

8680

FRASER VALLEY

Haney B.C.

FILE NO. 8680

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: MORIWAKA Masunojo (Name on Reg Card MORIKAWA)HOME ADDRESS: 15th Rd., R.R. #1., Haney B.C.REGISTRATION NUMBER 13906 SEX: Male AGE: 66OCCUPATION: 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: SelfMARRIED? YesNAME OF WIFE OR HUSBAND: FukiADDRESS OF WIFE OR HUSBAND: 15th Rd., R.R. #1., Haney B.C.NAMES OF ANY LIVING CHILDREN: Tomiko (F)ADDRESS OF CHILDREN: 15th Rd., R.R. #1., Haney B.C.AGE OF CHILDREN: 18

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

1. LOCATION AND DESCRIPTION: "JOINT TENANTS" Masunojo and
Fuki Moriwaka. Lot 1, of Parcel "D" of the S.W. $\frac{1}{4}$ of Section
15, Township 12, Map 3452. Municipality of Maple Ridge. B.C.
District of New Westminster B.C. TITLE NO. 145692E.

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 Room Dwelling house.
4 Chicken Houses, 1 Barn, Small Wood Shed,

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

4. TAXES (Amount and where payable) Taxes \$38.68. Payable at Maple Ridge.
1941 Paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner
May Lease Land.

EXHIBIT NO. 440-5
DATE June 25/48
FILED BY Person

CLAIM ON ANY SUCH PROPERTY none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
none

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
none

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.
Tables, Chairs, Stove, All to be left in house at
15th Rd., R.R. #1, Maney B.C.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

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

4. STATE WHEREABOUTS OF LEASE: none

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

2. LANDLORD'S NAME AND ADDRESS: none

1. LOCATION AND DESCRIPTION: See page 1, Section 2.

STATEMENT OF REAL PROPERTY OCCUPIED

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In declarant's possession
Black Berries,

9. IF FARM LAND STATE CROPS SOWN Raspberries, Strawberries,

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Yes, wife, Puki.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) none
8. BANK ACCOUNTS: none
9. LIFE INSURANCE: none
10. INTEREST IN ANY ESTATES OR TRUSTS. none
11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none
2. TRADE DEBTS: none

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

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

Dated this 8th day of May 1942.

(Signature) M. Moriwaka

St. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Oct. 26/45.

Our File No. 8680

Full Name MORIWAKA Masunao
(Surname in Block Letters)

Registration No. 13906

Male - Female
(check)

Age July 3, 1875

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

Date Evacuated 19/9/42

Naturelized - Canadian-Born - National
(check)

Present Address New Denver, B.C.

Married - Single
(check)

Name of Wife (KUBOTA) Fuki #13905

Same Surname -
Name of Husband

Name of Mother MORIWAKA, Sho Name of Father Shingoro (dead)

Names of Children under 15 (dead)

Requested by ECG.

Registered with Custodian
(Yes or No)

Additional Information Farmers! Owner of 15
acres - house.

C-93-P

BC/93-P

Page 1

S.S. For
(S)Farm Appraisal Report

File No. JL-193

Land Description Lot 1 of Pol. "D" of SW¹/₄ Sec. 15, Tp. 12, Map 3452, N.W.D.

Containing 14.96 Acres

Owner's Name MORIWAKA, Musumajo & Fuki Post Office Address R.R. #1, Haney, B.C.

Nearest Rail Point Albion on C.P.R. Distance 1 mile

Market Town New Westminster-26 miles; Vancouver, B.C. - Distance 32 "

Church (give denomination) All denominations Haney Distance 4 "

Nearest School Alexander Robinson Public School Distance 1 "

State how property was identified: Two corner posts located, map & road check.

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

Property situated on corner of 17th Avenue & No. 15 Rds. Good
gravelled roads.

Is this district a good one? Fair; mostly small holdings

Employment opportunity Strictly limited.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: No fencing

Value \$ Included in
Value \$ land value.

Water supply: 3 dug wells 18' to 20'; supply limited

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 32	Frame	10'	Shgl.	25 yr.	Cedar blocks	Poor	490.00
	x							
	x							
BARN	20 x 30	"	12'	"	"	Sills	Fair	200.00
Add'n.	9 x 15	"	9'	Shke.	"	on	"	
BARN Add'n.	10 x 30	"	9'	"	2 yrs.	Cedar	"	
Hgn House	18 x 48	"	8'	Shgl.	20 "	Cedar blk.	"	100.00
GRANARY	12 x 27	"	8'	"	20 "	"	Poor	25.00
Brooder "	18 x 27	"	8'	"	20 "	"	Fair	50.00
"	15 x 24	"	8'	"	20 "	"	"	25.00
Food Shed	15 x 30	Pole & Bds.	8'	Shke.	25 "	Pole	Poor	nil
Bath House	9 x 10	Frame	8'	Shgl.	20 "	Sills	Poor	nil
						on cedar		

Electric light installed to all buildings.

Total present day value \$ 800.00

Total Value Buildings add to farm House and outbuildings \$ 600.00

Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make it habitable? House roof leaks badly and wants reshingling.

\$ 140.00

Describe the basement and chimneys: No basement. 1 Brick on bracket and 1 stove pipe.

No. rooms downstairs? 5 Upstairs? nil How finished Wood lined

Are buildings painted? No. Condition of paint -

Distance from nearest bush Unexposed.

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

Cultivated Land

BC/93-P

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
9.50	Undulating	10" clay loam	Clay	Small fruits and hay.	100.00	950.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
5.46	Gully and ravines.	10" clay loam	Clay	Light to heavy bush.	150.00 per acre up	5.00
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 \$ 977.50

Total added by buildings to value of farm \$ 600.00

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

Total value of farm \$ 1577.50

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
 Owner still in occupation of buildings is aged man of 67 years; has sold crop
 to a Mr. Herty(?) through Mission Co-op. Fruit Union for \$300.00 for this year;
 purchaser busy working on place at time of inspection.

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

Noxious weeds:

Thistles are very bad and Oxeye daisies thick in hay.

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

Maple Ridge Municipality - Haney, B.C.
 Land assessed at 1000.00 - 1942 Tax - \$42.25.
 Improvements at 900.00
 \$1900.00

Date: 3rd 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 29 day of May 1942.

Inspector's Signature

"L.B. PLUMBLY"

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

JL-193 - M. & P.
Moriwaka.Farm Appraisal ReportRemarks:

This is a well located property, and the small fruit is in fair condition; no fertilizer was used on strawberries this year and crop will be light; noxious weeds are bad all over the property, especially Canadian Thistles and Oxeye daisies.

The house needs repairs but could be made habitable with new roof; outbuildings are in fair shape and are serviceable at present, but are getting old and in a few years will have to be replaced.

EXHIBIT NO.

DATE

FILED BY

(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.

nil

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

3.48	acs.	Raspberries.	\$
1.78	"	Strawberries-1st, 2nd & 3rd yr. plants	\$
.74	"	Blackberries.	\$
3.15	"	Hay - poor.	\$
.35	"	Spuds & garden.	\$
9.50			\$

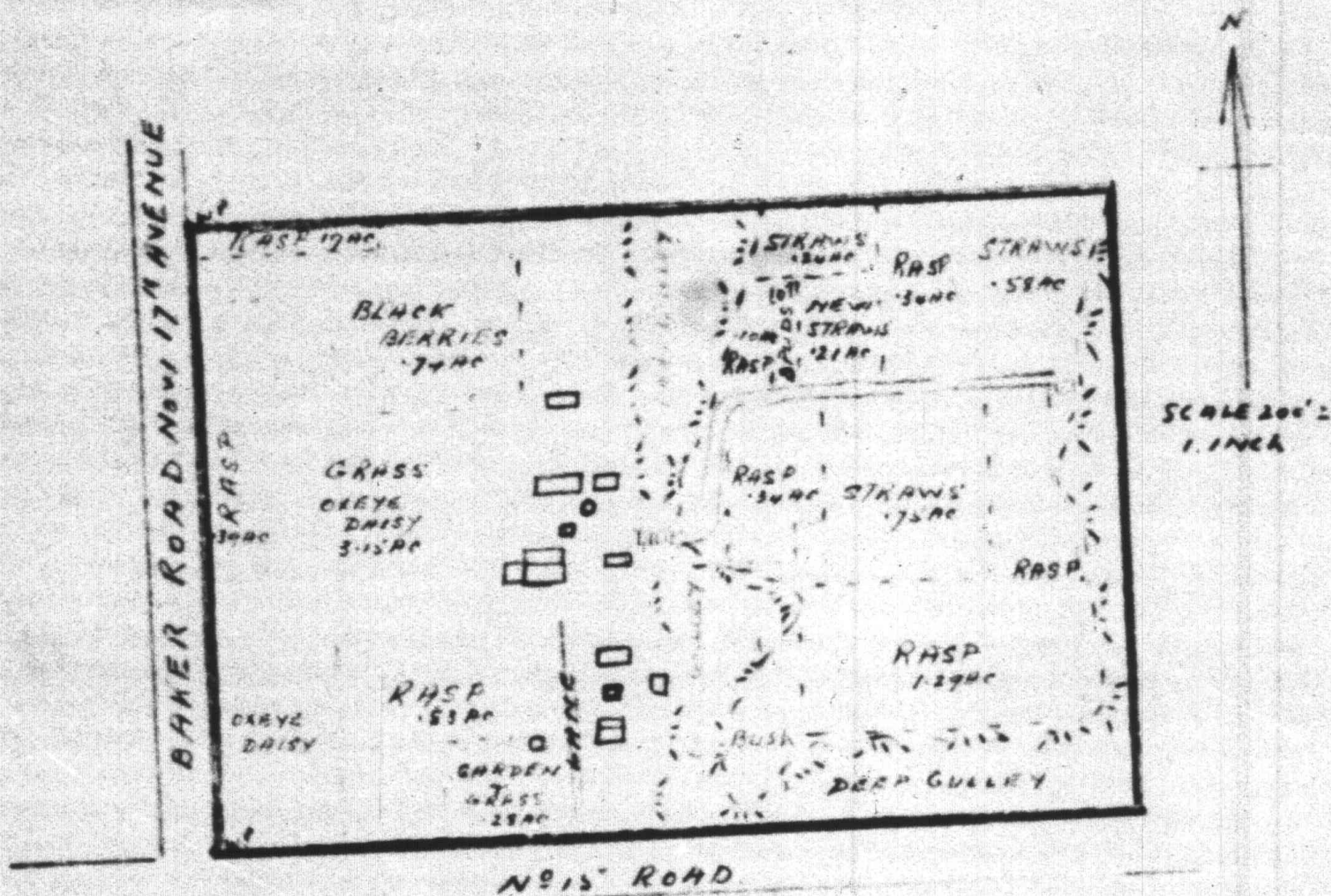
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

MUSUTTOLO & FUKI MORIWARA
 Lot 1. of R.D. of SW 1/4 Sec 15. T12 R4P34S2 N.W.D.
 14 96 acres.

EXHIBIT No. *With 440-2*
 DATE _____
 FILED BY _____



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

value is \$ 1500.00

Date 4th June 1942.

"I. T. BARNET"
 District Superintendent.

Catalogue No.: S.S.B. (B.C.93 P)

File Nos.: 8680 &
8682

MORIKAWA, Masunojo
MORIKAWA, Fuki

Reg. No.: 13906
Reg. No.: 13905

Civic Address: 15th Road, Haney, B. C.

Legal Description: Lot 1 of parcel "D", SW $\frac{1}{4}$, Section 15,
Township 12, Map 3452, Municipality of
Maple Ridge.

Classification: Farm holding.

-----Sold V. L. A.-----

Registered owners: Masunojo and Fuki MORIKAWA

State of Title - Clear.

Sold to The Director, Veterans' Land Act for \$1,548.00 (cash)
as at January 1, 1943.

Title delivered March 1944.

Payment received May 4, 1944.

Chattels: Not involved in sale of property with exception
of electric Water Pump.

Insurance: Transferred to V.L.A.

REAL PROPERTY SUMMARY

JAPANESE NAMES: Masunojo MORIKAWA Registration No. 13906 File No. 8680
Fuki MORIKAWA Registration No. 13905 File No. 8682

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/43 -P First Offer

PROPERTY ADDRESS: 2902 - 15th Road, R.R. No. 1, Haney, B.C.

LEGAL DESCRIPTION: Lot 16 of Parcel "D" of the S.W. $\frac{1}{4}$ of Section 15, Township 12,
Map 3452, Municipality of Maple Ridge, D.N.W.

TITLE: Registered in the names of Masunojo MORIKAWA and Fuki MORIKAWA,
joint tenants.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25027 dated 1st December, 1942.

ASSESSED VALUES: Land \$1000.00
Improvements 900.00 - \$1,900.00 Taxes \$42.25

CLASSIFICATION: Small fruit farm, with dwelling and outbuildings.
The Custodian's representative reported 15th October, 1942, that
this property had an area of 14.96 acres. 5 acres cleared,
balance bush, planted to the following crops: 3 acres raspberries
 $\frac{3}{4}$ acre strawberries, $\frac{1}{2}$ acre blackberries.
1 - 1 storey 5 room house 27' x 30' in fair condition.
1 Feed house 8' x 12', 1 barn 28' x 36', 1 woodshed 14' x 32',
4 chicken houses 18' x 45', 15' x 22', 13' x 24', 15' x 22'.

HISTORY OF ADMINISTRATION: Masunojo MORIKAWA and Fuki MORIKAWA were not evacuated until the
19th September, 1942, and no rental arrangements were made by them
before evacuation to our knowledge.
This property was leased by the Custodian on the 10th December, 1942
to Leopold Hertz, for the term of one year from the 1st October,
1942 to 30th September, 1943. Consideration \$125.00 payable 1st
July, 1943, as this was a crop lease, no revenue accrued to Masunojo
and Fuki MORIKAWA, the total amount being claimed by the Director,
The Veterans' Land Act.

SOLD: To the Director, The Veterans' Land Act for \$1,548.00 as at the
1st January, 1943.
Approval of the Advisory Committee 1st June, 1943.
Funds released to the Joint credit of Masunojo MORIKAWA and Fuki
MORIKAWA as at the 10th May, 1944, against which were the following
charges: Registration fees \$3.00, Legal fees \$15.00 - \$18.00,
leaving a net credit of \$1,530.00 from said transaction.
In view of the rents for 1943 having been collected by the Custodian
namely, \$125.00. A cheque was issued to the Director, The Veterans'
Land Act covering same on the 17th November, 1943.
Certificate of Title No. 169801E in the name of The Director, The
Veterans' Land Act.

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

30th November, 1946.

H. J. James

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B.(B.C.93 P) File No.8680

Name: MORIWAKA, Masunojo Reg.No.13906

Civic Address: 15th Road, Haney, B. C.

Legal Description: Lot 1 of parcel "D", South West quarter,
Section 15, Township 12, Map 3452, Municipality of Maple Ridge.

Classification: 14.96 acres, approximately 5 acres cultivated,
balance bush. Five room dwelling, barn, wood-
shed, feed house and 4 small chicken houses in
fair condition.

Registered Owners: Masunojo MORIWAKA and Fuki MORIWAKA
(The above are husband and wife.)

State of Title: Clear.

Administration & Revenue: No rental arrangements were made by
the owners upon evacuation. Leased
by the Custodian through the Soldier
Settlement Board for 1 year from October 1, 1942 for \$125.00
but no revenue accrued to credit of the Japanese as it was a
crop lease and all claimed by the Veterans' Land Act.

Sold to the Director, Veterans' Land Act for \$1,548.00 Cash
as at January 1, 1943.

Title delivered March, 1944.

Payment received May 4, 1944 and net proceeds of \$1,545.00 were
credited to the account of the Joint Owners on
May 10, 1944 from which numerous remittances
have been made to them jointly.

Chattels: Not involved in sale of property with the exception
of the Electric Water pump as fixture.

Insurance: Transferred to V. L. A. 100%.

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

Dated: 11/10/45
WEA:EH

.....

File No.

Date: Oct. 15th 1942

ADDRESS: 2909 15th. Rd. Whonnock, B.C.

PROPERTY:

ACREAGE: 14.96 5 acres cleared bal. bush

KIND OF CROPS:	Rasps	Straws	Blackberries
	3	$\frac{3}{2}$	$\frac{1}{2}$

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 Storey

VACANT:

OCCUPIED: Yes

DESCRIPTION: Frame

ROOF: Shingle

SIZE: 27 x 30

NO. OF ROOMS: 5

CONDITION: Fair

(18 x 45 ~

(15 x 22

OTHER BUILDINGS: Feed Hse. 8 x 12

4 Chicken Houses

Barn 28 x 36 Woodshed 14 x 32

(13 x 24

(15 x 22

NAME OF LESSEE OR RENTOR: L. HERTZ above address

TERMS: \$125. pr. year as f rom Oct. 1st. 42. (had leased property previous for \$300.

WATER: Well

ON:

OFF:

LIGHT: Electric

ON: Yes

OFF:

REMARKS: House rough & unpainted

INVENTORY OF CHATTELS LEFT ON PROPERTY:

See attached list

Signed:

Signed: R. M. Anderson
Harbury

8680 / 8682
13906 / 13905

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/93P
File No. (JL-193)

Vancouver, B.C.

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

MORIKAWA, Masumoto
Franki

Dear Sir:-

Re: Lot 1 of Parcel "D" of the SW $\frac{1}{4}$ of
Sec. 15, Tp. 12, Map 3452.
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 169801-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 23,927.10, in favour of The Secretary of State,
forwarded to you and dated March 22nd, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 1,548.00 ✓
Less arrears of taxes to January 1st, 1943,	- \$ -
Amount paid to Secretary of State -	<u>1,548.00</u> ✓

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate herof
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.

MAY - 4 1944
Date

Solicitor for
The Secretary of State

PERSONAL PROPERTY SUMMARY

File No. 8682

Re: MORIWAKA, Fuki (Mrs. Masunojo)
Reg.No. 13905

CHATELS: The above Japanese person declared no chattels but the husband, Masunojo, declared a quantity of chattels with the Custodian on May 8, 1942 as being left on the property on 15th Road. He was not evacuated until September 19, 1942, and when the Custodian Representative checked and inventoried the chattels on October 15, 1942 he found chattels left in the care of two different people, P. Mysel and C. Ducholke on 17th Avenue, at Haney, B.C., and those remaining on the property of little value. (Mrs. MORIWAKA acknowledged our inventory as being correct on November 12, 1942.)

Liquidation by auction of saleable articles took place on March 7, 1945 and net proceeds of \$19.87 were credited to the Joint Account of the above and her husband, Masunojo, File #8680, which account carries the proceeds of Real Property jointly owned. In view of the fact, however, that this Japanese herself declared no personal property interest, all funds derived from personal property were transferred to the husband's personal account.

SPECIFIED ARTICLES: This file reveals no interest of the above Japanese person in any Specified or Prohibited Articles.

The file reveals no other Personal Property assets.

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

WEA:EH
April 24, 1946

W.E. Cameron

CHATTEL SCHEDULE

File No. 8680

6 October, 1945.

Name: MORIWAKA, Masunojo

Reg. No. 13906

Registered: May 8, 1942
Evacuated: September 19, 1942.

The above Japanese declared only - Tables, chairs, and stove to be left in the house on 15th Road.

Custodian InventoryOctober 15, 1942on Property at 15th Rd.AuctionedOther
DispositionHomemade table
5 Blinds
Linoleum on floors
Tool box-personal effects
Box of old clothes
Dresser without glass
2 Beds completeAbandoned
Abandoned
Abandoned
Missing
Abandoned
Broken
Abandonedon 17th Ave.-P. Mysel10 Chairs
Highchair
2 Boxes of records
Gramophone
Homemade Table
Dining Table
4 X cut saws
Sink
Old range
Hay fork
Manure fork
2 Shovels
4 Potato forks
Rake7/3/45
7/3/45

7/3/45

7/3/45

7/3/45

7/3/45

7/3/45

7/3/45

4 - 7/3/45

7/3/45

Storage

Abandoned

abandoned

Listed as shovel on
auction.3 Hoes
Small mirror
Manure shovel

2 - 7/3/45

7/3/45

7/3/45

on 17th Ave.-C. Ducholkebox of garden tools
Pair hames
Pieces of harness
Gum boots
5 boxes, nailed7/3/45
Sold with harness
7/3/45pt. sold as kitchen utensils and sundries
part abandoned.

Abandoned

Abandoned

Abandoned

Abandoned

Quantity shakes
7 Egg crates
Scythe
Cement bowl
Galv. Bucket
Ladder

7/3/45

Abandoned

Abandoned

Abandoned

File No. 8680

Chattel Schedule (continued)

Custodian Inventory
October 13, 1942
on 17th Ave. - C. DuchoLKa

Crowbar
Stone boat
Spring board
Homemade saw vice
4# Wire
Pt. roll chicken wire
6 Mixed boxes
Small quantity of lumber

Auctioned

7/3/45

7/3/45

7/3/45

7/3/45

7/3/45

Cultivator

Other
Disposition

Abandoned

Abandoned

Abandoned

*Cust. Inventory Acknowledged
by Wife as correct 12/11/42*

Certified a Correct Summary of File.

Dated: 6/10/45

W. E. ...

NAME SHIRAKA, Masumoto
SHIRAKA, Paul (Mrs. Masumoto)

REGISTRATION NO. 13906
13905

FILE NO. 8680 ✓
8682

The following chattels were sold by public
 auction at Mission, B. C. on March 7 and 14, 1945.

Box of garden tools	\$ 1.25
Harness	0.50
Scythe	0.50
Crow bar	1.50
Spring bar	0.70
Vice and wire	1.10
Cooking utensils	0.50
10 Chairs	3.85
High chair	1.00
Gramophone	2.50
Carton of sundries	0.50
Cultivator	8.00
Dining table	1.00
4 Saws	1.25
Sink	2.00
Wey fork	0.75
Fork	0.60
Shovel and fork	0.70
Shovel and fork	0.70
Shovel and fork	1.25
Shovel and fork	0.60
2 Hoes	0.25
Mirror	1.25
Shovel	0.25

Total	(Auctioneer's Fee \$ 3.25)	\$ 32.50
Less Expenses:	(Advertising 0.42)	\$ 12.63
	(Movings 2.35)	
Net Proceeds Credited:		\$ 19.87

Members of Custodian Staff Present. Mr. W. E. Anderson

Extracted from Auctioneering List No. Mission 18.

Remarks. *no inventory on file - see 8682*

NAME MORIWAKA, Masunjo
MORIWAKA, Fuki (Mrs. Masunjo)

REGISTRATION NO. 13906
13905

FILE NO. 8680
8682 ✓

The following chattels were sold by public
 auction at Mission, B. C. on March 7 and 14, 1945.

- Box of garden tools	\$ 1.25	12
- Harness	0.50	25
- Scythe	0.50	34
- Crow bar	1.50	33
- Spring bar	0.70	40
- Vice and wire	1.10	41 3 4 2
- Cooking utensils	0.50	K
- 10 Chairs	3.85	T
- High chair	1.00	9
- Gramophone	2.50	11
- Carton of sundries	0.50	
- Cultivator	8.00	15
- Dining table	1.00	15
- 4 Saws	1.25	16
- Sink	2.00	17
- Hay fork	0.75	19
- Fork	0.60	20
- Shovel and fork	0.70	
- Shovel and fork	0.70	
- Shovel and fork	1.25	
- Shovel and fork	0.60	T
- 2 Hoes	0.25	
- Mirror	1.25	25
- Shovel	0.25	T

Total (Auctioneer's Fee) \$ 3.25
 Less Expenses: (Advertising) 0.42
 (Moving) 8.96

\$	32.50
\$	12.63
\$	19.87

Net Proceeds Credited:

Members of Custodian Staff Present.
 Extracted from Auctioneering List No.
 Remarks.

Mr. W. E. Anderson
 Mission 18.

FIRE INSURANCE SUMMARY

File No. 8680
File No. 8682

Masunoe MORIKAWA - Registration No. 13906
Fuki MORIKAWA - Registration No. 13905

No Insurance was declared or carried by the MORIKAWAS.

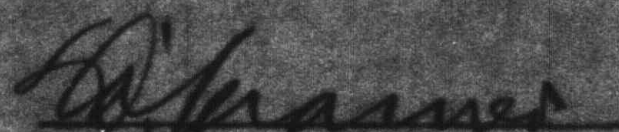
Insurance was placed by the Custodian in May, 1943 for
\$1,275.00 covering the buildings.

As the property was sold as of the 1st January, 1943, the
Veterans' Land Act assumed the Insurance 100%.

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

30th November, 1946.

DAO/HA


D. A. CHAMER

LIABILITY SUMMARY

File No. 8680
File No. 8682

Masunojo MORIKAWA - Reg. No. 13906
Fuki MORIKAWA - Reg. No. 13905

No liabilities appear on either of these files, with the exception of a request made jointly by both the above, dated 16th October, 1944, that we transfer \$50.00 to Shoichi HAGAI, File No. 6941, in payment of a loan made at camp. This transfer was made from their Joint account.

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

30th November, 1946.


D. A. CRAMER

DAC/HA

Files Nos. 8680 & 8682

File - 8682/8680

Property: M. & F. MORIKAWA.

Lessee: L. Hertz.

Amount: \$125.00

CANADA
Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

PAYMENT ORDER.

To *Pacific Co-op Union.*

Address *Haney, B.C.*

I HEREBY ASSIGN AND TRANSFER TO THE CUSTODIAN the sum of *\$125.00*

One hundred and Twenty five /100 Dollars out of monies now due and
accruing due or that at any time hereafter may be due in respect to the
proceeds of:- *Fruit shipments*

to be paid to the Custodian at Vancouver, British Columbia, AND for so doing
this will be your full authority.

IN WITNESS WHEREOF I have hereunto set my hand
and seal this *14th* day of *July*, 1943.

SIGNED, SEALED, and DELIVERED
IN THE PRESENCE OF

Signature: *Monaghan*

Address:

ACKNOWLEDGMENT

RECEIPT of the above order acknowledged this day of, 1943.

Signature

2680/8682

7th June, 1947.

The Registrar,
Land Registry Office,
New Westminster, B.C.

Dear Sir:

Attached hereto please find Certificate of Title
No. 145692E, in the name of Masunojo MORIWAKA and Fuki MORIWAKA
"Joint Tenants", which we are forwarding to you for cancellation.

Your acknowledgment of this document would be appreciated
in due course.

Yours truly,

W.E. Anderson,
Office of the Custodian.

HA

*Receipt not filed
Real Prop Section*

8620 & 8622

10th May, 1947.

REGISTERED

Mr. & Mrs. Masunojo MORINAKA,
Reg. Nos. 13906 & 13905,
Box Denver, B.C.

Dear Sir and Madam:

As requested in your letter of the 1st May, we enclose herewith Custodian cheque in the amount of \$30.00, which sum represents your full remaining credit balance at this office. For your information we are also enclosing a statement of your joint account showing entries made since the one sent to you 25th April, 1946, with a review of your files.

We note that you still have the Title document of the property at Hanay, and would request that you send it to this office as soon as possible as it has been cancelled at the Land Registry Office.

Your acknowledgment of this cheque would also be appreciated.

Yours truly,

W.E. Anderson,
Office of the Custodian.

HA
Encls. 3 (cheque)

8680

REGISTERED

25th April, 1946.

Mr. Masunojo MORIKAWA,
Registration No. 13906,
New Denver, B.C.

Dear Sir:

Your file has now been brought under review and we take this opportunity of giving you a brief summary of our administration of your affairs.

You registered with this office on the 8th May, 1942, and at that time real property at Haney, which you declared to be in the names of yourself and your wife, became vested in the Custodian. You were not evacuated until late in 1942, and either harvested your crop for that year yourself, or sold it and collected the money before leaving, as no funds accrued to your benefit for that year at this office. In accordance with the policy of liquidation decided upon by the Canadian Government, your property was sold as of the 1st January, 1943, to the Director of Veterans' Land Act. Full details of the property sale were sent to you and your wife on the 26th May, 1944, and you will have noted from that statement, that the net proceeds were credited to the joint account in your name and that of your wife at this office. Legal fees incurred in connection with the conveyance of the property amounting to \$15.00 were later charged to the joint account.

No liabilities were filed against you at this office, but in accordance with a request in a letter dated 16th October, 1944, signed by both you and your wife, the sum of \$50.00 was transferred to the account of Shoichi NAGAI, in payment of a loan made by you at camp. Mr. Nagai was notified of this sum being credited to his account in settlement.

You declared a quantity of chattels to be left on the property at 15th Road. Shortly after your evacuation our fieldmen, when checking same, found very little there, and upon investigation discovered sundry chattels stored with P. Mysel and C. Duchesne on 17th Avenue, which were inventoried, and were acknowledged by your wife as being all that were left in the Protected Area. In accordance with the Canadian Government's policy of liquidation all articles of sale value were removed to public auction, where they were sold for the net sum of \$19.87. A considerable number of chattels, including all articles which were left on the property at 15th Road, were found to be of very low sale value, and as the expense of moving and handling was likely to exceed what could be obtained from their sale, they were abandoned. A mail box registered in your name was sold through the Post Office for \$2.00. These funds as received were credited to your personal account at this office.

The B.C. Electric Railway Company paid the sum of \$4.46 in to this office to your credit being a refund of your security deposit with them.

Attached hereto is Custodian cheque in the amount of \$46.33 representing

Mr. Masunojo MOIKAWA

- 2 -

25th April, 1946.

funds held to the credit of your personal account at this office, derived from the sale of your chattels and mail box and the deposit refund referred to above.

Attached hereto also is a statement of the joint account at this office in the names of yourself and your wife, in which the sale price of your property was credited. Monthly remittances are being made to you jointly in the amount of \$30.00, and this payment will be continued while your funds last.

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,
Administration Department.

WEA:HA
Encls. (3)

File 8680 & 8682
Reg. 13906 & 13905

Masunoko & Fuki MORTGAGE

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944				
May 10	Balance as per statement sent	\$	\$1,544.00	
July 5	Cheque to you	74.00		
August 2	Cheque to you	45.00		
August 31	Cheque to you	45.00		
September 25	Cheque to you	45.00		
October 23	S. Nagai - repayment of loan	50.00		
October 25	Cheque to you	45.00		
November 25	Cheque to you	45.00		
December 27	Cheque to you	45.00		
1945				
January 25	Cheque to you	45.00		
January 30	Cheque to you	25.00		
February 24	Cheque to you	45.00		
March 24	Cheque to you	45.00		
April 23	Legal Fees	15.00		
April 25	Cheque to you	45.00		
May 26	Cheque to you	45.00		
June 23	Cheque to you	45.00		
August 8	Cheque to you	45.00		
August 27	Cheque to you	45.00		
October 29	Cheque to you	60.00		
November 24	Cheque to you	30.00		
December 20	Cheque to you	30.00		
1946				
January 18	Cheque to you	30.00		
February 23	Cheque to you	30.00		
March 22	Cheque to you	30.00		
April 23	Cheque to you	30.00		

Masunoko & Fuki MORTGAGE

Please note that
my name is
Masunoko Masunoko
(not Masunoko)

\$1,034.00

\$1,544.00

GR \$ 510.00

File No. 8680 & 8682

STATEMENT OF ACCOUNT
Masunoko & Puri MORTGAGE - Reg. Nos. 13906 & 13905

10th May,
1947.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1946	Balance as per statement sent 25th Apr. 1946		\$510.00	
May 29	Cheque to you	\$40.00		
June 20	" " "	40.00		
Aug. 17	" " "	80.00		
Oct. 4	" " "	40.00		
Oct. 22	" " "	40.00		
Nov. 20	" " "	40.00		
1947				
Jan. 10	" " "	80.00		
Feb. 20	" " "	40.00		
Mar. 24	" " "	40.00		
Apr. 25	" " "	40.00		
		<u>40.00</u>		
		\$480.00	\$510.00	<u>\$30.00</u>

8680
8681

June 14th, 1943

Mr. & Mrs. Masunojo MORIWAKA,
Registration Nos. 13906 & 13905,
New Denver, B. C.

Dear Sir & Madam:

Re: Providence Washington
Policy No. 69990

We have placed the above numbered policy to cover for \$1275.00 on Dwelling, Barn and Five Chickenhouses on your property described as Lot 1 of Parcel D, SW 1/4 Sec. 15, Twp. 12, Municipality of Maple Ridge, B. C.

The premium for three years amounts to \$27.87. As you have no funds on credit at this office will you kindly let us have your cheque for this amount.

We trust that this arrangement is satisfactory to you, but if on the other hand you prefer that no fire insurance be carried on your property and if you are willing to take the risk yourself, then of course we will instruct the Insurance Company to cancel the policy and refund the premium.

Yours very truly,

S. W. Gibson
Insurance Department

SMG:KT

*July 23/43
63.2
See if rental has come in*

8680 and 8682

May 28th, 1943.

Mr. Leopold Hertz,
R. R. No. 1,
Haney, B. C.

Dear Sir:

Re: Mr. and Mrs. Masunojo
MOBI AKA.

We understand that you advised Mr. Sheffelt the other day that you had no Japanese chattels on the premises. This must, of course, have been an error as we have on file a list of about a half dozen articles including two beds complete, linoleum on one floor, etc. etc. for which you have signed and for which we shall, of course, hold you responsible.

Yours truly,

H. F. Green,
Protection Department.

HFG:MAI

(for which note file 8682)

A

8682 and 8680

May 28th, 1943.

Mr. Geo. A. Shewfelt,
Haney, B. C.

Dear Sir:

Re: MORIWARA, Masunojo and
MORIWARA (Full) Masunojo (Mrs.).

I wish to acknowledge with thanks your report of May 25th covering on property belonging to the above named.

Kindly have a 3-year policy written covering for a total of \$1,275.00 made up as follows:

Dwelling	\$800.00
Wood Shed	25.00
Barn	200.00
Chicken House No. 1 (on sketch)	50.00
Chicken House No. 2	50.00
Chicken House No. 3	100.00
Chicken House No. 4	50.00

Total \$1,275.00

Thank you very much for information in connection with the chattels and tenant, Mr. Hertz. I will pass this along to our Protection Department to be checked on.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MAI.

5552 and 5680

May 21st, 1943.

Mr. Geo. A. Snowfelt,
Honey, D. C.

Dear Sir:

Re: BOHIVAKA (Paji) Mrs. Masamoto and
WATINAKI, Masamoto.

The above named are shown as registered owners of property described as Lot 1, Parcel #1, of the S.E. 1/4 of Section 15, Township 12, and being No. 2909 -- 15th Road in the municipality of Honey, D. C. The buildings on this property include a dwelling, wood shed, 4 chicken houses, and a barn. There are also some chattels belonging to the Japanese still stored on the premises, but their apparent value would seem to me to be too small to be worth covering.

The property is under lease to Mr. Leopold Serts.
The Assessed Value of Improvements is shown as \$900.00.

At your first opportunity would you kindly inspect and advise us what you consider the Insurable Value of the buildings to be and if possible while there, kindly check up on the household effects and other chattels belonging to the Japanese.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:HAI.

8680/8682
 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.

NOV 20 1947

Jul 8680
 8682
 12 193
 BC 93P.
 Nov. 12

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

(1) NAME NORIYAKA Masanaka A Fuki (RCMP) Reg. No. 13906 & 13905
 (Print) Surname Given Name

(2) Pre-Evacuation Address HANEY, B.C.

(3) Present Address NEW DENVER, B.C.

(4) REAL ESTATE

(a) Street Address (if any)

City or Municipality

Province

(b) Legal description (lot number, block number, section number, etc.)

Roll No. 2200, Sub-div. 1 of "D", S.W. Quarter, Section Lot 15

Corporation of the District of Maple Ridge

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

(i) Farm

(ii) Residence

Type of business

Farm & Residence

(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.) Joint Partnership - Man & wife

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

(i) Land - - - - - \$ 4500.00

(ii) Buildings - - - - - \$ 3350.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable)

Chattels - \$ 343.15

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 8193.15

(v) Amount at which Custodian sold property and credited your account - - - \$ 1468.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 6725.15

(5) PERSONAL PROPERTY

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

R.R. #1, Haney, B.C.

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

House, 4 Chicken Houses, Barn, Wood-shed

(c) How stored or packed at time of evacuation

Left on property and later taken over by Custodian

(over)

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

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

1.	House	Estimated Value \$	1500.00
2.	Land	Estimated Value \$	4500.00
3.	Buildings etc.	Estimated Value \$	1850.00
4.	Chattels	Estimated Value \$	343.15
5.		Estimated Value \$	
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) - \$ 675.15

(6) (a) Place at which claimant prefers to be heard.

(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

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.

take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA

10

OL 111

II, Masamoto & Paul Kertland

OF
NEW DELHI

DECLARED before me at the

10
NOV 1944

in the Province of B.C.

THIS 18th day of NOVEMBER

A.D. 1947. *Ch. 28*

A Commissioner &c.

N.B.—THIS FORM ~~SHOULD BE~~ 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.

Custodian's Office,
Royal Bank Building,
Vancouver, B.C.

January 30th, 1948.

Mr. Masamoto Moriwaka,
New Denver, B.C.

Dear Sir: Re: Japanese Property Claims Commission.

I am Dominion Government counsel on the above-named Commission. Pursuant to the direction of the Commissioner, the Honourable Mr. Justice H.I. Bird, I beg to advise you that insofar as I am able to determine at the present time, my reply to your claim will be based upon the following grounds:-

1. The real property was sold for its fair market value.
2. The personal property was sold for its fair market value.

Yours truly,

JOHN W. G. HUNTER

JUGH-2

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
(HIS HONOUR, JUDGE H.W. COLGAN, SUB-COMMISSIONER)

10

New Denver, B.C.
June 25, 1948

IN THE MATTER OF THE CLAIM OF
MASANOJO AND FUKI MORIWAKA

PROCEEDINGS AT HEARING

20 APPEARANCES:

DONALD MACDONALD, Esq.,	appearing for the Dominion Government
A.E. COBUS, Esq.,	appearing for the Claimant.
W.J. STURGEON, Esq.,	Secretary to New Denver Sub-Commission
G.N.R. UPTON, Esq.,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter

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2
M. Moriwaka
In Chief

MR. COBUS: The claim, your honour, of Masanojo and
Fuki Moriwaka. I am calling Masanojo.

MASANOJO MORIWAKA, the claimant herein, being
first duly sworn, testified through
the official interpreter as
follows:

10 MR. COBUS: I would ask leave, your honour, to amend
the claim which is a joint claim of this present
witness and his wife for realty, showing \$5000.00
for the value of the land and buildings, a credit
of \$1548.00 to the Custodian, leaving a net
claim of \$3452.00.

THE COMMISSIONER: Yes, all right.

20 MR. COBUS: With respect to the personal property,
the first three items are incorrectly included
under 5 (e) and have been deleted, and the
chattels are set upon a list which I shall be
referring to later. \$200.25 is claimed, with
a credit of \$31.50 to the Custodian, leaving a
net personalty claim of \$168.75, and a total
claim under 5 (f) of \$3620.75.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning
the real estate for which you and your wife have
submitted a claim. Did you instruct Mr. Leckie
to prepare that statement for you and is that
your signature? A: Yes.

30 Q: Is the information contained therein true to the

best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask leave to file the real estate statement, your honour.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Would my friend produce the Farm Appraisal Report from his file?

(Handed to Mr. Cobus)

MR. COBUS: The Farm Appraisal Report is filed on behalf of the Crown, your honour.

THE COMMISSIONER: That will be Exhibit 2.

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. COBUS: The subject matter of the claim for real estate, your honour, was a 15 acre parcel of which five acres were uncleared, a half an acre cultivated but not planted, and nine and a half acres under crops, consisting of raspberries, $3\frac{1}{2}$ acres; strawberries $1\frac{1}{2}$ acres; blackberries $\frac{1}{2}$ acres; Hay 5 acres; garden $\frac{1}{2}$ acre. The property was purchased in 1918 at a cost price of \$2400.00 at which time none of the acreage was cleared. The improvements on the property at the date of purchase consisted of a house and barn and one addition to the barn. The claimants estimate the value of the property, that is, land and improvements, at the date of sale to be \$5000.00.

Listed as improvements since purchase other than buildings are the clearing of about 10 acres during the years after purchase at a cost of \$300.00 per acre, or a total cost of

\$3000.00. They list extensive ditching with cedar covers, of which they are unable to estimate the value or the cost. They dug three wells about 20 feet deep, and there again the claimants are unable to estimate the cost.

10

I gather that certain buildings on the land when purchased were the house referred to above and the barn with its addition. Erected by the claimants after the purchase of the property were a barn addition, three chicken houses, and one brooder house and a woodshed. Electric light was installed in all the buildings. They have estimated the cost of erecting these buildings to be \$1200.00.

20

With respect to the appraiser's report, the witness says that he considers the appraisal of \$1577.50 much below a fair value. He says that the property was owned jointly by himself and his wife and he is representing his wife as to her interest. The land was very good and was well cultivated. He says its location was convenient. He believes that when sold as of January 1st, 1943 for \$1548.00 this property would be worth at least \$5000.00. The \$5000.00 was omitted from the statement, your honour. I would ask leave to insert the figure in that blank.

Q: Witness, I show you now a statement concerning the personal chattels for which you and your wife have submitted a claim in the amount of \$200.25. Did you instruct Mr. Leekie to prepare that statement and is that your signature?

30

A: Yes.

Q: Is the information contained therein true to the best of your knowledge and information?

A: Yes.

MR. COBUS: I would ask leave, your honour, to file the personal chattels statement.

THE COMMISSIONER: Have you a list with that one, too?

MR. COBUS: I must apologize for the method in which the claim has been set up, but actually we have set the list up, as the statement indicates, on the Custodian's Analysis of Personal Property Claim.

10

(STATEMENT MARKED EXHIBIT NO. 3)

MR. COBUS: If my friend will produce the Analysis I think it should be filed.

(Handed to Mr. Cobus)

MR. COBUS: The Analysis is filed on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 4)

20 MR. COBUS: This is not a very satisfactory method, your honour, of indicating what the claim has become, but it was rather difficult to prepare a separate list, and the claim is based upon -- it is not based upon it, but it is set up now on the Analysis of Personal Property Claim marked Exhibit 4. Your honour will note that in the second column an inventory was taken by two Custodian agents on October 15, 1942, and it is on the basis of this inventory that the claimant has made his claim.

30

M. Moriwaka
In Chief

The first item remains at \$1.50, the second and third items, originally \$12.00, become \$10.00; four, five and six are abandoned; seven becomes \$10.00; 8 remains at \$10.00; 9 remains at \$5.00; 10, 11 and 12, originally \$15.00, become \$10.00; 13 is reduced to \$15.00; 14 to \$1.50; 15, \$10.00; 16, \$20.00; 17, \$3.00; 18, \$10.00; 19, \$1.50; 20, \$1.50; 21, \$1.50 -- I am sorry, your honour, 21, \$2.50; 22, \$4.00; 23, \$1.50; 24, \$3.00; 25, \$2.00; 26, \$1.50; 27, \$5.00; 28, \$2.00; 29, \$3.00; items 30 and 31 are abandoned; 32 becomes \$50.00; 33, \$1.75; 34, \$1.00; 36, \$1.00 -- 35 is \$2.00 -- 37, \$1.00; 38 remains as set up here -- actually there is a saw-off there since the Custodian sold that item for \$1.50; we have no complaint to make about that; 39, \$1.00; 40 and 41 are abandoned; 42, \$3.00; and 44, \$5.00.

Those items will total \$200.25 as shown on our amended claim form.

Again referring to Exhibit 3, the statement of personal chattels, the witness says that the items claimed were left in the farmhouse and other buildings on his farm property, address, Rural Route No. 1, Haney, B.C. He says that he has allowed for depreciation on the articles claimed. He says that he is representing his wife as to her joint interest in these chattels.

Your witness. I beg your pardon, one more point about the realty, your honour.

Would my friend admit the assessment -- I take it in 1942 was land, \$1000.00, improvements \$900.00, a total assessment of \$1900.00?

MR. MACDONALD: That is set out in the appraisal.

MR. COBUS: Yes. My friend admits that is the assessment?

MR. MACDONALD: Yes. I am so advised; it is set out in the appraisal.

MR. COBUS: Yes. Your witness.

10 MR. MACDONALD: Your honour, I would submit that the real property was sold for its fair market value and the personal property was sold at its fair market value.

In this particular case, as I think your honour will notice on the analysis sheet, everything has been accounted for, and all was sold except those chattels marked abandoned. I notice that my learned friend has abandoned several of the articles that are set out as claimed.

20

As regards the land, it was assessed at \$1900.00, apparently, and it was sold at \$1548.00. The only thing that I would draw to your honour's attention is on page 3 of the appraisal regarding the condition of the building. It says: "The house needs repairs but could be made habitable with new roof; outbuildings are in fair shape and are serviceable at present, but are getting old and in a few years will have to be replaced." On page 1 it sets out that it will require \$140.00 to fix the roof. The question is asked: "Is

30

dwelling habitable without repairs?" The answer is

"No." "If not, what is your approximate estimate of cost to make it habitable?" "House roof leaks badly and wants reshingling." Cost "\$140.00."

In this particular case, your honour, I think the J.P. form should be filed as the particulars given are very meagre and it shows the Custodian found considerable chattels that were not claimed at all.

10 THE COMMISSIONER: That will be Exhibit 5.

MR. COBUS: Would my friend prove the J.P. form?

MR. MACDONALD: I beg your pardon.

CROSS EXAMINATION BY MR. MACDONALD:

Q: Is this your signature? A: Yes.

MR. MACDONALD: This witness admits his signature on the J.P. form. All the J.P. form sets out, your honour, are "Tables, chairs, stove," yet the Custodian has given us a very complete list. There
20 is nothing further that I have to say about this.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton
G. Hambleton
Official Reporter

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

File No. 8680/2

Summary Relative to Claim of
Mr. Masanojo MORIWAKA and Mrs. Fuki MORIWAKA
Regn. Nos. 13906 & 13905

Feb. 10/48

REAL PROPERTY

Claimants are husband and wife and joint owners of Lot 1 of Parcel "D" of SW $\frac{1}{4}$, Sec. 15, Tp. 12, Map 3452, Municipality of Maple Ridge, D.N.W.

Property sold to the Veterans' Land Act for \$1548.00 as at 1st January, 1943, with approval of Advisory Committee, 1st June 1943.

	<u>Assessment</u>	<u>S.S.B.</u> <u>Valuation</u>	<u>V.L.A.</u> <u>Purchase</u>	<u>Claimants</u> <u>Valuation</u>
Land	\$1000.00	\$977.50		\$4500.00
Improvements	<u>900.00</u>	<u>600.00</u>		<u>3350.00</u>
	\$1900.00	\$1577.50	\$1548.00	\$7850.00
		Less sale price		<u>1548.00</u>
				Actual real property claim <u>\$6302.00</u>
				Claimants " " " <u>6382.00</u>

CHATELS

The claim submitted for chattels consists of a copy of the inventories made by our fieldmen on the 24th October, 1942, on which claimant's valuation of each article has been placed. This inventory was signed by Mr. MORIWAKA. It is to be noted that chattels were left by claimants at three different addresses and in care of three different individuals, who signed the inventories.

All usable chattels were removed and sold at auction and goods of little or no value were abandoned, as set out in the analysis of chattels.

MLB:HA

MLB:HA

File No. 8680/2

Summary Relative to Claim of
Mr. Masanojo MORINAKA and Mrs. Fuki MORINAKA
Regn. Nos. 13906 & 13905

Feb. 10/48

REAL PROPERTY

Claimants are husband and wife and joint owners of Lot 1 of Parcel "D" of SW $\frac{1}{4}$, Sec. 15, Tp. 12, Map 3452, Municipality of Maple Ridge, D.N.W.

Property sold to the Veterans' Land Act for \$1548.00 as at 1st January, 1943, with approval of Advisory Committee, 1st June 1943.

	<u>Assessment</u>	<u>S.S.B.</u> <u>Valuation</u>	<u>V.L.A.</u> <u>Purchase</u>	<u>Claimants</u> <u>Valuation</u>
Land	\$1000.00	\$977.50		\$4500.00
Improvements	<u>900.00</u>	<u>600.00</u>		<u>3350.00</u>
	\$1900.00	\$1577.50	\$1548.00	\$7850.00
		Less sale price		<u>1548.00</u>
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MLB:HA

Abbey

Defence Brief

Masanojo MORIWAKA
and
Fuki MORIWAKA

Files No. 8680,8682

Case No. 440

NEW DENVER
25 June 1948
V.L.A.
Sheet A 14 - 13

Claim 1

REAL PROPERTY CLAIM

(All claims shown are Gross)

Amended Claim

Appraised at

Sale Price

\$5000.

\$1577.50

\$1548.00

(Trans. Page 2)

Witness: Appraiser, L.B. Plumbly

Appraiser (Plumbly) reports -
House 25 years old, roof leaks
badly and wants reshingling,
estimated cost \$140.

Appraiser (~~Samuel~~) reports -
The small fruit is in fair condition,
noxious weeds are bad all over the
property. House needs repairs, out-
buildings in fair shape and in a few
years will have to be replaced.

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

Claim 2

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Household Goods & Farm Equipment

Amended Claim

Sold for

\$200.25

\$32.50

(Trans. Page 2)

It was found that claimant had left
his chattels with two different
people, P. MYSEL and C. DUCHOLKE,
and goods which we left on the
property were of little value.

Claimant only declared Tables,
Chairs and Stove on his J.P. Form.

(a) Goods value \$107.00 Sold by Auction for \$32.50

(b) " " 93.25 Abandoned, of no value.

\$200.25

Masanojo MORIWAKA
and
Fuki MORIWAKA

-2-

As no chattels were declared by
Mrs. Fuki MORIWAKA, the proceeds
of auction sale were credited to
her husband's account.

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

Summary of Defence Witnesses

L. B. Plumbly
J. H. Harkiss
W. E. Anderson

Where required

1	Appraiser
2 (a)	Auctioneer
2 (a)(b)	Staff

BMP/mw

Name of Claimant

MORIYAKA, Masanojo

Case 440

Custodian File

Paki
8680 & 8681

REAL PROPERTY										Total
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		
					1548	1676.41			1676.41	
PERSONAL PROPERTY										Total
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 & Recorded Now Missing	45% of amount in next preceding column			
NETS										Total
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										Total
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
107.00	32.50	9.75	30.37%	93.25	28.32		38.07			
TOTAL RECOMMENDATION									1714.48	

8680 and 8682

October 14th, 1950.

Mr. & Mrs. Masanojo MORIWAKA,
New Denver, B. C.

Dear Sir: & Madam:

Re: Japanese Property Claims Commission

Case No. 440

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 ... \$1,714.48.

Cheque in your favour is enclosed for \$1,548.06 and we have paid the Co-Operative Committee .. \$ 166.42 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.