

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
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	
					1548		1676.41				
PERSONAL PROPERTY											
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column				
NETS											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price		
MISCELLANEOUS CHATTELS											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	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	

CASE NO: 440

JAPANESE PROPERTY CLAIMS COMMISSION

New Denver, B.C.

June 25, 1948

IN THE MATTER OF THE CLAIM OF
MASANOJO AND FUKI MORIWAKA

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

(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.F. 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

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

M. Moriwaka
In Chief

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 $1\frac{3}{4}$ acres; blackberries $\frac{3}{4}$ acres; Hay 3 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

M. Moriwaka
In Chief

\$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. Leckie to prepare that statement and is that your signature?

M. Moriwaka
In Chief

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.

(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)

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.

M. Moriwaka
In Chief

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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.

20

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.

30

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

M. Moriwaka
In Chief
Discussion

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

M. Moriwaka
Discussion
Cross exam.

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.

440.
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.

ACKNOWLEDGED

NOV 20 1947

file 8680
8682

new Denver
Arlson

13906-13905

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

(1) NAME MORIWAKA Masanojo & 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 re-
ceivable) - - - - - Chattels \$ 343.15

(iv) Total value (if you cannot give separate values for lands and buildings just
fill in total value) - - - - - \$ 8193.15 5000

(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 \$	343.15 200.25
5.		Estimated Value \$	
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 8193.15

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)) - - - - - \$ 6725.15 168.75 50026.75

(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 Yes

Nelson or New Denver

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

DOMINION OF CANADA)
of)
TO WIT:)

WE
X, Masanojo & Fuki Moriwaka
of New Denver

of the Village
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 Village) M. Moriwaka
of New Denver)
in the Province of B.C.)
this 18th day of November) F. MORIWAKA
A.D. 1947.)
Commissioner for Taking Affidavits) 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.

BUILDINGS

Residence - 1 storey - 24' x 32'	\$1500.00
Chicken House - 18 x 48	400.00
Chicken House - 24 x 26	200.00
Chicken House - 14 x 24	150.00
1 Brooder House - 18 x 24	200.00
Barn - 20 x 32	800.00
Wood Shed - 16 x 32	100.00
	\$ 3350.00
LAND - 15 acres Farm land	\$ 4500.00
13 acres in cultivation	
Small fruits	
CHATELS -	\$ 343.15
	\$ 8193.15

File No.: 8682

October 24, 1942

Name: Mrs. Masanojo MORIWAKA (Fuki)

Reg. No.: 13905

INVENTORY OF CHATTELS

Left in care of Leopold HERTZ
2909 15th Rd.,
Haney, B.C.

Left in care of Chris Ducholke
80-17th Ave.
R.R. 1,
Haney, B.C.

In House:

1 home-made table	\$ 1.50
5 blinds	
lino on one floor	12.00

Feed House:

1 box personal effects (tool box)	3.00
1 box old clothes, pers. effects	2.00
1 dresser without glass	3.00

Barn:

2 beds complete	18.00
-----------------	-------

Left in care of Mr. P. Mysel
100-17th Ave.,
R.R. 1,
Haney, B.C.

1 box garden tools	\$ 6.00
1 pr. hames	2.00
Sml. quan. harness pcs.	3.00
1 pr. gumboots	1.50
5 large boxes nailed up	
large quantity shakes	100.00
7 egg crates complete	1.75
1 scythe	1.00
1 cement rice bowl	3.50
1 galv. bucket	1.50
1 ladder	1.00
1 crow bar	1.50
1 stone boat	1.25
1 spring board	.50
1 homemade saw vice	.25
4 lbs. new berry wire	
prt. roll chicken wire	3.00
6 boxes mixed	15.00
small quantity lumber	10.00

\$ 343.15

10 kitchen chairs	10.00
1 baby high chair	5.00
1 book records wrapped up)	
1 gramophone)	15.00
1 carton records, stamps etc.)	
1 cultivator	18.00
1 home-made table	3.00
1 dining room table	15.00
4 cross cut saws	30.00
1 enamel sink	3.00
1 old range (poor)	30.00
1 hay fork	1.50
1 manure fork	1.80
2 shovels	3.00
4 potato forks	6.00
1 rake	1.80
3 hoes	4.00
1 small mirror	2.00
1 manure shovel	1.80

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

DATE: SIGNED:

Please sign and return one copy to the Custodian.

M. T. Noriwaka

(Claimant's Name)

REAL ESTATE
(Farm Land)

139054 13906

Reg. No.

LAND

Uncleared 5 ac -
Cultivated not planted 1/2 ac
Cultivated and not in crop
List Crops

Acres

Date of Purchase

From Whom

Cost Price

Cleared
Uncleared
or cultivated
at date of
Purchase

Improvements
at date of
Purchase

Estimated
value at
Date of Sale

Roses - 3 1/2 ac
strawberries - 1 1/2 ac
Blackberries - 3 1/2 ac
Hay - 3 1/2 ac
garden - 1/2 ac
Total 9 1/2 ac

440-1
DATE June 25/48
FILED BY Cobus

Don't
Remember

2400 00

none
cleared

House
+ barn
(are an addition)
to barn
5000 00
Land
improvements

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

Description	When Made	Cost
cleared about 1/2 ac - during year after purchase - mostly hired, some own - at 300 per ac = 300 00		
Put in extensive ditching (cedar blocks)		unable to estimate value
Dug 3 wells - about 20 feet deep - hired labour - unable to estimate cost		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House (story)	24 x 32	Frame on cedar blocks - shingle roof						included in purchase price
Barn	20 x 32	Frame - silos on cedar blocks - shingle roof (main barn)						
addition	9 x 15	shingle roof (addition)						

Buildings erected after purchase

Barn addition	10 x 30	Frame - silos on cedar blocks - shingle roof	1940					150 00
Chicken house	18 x 48	Frame on cedar blocks - shingle roof	1925-1929					400 00
"	24 x 26	Frame on cedar blocks - shingle roof	"					200 00
"	14 x 24	shingle roof	"					150 00
Wood shed	16 x 32	pale boards - shingle roof	1928					200 00
Electric light		installed to all buildings						100 00

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

I consider the appraisal at 157750 is much below a fair value -

Comment - this property was owned jointly by myself and wife. I am representing my wife as to her interest. Land is very good and well cultivated - location is convenient. I believe that when sold as of Jan. 1, 1943 for 15448 00, this property would be worth at least 5000 00, at a fair market value

SIGNATURE

Farm Appraisal Report

File No. JL-193

Land Description Lot 1 of Pct. "D" of SW 1/4, 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
Water supply: 3 dug wells 18' to 20'; supply limited Value \$ land value.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 32	Frame	10'	Shgl.	25 yr.	Cedar blocks	Poor	400.00
	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	"	
Hen 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
Wood 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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
9.50	Undulating 9.50	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. 5.46 14.99	10" clay loam	Clay	Light to heavy bush.	150.00 per acre up	5.00 27.50
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

Improvements at 900.00 -1942 Tax - \$42.25.

\$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. & F.
Moriwaka.

Farm Appraisal Report

Remarks:

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.

(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

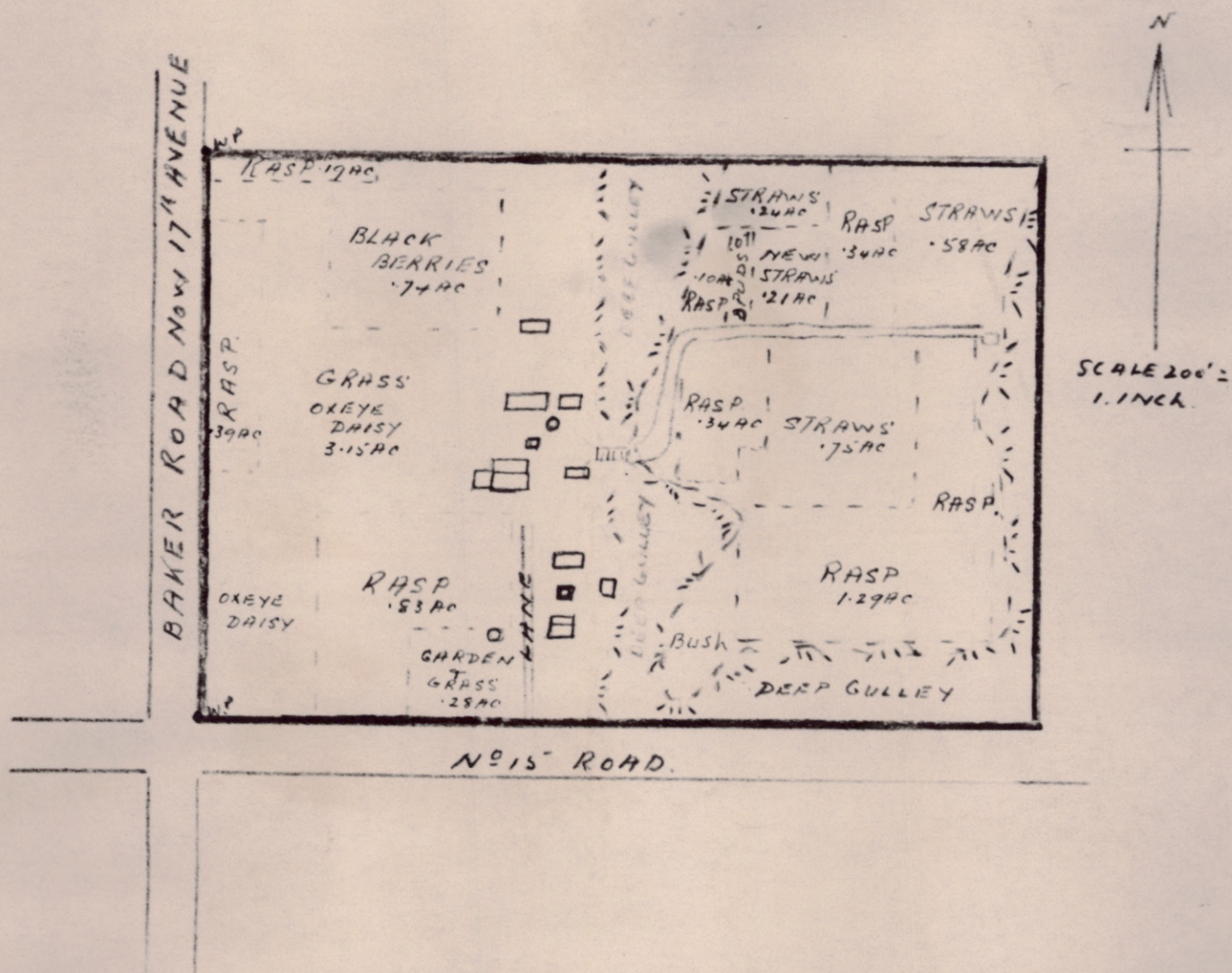
3.48	acs.	Raspberries.	\$
1.78	"	Strawberries-1st, 2nd & 3rd yr. plants	\$
.74	"	Blackberries.	\$
3.15	"	Hay - poor.	\$
.35	"	Spuds & garden.	\$
9.50			\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

MUSUMOTO & FUKI MORIYAKA.
 Lot 1. of Pl. "D" of SW. 1/4 Sec 15. T. 12 N. R. 34 W. D.
 14.96. acres.



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.

M. F. Moriwaka

(Claimant's Name)

PERSONAL CHATELS

EXHIBIT NO. 440-3
DATE June 25/48
FILED BY Cobus

13905 -

Reg. No.

13906 -

Description of Major Items
(and particularly of goods
lost, stolen or destroyed)

Approximate
Date Purchase

New or Used
When Purchased

Price Paid

Condition when
Evacuated

Estimated value
at Date of Evacuation

For all chattels claimed and itemized values
— see revised claim set-up on
Custodian's personal property
analysis sheet ——— Total

\$200.25

Description of Storage of Goods:

Items claimed were left in barn house and
other buildings on my farm property, address RR #1,
Haney BC -

General Statement as to Chattels not Described above:

Additional Comments, if any:

I have allowed for depreciation on articles claimed
I am representing my wife as to her joint interest in these
chattels

M. Moriwaka

Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE NO. 3680

EXHIBIT No.

NAME Masunojo MORIWAKA
Fuki MORIKAWAREG. No. 13906
13905

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION May 8/42	TAKEN BY R.M. Anderson & S.C. Carlsen					
EVACUATION Sept. 19/42	DATE Oct. 15/42	Articles claimed are the same as those in our fieldmen's inventory.				
Tables	1 HM table	1.	\$1 50			
Chairs	5 blinds	2.				
Stove	Linoleum on 1 floor	3.	12 00	10		
	Box personal effects	4.	3 00	4		
	Box old clothes	5.	2 00	4		
	1 dresser without glass	6.	3 00	4		
	2 beds complete	7.	18 00	10		
	Left c/o Mr. P. Mysel					
	10 kitchen chairs	8.	10 00	10	3 85	
	1 baby high chair	9.	5 00	5	1 00	
	1 book records wrapped	10.)				
	1 gramophone	11.)	15 00	10	2 50	
	Carton records, stamps etc	12.)				
	Cultivator	13.	18 00	15	8 00	
	HM table	14.	3 00	1.50		
	Dining room table	15.	15 00	10	1 00	
	4 cross cut saws	16.	30 00	20	1 25	
	Enamel sink	17.	3 00	3	2 00	
	Old range poor	18.	30 00	10		
	1 hay fork	19.	1 50	1.50	75	
	1 manure fork	20.	1 80	1.50	60	
	2 shovels	21.	3 00	T 2.50		
	4 potato forks	22.	6 00	T 4		
	1 rake	23.	1 80	T		
	3 hoes	24.	4 00	T		
	1 small mirror	25.	2 00		1 25	
	1 manure shovel	26.	1 80	T 1.50		
	Left c/o Mr C. Ducholke					
	Box garden tools	27.	6 00	5	1 25	
	1 pr. hames	28.	2 00			
	Sml. quant. harness pcs.	29.	3 00		50	
	1 pr. gumboots	30.	1 50			
	5 lge. boxes nailed up	31.				
	Lge. quant. shakes	32.	100 00			
	7 egg crates complete	33.	1 75			
	1 scythe	34.	1 00		50	
	1 cement rice bowl	35.	3 50	K		
	1 galv. bucket	36.	1 50	1.00		
	1 ladder	37.	1 00			
	1 crow bar	38.	1 50	1.50	1 50	
	1 stone boat	39.	1 25	1		
	1 spring board	40.	50	4	70	
	1 HM saw vice	41.	25	4	1 10	
	4 lbs. new berry wire	42.	3 00	)		
	6 boxes & chicken wire	43.	15 00			
	Sml. quant. lumber	44.	10 00	5		
			\$343.15			
			T	3 75		
			K	50		
			Sundries	50		
				\$32.50		

ER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO. RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
				1 50			)
				12 00			)
				3 00			) Nothing of value, Memo Mar. 14/45
				2 00			)
				3 00			)
				18 00			)
				3 00			
				30 00			
				1 50			
				100 00			Part sold as kitchen utensils, part abandoned
				1 75			No re sale value, Memo Mar. 14/45
				3 50			" "
				1 50			" "
				1 00			" "
				1 25			" "
				10 00			" "
				<u>\$193 00</u>			

Claimants valuation of chattels	\$343.15
" " of abandoned chattels	<u>193.00</u>
Goods valued by claimant at \$150.15	\$150.15
auctioned for	<u>\$32.50</u>

Haney B.C.

EXHIBIT No. 440 - 5

FRASER VALLEY

OFFICE OF THE CUSTODIAN

DATE June 25/48
FILLED BY

JAPANESE SECTION

Grown

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: 66

OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Fuki

ADDRESS 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.

Sept. 23/48

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarant's Possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Yes, Wife, Fuki.

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

Black Berries,

STATEMENT OF REAL PROPERTY OCCUPIED

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

2. LANDLORD'S NAME AND ADDRESS: none

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

none

4. STATE WHEREABOUTS OF LEASE: none

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

none

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Tables, Chairs, Stove, All to be left in house at

15th Rd., R.R. #1., Haney B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

none

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

FORM "JP"

OFFICE OF THE CUSTODIAN

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 194 2.

(Signature) "M. Moriwaka"

"F.T. Williams"

Witness

FOR DEPARTMENTAL USE

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Sept. 23/48

J. Grant