #110 Bank of Montreal, Haney, B. C.8. BANK ACCOUNTS Current Account, Bank of Montreal, Haney, B. C. Amount - about \$400.009. LIFE INSURANCE: None Mutual Family Benefit Societyfurther information unknown Policy in Box #110, Bank of Montreal, Haney, B. C.10. INTEREST IN ANY ESTATES OR TRUSTS. None11. SAFETY DEPOSIT BOX Box #110 jointly with son (Katsumi) Bank of Montreal, Haney, B. C.

LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: None

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

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

Dated this 1st May 1942

(Signature)

J. Mimura

Witness

FOR DEPARTMENTAL USE

7365
INFORMATION FROM R.C.M.P.

Date Nov 5/43.

Our File No. 7365

Full Name MORIKAWA, Yasutaro
(Surname in Block Letters)

Registration No. 13991

Male ☒ - Female
(check)

Age Mar 20, 1879

Former Address R.R #1, Honey, B.C.

Date Evacuated Aug. 27/42 Naturalized - Canadian-Born - National
(check)

Present Address Taylor Lake, Clinton, B.C.
66 Superior Ave. Minneca, Ontario

Married - Single
(check)

Name of Wife (WAKISAKA) Mitsuru #13990

Name of Husband

Name of Mother (ORITA) Chika

Name of Father MORIKAWA, Tameichi
(Deid)

Names of Children under 16 (Deid)

Mitsuko (F) 16/3/28

Tamotaru (M) 9/2/31

Requested by OC9 Etouke Registered with Custodian (F) #13886

(Yes or No)

Additional Information

Farmers (Fruit & Vegetable)
(Previous wife Sakagawa Taa Deid)

MEMORANDUM

Further particulars of the registration of:

MORIKAWA Yasutaro
R. R. No. 1, Haney, B. C.

Reg. No. 13991

Declarant states that when he registered he failed
to register the following furniture, and personal property:

House #3, 5th Ave., Haney, B. C.

6 chairs	1 gramophone with records ✓
2 mattresses	3 beds ✓
2 desks ✓	1 small vacuum cleaner ✓
1 bureau	1 vase stand
1 sack pea seeds	4 window screens (3)
1 sack twine	1 watering hose
1 crate of jam jars	32 crates of books ✓
11 crates of miscellaneous goods (chinaware, cooking utensils, clothing, etc)	

These things have all been left in one room upstairs in
the house at the above address.

1 clock has been left in the kitchen.

room
The key has been brought to the Custodian.

August 27, 1942.

M. Wright

G. Morikawa
Signature

7365

April 6th, 1948

Mr. Yasutaro MORIKAWA,
Reg. No. 13991,
66 Superior Avenue,
Mimico, Ontario.

Dear Sir:

We beg to acknowledge receipt of your letter of the 1st instant enclosing certificates covering 163 shares of Maple Ridge Co-Operative Produce Exchange.

The register shows that you owned 200 shares, and therefore you should forward to us certificate number 485 for 26 shares and certificate number 610 for 11 shares.

We attach hereto Custodian cheque for \$255.51, which is the proceeds from the redemption of the 200 shares at \$1.27755 per share.

Kindly acknowledge receipt and enclose the certificates mentioned above.

Yours truly,



C. H. Reed
Office of the Custodian

CHR:EK
Encl.

7366 7365

February 25, 1947.

Mr. Yasutaro MORIKAWA,
Reg. No. 13991,
66 Superior Ave.,
Mississauga, Ontario.

Dear Sir:

Re: Katsumi MORIKAWA, #13957, Deceased.

We have learned with regret from the Department of Labour that your son Katsumi Morikawa, died on November 26, 1946 at Mississauga Ontario.

We wish to report to you that there is a balance in Katsumi's account with the Custodian in the sum of \$159.56. This represents the balance of proceeds from sale of real and personal property after various payments were made to him during his lifetime. His account also included \$480 being funds collected from Jitsutaro Misura and transferred to Katsumi's account on your request. This sum of \$480 was accepted by Katsumi in full settlement of this debt. No entries have been made in this account since October 16, 1946.

With reference to your claim against Minoru Orida which you transferred to Katsumi, this man as no doubt you are aware, died on February 27, 1945 at Mission, B.C. His estate has been turned over to Mr. J.M. Streight, Official Administrator, New Westminster for administration, and this claim for \$250 has been referred to Mr. Streight. Distribution has not yet been made but we are waiting for a report and will no doubt be advised in due course whether Orida's estate has sufficient funds to pay this debt.

In addition Katsumi declared to the Custodian on May 1, 1942 that he had in safekeeping in Box No. 110, Bank of Montreal, Vancouver, B.C., two \$100 Victory Bonds Nos. K-4A246062 and K-8A086647, and about \$75 in War Savings Certificates. These securities were not brought under the control of the Custodian nor was Bank Account No. 7820 Bank of Montreal, Vancouver, in which he declared he had the sum of \$130. We have not inquired whether these assets are still intact.

Mr. Yasutaro MORIKAWA,

2.

February 25, 1947.

Katsumi also declared that the Certificates of Title to the real property were in the safety deposit box and if you find these we wish you would see that they are sent to this office without delay. No personal or business debts were declared by Katsumi and no claims have been made against him as far as the Custodian is aware.

We understand that your son was not married at the time of his death and if such was the case his parents are considered his next-of-kin and in the absence of a will they inherit his estate. Under Canadian law however, before distribution can be made it is necessary for a personal representative to be appointed who will have authority to handle the estate and we would suggest that if your son owns no property other than that in this area you as next-of-kin might make application to the Official Administrator in New Westminster, B.C., Mr. J.M. Streight, to act as personal representative as it would be more convenient to deal with the estate here. If however, your son owned additional property in Ontario, you had better consult a solicitor there as to the correct procedure. Kindly let us know what action you wish to take in the matter.

Regardless of what action you take it will be necessary to furnish certain information and we enclose three copies of a form for you to fill in and would appreciate your returning one copy to this office for our file.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AH
encl. Form for particulars.

PERSONAL PROPERTY CLAIM

Chattel Claim:

Total Claim: 1150.00

500. sold with real property.
200. not accounted for.
450. sold at auction for 243.05
1150.

Line 125
Total 50
175

Line 25
marked

N.B. Claimant's counsel argues that the pumps, etc. are not fixtures but chattels. See Transcript page 8 line 28. Notice that in making the appraisal of the real estate, specific mention of these items is not made. Notice that some of these were leased by the claimant with the Real Estate.

Submissions: (1) Chattels sold brought fair market value.
(2) Claim for chattels not sold is exorbitant.
(3) Chattels were left under control, etc. of other than Custodian, etc. and therefore are not within terms of reference.

Anent submission 3: Note letter filed under date 21/5/46 R. Messenger to Custodian, etc. and letter 22/3/46 W.E. Anderson to J.Y. Lim.

Witnesses: J. Moryson: See Memo (yellow paper) dated 18/1/45 on claim file. Moryson moved chattels to auction and talked to tenant about missing chattels, etc. Moryson was also Custodian agent at auction. (Honey 12). Letters above noted followed attempts by Moryson to locate the missing chattels.

W.E. Anderson: Attended auction. (Small amt. of chattels only.)

Summary of Witnesses:

T. Godfrey	- Appraised Real Estate.
R. W. Brown	- " " "
J. Moryson	- Handled auctions, etc.
W. E. Anderson	- Attended auction.

HAI/mw

BC-92-P

Farm Appraisal Report

File No. JL 248

Land Description Lot 12 of Blk. 1, G.P. 1, D.L. 247, Map 1007.
 House No. 3 Containing 9.25 Acres
 Owner's Name MORIKAWA, Katsumi Post Office Address H.H., Hammond, B.C.
 Nearest Rail Point Hammond, C.P.R. Distance 1/4 mile
 Market Town Haney, 1 1/2 New Westminster 18 miles. Distance
 Church (give denomination) All in Haney or nearer. Distance 1 mile
 Nearest School Maple Ridge Public and High Distance 1/4 - 1 1/2 miles.
 State how property was identified: Posts and roads.
 Roads: State whether property has access to main road, the kind of road and its condition.
 Yes. It fronts on two good municipal roads, one hard-surfaced.
 Is this district a good one? Yes. DATE 19 May 1948
 Employment opportunity Greenhouses, brickyard and 2 mills, 1 - 2 miles. FILED BY J.W. J. Thut
 Predominating Nationality and religion: British, Protestant.
 Describe Fencing and its condition: About 5 chains of good wire Value \$
 2 ornamental hedges. Value \$
 Water supply: 3 dug wells, good supply.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 36	frame	22	shgl	12	cement	good	2250.00
Stable	12 x 36	rgl. lbr.	7	"	old	wood	poor	-
Packing shed	16 x 24	frame	9	"	12	"	good	100.00
BARN	30 x 36	"	14	"	20 & 10	"	fair	200.00
Pck'g. shed	12 x 20	"	8	"	6	"	good	25.00
BARN	x	"	8	"	12	"	fair	10.00
Pck'g. shed	12 x 14	"						
CHICKENARY	x							
	x							
	x							
	x							
	x							

Electric light installed.

Total present day value \$ 2585.00

Total Value Buildings add to farm

\$ 2000.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Full 3-piece bathroom. Furnace in basement. Outside septic tank.

Hot and cold water in house by electric pump.

\$

Describe the basement and chimneys: Full cement basement. Brick chimney to ground.

No. rooms downstairs? 5 Upstairs? 3 How finished Finished lumber, papered.

Are buildings painted? Dwelling & large/ packing shed. Condition of paint Fair.

Distance from nearest bush All clear.

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
9.25	level, deep sdy. loam	1' to 3'	sdv. to 20'	small fruits, hay & vegetables good (wells have been dug by shovel to 20')	125.00	1156.25
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
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 \$ 1156.25

Total added by buildings to value of farm \$ 2000.00

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

Total value of farm \$ 3156.25

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Owner still in residence. Land in excellent state of cultivation.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Just about the same as at present.

Noxious weeds: Free.

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

Maple Ridge Municipality.
Land, school and library - \$62.81.

Date: June 25, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 24th day of June, 1942.

Inspector's Signature

"T. GODFREY"

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

Farm Appraisal Report

Remarks: A well-kept little farm. Very deep sandy loam on sand. Three wells are wood cribbed. Good supply. Irrigation overhead has been practiced in the past. Power pump from well.

Dwelling has full three piece bathroom. Good location. N.Y. corner adjoins Baptist Church, S.W. corner adjoins cemetery. Cover crops have been grown, fertility still appears good. Crops have been rotated.

(FOR ORCHARD LANDS ONLY)

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

A level very deep sandy loam, has been well farmed.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

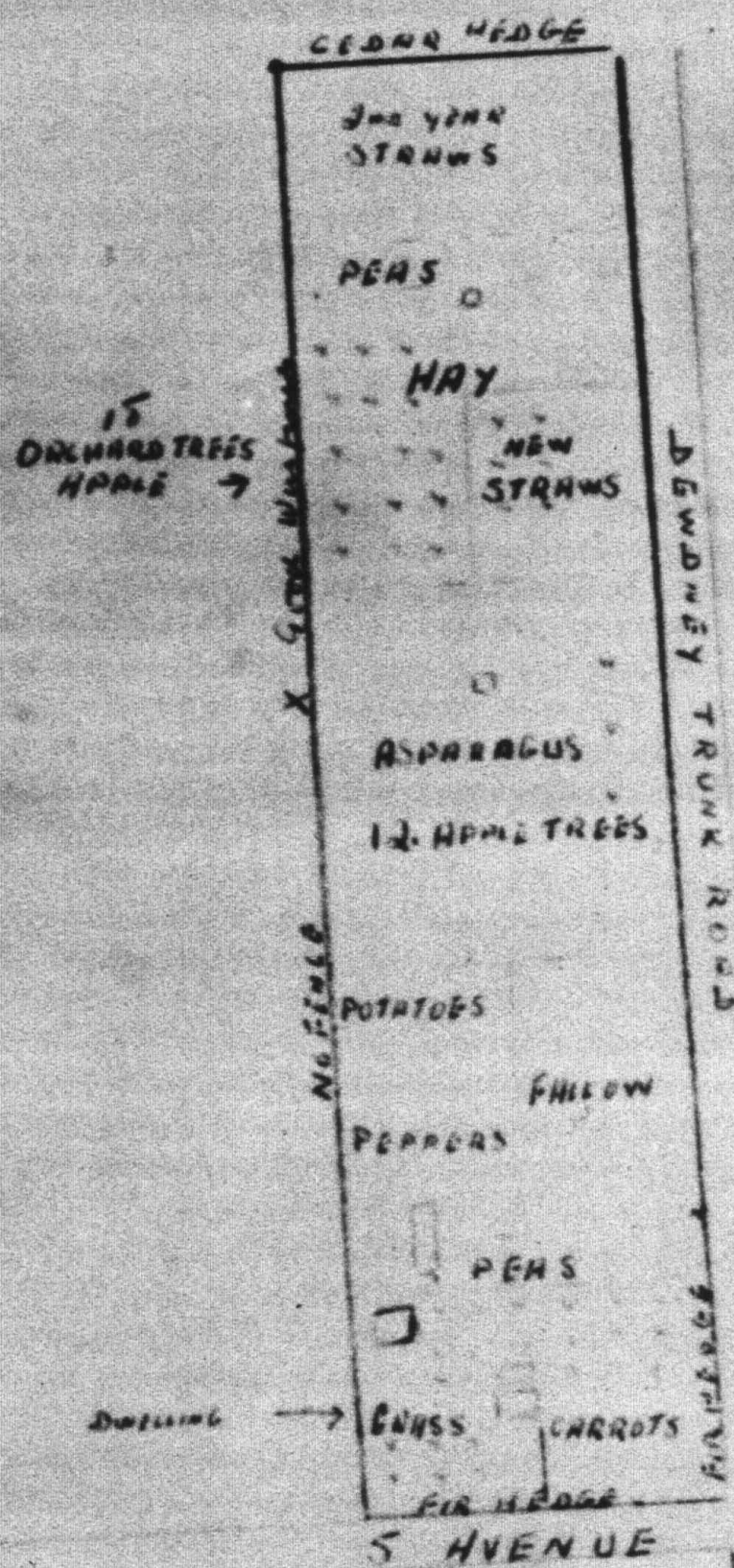
ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

[illegible]

Amount fruit trees add to value of farm \$

Diagram of Property

Scale 100' = 1"

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

value is \$ 5100.00

Date 27th June, 1942.

"I.T. BARNET"
District Superintendent.

Farm Appraisal Report

Matequi

File No. TL 248

Land Description Lot 2, SW 1/4 Sec. 16, Tp. 13, Map 5637 - 40.04 acs.
and Lot 3, Pt. SW 1/4 Sec. 16, Tp. 13, Map 6911 - 59.61 acs.
 Containing 99.65 acs. Acres

Owner's Name MORIKAWA, Katsumi Post Office Address R.R., Aldergrove, B.C.
 Distance 8 1/2 miles

Nearest Rail Point Bradner, B.C.N.R. Distance 8 1/2 "

Market Town Abbotsford, B.C. Distance 8 1/2 "

Church (give denomination) Aldergrove United Distance 8 1/2 "

Nearest School Aberdeen Distance 8 1/2 "

State how property was identified: By survey posts, map and roads.

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

Lot 2 is on the La Fave Road and Lot 3 has a private road allowance
from the Marshall Road, but not constructed.
 Is this district a good one? Fair.

EXHIBIT No. 1032-5DATE 15 May 1948FILED BY J. W. G. H. H. H.

Employment opportunity Seasonal.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Unfenced. Value \$

Water supply: Well can be dug. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	No buildings.						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? \$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted?

Condition of paint

Distance from 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
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
99.85	rolling and level	edy. clay loam or silt loam 6"-12"	sand & clay	clearing of bush	150.00	10.00
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 \$ 998.50

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 \$ 998.50

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

No land cleared or under cultivation.

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

Mixed farming and small fruits when cleared.

Noxious weeds: Nil.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:Taxes Lot 2 - \$24.51
Lot B - \$38.63
Natsqui Municipality.Date: June 10, 1942.
Place: Abbotsford, B.C.I certify that the above report is based on a personal examination
of the whole farm made on the 9th day of June, 1942.

Inspector's Signature

"R.W. BROWN"

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

Farm Appraisal Report

Remarks: Lot 2 and Lot "B" are two separate properties but adjoin and are both owned by the same man so are treated in this report as one unit. Lot 2 is on the Le Feuvre Road and Lot "B" has a private road allowance past Lot "A", owned by M. Orida, to the Marshall Road. The Marshall Road is not properly constructed and there is just a dirt trail from the Le Feuvre Road to Lot "A" referred to above.

These two properties are bush lots at present. They were logged off some time ago and there is quite a second growth as well as stumps to clear. There is no land under cultivation and there are no buildings on either lot. There is no fencing and water could be obtained by digging a well.

Electricity is not available at present.

(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

\$

\$

\$

\$

\$

\$

\$

\$

\$

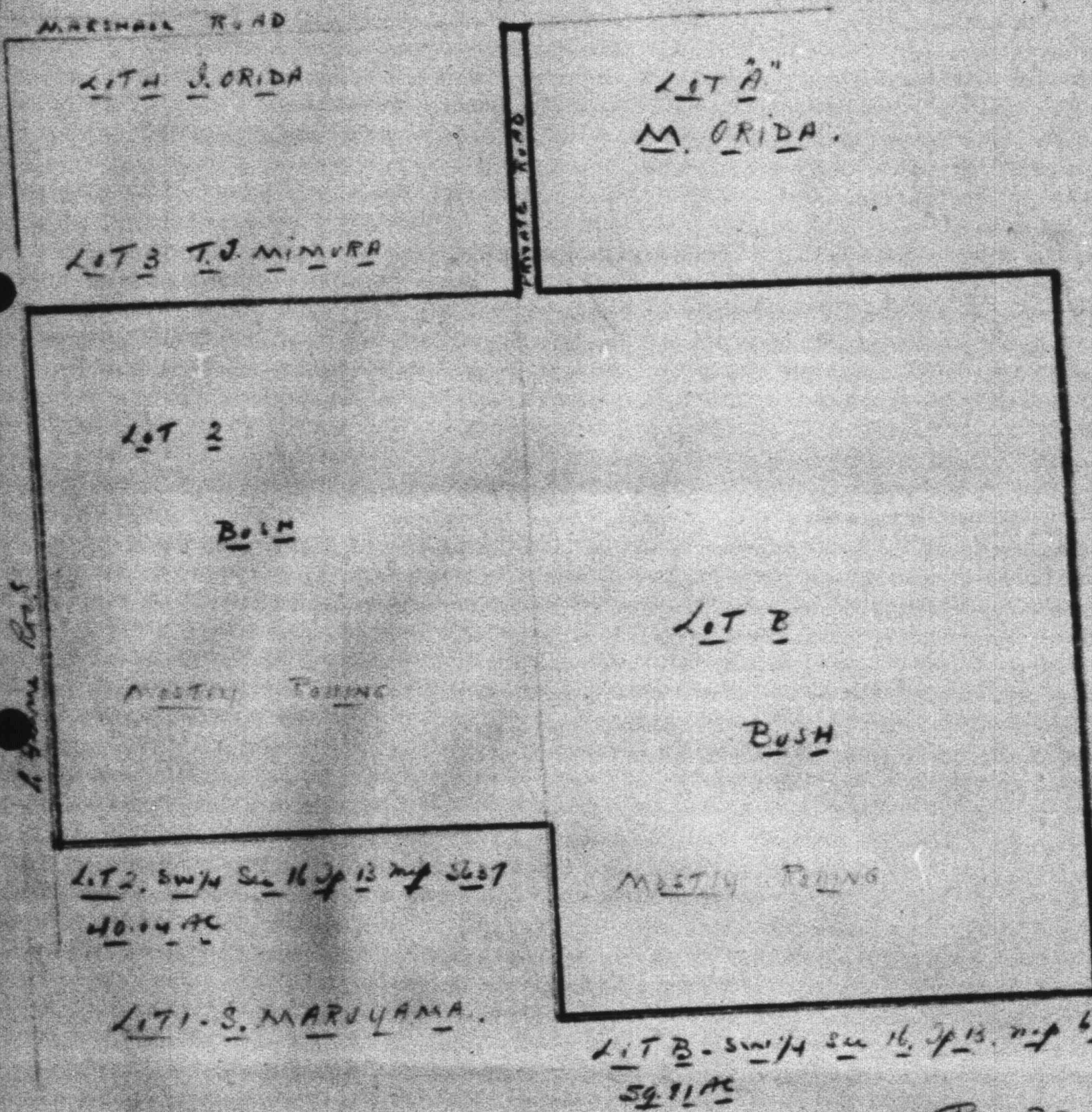
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

N

SCALE 6CH = 1"



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

value is \$ 1000.00

Date 13th June, 1942.

"I.T. BARNET"

District Superintendent.

ANALYSIS OF REAL PROPERTY CLAIM

FILE NO. 7366

CLAIMANT: Yasutaro MORIKAWA, (Executor of the Estate of Katsumi Morikawa, Dec'd.)

LEGAL DESCRIPTION: Lot 12, Block 1 of Lot 247, Group 1, Map 1007,
Municipality of Maple Ridge, District of New Westminster.

TITLE: In the name of Katsumi MORIKAWA

CLAIM:	Land	\$6500.00
	Buildings	3500.00
	Total	\$ 10,000.00
	Less	3,099.00 (sale price)
	Less Claimed	\$ 6,901.00

ENCUMBRANCES: Custodian Vesting filed No. 24782, dated September 8, 1942.

ASSESSED VALUE:	Land	\$850.00
	Improvements	3200.00
		\$4,050.00
		Taxes \$62.81

CLASSIFICATION: Berry and Vegetable Farm consisting of 9.28 acres
all cleared and planted, with a two storey, nine-
roomed dwelling, garage, woodshed, barn, pump-house
and two small packing sheds situated thereon.

RENTAL ARRANGEMENT: Property leased to James Yuen Lim for a term of
16 months from September 1, 1942, by Katsumi Morikawa,
consideration being \$45.00 per month and electric light.
House included in lease to be insured against fire
by the Lessor.

VALUATION: Soldier Settlement Farm Appraisal Report, June 25, 1942 - \$3156.25

SOLD: To the Director, Veterans' Land Act, for \$3,099.00 as at January 1, 1943,
with the approval of the Advisory Committee.

LEGAL DESCRIPTION: Lot 2 of the West part of the South West quarter of
Section 16, Township 13, Map 5637, Municipality of Matsqui, D.N.W.
AND
Lot "B" of part of the SW $\frac{1}{4}$ of Section 16, Township 13,
Map 6911, Municipality of Matsqui, D.N.W.

TITLES: Registered in the name Katsumi MORIKAWA

ENCUMBRANCES: Custodian Vesting filed No. 24656

ASSESSED VALUES:	Lot 2 -	Land	\$601.00	
		Improvements	450.00	
			\$1051.00	Taxes - \$24.51
	Lot "B" -	Land	\$936.00	
		Improvements	600.00	
			\$1536.00	Taxes - \$38.63

Total Assessment - \$2587.00

CLASSIFICATION: Two adjoining vacant lots having a total area of 99.85 acres.
Not rented.

VALUATION: Soldier Settlement Board Farm Appraisal Report, June 10, 1942 - \$998.50

SOLD: To the Director, Veterans' Land Act, as at January 1, 1943, for \$980.00
with approval of the Advisory Committee.

7366, 7365

February 25, 1947.

Mr. Yasutaro MORIKAWA,
Reg. No. 13991,
66 Superior Ave.,
Simico, Ontario.

Dear Sir:

Re: Katsumi MORIKAWA, #13957, Deceased.

We have learned with regret from the Department of Labour that your son Katsumi Morikawa, died on November 26, 1946 at Simico Ontario.

We wish to report to you that there is a balance in Katsumi's account with the Custodian in the sum of \$159.56. This represents the balance of proceeds from sale of real and personal property after various payments were made to him during his lifetime. His account also included \$480 being funds collected from Jitsutaro Mimura and transferred to Katsumi's account on your request. This sum of \$480 was accepted by Katsumi in full settlement of this debt. No entries have been made in this account since October 16, 1946.

With reference to your claim against Minoru Orida which you transferred to Katsumi, this man as no doubt you are aware, died on February 27, 1945 at Bloccan, B.C. His estate has been turned over to Mr. J.M. Streight, Official Administrator, New Westminster for administration, and this claim for \$250 has been referred to Mr. Streight. Distribution has not yet been made but we are writing for a report and will no doubt be advised in due course whether Orida's estate has sufficient funds to pay this debt.

In addition Katsumi declared to the Custodian on May 1, 1942 that he had in safekeeping in Box No. 110, Bank of Montreal, Haney, B.C., two \$100 Victory Bonds Nos. K-4A246062 and K-8A086647, and about \$75 in War Savings Certificates. These securities were not brought under the control of the Custodian nor was Bank Account No. 7820 Bank of Montreal, Haney, in which he declared he had the sum of \$130. We have not inquired whether these assets are still intact.

Mr. Yasutaro MORIKAWA,

2.

February 25, 1947.

Katsumi also declared that the Certificates of Title to the real property were in the safety deposit box and if you find these we wish you would see that they are sent to this office without delay. No personal or business debts were declared by Katsumi and no claims have been made against him as far as the Custodian is aware.

We understand that your son was not married at the time of his death and if such was the case his parents are considered his next-of-kin and in the absence of a will they inherit his estate. Under Canadian law however, before distribution can be made it is necessary for a personal representative to be appointed who will have authority to handle the estate and we would suggest that if your son owns no property other than that in this area you as next-of-kin might make application to the Official Administrator in New Westminster, B.C., Mr. J.E. Streight, to act as personal representative as it would be more convenient to deal with the estate here. If however, your son owned additional property in Ontario, you had better consult a solicitor there as to the correct procedure. Kindly let us know what action you wish to take in the matter.

Regardless of what action you take it will be necessary to furnish certain information and we enclose three copies of a form for you to fill in and would appreciate your returning one copy to this office for our file.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AH
encl. Form for particulars.

REAL PROPERTY SUMMARY

JAPANESE NAME: Katsumi MORIKAWA Reg. No. 13957 File No. 7366.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/379-P. First Offer.

PROPERTY ADDRESS: Le Feure Road, Matsqui, B. C.

LEGAL DESCRIPTION: Lot 2 of the West part of the South West quarter of Section 16,
Township 13, Map 5637, Municipality of Matsqui, D. N. W.
AND
Lot "B" of part of the South West quarter of Section 16, Township 13,
Map 6911, Municipality of Matsqui, D. N. W.

TITLES: Registered in the name of Katsumi MORIKAWA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24656, dated September 9th, 1942.

ASSESSED VALUES: Lot 2 - Land - \$601.00
Improvements - \$450.00 - \$1051.00. Taxes - \$24.51
Lot "B" - Land - \$936.00
Improvements - \$600.00 - \$1536.00. Taxes - \$38.63
\$2587.00 \$63.14

CLASSIFICATION: This is vacant land having an area of 99.85 acres partially in pasture
with no buildings, and it was not rented.

HISTORY OF
ADMINISTRATION: As this property was not rented there was nothing to administer.

SOLD: To The Director, The Veterans' Land Act for \$980.00 as at 1st January
1943.
Approval of Advisory Committee - 1st June, 1943.
Funds released to the credit of Katsumi MORIKAWA as at May 5th, 1944,
against which were charges for Registration Fees - \$6.00, Legal
Fees - \$15.00, leaving a net credit of \$959.00 from said transaction.
Certificates of Title Nos. 168936-E and 168937-E in the name of
The Director, The Veterans' Land Act.

The above summary is certified to be in accordance
with information on file.
May 1st, 1946.

D. A. Cramer
D. A. CRAMER.

DAC:JS

REAL PROPERTY SUMMARY

JAPANESE NAME: Katsumi MORIKAWA Reg. No. 13957 File No. 7366.
CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/92-P. First Offer.

PROPERTY ADDRESS: 5th Avenue, Haney, B. C.

LEGAL DESCRIPTION: Lot 12, Block 1 of Lot 247, Group 1, Map 1007, Municipality of
Maple Ridge, D. N. W.

TITLE: Registered in the name of Katsumi MORIKAWA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 24782 dated September 9th, 1942.

ASSESSED VALUE: Land - \$850.00
Improvements - \$3200.00 - \$4,050.00. Taxes - \$62.81.

CLASSIFICATION: This is a 9.28 acre Berry and Vegetable Farm, all cleared and planted
to the following crops: 1½ acres strawberries, 3 acres asparagus,
1 acre carrots, 1 acre green peppers, ½ acre peas, ¼ acre potatoes,
¼ acre cucumbers, some Fruit Trees.
1 - 2 storey 9 room dwelling - good condition, 1 garage, 1 woodshed,
1 barn, 2 small packing sheds, 1 pump-house.

HISTORY OF
ADMINISTRATION: Katsumi MORIKAWA leased this property on 1st September, 1942, to
James Yuen Lim for a term of 16 months from 1st September, 1942.
Consideration - \$45.00 per month, payable on the 15th day of each
month, and electric light.
House included, to be insured by the lessor.

Lease given to The Director, The Veterans' Land Act, August 10th, 1943

SOLD: To The Director, The Veterans' Land Act for \$3,099.00 as at 1st
January, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Katsumi MORIKAWA as at May 10th,
1944, against which were charges for Registration Fees - \$3.00,
Legal Fees - \$15.00, leaving a net credit of \$3,081.00 from said
transaction.

Adjustments as at January 1st, 1943, to the amount of \$37.82,
covering unexpired Fire Insurance Premiums, were placed to Katsumi
MORIKAWA'S credit May 4th, 1944.

The following Fire Insurance Policies:

Bankers & Traders Insurance Co. Ltd., Policy No. 32-29850 - \$950.00
Wellington Fire Insurance Co., Policy No. 302458 - 950.00
covering the dwelling, garage and storehouse, were \$1900.00
transferred to The Director, The Veterans' Land Act.

Land Act.

Page 2.

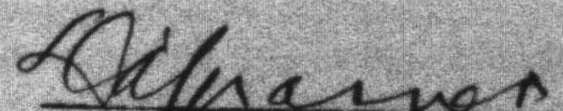
File No. 7366.

In view of the rents up to July 15th, 1943, having been collected by the Custodian, a cheque for \$315.00, covering same, was issued to The Director, The Veterans' Land Act on November 17th, 1943.

Certificate of Title No. 169800-E in the name of The Director, The Veterans' Land Act.

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

May 1st, 1946.


D. A. CRAMER.

DAC:JS

FIRE INSURANCE SUMMARY

File No. 7366.

Katsumi MORIKAWA - Reg. No. 13937.

The above named Japanese declared on his JP Form, signed 1st May, 1942, that he carried Fire Insurance through T.J. Drain's Insurance Agency, Hanesy, B. C.

It was found that the following Policies were in force:

Bankers and Traders Insurance Co. Ltd., No. 32-29850 - \$1,900.-- \$950.00 covering Dwelling, Garage and Store-house, and \$950.00 covering Household Effects and contents of store-house.

Wellington Fire Insurance Co. No. 302458 - \$1,900.-- \$950.00 covering Dwelling, Garage and Store-house, and \$950.00 covering Household Effects and contents of store-house.

The coverage on the buildings was transferred to The Director, The Veterans' Land Act as at January 1st, 1943, and \$37.82 return Premium was credited to Katsumi MORIKAWA'S account.

The coverage on the household effects and contents of store-house was carried until expiry date - 11th November, 1945.

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

May 1st, 1946.


D. L. CRAMER.

DAC:JS

MR. HUNTER:

April 9, 1948.

Re: Claim of Yasutaro Morikawa, Executor of the
ESTATE OF KATSUMI MORIKAWA, Deceased.

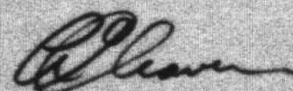
Katsumi MORIKAWA, deceased son of the Claimant, Yasutaro Morikawa, died at Mimico, Ontario, on November 26, 1946. Katsumi Morikawa was Canadian born and at the time of his death was 39 years of age and single. He is survived by his father, Yasutaro Morikawa, a Japanese National; his mother Mitsuru Morikawa, also a Japanese National; one younger brother and two younger sisters. Prior to evacuation this family all lived together on the property registered in the name of Katsumi Morikawa.

Letters Probate were granted to Yasutaro Morikawa, the Executor named in the Will of Katsumi Morikawa, on April 23, 1947 (Certified copy on Claim File) and the funds standing to the credit of the deceased in this office were forwarded to Yasutaro Morikawa in his capacity as Executor on June 19, 1947.

The Chattels for which claim is being made were declared by Katsumi Morikawa and handled on his file. Yasutaro Morikawa, in his original declaration, stated that he had no personal property but on August 27, 1942, in a signed Memorandum, declared a number of articles of household furniture and effects left in House #3, 5th Avenue, Haney. This is the house situated on the real property registered in the name of Katsumi Morikawa and the household furniture and farm implements had already been declared by Katsumi in his declaration dated May 1, 1942. The goods were, therefore, removed to Auction in Katsumi's name and credit derived therefrom placed in Katsumi's account in this office. Yasutaro Morikawa was advised of this and offered no objection. (See attached hereto Yasutaro Morikawa's J.P. and Memorandum of August 27, 1942, also letter from Custodian to Yasutaro Morikawa explaining that the goods were sold in the name of his son).

The Chattels on the farm were included in the lease made by Katsumi Morikawa to James Yuen Lim, September 1, 1942, for a term of 16 months. The property was sold to the V.L.A. as at January 1, 1943, and the lease turned over to them on July 26, 1943. Lim did not renew his lease and notice of termination was apparently given to the V.L.A. instead of the Custodian and when the Custodian removed the chattels from the premises on January 18, 1945, certain goods were missing (see Summary, Jan.18/45 attached) among them the stove, horse and harness for which claim is now being made. These goods did not come under physical control of the Custodian even though a belated effort was made by the Custodian to bring them under control (see attached correspondence covering this effort). The correspondence mentioned has not been placed on the claim file as it contains a list of goods described as missing and it is not known whether its value in proving the effort expended to bring the goods under Custodian Control would be outweighed by the possibility of the claim being amended to cover the rest of the missing articles.

/AC



File No. 7366
Reg. No. 13957

Katsumi MORIKAWA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 29	1 1/2 wage tax refund	\$	\$ 8.59	
1943 January 1	Credit re Sale of Property		974.00	3,133.82
February 25	"		180.00	
	Land Registry Office - Certificate of Encumbrance (3)	3.00		
	Rent - Sept., Oct., Nov., & Dec/42	1.90		
	Telephone charges Aug. & Sept/42	1.12		
	Portion Electric light bill Aug/42	10.00		
	Paid to you	425.00		
October 19	Cheques to you - 1 @ \$125.00, 4 @ \$50.00, 1 @ \$100.00	62.57		
December 9	"			
1944 August 24	Cheque to you	3,700.00		
1945 January 10	Claim paid - J. Mimura		480.00	
January 17	Cheque to you	472.82		
March 6	Proceeds Auction Sale	30.00	215.77	
April 23	Legal fees re sale of property - 2 @ \$15.00 each	100.00		
November 1	Cheque to you			
1946 September 11	Freight & packing	44.74	18.53	
October 16	Proceeds Auction Sale			
1947 April 29	Official Administrator funds from Estate M. Oride		250.00	
June 19	Remittance to Executor of Estate	409.56		
		\$5,260.71	\$5,260.71	

Accounting Department
April 8th, 1948

NTL

NAME

MORIKAWA, Katsuni

REGISTRATION NO. 13957

FILE NO. 7366

filed 10/14/45

The following chattels were sold by public
auction at Haney, B.C. on 7/4/45 and 10/5/45

+ Cultivator
Disc

*Transferred from file 5163,
October 12, 1941.*

\$ 7.50 FE
17.00 FE

Total (Auctioneer's Fee: \$2.45
Less Expenses: (Advertising: 0.32
(Moving: 1.20
Net Proceeds Credited:

\$	24.50
\$	5.97
\$	18.53

Members of Custodian Staff Present. Mr. W. E. Anderson
Extracted from Auctioneering List No. Haney 15.

Remarks.

NAME MORIKAWA, KatsumiREGISTRATION NO. 13957FILE NO. 7366

The following chattels were sold by public

auction at Manay, B. C. on January 18, 1945.

Cultivator	X \$ 3.00 F.E.
Hose	6.25 F.E.
Cable	2.00 F.E.
Tools	1.75 F.E.
Sashes	9.25 F.E.
Pipe fittings	2.50 F.E.
Snatch block	4.00 F.E.
Wheelbarrow	1.00 F.E.
Box of bolts and sundries	0.60 F.E.
Pipe fittings	3.00 F.E.
Box of sundries	2.50 F.E.
Box of sundries	0.50 F.E.
Ironing board	0.80 F.E.
Box of crockery	0.50 K
Cabinet	13.00 F
Gramophone	5.00 F
Wheelbarrows	4.75 F.E.
Chairs	0.50 F
2 Suitcases	0.50 F
Suitcases and sundries	0.25 F
Cupboard	0.25 F
2 Tennis racquets	1.00 F
Electric hair curlers	1.40 F
2 Lanterns	0.65 F
Box of crockery	2.25 K
Crockery	1.25 K
Glassware	0.75 K
Table	2.50 F
Total	

Carried Forward

\$ 71.70

~~Manay, B. C.~~~~Manay, B. C.~~~~Manay, B. C.~~~~Manay, B. C.~~~~Manay, B. C.~~

NAME MORTKAWA, KatsumiREGISTRATION NO. 13957FILE NO. 7366

The following chattels were sold by public
 auction at Manay. B. C. on January 18, 1945.

	Brought Forward	
Sundries		\$ 71.70
Sundries		0.50 <i>none</i>
Ornaments and vases		0.25 <i>none</i>
Crockery		2.25 <i>none</i>
Silver vase		1.00 K
Plastic boxes		1.00 K
Writing desk		1.00 K
Box of crockery		3.00 F
2 Books		1.50 K
Flag		0.50 <i>none</i>
Lunch pail		0.25 <i>none</i>
Mining table		0.30 K
Sealers		10.00 F
Twine		1.50 K
Wire basket		1.50 FE
Book ends and iron		0.50 <i>none</i>
Cabinet		0.50 <i>none</i>
Roll buggy		3.00 F
Mining chairs		6.00 <i>none</i>
Game and rug		4.00 F
Bed and spring		1.25 F
Cabinet		10.00 F
Washing machine		3.00 F
Desk		25.00 ✓
Wagon		2.50 F
Pruner		2.00 ✓
Tea trays and sundries		3.00 FE
Total		1.50 K
	Carried Forward	\$ 174.30
Debit-Supplies		\$
Net-Debit-Supplies		\$
Machine-Collection-Staff-Supplies		
Estimated-From-Collection-Staff-Supplies		
Balance		

NAME MORIYAMA, Katsumi

REGISTRATION NO. 13957

FILE NO. 7366

The following chattels were sold by public

auction at Hanay, B. C. on January 18, 1945.

	Brought Forward	\$174.30
Desk		4.50 F
Accordion and decorations		2.25 <i>misc</i>
Cushions		0.60 F
Cushions		0.60 F
Mirror and sundries		1.00 F
Box of sundries		0.85 <i>misc</i>
Oval table		0.50 F
Kitchen utensils		0.50 K
Toy Piano		2.50 <i>misc</i>
1 Trilight		16.00 F
Reading lamp		2.00 F
Book case		8.50 F
Smokers stand		1.00 F
Violin		5.00 <i>misc</i>
Bookshelf		1.00 F
Occasional table		5.00 F
Basket		0.25 <i>misc</i>
Chesterfield suite		50.00 F
Window screen		1.00 <i>misc</i>

Total		\$ 277.35
Less Expenses: (Auctioneer's Fee: \$27.74		\$ 61.58
(Advertising: 3.78		
(Movings: 30.96		
Net Proceeds Credited:		\$ 215.77

Members of Custodian Staff Present. Mr. Moryson

Extracted from Auctioneering List No. Hanay 12

Remarks.

PERSONAL PROPERTY SUMMARY

File No. 7366

19th December, 1946.

Re: Katsumi MORIKAWA - Reg. No. 13951 (Deceased)

CHATELS: Katsumi MORIKAWA registered with this office on the 1st May, 1942, and at that time he declared leaving a list of household furniture and farm implements on his property at 5th Avenue, Haney. His father, Yasutaro MORIKAWA, File 7365, also declared leaving chattels on this property, and two other Japanese, Yosojiro NISHIMURA, File 7345, and Naikichi HIROTA, File 7270, when registered both declared leaving an itemized number of household goods at MORIKAWA's house.

Our fieldmen inventoried this property on the 12th April, 1943, and as no goods were tagged as belonging to the different Japanese, identification could not be made. All saleable goods were removed to auction and sold for the net sum of \$215.77 on the 18th January, 1945. Some personal effects were removed to storage and were later shipped to MORIKAWA. A number of chattels were missing, two of which a cultivator and disc were finally found and identified and were sold by auction for the net sum of \$18.53. These sums were credited to Katsumi MORIKAWA's account, and he was asked to make settlement with the Japanese who had left articles on his property, direct, and the Japanese were notified of this.

With regard to the missing goods, MORIKAWA's property was tenanted after his evacuation by a Chinese, but this man upon being contacted stated that the missing articles were all left on the property when he vacated. The next tenants had no knowledge of them and it can only be assumed that they were stolen between tenancies.

SPECIFIED ARTICLES: This file reveals no specified articles.

ACCOUNTS RECEIVABLE: The Provincial Income Tax Department sent to this office the sum of \$8.59 being a refund of MORIKAWA's 1941 income tax.

Although he did not declare so when registering, Katsumi MORIKAWA wrote to this office on the 26th June, 1944, in connection with his father's debtors and also asked that we collect two accounts owing to him:

Jitsutaro MIMURA, File No. 3945,	\$480.00 at 6%
Minoru ORIDA, File 3949	250.00

These two accounts had been registered by Yasutaro MORIKAWA as owing to him; we notified Katsumi MORIKAWA of this, and received a letter dated 13th August, 1944, from Yasutaro stating that they should be paid to Katsumi. MIMURA, upon being contacted, stated that he could only pay the \$480.00, and this was accepted by Katsumi MORIKAWA. Transfer of this amount was made on the 8th January, 1945.

Minoru ORIDA, prior to his death acknowledged owing MORIKAWA \$250.00, and this debt was submitted to the Official Administrator of ORIDA's Estate. The account has not been settled at this date. (Payment received on April 29, 1947)

LIVE STOCK: MORIKAWA declared leaving a horse and two cats. There is nothing on file to what became of these animals.

BONDS & INVESTMENTS: MORIKAWA declared when registering that he was the owner of two \$100.00 Victory bonds and a number of War Savings Certificates. These were not brought under control by the Custodian.

*Ordered to be in Safely deposit Box 110
Bank of Montreal, Haney B.C.*

PERSONAL PROPERTY SUMMARY (CONT'D)

File No. 7366

19th Dec. 1946.

BANK ACCOUNT: MORIKAWA declared ~~no~~ bank account at the Bank of Montreal, Haney, but this was not brought under control by the Custodian.

SAFETY DEPOSIT BOX: MORIKAWA declared he had a box at the Bank of Montreal, Haney which he shared jointly with his father, Yasutaro MORIKAWA. This was not brought under control by the Custodian.

This file reveals no other personal property.

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

[Signature]

/HA

July 2, 1947.

NOTE: Katsumi Morikawa died at Mimico, Ontario, on Nov. 26, 1946. At the time of his death he was single and was survived by his father, Yasutaro, file 7365; step-mother, Mitsuru, file 7262; two sisters and one brother.

The deceased left a will in which he named his father, Yasutaro, as Executor of his estate and sole beneficiary. Certified copy of this Will and Letters Probate were received on June 16, 1947, and funds to the credit of the deceased in this office in the amount of \$409.56 were forwarded to him on June 17, 1947.

[Signature]

PERSONAL PROPERTY SUMMARY

FILE: 7365

October 17, 1946.

Re: Yasutaro MORIKAWA
Reg. No. 13991

DECLARED: May 1, 1942.

EVACUATED: August 17, 1946.

CHATELS:

Although Yasutaro MORIKAWA declared that he owned no personal property, he did on August 27, 1942 make an additional declaration to the Custodian and stated that certain effects were left in house #3 belonging to his son Katsume MORIKAWA (File 7366). All the effects removed from this property (5th Ave. Haney) were removed and sold by the Custodian and the sales proceeds credited to Katsumi MORIKAWA as the effects were so confused that identification was impossible. As several of the Japanese persons also left their goods in the same place without identification Katsumi MORIKAWA has been requested to arrange a settlement of the proceeds with the various interested persons.

MONEYS
OWING :

Yatsutaro MORIKAWA declared the following moneys owing to him:

File 4230.... Kanekichi FURUSE.... Hammond, B.C.... \$400.00
" 7361.... Kasuke KUMAMOTO.... Haney, B.C..... 350.00
" 7372.... Kotaro NAKATA..... Hammond, B.C..... 150.00
" 3945.... Jitsutaro MIMURA.. ALDERGROVE B.C.. 480.00
" 3949.... Minoru ORIDAHAMMOND, B.C.....270.00

Of these the Custodian was successful in collecting \$175.00 from Kasuke KUMAMOTO and \$150.00 from Kotaro NAKATO. These amounts were credited to Yatsutaro MORIKAWA.

*Noted to belong to
son
Katsumi*

BONDS :

The declarant stated that he had in his possession two \$50.00 and one \$100.00 Victory Bonds, also shares in the Maple Ridge Co-operative Union details of which were not given. The foregoing securities were in his safety deposit box #110 at Bank of Montreal, Haney.

stated to be

BANK
ACCOUNT :

The declarant stated he had a current account with the Bank of Montreal, Haney with a balance of about \$400.00.

LIFE
INSURANCE :

Mutual Family Benifit Society.
no details.

REFUND:

Refund of B. C. Electric Security Light Deposit - \$5.00

None of the foregoing possessions were brought under control of the Custodian. ?

NO OTHER PERSONAL PROPERTY OTHER THAN THE
ABOVE ARE REVEALED ON THIS FILE.

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

WJI:JH

W.J. Iverson
W.J. Iverson.

LIABILITY SUMMARY

File No. 7365

1st May, 1946.

Re: Yasutaro MORIKAWA - Reg. No. 13991

This file reveals no liabilities.

Certified to be in accordance
with information on file.

Whelan

1st May, 1946.
WEA:HA

CHATTEL SUMMARY

File: 7365

October 17, 1946.

Re: MORIKAWA yasutaro
Reg. No. 13991

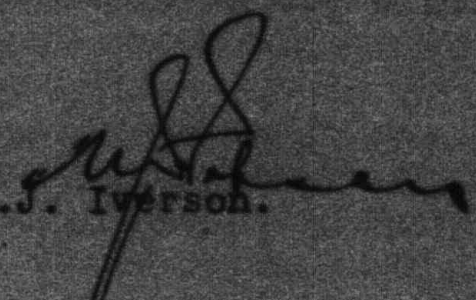
Yasutaro MORIKAWA declared on May 1, 1942 that he owned no personal goods, but later made a declaration that certain possessions were left in the house of his son Katsumi MORIKAWA (File 7366) on property at #5 Rd. Haney.

All saleable effects were removed from this property by the Custodian and sold at auction, the proceeds being credited to Katsumi MORIKAWA as identification of various lots of Japanese effects left there was impossible.

Katsumi MORIKAWA has been requested to arrange a settlement of the proceeds with the interested parties.

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

WJIJH


W.J. Iverson.

CHATTTEL SCHEDULE

File No. 7365

Yasutaro MORIKAWA

Reg. No. 13991

Declared: May 1, 1942.

Evacuated: August 27, 1946.

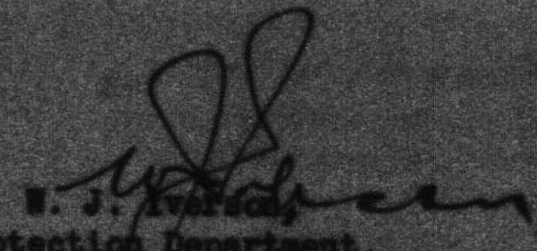
"JP" Form states that he had no chattels.

On August 27, 1942, a signed memorandum on his file states that he failed to register the following: Left in house #3 & #5 Rd., Haney, B.C.

- 6 Chairs
- 2 Mattresses
- 2 Desks
- 1 Bureau
- 1 sack Peas & Seeds
- 1 sack Twine
- 1 crate Jam Jars
- 1 Gramophone with records
- 3 Beds
- 1 small Vacuum Cleaner
- 1 Vase Stand
- 4 Window Screens
- 1 Watering Hose
- 3 Crates Books
- 11 Crates Miscellaneous goods (chinaware, cooking utensils, clothing, etc.)
- 1 Clock

All saleable effects found on the property were sold at Custodians auction, proceeds credited to Katsumi MORIKAWA, (File 7166).

WJL/AG


W. J. Iverson,
Protection Department.

File No. 7365.

CLAIMS DEPARTMENT

January 31st, 1944.

Isutaro MORIKAWA - Reg. No. 13991

CREDITORS:

NO CLAIMS ON FILE OR DECLARED

DEBTORS:

- | | | |
|---|-------------------------------------|----------------------------|
| 1. Kenedichi FURUSE (File 3939) <i>Reported</i> | \$400.00 | J.P. |
| 2. Kazuko KUNAMOTO (File 7361) <i>Reported</i> | 350.00 ^{175.00} | J.P. <i>175.00 pd.</i> |
| 3. Kotaro NAKATA (File 7372) | 150.00 | J.P. |
| 4. Jitsutaro NIMURA (File 3945) <i>Reported</i> | 480.00 | J.P. |
| 5. Minoru ORIDA (File 3949) <i>Transferred to</i> | 270.00 ^{250.00} | J.P. <i>Transferred to</i> |

No account as at Jan. 29/44.

BRD:DE

MEMORANDUM

File Nos.: 7270 ✓
7345
7365
7366
1926

April 21st, 1943

To: FILES

From: Mr. Green

Re: HIROTA, Naokiichi
NISHIMURA, Yosejiro
MORIKAWA, Yasutaro
MORIKAWA, Katsumi
MORITA, Hiromu

Naokiichi Hirota, file 7270, declared a dresser, chesterfield suite, and gramophone to be left at 93 - 5th Avenue, Hancey. A complete inventory of articles left in this house appears on file 7366, but does not appear to include the dresser or the chesterfield suite, though possibly the settee and an arm chair would meet the latter description. There are two gramophones, one of which may be assumed to be his.

Yosejiro Nishimura, file 7345, merely declared household furniture, odds and ends, at this address and his items may be assumed to be included in the inventory on 7366. - but later changed - see 2/4/42 on 7345.

Yasutaro Morikawa, file 7365, subsequently registered on August 27th a number of items left at this address. It is impossible to identify these with the inventory shown on 7366 though it would appear that the contents of the locked room upstairs do not include by any means, all the eleven crates of miscellaneous goods declared, nor the small vacuum cleaner and other items.

Hiromu Morita, file 1926, declared some items including a chesterfield left at 715 - 7th St., Mission, later to be left at the house of Y. Morikawa.

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).

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Toronto, Ontario,
May 11th, 1948.

IN THE MATTER OF THE CLAIM OF
YASUTARO MORIKAWA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

R. A. BEST, Esq., appearing for the
 Claimant.

A. WATSON, Esq., Secretary.
MRS. P.L. HANDFORD, Official Interpreter.
T. P. HOBBS, Esq., Official Reporter.

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Mrs. M. Morikawa,
In Chief.
Discussion.

MR. BEST: The situation here, my lord, is that the claimant is almost stone deaf. His wife is quite familiar with the facts, and if you would care to hear her evidence, I will call her.

(MRS.) MITSURU MORIKAWA, a witness called on behalf of the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q Mrs. Morikawa, is that your husband's signature?

10 A Yes.

Q And was that form prepared upon his instructions?

A Yes.

MR. BEST: I file that, my lord. It is real estate and farm land, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. BEST: First of all, my lord, to clarify the title situation, I understand that both of these farm properties are registered in the name of a deceased son who left the properties to the father by a will, and I understand this has been probated, but unfortunately the claimants haven't brought along any documents.

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MR. HUNTER: I have a notarial copy, my lord.

THE COMMISSIONER: I will accept the notarial copy in lieu of the formal proof. Are you ready to have it filed, Mr. Hunter?

MR. HUNTER: Yes, my lord. I will file a notarial copy of the probate of Katsumi Morikawa which was issued on the 16th day of April, 1947. Apparently it was issued to Yasutaro Morikawa, the executor named

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Mrs. M. Morikawa,
In Chief.

in the will.

THE COMMISSIONER: Is he claiming now as an executor or as a beneficiary?

MR. BEST: I understand he is the sole beneficiary as well as the executor, although I haven't seen a copy of the will.

MR. HUNTER: He leaves everything to his father, Yasutaro, providing he did not predecease him.

(PROGRAM MARKED EXHIBIT NO. 2)

10 THE COMMISSIONER: You spoke of two properties, Mr. Best.

MR. BEST: Yes, my lord, there are two farm properties. There are two claims.

THE COMMISSIONER: You are first of all dealing with the 9½ acre property at Maple Ridge?

MR. BEST: That is correct, my lord.

Q I understand, Mrs. Morikawa, that your son owned a small place near Maple Ridge on which you and your husband and family lived, is that correct?

A Yes.

20 MR. BEST: If my friend would care to put in the Soldier Settlement Board appraisal, my lord, I may direct a few questions on it.

THE COMMISSIONER: Very good.

MR. HUNTER: Do you wish these filed separately, my lord?

THE COMMISSIONER: I think it would be as well since two separate statements are being presented.

MR. HUNTER: Let us just file the 9½ acre one now, my lord. That is the one you are claiming on first?

MR. BEST: That is correct, yes.

(APPRAISAL MARKED EXHIBIT NO. 3).

Mrs. M. Morikawa,
In Chief.

MR. BEST: Q: Now, as I understand it, Mrs. Morikawa,
this property was purchased in 1919 and the Morikawa
family have farmed these premises continuously since
that date. A: Yes.

THE COMMISSIONER: Just before you leave this first farm,
what is the claim? Do I take it that it is for
\$10,000.00?

10 MR. BEST: \$10,000.00, my lord. \$5500.00 applies to the
land only and \$4500.00 to the buildings. Now I
don't propose to take any more time elaborating on
that, my lord. It seems that the appraiser describes
it in rather complimentary terms. It is a straight
case of valuation as I see it.

Q One question perhaps, Mrs. Morikawa, there was, I
understand, on your farm at Maple Ridge an irrigation
pump and motor which was used for irrigation purposes?

A Yes.

20 MR. BEST: For the sake of clarity, my lord, we have
deleted it from the personal chattels claim and
added it to the real estate since we concede it is
a fixture.

THE COMMISSIONER: Yes, very well.

MR. BEST: Q: Is that your husband's signature, Mrs.
Morikawa? A: Yes.

Q And this form was prepared upon his instructions in
your presence? A: Yes.

(STATEMENT MARKED EXHIBIT NO. 4).

30 Q Mrs. Morikawa, this claim pertains to approximately
100 acres of bushland near Aldergrove, B.C., is that
correct? A: Yes.

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Mrs. M. Morikawa,
In Chief.

MR. HENTER: I would file the Soldier Settlement Board appraisal, my lord, as Exhibit 5.

(APPRAISAL MARKED EXHIBIT NO. 5).

MR. HENT: Q: As I understand it, Mrs. Morikawa, this property was purchased as bushland in 1929, and nothing has been done with it since. That is, it has not been cleared at all; is that correct?

A: Nothing was done to it. It was bush.

Q: In the Soldiers Settlement Board appraisal, Mrs. Morikawa, there is this statement, "The Marshall Road is not properly constructed and there is just a dirt trail from the La Foudre Road to Lot 'A' referred to above". Perhaps you had better read the whole top paragraph to her. Excuse me, I just wanted you to read the first paragraph to her, and I want to ask her about that road. The remark, "The Marshall Road is not properly constructed and there is just a dirt trail from the La Veuve Road to Lot 'A' referred to above". Will you ask her if that is the situation, that there is just a dirt trail into these premises?

A: Yes.

Q: On your claim, Mrs. Morikawa, you have said, "This property has a very good stand of second growth elder wood which would be at least 25 years old". Do you consider that wood of commercial value in fixing your claim at \$2500.00?

A: I believe there is, she says.

Q: Is that your husband's signature, Mrs. Morikawa?

A: Yes.

Q: And was that form prepared upon his instructions?

A Yes.

MR. BEST: The personal chattel claim form, my lord.
(STATEMENT MARKED EXHIBIT NO. 6).

THE COMMISSIONER: Now you are abandoning the claim as
a chattel, the irrigation pump, etc., and have in-
cluded that claim in your real property claim.

MR. BEST: That is correct, my lord.

Q Now, Mrs. Morikawa, as I understand it your sole claim
for chattels is set out on your personal chattels
claim form, is that correct?

A Yes. She is not sure whether the kitchen utensils
are listed there.

Q There is a listing of crockery, etc., for \$50.00.
I believe it is intended to include the kitchen
utensils.

A That is it.

THE COMMISSIONER: The pumping implements at the house
at Maple Ridge are separate and distinct from the
pump and irrigation motor.

MR. BEST: That is correct. There was both a pump for
the house and an irrigation pump outside. Again,
my lord, it might be the more correct thing would be
to change it over to Exhibit 1 if my friend maintains
it is a fixture.

THE COMMISSIONER: What is meant by pumping implement?
Is it just a pump?

MR. BEST: As I understand it, it is a pump with an
electric motor attached. I am not disposed to argue
the point now.

THE COMMISSIONER: Go ahead and establish it is a chattel,
and if I determine it is not a chattel I will consider

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Mrs. H. Morikawa,
Waco, Texas, Cross-Exam.

your real property claim increased by \$175.00.

It is out of the question as to whether the pump
as it improves the value of the property improves it
to the cost of the pump, but however I will deal
with it.

MR. HUNT: Q: Mrs. Morikawa, in your house at Maple Ridge,
I understand you had a pump inside for pumping water
into the house, is that correct?

A Yes.

10 Q And it is that pump that is shown with the valuation
of \$175.00, is it? At Yes.

Q Where were these chattels left, Mrs. Morikawa?

A Upstairs in one room.

Q I see. All right, thank you.

MR. HUNTER: It is submitted, my lord, that the real
property was sold for its fair market value. It is
submitted that the personal property sold was sold
for its fair market value. It is submitted that
claims for personal property not sold by the Custodian
20 are exorbitant. It is submitted that most of these
chattels were left under the custody, control or
management of some person other than the Custodian
appointed by the owner and accordingly only those
chattels which came under the custody, control or
management of the Custodian are within the terms of
reference.

CROSS-EXAMINATION BY MR. HUNTER:

30 Q Would this be a picture of your house on the 9 1/2
acre lot?

At Yes.

Mrs. M. Morikawa,
Cross-Exam.

MR. HUNTER: I would tender that as Exhibit 7.
(PHOTOGRAPH MARKED EXHIBIT NO. 7).

Q You leased this property before you left?
A Yes, to a Chinese.

Q Yes, and you leased quite a list of chattels to him
as well, is that not so?

A: All our
dining room sets were not left upstairs. What was
not left upstairs was leased.

Q And that included the living room, the dining room,
the kitchen, I presume, and what about the farm
implements?
A: Also the farm
implements

Q They were included, were they?
A Yes.

Q What was stored upstairs that wasn't included?
A Miscellaneous articles.

THE COMMISSIONER: Q: What was the answer?
A Various things, my lord. She is listing them. Would
you like them?

Q Ask her to indicate and perhaps you will mark on
Exhibit 6 such of the articles as she says were not
left in the custody of the tenant.

MR. HUNTER: I think all those were actually, my lord.
A Shall I ask her on all these articles?

Q Excuse me, Mrs. Handford, if you would just ascertain
if any of those were not included in the list as
his Lordship says, because I think they all were.
A These were not included in the room upstairs.
Q All of them?

A: Yes.
Q In other words, they were included in the lease
to the Chinaman?

A: Yes.

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Mrs. M. W. Rikawa,
Cross-Exam.

THE COMMISSIONER: That clears it up.

MR. HUNTER: Q: What about the dishes and crockery? Were they put upstairs or left in the kitchen for the use of the tenant?

A: They were not

Q: They were put upstairs?

A: They were put upstairs.

MR. HUNTER: Of the items which are shown in Exhibit 6, my lord, the chesterfield set was sold for \$50.00.

10 There was a dining room table and chairs sold for \$26.00.

Q: Was there anything in that dining room set apart from the table and chairs? Was there a sideboard, or anything like that?

A: There was a bureau with glass doors. I am not quite sure what she means by it. A sideboard, I suppose she means.

MR. HUNTER: A dining room table was sold for \$10.00 and dining room chairs sold for \$14.00., and I can't identify the sideboard. There are a number of

20 desks and cabinets shown as being sold and I can't be sure which one it was. There was a cabinet sold for \$3.00, whether that is the thing meant, I really can't say. The washing machine, the next item, was sold for \$25.00. The horse wasn't declared, although I have no doubt it was there. It was never found because we never looked for it until later. The wagon was sold for \$8.00. The stove and plow appear to be missing. I will have something to say on that later, my lord. The cultivators for which a claim of \$3.00 in made were sold for \$10.50.

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Mrs. M. Northam,
Cross-Exam.

THE COMMISSIONER: Well, Mr. East will give you a dividend on that, I suppose.

10 MR. HUNTER: Now the remaining articles shown there don't appear to be there. Now what happened, my lord, is that this tenant who had the use of these items stayed, of course, after the property was sold to the V.L.A. as of the 1st of January, 1945, and when he moved out, he assigned his lease without giving any notice to the Custodian. That, I suppose, is not unnatural in view of the fact that the property was now owned by the V.L.A. He gave notice to the V.L.A. who agreed to the removal and eventually the Custodian found out he had moved, actually shortly after he had moved, and the new tenant was in. He immediately took inventory of the property and at that time he discovered there were a number of shortages. At that time the plow was missing and the harrow was missing. I am sorry, my lord, the sideboard was missing, so it disappeared obviously.

20 THE COMMISSIONER: The plow, harrow and sideboard.

MR. HUNTER: There are a number of items shown for which claim has not been made. I am trying to get those for which claim is made. Nothing is shown as for hoes or potato diggers, shovels, picks or harnesses. I presume they were fairly small items and might very well have worn out; I don't know. There was also a declaration made later, or rather a notification to the Custodian of additional things. In the original J.P. form, the claimant, or rather the deceased had declared no personal property of any kind.

30

Later a declaration or a supplementary declaration was made showing the number of things there, and they were later notified that there were some things -- I don't see the letter here -- but there were some additional things of the same and these things were sold as the owner's property and the claimant was asked to make some arrangement with the son as to compensation on these things.

THE COMMISSIONER: Is that another son of the deceased?

10 MR. HUNTER: It is Katsumi, that would be the deceased son. However, they don't appear to be the subject of the claim, so it is really irrelevant for my purposes.

THE COMMISSIONER: Having in mind the possibility that the Custodian might have credited something to Katsumi Morikawa, it might be well to make an inquiry now of the Custodian with a view to determining whether there is such a credit, and if so it would go to the father under the will. There is a possibility that the Custodian may have overlooked the fact that he had proof in his file of the death of Katsumi and the appointment of the father as executor.

20 MR. HUNTER: This would appear to be a chattels claim by Yasutaro of chattels which were in the deceased son's place which were sold as his, my lord, and Yasutaro was asked to accept them as he is the heir of Katsumi, so he was asked to accept them in that capacity. That is, rather than make an individual claim. I don't think it is relevant from the point of view of this claim; maybe I am wrong.

30 THE COMMISSIONER: No. As long as this claimant is given

Mrs. M. Norikawa,
Cross-Exam.

credit for the items by the Custodian, I assume I am not concerned with the matter under the terms of reference. It might be as well to make an inquiry in my case to see that this claimant is credited.

MR. HUNTER: There was a letter sent in addressed to Yamatare saying,

"In reviewing your file, we note that you declared to the Custodian on May 1st, 1942, that you possessed no personal property in the protected area of British Columbia. However, on August 27th, 1942, you advised the Custodian of certain furniture and effects which you stated were in house #3 - 5th Avenue, Naney. Unfortunately, our representative had listed the effects found in this house under the name of Katsumi NORIKAWA, the house owner, who had declared the ownership of the effects. No mention was made about any possessions of others being in the house, consequently when the Custodian removed the effects to auction rooms, the proceeds realized from their sale were credited to him."

And I assume he has received full credits for anything that was found and sold, unless he is claiming something to be missing which would be the subject of a separate claim.

THE COMMISSIONER: Yes, all right.

MR. HUNTER: There is a bit of correspondence here my lord, between the Chinese, who moved out without giving the Custodian notice, and the Custodian in which the Chinese points out he did give the Soldier Settlement Board adequate notice and that they

acknowledged termination of the tenancy, and taking the position that he was not responsible for what happened after that, that the chattels were there when he left.

THE COMMISSIONER: I see.

MR. HUNTER: As far as I can see, my lord, really nobody is very much to blame. It was a natural thing for him to give notice to the Soldier Settlement Board and natural for them not to bother telling the Custodian.

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THE COMMISSIONER: Apparently the thing we are really interested in is that he did not go off with the goods. At least he says he did not.

MR. HUNTER: He says he didn't, and there is no way of checking it one way or another.

THE COMMISSIONER: My disposition, subject to what you say later, would be to treat those goods as missing.

MR. HUNTER: Yes. The new tenant who took over said he never saw them. It is just a question of credibility really. I don't know what happened to the horse. I should think a horse would be seen if it was there.

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THE COMMISSIONER: You might ask the witness what age the horse was when they were evacuated.

MR. HUNTER: Q: How old was this horse when you were evacuated? A: It was about 5 or 6 years old, two years before evacuation.

Q: About 5 years. It should be still navigable.

MR. HUNTER: I am afraid unless we can find some further evidence, my lord, it will never be known what happened

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24
Mrs. M. Morikawa,
Discussion.

to that stuff. The original tenant claims he left it there, and the following tenant claims it wasn't there when he took over. I gather from the file that there is no suggestion that it wasn't left there.

THE COMMISSIONER: I see. Is there any re-examination, Mr. Rest?

MR. REST: No, my lord.

THE COMMISSIONER: That is all, thank you, Mrs. Morikawa.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrabin

"J. P. HORRABIN"
Official Reporter.

DEFENCE BRIEF

Katsumi MORIKAWA

Executor: Yasutaro MORIKAWA

File 7366 (& 7365)

Case No. 1032

V.L.A.
Land & Bldgs
& Vacant Land
Chattels.

Toronto, Ont.
11/5/48

- Ex. 1 - Real Property Statement - Maple Ridge 8 $\frac{1}{4}$ ac.
Ex. 2 - Notarial copy of probate of will.
Ex. 3 - S.S.B. Appraisal.
Ex. 4 - Real property statement - farm 100 acres.
Ex. 5 - S.S.B. Appraisal
Ex. 6 - Personal Property Statement
Ex. 7 - Photograph of house.

REAL PROPERTY CLAIM # 1

Lot 12 of Blk 1 Gp. 1 D.L.247 Map 1007 (9.25 ac.)

<u>Claimed</u>	<u>Assessed</u>	<u>Appraised</u>	<u>Sold</u>
10,000.	4,050.00	3,156.25	3099.00

Appraised by: T. Godfrey.

Submitted: Real Estate sold for fair market value.

A question of value only.

REAL PROPERTY CLAIM # 2

Lot 2, SW $\frac{1}{4}$ Sec.16, Tp.13, Map 5637 - 40.04 acs.) 99.85 acs.
and Lot 13, Pt SW $\frac{1}{4}$ Sec.16 Tp 13, Map 6911 - 59.81 acs.)

<u>Claimed</u>	<u>Assessed</u>	<u>Appraised</u>	<u>Sold</u>
\$2500.00	\$2587.00	\$998.50	\$980.00

Appraised by: R.W. Brown.

Claimant, on white claim form, states property has a good stand of second growth wood. To this, claimant attaches a commercial value.

A question of value only.

Submitted: Sold for fair market value.

Name of Claimant
Custodian File

NERIKAWA, Katsumi, Executor of the Estate of Yasutaro NERIKAWA
7366 & 7365

1038

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 Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total	
					3089 980	7705.38 742.63			7705.38 742.63
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 CHATELS									
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		
450.00	243.05	72.91	54.01%	675.00 175.-	94.51 364.56			167.42 437.47	
TOTAL RECOMMENDATION								1095.28	

7366
7365

January 29th, 1951

Mr. Yasutaro MORIKAWA,
66 Superior Ave.,
Minico, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1032

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 ... \$ 4,883.28.

Cheque in your favour is enclosed for \$ 4,625.80 and we have paid the Co-Operative Committee .. \$ 257.48 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS:HK
Encl.