

8679

FRASER VALLEY

FORM "JP"

HAMMOND

FILE NO.

8679

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: MORI, KunizoHOME ADDRESS: P.O. Box 4, Pitt Meadows, B. C.REGISTRATION NUMBER 12024 SEX: Male AGE: 52OCCUPATION: 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: MyselfMARRIED? YesNAME OF WIFE OR HUSBAND: UmeyoADDRESS OF WIFE OR HUSBAND: P.O. Box 4, Pitt Meadows, B.C.NAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: ---AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: 20 acres at Pitt Meadows, B. C.

Title No. 147199E Details-unknown Lot 2 of the South 1/2
of the West 1/2 of Section 14, District of New Westminster, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Seven-room dwelling, woodshed,
2 rhubarb hot houses, 1 garage, 1 shed (packing)

3. INSURANCE (Give particulars; state where policies are) \$2000 on dwelling & furniture
North West Fire Ins. Co. Policy No. 205064 in my possession

4. TAXES (Amount and where payable) \$37 for 1941, payable at Pitt Meadows
\$35 Dyke tax for 1941, payable at New Westminster

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself. I intend to rent the
property before we leave

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7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: Strawberries, raspberries, rhubarb, red currants, black currants, hops. Crop sold to Mr. Shimeck, Pacific Co-op Union for \$600. Cash \$300, balance for other like *See page 1*

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1

2. LANDLORD'S NAME AND ADDRESS: ---

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: ---

4. STATE WHEREABOUTS OF LEASE: ---

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) ---

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household furniture, kitchen utensils, chinaware, farm implements,

carpenter tools, piano, in the property at Pitt Meadows, B. C.

If we do not rent the house the key will be left in care of

Mr. Parks, Pitt Meadows, B.C. (Farm implements include harrows,

cultivators, plough, stump machine, with single and double blocks,

50' cable, 1" hops spraying machine) *See page 1*

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None

3. *See page 1*

4. *See page 1*

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: See page 1, No. 3

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
\$300 owing me by Pacific Co-op Union for crops sold to them

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

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$1000 20-year endowment policy in the New York Life Ins.
Beneficiary my wife. Policy at home.

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: \$250 owing on money borrowed from the New York Ins. Co.
on life insurance policy. \$80 owing to the M. Nishiguchi Co.

New Westminster. \$400 owing the Japanese Community Chest payable
\$100 each year before September.

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 9th day of May 1942.

(Signature)

K. Mori

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Sept. 24/43.

ur File No. 8679

Full Name MORI, Junizo
(Surname in Block Letters)

Registration No. 12024

☒ Male - Female
(Check)

Age Dec. 19, 1889

Former Address Pitt Meadows, B. C.

Date Evacuated Aug. 31/42.

Naturalized - Canadian-Born - National ☒
(Check)

Present Address c/o Walter Forbes, Oak Bluff, Man.

☒ Married - Single
(Check)

Name of Wife (SANO) Umevo #12021

Name of Husband _____

Name of Mother ---

Name of Father Seisakur Dec'd.

Names of Children under 16 _____

Requested by Doris Bregg

Registered with Custodian Yes
(Yes or No)

Additional Information Farmer owns house and 20 acres at

Pitt Meadows 1 truck

BC-501-P
BC-1450-A

BC/501-P
BC/1450-A

Page 1

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

Farm Appraisal Report

File No. JL 419

Land Description Lot 2, S. 1/4 Sec. 14, Blk. 6 N., Rge. 1 E., Map 5388,
Subject to dyking and drainage taxes.
(House No. 2223) Containing 19.353 Acres

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

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

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

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

Nearest School Pitt Meadows No. 2 Distance 1 mile

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

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

Yes, fronts on Dawson Trunk road, hard surfaced.

EXHIBIT No. 844-2

DATE 15 Sept. 1948

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

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

Predominating Nationality and religion: British, Protestant.

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

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

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 36	frame	18	shgl.	10	conc.	good	600.00
Rhubarb hse.	18 x 40	"	8	"	9	blks.	fair	75.00
"	18 x 50	"	8	"	9	wood	"	75.00
BARN	x	"	"	"	"	"	"	"
Garage	14 x 20	"	9	"	9	"	"	25.00
BARN	x	"	"	"	"	"	"	"
"	x	"	"	"	"	"	"	"
GRANARY	x	NOTE: Bearing posts and all corners in dwelling on concrete blocks.						
"	x	"	"	"	"	"	"	"
"	x	"	"	"	"	"	"	"
"	x	"	"	"	"	"	"	"
"	x	"	"	"	"	"	"	"

Electric light is installed.

Total present day value \$ 775.00

Total Value Buildings add to farm \$ 500.00

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

Complete lining and cement basement floor - \$ 150.00

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

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

Are buildings painted? No. Condition of paint -

Distance from nearest bush All clear.

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

Cultivated Land

BC/501-P
BC/1450-A

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
19.305	practically level	clay loam 1 ft.	clay	hops, strawberries, raspberries, currants, rhubarb and garden	50.00	965.15
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
NOTE: This area formerly covered by a layer of peat, has now been worked up to a good friable dark vegetable mould. Properly handled, good land.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
.050	drainage slough constant			-	-	

Total value of Land \$ 965.15

Total added by buildings to value of farm \$ 500.00

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

Total value of farm \$ 1465.15

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

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

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

Very suitable as now used.

Noxious weeds: BAD. Thistle worst offender.

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

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

Date: 30th June, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 27th day of June, 1942.

Inspector's Signature

"T. GODFREY"

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

28 419

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

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

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

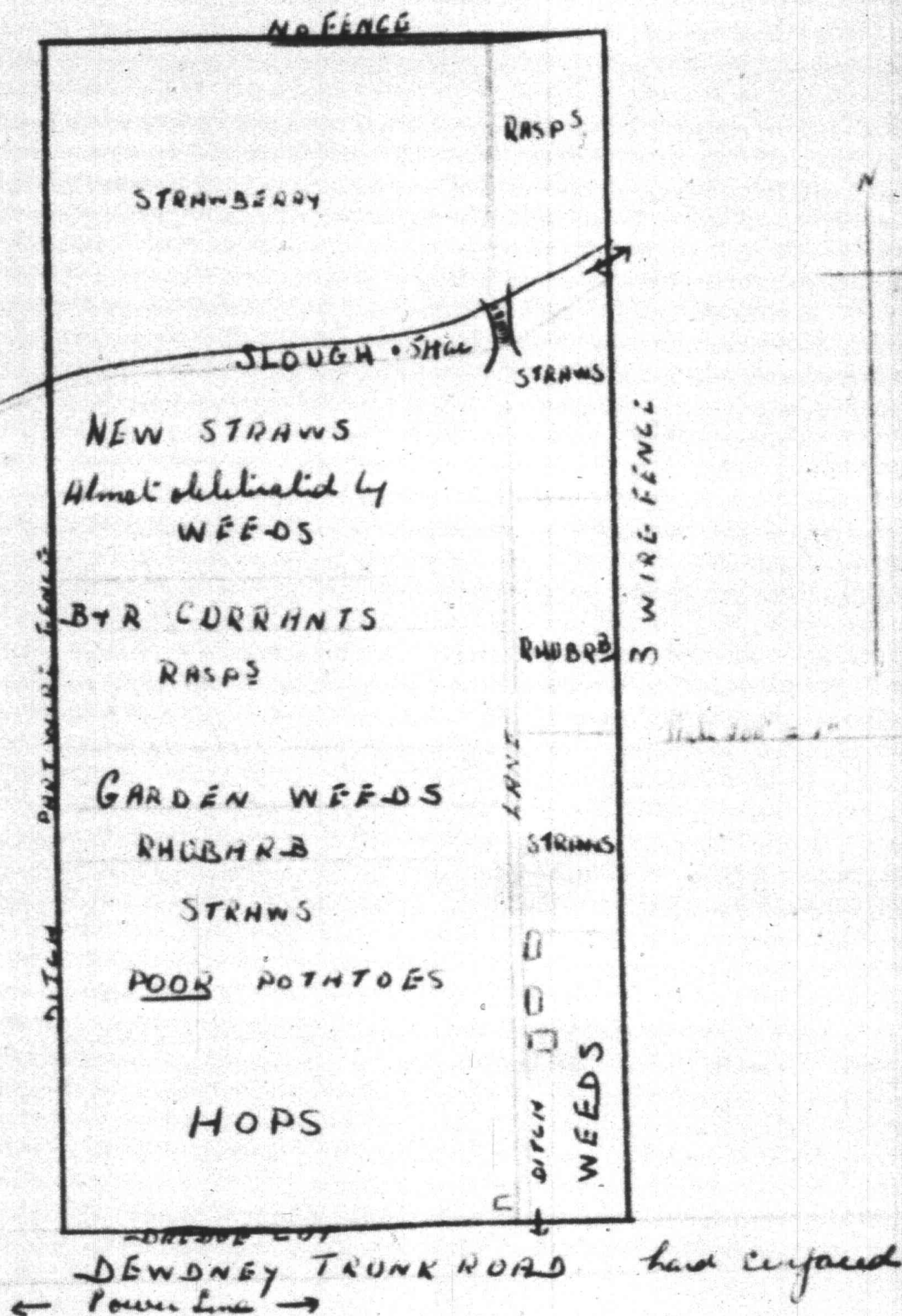
2.5	acres	hops
1.5	"	potatoes
5.2	"	ras. berries
1.85	"	rhubarb
6.0	"	strawberries
.5	"	currants

Am doubtful if many of strawberries will survive. Weeds are now 2' high over same and thistle thriving.

Total \$

Amount fruit trees add to value of farm \$.

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 1500.00

Date 3rd July, 1942.

"I.T. BARNET"
District Superintendent.

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B.(B.C.501 P)

File #8679

Name: MORI, Kunizo (Mr.)

Reg.No.12024

Address: Dewdney Trunk Rd., Pitt Meadows, B. C.

Legal Description: Lot 2 of South half West half Section 14
Block 6 North Range 1 East, Map 5588,
Municipality of Pitt Meadows, District of
New Westminster.

Classification: 19.35 acres

Registered Owner: Kunizo MORI

State of Title: Subject to Oil lease to William Reilly dated
December 2, 1941.

Administration & Revenue: Leased by MORI May 1/42 to
Jan.31/43 \$700.00
excluding hop acreage from which revenue rec'd 16.65 716.65
Lessee attempted to file a misrepresentation claim
against MORI for \$300.00. It was not completed
however but we could not collect labor claim of
\$131.29 because of it.

Lease extended until Oct.31/43 by Custodian
Collateral Agreement for - \$240.00
(Latter accrued to V.L.A.)

Sold to The Director, Veterans Land Act for \$1,439.00 (cash)
as of January 1, 1943.

Title delivered February, 1944.

Payment received Feb.29/44 and net sum of \$1356.46 credited to
account on March 16/44 after paying Tax Arrears \$83.90,
Reg.Fees \$3.00 and receiving \$4.36 refund on Insurance.

Chattels: Not involved in sale of property.

Insurance: On buildings - transferred to V.L.A.
On Household effects - cancelled August, 1945.

Note: Letter from MORI April 20/44 stating sale price too low
as it cost him \$100.00 per acre and since then built the
buildings.

Certified Correct..

Canada

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

JAPANESE EVACUATION SECTION

File No. 8679

Reg. No. 12024

506 Royal Bank Building,
Vancouver, B. C.

Mr. Kuniso MORI,
Registration No. 12024,
c/o Walter Forbes,
Oak Bluff, Manitoba.
Dear Sir:

Re: Lot 2 of the South half of the West half of Section 14,
Block 6 North, Range 1 East, Map 5588, District of New
Westminster, C. of E. 51341.

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

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

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

Sale price of above described property	\$ 1439.00
Add:	
Unexpired insurance premium as at January 1st, 1943	4.36
	<u>\$ 1443.36</u>
Less:	
Tax arrears to December 31st, 1942	\$ 83.90
Registration fee	3.00
Encumbrance—Principal	
—Interest	
	<u>\$ 86.90</u>
Net proceeds of sale	<u>\$ 1356.46</u>

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.

1963					
Jan. 1	To balance brought forward	\$2.35			
	By credit re sale of property				
Mar. 8	P.C.U. Interest on redeemable shares				
				2.40	
				.22	
				<u>\$1359.08</u>	
					<u>\$1356.73</u>
	Debit	Credit	Balance		

9 parcels
12024
SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. **BC/501P**
(37-419)

Vancouver, B.C.

FEB 25 1944

MORI, Kariya.

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

Dear Sir:-

Re: **Lot 2 of the S $\frac{1}{2}$ of the W $\frac{1}{2}$ of
Sec. 14, Blk. 6, N., Rge. 1, East,
Map 5588.
MUNICIPALITY OF PITT MEADOWS**

I beg to acknowledge receipt of Duplicate
Certificate of Title No. **166848E** of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ **5,517.27**, in favour of The Secretary of State,
forwarded to you and dated **February 28th, 1944**, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$	1,439.00
Less arrears of taxes to January 1st, 1943,	- \$	83.90
Amount paid to Secretary of State	- \$	1,355.10 /

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

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

FEB 29 1944

Date

Solicitor for
The Secretary of State

FIRE INSURANCE SUMMARY

File No. 8679

22nd November, 1946.

Re: Kuniso MORI - Reg. No. 12024

The above Japanese declared having \$2000.00 Fire Insurance on his house. Furniture which upon obtaining details of the policy was found to cover \$1000.00 on each with expiry date being 23rd September, 1943.

The real property was sold to the Veterans Land Act as of the 1st January, 1943, and upon receipt of an assignment of the house insurance, they refunded \$4.36 under property sale adjustments to cover the unexpired portion of the premiums.

The coverage on furniture etc., was renewed in the amount of \$1000.00 and the premium of \$13.00 was paid on the 27th October, from Mori's account here. All the chattels were sold by auction, but the matter of cancelling the insurance and obtaining a refund was overlooked and it was allowed to expire.

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

WEA:HA

W E Cameron

MEMORANDUM AND AGREEMENT OF LEASE.

Made and entered into this.....2nd.....day of.....December.....A.D.1941
between.....K. Mori.....of the Township of.....Pitt Meadows
in the District of.....New Westminster.....and Province of British Columbia, farmer, hereinafter
called the Lessor, of the first part and.....William Reilly.....
hereinafter called the Lessee, of the second part.

In consideration of the agreement herein contained, the Lessor does hereby grant and lease
unto the Lessee for the term of five years and so long thereafter as oil or gas is produced
from the land leased in paying quantities, the exclusive right to drill for and produce Pet-
roleum and Natural Gas, with the right to conduct all operations necessary for the production,
storage and transportation of oil or natural gas, with the right to use water or gas (if found)
for the necessary engines, and to remove at any time before or after the expiration of this
lease, all machinery, fixtures, etc., placed by Lessee on the premises, namely:-

.....Lot 2, S $\frac{1}{2}$ of the W $\frac{1}{2}$ Section 14, Block 6, N. R. 1 E.
.....
.....
.....

.....Township of.....Pitt Meadows.....Westminster District.....Province of
.....British Columbia, containing.....20.....acres more or less.

No well to be drilled within 300 feet of building without lessor's consent.

The Lessee to deliver to the Lessor on the premises free of all cost, a 12 $\frac{1}{2}$ per cent part
(or its equivalent in cash) of all petroleum and gas produced and saved from the premises.

If the Lessor shall request it, the Lessee shall bury all oil or gas lines below plow depth.

Lessee to pay any actual damage to crops or improvements caused by operations, to keep all
gates closed and fences as found, and to pay all taxes rated on any property or effects he may
place thereon.

No building or other structures erected by the Lessee shall be or become fixtures.

This lease to be null and void, and no longer binding on either party if a well is not
commenced on the premises within.....2 years.....from this date unless the Lessee shall
thereafter pay to Lessor.....25 cents per acre.....per acre for each year of delay.

It is understood between the parties to this agreement that all the conditions between the
parties hereunto shall extend to their heirs, executors, administrators and assigns.

Lessors to have free use of gas (if found) for household purposes on the premises during said
term.

It is further agreed by the parties of this agreement that in case of failure of the Lessee
to comply with the conditions, or to pay the cash consideration herein mentioned, in the time
and manner agreed, this is to be null and void and not binding on either party, the Lessor to
give one month's notice to the Lessee, pointing out the default, so it can be removed, before
declaring the lease void.

It is agreed that any money to be paid to the lessor may be deposited to his credit in.....
.....Bank of Montreal.....Bank.....Haney.

IN WITNESS WHEREOF the parties herto have hereunto set their hands and seals the day and
year first herein written.

Witness to all signatures:

J. T. Wilsen.

.....C. Mori.....

{.....K. Mori.....

{.....William Reilly.....

PERSONAL PROPERTY SUMMARY

File No. 8679

22nd November, 1946.

Re: Kunizo MORI - Reg. No. 12024

CHATELS: The above Japanese registered with this office on the 9th May, 1942, and declared a quantity of household furniture and farm equipment. He was evacuated on the 8th June, 1942 to Hastings Park, and on the 31st August, 1942 from there.

His file reveals no evidence of the property being inspected or the chattels being inventoried by our fieldmen.

MORI in his letter of the 31st Aug, 1942, listed the chattels being left on the property. This letter included a piano.

All saleable chattels that could be found belonging to MORI were removed and sold by public auction on the 6th April, 1944 for the net amount of \$114.38, on the 18th Jan., 1945 for \$25.95 and on the 23rd May, 1946 for \$3.81.

Some chattels were missing including the piano. A very complete investigation was made in this matter and while nothing further was found to liquidate according to a neighbour we were informed that the piano was sold by a daughter of MORI's to someone now at Chilliwack.

According to the Haas Hop Company, MORI left a Power Spray with them, which according to MORI, in his letter of the 22nd June, 1943, was jointly owned by K. HINATSU, File No. 3362. This machine was sold by the Hop Co. for \$65.00 which sum was forwarded to this office and credited to Mori's account on the 23rd Aug. 1945.

This amount was later divided equally between Mori and Hinatsu, each receiving \$32.50.

ACCOUNTS RECEIVABLE: MORI declared that the Pacific Co-operative Union owed him \$300.00. However when we contacted them they sent us a complete statement of his account showing MORI had received full settlement prior to his evacuation.

MORI also wrote us that his 1942 lessees owed him the sum of \$131.29 for wages. The Custodian negotiated for collection of this amount, but were unsuccessful, the lessees disputed same and filed a counter claim of \$300.00 for misrepresentation of acreage in crop as shown in their lease from MORI. The Custodian in view of the dispute, advised them to settle the matter direct.

BONDS & INVESTMENTS: The above Japanese declared no such assets. However according to the records of the Western Canada Hop Co-operative Association, he is a shareholder. This Association has not been liquidated by the Custodian.

According to the Pacific Co-operative Union he was the holder of \$220.00 in their non-redeemable shares and \$120.00 in redeemable shares. Of these latter

File No. 8679

PERSONAL PROPERTY SUMMARY (CONT'D)

22nd November, 1946.

shares, those issued in the years 1937 to 1940 inclusive, have been redeemed at par for \$80.00 and as received was credited to MORI's account, together with interest on same totaling \$5.24.

His \$40.00 worth of 1941 shares should be redeemed early in 1947.

LIFE INSURANCE: MORI declared a New York Life Insurance policy against which he had a \$250.00 loan. This was not brought under control by the "ustodian

This file reveals no other personal property assets.

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

W. L. ...

WEA:HA

CHattel SCHEDULE

File No. 8679

22nd November, 1946.

Re: Kuniso MORI - Reg. No. 12024

MORI declared his chattels in a general way only, but mentions specifically carpenter's tools, piano, harrow, cultivator, plough, stump puller with two blocks, 5 cables, hop sprayer.

Listed in letter 31st Aug. 1942

Stump puller
3 cables
Choker
Double block
Single block
2 Harrows
Cultivator
3 Cross cut saws
Wagon
Scales
Farm tools
Piano
Stoves
chairs
Rototiller
Sundries.

Box of books
Sundries
Pots and pans
Milk can
Wooden tubs
Ironing board
2 tins
Wash stand
Barrels
Dresser
Hose
Crock
Shelves
Wedges
Maul
Pipe and hoe
Plough blade
Sprayer
Asparagus cutter
Stand
Kitchen utensils
Cups & Saucers
Dunnage bag & sundries
9 suitcases
Flatters and ornaments
Books
Bottle capper

AUCTIONED

23rd May, 1946.
Could not locate, missing
23rd May, 1946
Could not locate
- do -
- do -
23rd May, 1946
1 - 23rd May, 1946, 2 missing
Rotten, abandoned
Could not locate
See below
Could not locate
Not worth handling, abandoned
Could not locate
6th Apr. 1944

18th Jan. 1945

NAME MORI, Junice

REGISTRATION NO. 12024

FILE NO. 8679

Filed - 26/9/46

The following chattels were sold by public
auction at Haney, B.C. on May 23, 1946.

Cross cut saw
Flaw
Stump puller & choker

\$ 1.00 T
0.75 *from log*
3.00

Total
Less Expenses: (Auctioneer's Fee: \$0.47
(Advertising: 0.07
(Moving: 0.40)

\$ 4.75
\$ 0.94
\$ 3.81

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Jack Moryson

Extracted from Auctioneering List No.

Haney 19.

Remarks.

NAME MORE, James

REGISTRATION NO. 12624 FILE NO. 8677

The following chattels were sold by public

auction at Haney, D. G. on January 18, 1945.

Box of books	\$ 0.50 ✓
Sundries	0.10 <i>misc</i>
Iron Saucepan and sundries	0.70 K
Milk can	0.50 <i>misc</i>
Wooden tubs	0.25 K
Ironing board	0.25 F
2 Tins	0.10 <i>misc</i>
Wash stand	0.50 <i>misc</i>
Barrel	2.00 <i>misc</i>
Dresser	3.00 ✓
Hoss	4.35 ✓
Crock	4.00 ✓
Shelves	2.25 F
Wedges	2.00 T
Maul	1.00 T
Pipe and hoe	0.45 T
Flough blade	1.00 <i>3/4 impl</i>
Sprayer	2.50 ✓
Asparagus cutter	0.50 <i>2D</i>
Stand	0.45 <i>book</i>
Kitchen utensils	0.75 K
Cups and saucers	2.75 K
Damage bag and sundries	0.50 <i>misc</i>
9 Suitcases	3.00 ✓
Flatters and ornaments	0.25 K
Books	8.25 ✓
Bottle capper	0.25 <i>misc</i>
Total	\$ 42.15
Less Expenses: (Auctioneer's Fee: \$4.21	\$ 16.20
(Advertising: 0.57	
(Moving: 11.42	
Net Proceeds Credited:	\$ 25.95

Members of Custodian Staff Present.

Mr. Moryson

Extracted from Auctioneering List No.

Haney 12

Remarks.

NAME WERT, Eunice

REGISTRATION NO. 12024

FILE NO. 8679

The following chattels were sold by public
auction at Haney, E. C. on April 6, 1944.

Power cultivator

\$135.00 ✓

Total:

\$135.00

Less Expenses: (Auctioneer's Fee: \$13.50
(Advertising: 1.97
(Moving: 5.15

\$ 20.62

Net Proceeds Credited:

\$114.38

Members of Custodian Staff Present. Mr. Moryson

Extracted from Auctioneering list No. Haney 6

Remarks.

MOTOR VEHICLES AND SPECIFIED ARTICLES SUMMARY

File #8679

August 23, 1945

Re: MORI, Kunizo

Reg.No.12024

R.C.M.P. report shows MORI owner of a truck.
Did not come under Custodian administration
and presume sold prior to Order-in-Council.

Certified Correct

W.E. Hanson
.....

COPY

8679

JOHN I. HAAS HOP CO. (CANADA) LTD.

Sardis, B. C., Canada

December 1, 1944.

The Department of Secretary of State,
Office of the Custodian,
506 Royal Bank Building,

Attention: Mr. W. E. Anderson.

Dear Sirs:

With reference to your letter of November 16th: We have had four Dobbins Sprayers as follows:

- (1) 1 - 15 to 20 gallon wheelbarrow type 2/3 h.p. Briggs and Stratton engine owned by M. Morishige and purchased by this Company for an agreed price of \$50.00. 8921
- (2) 1 - 20 gallon, rubber wheels, similar engine owned by K. Mori and bought by T. Leach for \$65.00. 8679
- (3) 1 - 20 gallon, iron wheels, similar engine, owned by K. Fukami. (This engine was out of order and has been stolen). This machine was sold to Mr. A. Evans for \$50.00 but he died before completing the purchase. 2864
- (4) 1 - 20 gallon, rubber wheels, similar engine, owned by K. Nishiyama and purchased by L. Neetz for \$50.00. 2865

the above machines.

you require.

You have not yet been paid for any of

Trusting this is the information that

Yours truly,

JOHN I. HAAS HOP CO. (CANADA) LTD.

(Sgd.) A. B. Hinds
A. B. Hinds, Manager.

For original see File G/73

R/H

LIABILITY SUMMARY

File No. 8679

22nd November, 1946.

Re: Kunizo MORI - Reg. No. 12024

MORI declared owing the following accounts:-

New York Life Insurance Company	\$250.00
Japanese Community Chest	400.00
M. Nishiguchi Co.	80.00

The first two accounts were not considered by the Custodian. M. Nishiguchi Co.'s account was actually \$87.39, and upon its being confirmed as being correct in MORI's letter of the 16th April, 1945, it was paid from his account here.

MORI filed an account's receivable against his 1942 tenants, and when we tried to collect it they lodged a counter claim for misrepresentation of crop acreage in the amount of \$300.00. No settlement either way was made by this office and they were advised to settle the matter direct.

This file reveals no other liabilities.

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

W. H. Anderson

WEA:HA

NOV 28 1947

419
PC 501P1450A
2-36

8679

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

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

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

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

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

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

(4) REAL ESTATE
(a) Street Address (if any) Dowdney Trunk Road, Pitt Meadows, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
In Pitt Meadows, Lot 2 and S $\frac{1}{2}$ of W $\frac{1}{2}$ of Section 14, Block 6, North Range 1 East
Map 5588, New Westminster.

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

(i) Farm
(ii) ~~Residence~~ Type of business
(iii) ~~Business~~
(iv) ~~Any other type of property~~ (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner

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

(i) Land	\$ 4,000.00	
(ii) Buildings	\$ 2,500.00	
(iii) If business, put value on business as going concern/ (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill, and accounts receivable, posts and wiring for growing hops	\$ 400.00	6000.00 1439.00 4561.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)	\$ 6,900.00	
(v) Amount at which Custodian sold property and credited your account	\$ 1,439.00	
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	\$ 5,461.00	

(5) PERSONAL PROPERTY

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

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

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

(over)

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.

A.D. 1947. *Kunze Mori*
this 13th day of November
in the Province of Manitoba
of Winnipeg
DECLARED before me at the City

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".

I, *Kunze Mori*
of
Winnipeg
in the Province of Manitoba
of the City

DOMINION OF CANADA
Province of Manitoba
TO WIT:

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.

(6) (a) Place at which claimant prefers to be heard.
(b) Do you require the services of an interpreter at the hearing? Yes or no *yes*

(7) Total claim including real and personal property (this figure can be arrived at by adding items 4(1) and 5(e))
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.

TOTAL CLAIM FOR PROPERTY LOSS	
1. 2 sets of Enzyelopedias	Estimated Value \$ 50.00
2. Japanese books	Estimated Value \$ 25.00
3. Household goods	Estimated Value \$ 25.00
4. Stamping machine	Estimated Value \$ 30.00
5. Double Block	Estimated Value \$ 25.00
6. Single Block	Estimated Value \$ 5.00
7. 150 ft. of 1 inch cable	Estimated Value \$ 15.00
8. Interest in spray machine valued at \$100	Estimated Value \$ 50.00
9. Farm implements	Estimated Value \$ 50.00
10. Received by Custodian	Estimated Value \$ 50.00
TOTAL CLAIM FOR PROPERTY LOSS \$ 275.00	

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

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

Kunitso MORI

File No. 8679
Reg. No. 1202A

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 1	Western Canada Hop Co-Op hop proceeds		\$ 16.65	
	Land Registry Office - Certificate of Encumbrance	1.00		
	Fire Insurance premium	18.00		
	Credit re sale of property		1,356.46	
March 8	Pacific Co-Op Union interest on shares \$2.40 & \$.22		2.62	
1944 May 19	Proceeds Auction Sale		114.38	
1945 March 6	Proceeds Auction sale		25.95	
March 12	Pacific Co-Op Union shares redeemed		60.00	
April 6	Cheque to you	60.00		
April 23	M. Mishiguchi Co. Ltd. - claim paid	87.39		
	Legal fees re sale of property	15.00		
April 25	Cheque to you	1,000.00		
May 12	Pacific Co-Op Union interest on shares		2.62	
August 23	Sale of power spray 50%		32.50	
1946 January 10	Pacific Co-Op Union - shares redeemed		20.00	
January 24	Cheque to you	400.00		
October 3	Proceeds Auction Sale		3.81	
November 29	Cheque to you	53.60		
1947 January 24	Pacific Co-Op Union shares redeemed		40.00	
	" " " interest on shares \$1.20 & \$.22		1.42	
April 8	Cheque to you	41.42		
1948 February 23	Pacific Co-Op Union - interest on shares		.22	
		<u>\$1,676.41</u>	<u>\$1,676.63</u>	

CR \$.224

Accounting Department
March 25th, 1948

DEFENCE BRIEF

Kunizo MORI

File No.8679

Case No.844

REAL PROPERTY CLAIMS

1. Claim

\$6000.00
(as amended - Page 2
Transcript)

Appraised at

\$1465.15

Sold for

\$1439.00

Witness:- I. Godfrey. V.L.A.Appraiser.
In this case it would appear to be
a question of valuation only and an
issue between the claimant and the
appraiser.

Assessed value of this property was
\$3500.00.

PERSONAL PROPERTY CLAIMS

2. Chattel Claim

\$200.00

(a) Goods valued by claimant
at \$80

Sold at auction

Sold For

\$11.75

Witness:- Mr. Moryson attended the auction
as Custodian's representative.

These goods were the books and the
stamping machine mentioned.

(b) Goods valued by claimant
at \$50.

(i) Sold at auction for

\$4.25

Witness: Mr. Moryson attended the auction.
The rest of these goods valued at
\$50 were either declared and not
found or lost. See post.

(ii) Declared and not found

A harrow which is claimed for.

(iii) Found or recorded but now missing.

Witness: Mr. Moryson made Custodian's inventory.
These were a scale, a horse cultivator
and a hand cultivator. The amount claimed
for these items and the harrow (ii) is
not broken down out of the \$50 which is
claimed for all these goods contained in
para. (b).

(c) Goods valued by claimant
at \$20

Recorded now missing

Witness: Mr. Moryson - These were the blocks and
cables which were lost. No defence is
apparent from the file.

.....

(d) Hop Sprayer in which claimant valued his half interest at \$50.

Private Sale

Sold for

$\frac{1}{2} \times \$65 = \32.50

Witness: A.B.Hinds, manager of John I. Haas Hop Co. (Canada) Ltd. Sardis, B.C. sold the said Hop Sprayer. In the transcript there is some question as to whether this sprayer was appraised. It does not appear that it was appraised.

The correspondence re this sprayer between the Custodian's office and the aforementioned Hop Co. has now been placed on the claim file so that counsel can see the whole story as it now appears.

It is not clear from the material at hand how the Hop Co. came to have the sprayer to begin with. Possibly an agency defence could be brought out from evidence adduced at trial.

<u>Summary of Defence Witnesses</u>	<u>Where Required</u>	<u>Summary of Documents to be Filed</u>	<u>Witness proving same</u>
T. Godfrey	1.		
Moryson	2(a), 2(b)(i) 2(b)(ii), 2(b)(iii) 2(c)		
A.B. Hinds	2 (d)		

FRS/ma

27th November, 1946.

REGISTERED

Mr. Kuniso MORI,
Registration No. 12024,
Oak Bluff, Manitoba.

Dear Sir:

Your request for the balance of your funds at this office has been received through the Department of Labour. In accordance with your request we are attaching hereto Custodian cheque in the amount of \$53.60 being your full remaining credit here at this time, details of which are set out in a statement of your account showing entries made since the date when one was last sent to you.

All chattels that could be located on your property were removed and sold by public auction, the proceeds from which you will note have been credited to your account as sold. The power spray which you informed us was jointly owned with Mr. Hinatsu, was sold for the net sum of \$65.00, which amount was divided equally between yourselves.

You will note on your statement that your Pacific Co-operative Union shares have been redeemed at par from time to time as they became due and their proceeds have been credited to your account. Your \$40.00 worth of 1941 shares should become due early next year and at that time the proceeds together with any interest received will be forwarded to you.

It would appear that we have accounted for all the 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 cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA
Encls.3(ch cheque)

~~100~~/8679

September 1, 1945.

John I. Haas Mop Co. (Canada) Ltd.,
Sardis, B. C.

Dear Sirs:

Attention: Mr. A. B. Hinds

Attached you will find our receipt in the amount of \$65.00 covering purchase price of the power spray formerly owned by Kuniso MORI.

The Custodian is desirous of disposing of the spray outfit owned by Katsube FUKAMI. This is the machine from which the motor was stolen. If it would facilitate the disposition of this spray, a used motor may be installed in this machine, as you recommended. You are in a better position to judge in this regard than we are. We would appreciate your keeping in touch with us in regard to this.

Yours truly,

W. E. Anderson,
Administration Department.

WEA/FM
Enclosure

8679

April 25th, 1945.

Mr. Kunizo MORI,
Registration No. 12024,
Oak Bluff, MANITOBA.

Dear Sir:

We have for acknowledgement yours of the 16th instant.

As requested by you, we have paid to M. Nishiguchi Company Ltd. the sum of \$87.39 in full settlement of their claim against you charging same to your account.

The 1940, 1941 and 1942 shares which you refer to are not redeemable until five years after date of issue. If and when they are redeemed, the proceeds will credited to your account.

We enclose herewith Custodian cheque in the amount of \$1,000.00 covering the major portion of your credit balance with this office as requested.

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (cheque)
RDR:OH

Credit balance - \$409.67

File No. 8679

April 24th, 1945

MEMORANDUM

TO: Mr. Richardson
FROM: Major McAlister

re: Kunizo MORI - Reg. No. 12024

We are returning the attached file as requested by you.

We have credited NISHIGUCHI's account with the \$87.39 and we have so advised the Company.

Would you please advise MORI when you are replying to the rest of his letter that NISHIGUCHI's account has been paid, as we have not written him to this effect.



AMcA:ND

Pitt Meadows.

B.C.

June 29th 1944.

Mr. Mayson.
Hamp.

Dear Sir.

Some weeks ago I phoned you regarding the sale of a piano, owned by Mr. Maki (Japanese). Mrs. Tanswell has made the instrument available to Mr. Maki, but received no reply - since then I wrote for her to Bluff - Manitoba - This letter was on the way reaching its destination, but I received a reply at once. This letter, states the piano can be sold for \$60 (Sixty dollars) - money to be sent to the Maki's - But the transaction must go through the Custodian. The Maki suggested, that you be notified & the cash be forwarded to them by Mrs. Tanswell. I would appreciate your opinion regarding the matter at your earliest convenience, as the instrument is urgently needed. My son Hugh, has carried the letter the last two days, to the M. R. M. Co., but failed to locate you.

Yrs truly

(Mrs) E. T. Tanswell

8679

May 6, 1944.

Mr. K. MORI,
Registration No. 12024,
Oak Bluff, Manitoba.

Dear Sir:

We are in receipt of your letter of April 20,
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

Reg. L. Power

8679

March 15th, 1944

Mr. H. Hjelte,
Coquitlam, B. C.

Dear Sir:-

Re: Kunizo MORI

With reference to our conversation the other day, we confirm that the above Japanese left a 16" Rototiller with Hoffman's Garage for repairs. For our records we would mention that a Mr. Yamada is part owner.

We have arranged with our Mr. Moryson to include this in our next auction to be held at Haney probably on March 30th. We understand the machine requires certain small repairs which Hoffman's Garage can undertake. If any further information is required, please contact Mr. Jack Moryson, Box 1066, Haney, B. C.

Yours truly,

H. F. Green
Protection Department

HFG:IF
c/c to Mr. Moryson



SOLDIER SETTLEMENT OF CANADA

YOUR FILE NUMBER **8679**
PLEASE QUOTE FILE **BC/501P**
(JL-419)

518 Rogers Building,
Vancouver, B.C.

~~November 26th, 1943.~~

EVACUATION SECTION

Rec'd **NOV 27 1943**
File No. **8679**
Ans. **BCR**
Referred **[Signature]**

The Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

Re: Kunizo MORI - Lot 2 of S $\frac{1}{2}$
of W $\frac{1}{2}$ of Sec.14, Blk. 6, North,
Municipality of Pitt Meadows.

Mr. J.P. Zuest, who has a lease from us of the above property, was in to see me this morning with a complaint that one Fred Gee is attempting to remove rhubarb roots from the above property. Mr. Zuest produced to me a letter from your office dated January 23rd, 1943, authorizing Gee to remove 1100 rhubarb roots because the Japanese states that he has sold them to Gee.

I cannot understand how this authority was given in the first place in view of the fact that Mr. Zuest was at that time your tenant, but in any event, will you kindly notify Mr. Gee that the property has been sold to us and that he has no authority whatsoever to remove rhubarb roots and must immediately return any that he has taken.

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

8679
J.L. 419

October 22, 1943.

The Director,
Veterans' Land Act,
518 Rogers Building,
Vancouver, B. C.

Re: Kunizo MORI

I read your memorandum of October 15th regarding J. P. Zuest, tenant on the above Japanese property, and note that he contends that improvements to be carried out by him were to be accepted by this department in lieu of rental (\$240.00).

The writer recalls discussing the amount of rental that should be paid for the place for 1943, and the understanding reached was that the place was worth \$20.00 per month or \$240.00 per year, and it was on that basis that an agreement was later drawn providing for the payment of the lump sum at the conclusion of the harvest season. The matter of effecting improvements to the place was not taken into consideration.

G. T. McKay.
Farm Department.

GTM/MFP

8679

AIR MAIL

June 19, 1943.

Mr. Kunio HMI,
Registration No. 12024,
Oak Bluff, Manitoba.

Dear Sir:

Mr. A. B. Hinds of the John I. Hans Hop Company (Canada) Ltd.
tells us that on May 19th he wrote to you as follows:

"We are not using your small sprayer and have been asked
whether it is for sale. If you wish to dispose of this sprayer would
you please advise us stating what sum you would be willing to take for
it. We enclose a stamped addressed envelope for your reply."

Please accord this matter prompt attention giving us your
reply by return air mail.

We understand that the small sprayer is said to be worth
between \$80.00 and \$85.00 and we would appreciate your advising us
whether or not this price is satisfactory to you.

Yours truly,

R. P. Alexander,
Manager.

RPA:HA

cc Mr. A. B. Hinds

See May 19

8679

June 15, 1943.

The John I. Reas Hop Company (Canada) Ltd.,
Sardis, B. C.

Dear Sirs:

Re: Kunizo MORI

Thank you for your letter dated June 10th, in the first paragraph of which you make mention of the offer you submitted to Mr. Kunizo Mori for a small sprayer.

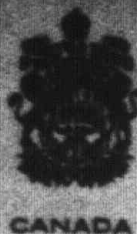
If you will be good enough to send us a copy of your letter to Mr. Kunizo Mori in which you conveyed your offer, and in your reply refer us to our file No. 8679, we shall be happy, as originally offered in our letter to you dated May 17th, to write to Mr. Mori on your behalf.

We are unable to trace your letter to us dated May 27th mentioned in the second paragraph of your letter under reply. If you would be good enough to either send us a copy or the name of the individual concerned or the subject matter of your letter, we shall be happy to see that appropriate action is taken.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. BC/501 P

PLEASE QUOTE J.L.419

REGISTERED

New Westminster, B. C.
December 3rd, 1943.

Mr. Man Chong Gee,
Ruskin, B. C.

Dear Sir:

Re: K. Mori Property - Pitt Meadows

With reference to your interview in this office with me on the 29th re the rhubarb crowns which you have removed and the others dug from this property now under lease to Mr. P. J. Zuest, I have taken the matter up with our Legal Advisor in Vancouver and under date of November 30th he has advised me that as Mr. Zuest and his partner were Lessees of the Mori property from the first of May 1942 and that their lease was renewed to the 31st of October 1943, therefore Zuest was the Lessee under seal of the property at the time that the Japanese made his deal with you.

Our Legal Advisor further informs me that it makes no difference whether you had a Bill of Sale for the rhubarb crowns or whether Mr. Zuest knew of it or not. The Bill of Sale is no good to cover plants growing in the ground leased to someone else. As I recall it you informed me that the rhubarb crowns in question were dug from that strip of land north and East of the buildings. I have no option, therefore, but to inform you that the crowns have been dug and removed illegally and this is to instruct you to move back to the farm, the crowns which you have already removed from the property and to set all the crowns back into the ground from which they were removed and to properly cover same. This work must be carried out immediately lest the crowns take further harm. I am instructing one of our Field Men to inspect the property and to advise me when the crowns have been returned and re-planted.

Yours very truly,

J. L. G. Jones
Regional Supervisor

8679

Your File BC/501P
(JL-419)

November 30, 1943.

The Director,
Veterans' Land Act,
518 Rogers Building,
Vancouver, B. C.

Dear Sir:

Re: Kunizo MORI - Lot 2 of S $\frac{1}{2}$ of W $\frac{1}{2}$
of Sec. 14, Blk. 6, North, Municipi-
pality of Pitt Meadows.

We have for acknowledgement yours of the 26th instant
relative to subject property, and note your remarks therein.

For your information we wish to advise that the reason
we gave Mr. Fred Gee permission to remove eleven hundred
rhubarb roots from this property was that Mori sold these
roots to Gee, prior to Mori's evacuation from the district,
and Mori received payment in full from Gee. Messrs. Zuest
and Thompson were the joint lessees of this property in
1942 and we, therefore, wrote to Mr. Thompson December 22,
1942, as he was operating the property, and informed him
of Mori's arrangement with Mr. Gee asking if he, on behalf
of himself and Mr. Zuest, had any objection to us making
arrangements for Mr. Gee to take the rhubarb roots and,
unless we heard from him by the end of December, 1942, we
would assume that he had no objection. He did not advise
us of any objection and we accordingly so informed Gee, as
per our letter of January 23, 1943.

Yours very truly,

F. G. Shears,
Director.

RDR/EG

Alm
154
✓ MEMORANDUM

File No.: 8679

April 20th, 1943

To: Mr. J. Moryson

From: Mr. H. F. Green

Re: Kunizo MORI

With reference to yours of April 14th advising that Mr. Preston is willing to rent the rototiller tractor belonging to the above, Mr. Anderson advises me that he considers rental of such equipment undesirable as it is likely to receive rough treatment and depreciate in value. If Mr. Preston is interested in buying, it will be in order for him to make an offer which we will then consider.

HFG:IF

Mr. Preston is not interested in buying.

MEMORANDUM.

File No. 3679.

25th January, 1943.

re: Kunizo MORI.

Mr. J. P. Zuest, one of the joint lessees of Mori's farm property for the year 1942, called in at the office today with reference to Mori's claim for \$131.29 in wages owing by Zuest and Thompson, lessees.

Mr. Zuest stated that they are unable to make any payment on account of Mori's claim at this time, but they in turn have a claim against Mori of \$300.00 for misrepresentation of the acreage under crop; this claim has been filed with the Custodian and is being dealt with by our Mr. Ure.

Mr. Zuest also informed me that he was applying for renewal of his lease for the current crop year, and that in the event of his claim being satisfactorily settled and also if he is successful in getting a renewal, he is quite prepared to pay Mori's claim of \$131.29 out of the proceeds of this year's crop.

RDR:GF

[Handwritten signature]

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mori Kunizo

File No. 8679

Oak Bluff Man

Reg. No. *15024*

Company New York Life

Agency

Policy No. 7 947 071 S8

Premium - \$ 31.55

Payable: Annually, Semi-annually or monthly

Month August Day 15

REMARKS:

letter sent 12/7/43

8679

Richardson

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

MAY 28 1942

17024
Kuniso Mori of Pitt Meadows, B.C.

I

Lot 2 of the South half of West half of Section 14

Owner of property

Block 6 North Range 1 Map 5588 containing 20 acres more or less

in the municipality

Pitt Meadows

of

hereby agree to let the above

JOHN P. ZURST and TURNER T. THOMPSON of Pitt Meadows for the
described lands to sum of \$700.00 for the year 1942 and \$350.00 for 1943 and
subsequent years until my return.

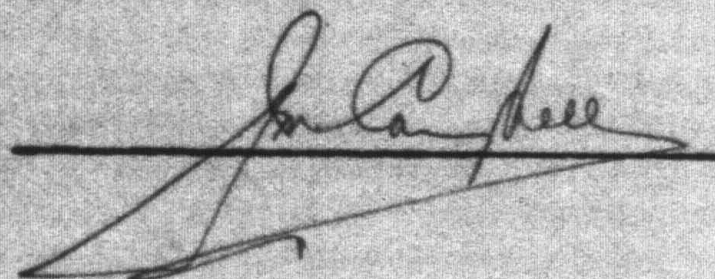
giving him the right to carry on work immediately on my farm described
above.

This agreement is to protect both parties against the legal rights of
myself as owner of the said lands and the new occupant carrying on to
conserve the crop thereon and not to be construed as interfering with
the legal right of the Custodian of Japanese property, if and when
such property becomes his legal guardianship.

Time is the essence of this agreement.

K. Mori

Witness :



IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10

Winnipeg, Manitoba,
April 15th, 1948.

IN THE MATTER OF THE CLAIM OF
KUNIZO MORI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

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

30

2
K. Mori,
In Chief.
Discussion.

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

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

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

10

DIRECT EXAMINATION BY MR. CHERNIACK:

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

Q Are these your signatures? A: Yes.

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

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

20

(STATEMENT MARKED EXHIBIT NO. 1).

(APPRAISAL MARKED EXHIBIT NO. 2).

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

(STATEMENT MARKED EXHIBIT NO. 3).

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

(ANALYSIS MARKED EXHIBIT NO. 4).

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

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

20 According to Exhibit 2, my lord, the property is well located, 2 miles from Pitt Meadows, 13 miles from New Westminster, fronting on the Dewdney Trunk Road which is hard surfaced. He says on page 2 of the appraisal just under "acreage", "This area formerly covered by a layer of peat, has now been worked up to a good friable dark vegetable mould. Properly handled, good land."

Although he doesn't give the estimate of the cost of clearing because there is nothing left to clear, my conclusion is he indicates there has been considerable work done.

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

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

K. Mori,
In Chief.
Discussion.

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

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

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

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

A He thinks it might have been rotten.

10 Q It might have been.

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

A I am sorry, it might have been rotten.

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

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

20

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

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

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

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

30 MR. CHERNIACK: Yes, that is right.

K. Mori,
In Chief.
Discussion.

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

MR. CHERNIACK: Total \$3500.00.

MR. HUNTER: Correct.

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

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

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

K. Mori,
In Chief.
Discussion.

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

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

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

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

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

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

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K. Mori,
In Chief.
Discussion.

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

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

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

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

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

THE COMMISSIONER: Very good.

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

20 Your opinion may not be the same as mine on the
question of value.

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

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

THE COMMISSIONER: Thank you, Mr. Mori.

[Witness aside]

(PROCEEDINGS ADJOURNED SINE DIE)

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

T.P. Horrobin
"T.P. HORROBIN"
Official Reporter.

Name of Claimant **WRI, Rains**
Custodian File **8679**

Case **844**

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	
					1439	1122.86			1122.86
PERSONAL PROPERTY									
Motor Vehicles		Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Reply to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column		
NETS									
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
80.00	16.00	4.00	20%	70.00	14.00	32.50	3.90	22.70	
TOTAL RECOMMENDATION									1145.56

8679

October 10th, 1950.

Mr. Kunizo MORI,
1216 Henderson Highway,
North Kildonan, Manitoba.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 844

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$1,145.56.

A Cheque for \$1,134.89 is enclosed herein, and the sum of \$10.67 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FCS/js
1 encl.