

Name of Claimant MORI, Yoshio

Case.....162

Custodian File 4742

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					503		380.40			380.40
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										380.40

CASE NO: 162.

JAPANESE PROPERTY CLAIMS COMMISSION

Vernon, B. C.,

February 18th, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHIO MORI.

PROCEEDINGS AT HEARING.

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).

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Vernon, B. C.,  
 February 18th, 1948.

IN THE MATTER OF THE CLAIM OF  
YOSHIO MORI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

R.J. McMASTER, Esq., appearing for the  
 Claimant.

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A. WATSON, Esq., Secretary.  
 D.J. HANDFORD, Esq., Official Interpreter.  
 T.P. HORROBIN, Esq., Official Reporter.

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Y. Mori,  
In Chief.

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

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

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

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MR. HUNTER: \$503.00.

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

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

DIRECT EXAMINATION BY MR. McMASTER:

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

20 A Yes.

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

A Yes.

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

A Yes.

(STATEMENT MARKED EXHIBIT NO. 2).

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

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Y. Mori,  
In Chief.  
Cross-Exam.

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

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

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

CROSS-EXAMINATION BY MR. HUNTER:

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

A Yes.

Q How did you arrive at that calculation?

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

Y. Mori,  
Cross-Exam.

when I left there were seven acres.

Q When did you leave? A: 1942.

Q What date? A: Around the end  
of May, I think.

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

A I didn't measure it.

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

Q Do you know how much an acre is?

A I think I do pretty well.

Q How is your memory from school days? Can you tell  
us what an acre is? A: I don't

20 believe I can in exact footage.

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

A Yes.

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

THE COMMISSIONER: That is all, is it?

MR. McMASTER: That is all, my lord. (Witness aside)

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(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

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

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13. Case No 162

Keenleyside NOTIFIED W

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.

File 4742

ACKNOWLEDGED

W [Signature]

Vernon

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

(1) NAME MORI Yoshio (RCMP) Reg. No. 06662  
(Print) Surname Given Name

(2) Pre-Evacuation Address P.O. Box 153 Mission City B.C.

(3) Present Address P.O. Box 5 63 Vernon, B.C.

(4) REAL ESTATE  
(a) Street Address (if any) Cherry St. Mission City B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Municipality of Mission, Lots 5&6, of the North 1/2 of the South-East 1/4 of section 29, tp. 17, Map 2849, District of New Westminster, C. of E. 50328

(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 & Buildings - - - - - \$ 2,000.00  
(ii) Buildings - - - - - \$ \_\_\_\_\_  
(iii) If business, put value on business as going concern ~~1942 crop \$2,000.00~~  
(including land and buildings, tenancies, chattels, ~~1943 crop \$2,000.00~~  
fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ \_\_\_\_\_

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 2000 -

(v) Amount at which Custodian sold property and credited your account - - - \$ ~~5,500.00~~ 503.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ ~~5,500.00~~ 1497 -

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation \_\_\_\_\_

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

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

- 1. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 2. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 3. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 4. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 5. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 6. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 7. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 8. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 9. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 10. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_

TOTAL CLAIM FOR PROPERTY LOSS \$ \_\_\_\_\_

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ ~~5,344.17~~ <sup>5,497.00</sup>

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

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

Vernon preferred (Kamloops)

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

DOMINION OF CANADA )  
Province of British )  
Columbia )  
TO WIT: )

I, YOSHIO MORI  
of Vernon

City  
of the  
in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City )  
of Vernon )  
in the Province of British Columbia )  
this 21st day of November )  
A.D. 1947. )

*Yoshio Mori*  
A Commissioner &c.

N.B.— THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

*A Commissioner for taking Affidavits within British Columbia*



EX-256-P  
 EXHIBIT 162/1  
 DATE 18/2/48  
 FILED BY J. Hunter

BC/256-P (1)

4742  
 S.S. Form No. 43  
 (Sheet 1)

# Farm Appraisal Report

File No. J.L.108

Land Description Lots 5 & 6 of N.E. 1/4 of S.E. 1/4 Sec. 29, Tp. 17, Map 2849, N.W.D.

Containing 9.48 Acres

Owner's Name Yoshiyo MORI Post Office Address Mission, B.C.

Nearest Rail Point Mission, B.C. Distance 1 1/2 miles

Market Town " " Distance " "

Church (give denomination) All Denominations, Mission Distance " "

Nearest School Cedar Valley, 1 mile, " Distance " "

State how property was identified: Map, roads, owner

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

On Best Road which is a poor side road, but always passable and about quarter mile from paved highway.

Is this district a good one? When berry prices are good; otherwise not.

Employment opportunity Seasonal berry work and some cannery work. Steady work for limited number at Steelhead 7 miles; logging; mills.

Predominating Nationality and religion: British, Protestant, Many Jap properties.

Describe Fencing and its condition: Only fence belongs to next west property Value \$

Water supply: None on this place; well available if dug. Value \$

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
Packing shed	14x16 X 12	Frame	10' eave	Shgle.	5	Wood	Good	70.00
	X							
BARN	X							
Another Packing shed	astride the line shown with Yoshitabia MORI.							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Pole Line on Best Road but not led into this property.  
 Total present day value \$ 70.00

Total Value Buildings add to farm \$ 25.00

Is dwelling habitable without repairs? N.A. If not what is your approximate estimate of cost to make it habitable? \$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? No Condition of paint

Distance from nearest bush None near

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
7.45	Undulating <i>Z-45</i>	6" lt.sdy. loam	Sdy.olay	Berries and rhubarb good	\$60	\$ 447.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
2.00	Undulating	6" lt. sdy.loam	sdy.olay	Light bush; stumps	\$150	\$20 40.00
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 \$ 487.00

Total added by buildings to value of farm \$ 25.00

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

Total value of farm \$ 512.00

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

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

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

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

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

Mission - \$23.32

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

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

Inspector's Signature

"P.L. RAMSAY"

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

# Farm Appraisal Report

Remarks: This place is small by itself though when all clear would be suitable for a small fruit and berry proposition. At present it is operated combined with 29/14 Yashitabia MORI a brother of this man. It is well located though on rather a poor road. Electric light is fairly easily available though not led on place at present. Pole line is on Best Road.

Soil is a trifle on the light side. But suitable for berries.

Water is easily obtained in comparatively shallow wells throughout the district and there should be no trouble here.

There are no fences except a neighbours.

There are practically no buildings.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

3 plum trees. 3 yr. olds planted last fall. Add no value.  
 There are 3.5 acs bearing straws on place, 1.1 ac new planted straws and 1.25 acs rhubarb.

..... \$

..... \$

..... \$

..... \$

..... \$

..... \$

..... \$

..... \$

Total \$ .....

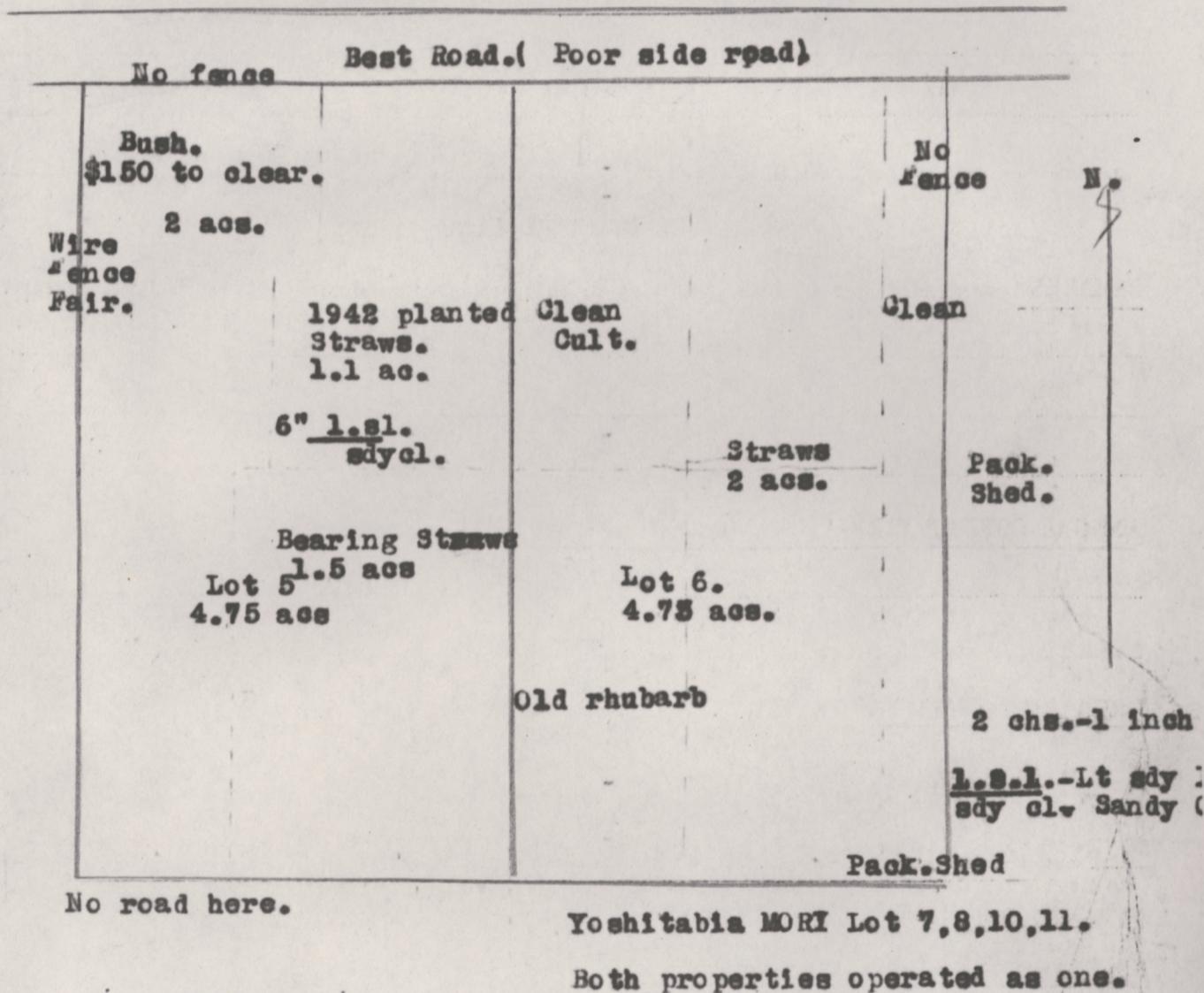
Amount fruit trees add to value of farm \$ .....

Diagram of Property

29/42

Yoshiyo MORI.

Lot 5 & 6 of  $\frac{1}{2}$  of  $\frac{1}{2}$  of  $\frac{1}{2}$  of  $\frac{1}{2}$  of Sec 29, Tp.17 Map 2849, N.W.D.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 500.00

Date 22nd May 19 42.

sgd. I.T.BARNET  
District Superintendent.

11-11-11

#3



REAL ESTATE  
(Farm Land)

06662

Yoshio Mori  
(Claimant's Name)

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared about 2 ac bush	10 ac +	Feb/'35	Mr Abbott	\$6000	uncleared	none	\$2000.00
Cultivated not planted nil							
Cultivated and not in crop 7 3/4 + List Crops shaws - 7 ac rhubarb - 3/4 ac							
Total 7 3/4 ac							

EXHIBIT No. 162/2  
DATE 18/2/48  
FILED BY Mr Mori

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

Description	When Made	Cost
cleared approx 8 ac	during 2 yr period '37-'39	\$200 per ac - approx 1600.00

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
-----------	------	------	--------	------------	---------------	-----------------	---------------------	----------------------------	-----------------

There is a packing shed on the land which I erected - but I do not estimate any value for it.

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

In my opinion the value set for the appraiser by my cleared and uncleared land is much under a fair market value for same. My land was sold for the amount of this appraisal viz \$5000.00. Comment: The bush land on this property contains a considerable quantity of cedar suitable for posts. In my opinion, considering its clearing I have done and the fact that all of the cleared acreage is excellent berry growing soil, the fair market price at the date this property was sold should have been at least \$2000.00.

Yoshio Mori  
SIGNATURE