

<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	
					1663.00		766.35			766.35
<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			
195.45	103.75	31.12	53.2%	68.45	36.41					67.53
TOTAL RECOMMENDATION										833.88

CASE NO. 573.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

August 16th, 1948.

IN THE MATTER OF THE CLAIM OF

FUJITSUGU MORIZAKI.

PROCEEDINGS AT HEARING.

Original.

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 R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
 August 16th, 1948.

IN THE MATTER OF THE CLAIM OF
FUJITSUGU MORIZAKI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C., appearing for the
 Dominion Government.

W.E. HUCKVALE, Esq., appearing for the
 claimant.

MISS LILLIE THOMAS, Secretary.
 D.J. HANDFORD, Esq., Official Interpreter.
 S.R. HOWARD, Esq., Official Reporter.

30

F. Morizaki,
In Chief.

THE SECRETARY: Case No. 573, Fujitsugu Morizaki.

FUJITSUGU MORIZAKI, the claimant herein,
being first duly sworn, testified
through the Interpreter as
follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Morizaki, you are claiming with reference to
some farm~~land~~ in British Columbia?

A Yes.

Q And that is described as Lot 12 of the Subdivision
of the Northwest Quarter of Section 28, Township 16,
Map 5793?

A: Yes.

Q Now with respect to that land, would you look at
this form (indicating), please?

A Yes.

Q And has that been read over to you?

A Yes.

Q And is that your signature on it?

A Yes.

Q And are the particulars contained in ~~that~~ form true
and correct to the best of your knowledge, information
and belief?

A: Yes.

MR. HUCKVALE: I will tender that as Exhibit 1, your
Honour.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Q: Now you bought that land, Mr. Morizaki,
from some people called Hirokado?

A It was registered in that name when I went on it.
He is my wife's brother.

Q And they subsequently quitclaimed their interest
to you, is that correct?

A: Yes.

F. Morizaki,
In Chief.

THE SUB-COMMISSIONER: Exhibit 1 says Mrs. Eda Shikaze.

MR. HUCKVALE: I think that is the person from whom
the Hirokado Brothers purchased it, and he, in turn,
got it from the Hirokado Brothers and then they
went back to Japan but before they went they quit-
claimed their entire interest to the claimant.
And for my friend's assistance I will refer him
to the Custodian's letter of April 5th, 1946.
The land was later sold as belonging to the
claimant and the proceeds credited to him.

10

Now would my friend file the appraisal on
behalf of the Crown?

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: Now that dwelling house on your
property you value at \$900.00?

A Yes.

MR. RICE: Those are the Hirokado Brothers?

MR. HUCKVALE: There were two Hirokado Brothers, and
as I explained before, the appraisal here is headed
with the names of T. and M. Hirokado and Mrs.
Eda Shikaze sold the property to T. Hirokado and
M. Hirokado and they in turn sold to this man
Morizaki for exactly the same price.

20

MR. RICE: I might draw to the attention of your Honour
and perhaps it should be put on the record for
the benefit of the Commissioner that while the name
Hirokado appears on the appraisal report, the name
of the claimant is Morizaki.

THE SUB-COMMISSIONER: Yes.

30 MR. HUCKVALE: It is all set out in a letter to the

F. Morizaki,
In Chief.

Custodian dated the 5th of April, 1946.

Q Now did you insure that dwelling house, Mr. Morizaki?
A: Yes.

Q And is this the policy of insurance covering it?
A Yes.

Q Now did any agent inspect the property covered by that policy?
A; Yes.

MR. HUCKVALE: Now this is a policy, sir, for \$1000.00, on the dwelling house, from the 21st of April, 1942, until the 21st of April, 1945. I will tender that as an exhibit, sir.

(INSURANCE POLICY MARKED EXHIBIT NO. 3).

MR. HUCKVALE: I am going to go into the chattels now, sir, but before I do the original claim set up a claim for a horse for \$50.00.

THE SUB-COMMISSIONER: For which?

MR. HUCKVALE: A horse, \$50.00. It appears that that horse subsequently died before anything was done about it so that we abandon our claim and that will reduce our chattel claim by \$50.00.

THE SUB-COMMISSIONER: Add or reduce?

MR. HUCKVALE: Reducing our chattel claim by \$50.00.

THE SUB-COMMISSIONER: Reducing it?

MR. HUCKVALE: Yes.

THE SUB-COMMISSIONER: All right.

MR. HUCKVALE: Q: Now, Mr. Morizaki, you claim for a number of personal chattels set out in the supplement to your original claim, is that correct?

A Yes.

30 Q And with respect to those chattels, would you look

F. Morizaki,
In Chief.

at this form (indicating), please?

A Yes.

Q And has that form been prepared in accordance with your instructions?

A: Yes.

Q And is that your signature on it?

A Yes.

Q And are the particulars contained in that form true and correct to the best of your knowledge, information and belief?

A: Yes.

10 MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. HUCKVALE: And I would ask my friend if he would file on behalf of the Crown the analysis of the personal property.

(ANALYSIS MARKED EXHIBIT NO. 5).

MR. HUCKVALE: Now with respect to this analysis of personal property claim, under the heading "no record at any time", the analysis states that there were four chairs, 5 lamps, and a lantern. I just wish to make it clear that the claimant listed at the time of evacuation household furnishings and my position is that all those goods come within that phrase.

20

Q Now do you remember claiming for 2 kitchen stoves?

A Yes.

Q One of them you valued at \$50.00 and the other at \$20.00, Mr. Morizaki.

A Yes.

Q What condition was the stove valued by you at \$20.00 in at the date you left the farm?

30

F. Morizaki,
In Chief.

- A I was using it right up to the time of the evacuation and it was in good useable condition.
- Q Now you claim six tables, Mr. Morizaki.
- A Yes.
- Q What kind of tables were they?
- A There was one round table and the other five were square.
- Q How many of them were home made?
- A They were all home made.
- 10 Q Now who made them? A: One was made by a carpenter, and the rest I made myself.
- Q Are you a carpenter yourself?
- A No, I am not a professional carpenter but I do amateur carpentry.
- Q What condition were those home made tables in at the date you left the farm?
- A They were in good condition.
- Q Do you think they had a reasonable sale value?
- A Yes, I estimate about the value that I am claiming.
- 20 Q Now do you remember claiming for 2 double beds?
- A Yes.
- Q What condition were they in?
- A They were in good condition.
- Q And you claimed for two square shovels?
- A Yes.
- Q Can you tell me what shape they were in?
- A Yes, they were in good condition, too.
- Q And do you remember claiming for three spades and some axes? A: Yes.
- 30 Q Can you tell me what shape they were in?

F. Morizaki,
In Chief.

A They were in good condition.

Q And you also claim for some berry stands and some packing trays? A: Yes.

Q What shape were they in?

A They were in good condition. We were using them right up until the time of evacuation.

Q Now you had a water pump with 50 feet of pipe?

A Yes.

Q Where was it at the time you left the farm?

10 A It was still fixed to the well.

Q It was fixed to the well? A: Yes.

Q Was the pipe fixed, too? A: Yes.

MR. HUCKVALE: Well on the strength of that, sir, I would ask that \$20.00 be added to the real property claim and, accordingly, subtract it from the chattel claim. Will you answer Mr. Rice, please.

20 MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair value. I am submitting that the chattels that were sold by the Custodian were also sold for their fair value. The chattels that are alleged to be missing, lost or stolen I contend the claimant leased his property and turned over these chattels to a person other than the Custodian and the Custodian is not responsible for the same.

I wish to submit, your Honour, as an exhibit, the real property memorandum showing the assessment, and it also sets forth how the claimant's interest is derived.

30

(MEMORANDUM MARKED EXHIBIT NO. 6).

CROSS-EXAMINATION BY MR. RICE:

- Q In the list of chattels that you are claiming are 7 hoes. How did you keep 7 hoes busy out there? A: During the busy season we hired outside help and they were all in use at the same time.
- Q 7 hoes would be used day after day, would they? A Yes.
- Q And all of this land that was cleared is only 8 acres, is that right? A: Yes.
- 10 Q As a matter of fact, 5 of these hoes were worn out and no good, isn't that right? A They may have been worn.
- Q They may have been worn? A: Yes.
- Q Before you left there you leased your place to Thomas S. Scott? A: Yes.
- Q And you left your chattels with him, with Mr. Scott? A No, I left them in the house.
- Q Left them in the house? A Yes, left them in the house.
- 20 Q You didn't leave the horse in the house? A No, that being a live animal I left the horse with Mr. Scott.
- Q And you left the berry crates? You didn't put those in the house, did you? A Those were left in the packing house because they were to be used.
- Q And the hoes, you didn't put those in the house either, did you? A Yes, those were left with the other implements in
- 30

the house.

Q Left in the house? A: Yes.

Q Did you lock the house?

A Yes, the house was locked up and nailed up.

Q Who did you give the key to? You gave the key to Scott, didn't you, or did you give it to anybody, or did you take it with you? Why does it take you so long to answer? You ought to know what you did with the key.

10 A It was given to Mr. Scott as he was to have some use of the house.

Q Scott was to have the use of the house and you gave him the key. What were you doing with 3 camp stoves?

A One was for the house; one was for the pickers' bunkhouse and one was for the roothouse.

Q What did you use a campstove in the roothouse for?

A To keep the roothouse warm.

Q Well, two of these stoves were worn out, were no good, weren't they?

20 A They were useable up until the time I left.

THE SUB-COMMISSIONER: Pardon?

A They were useable until the time I left.

MR. REE: Q Well, your trunk and sewing machine you took with you, did you not?

A I took the machine but not the trunk.

Q You took the sewing machine but you didn't take your trunk with you? A: No.

Q Was it ever shipped to you?

A No.

30 Q What else did you take with you besides the sewing

machine? A: I took
mattresses, quilts and some kitchenware.

Q Did you take beds? A: No, only
the mattresses.

Q I show you a photograph (indicating). Do you
recognize it? A: That is a
picture of my house.

THE SUB-COMMISSIONER: Q: A which? A picture of the
house? A: A picture of
10 my house, yes.

MR. RICE: I wish to tender it, your Honour, as an
exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 7).

MR. RICE: Q: And that is the house, is it, that the
insurance agent, after he inspected the property,
put \$1000.00 worth of insurance on for you?

A Yes.

Q Thank you.

MR. HUCKVALE: That is all, thank you, Mr. Morizaki.

20 THE SUB-COMMISSIONER: There is no reference in the
original claim to any trunk.

MR. HUCKVALE: To a what?

THE SUB-COMMISSIONER: To any trunk.

MR. HUCKVALE: No, there isn't, nor is there a claim
for the sewing machine either. I think where my
friend gets it, on his evacuation he put on
the declaration that he had a trunk but he is not
claiming for a trunk.

30 THE SUB-COMMISSIONER: Is there no claim for the trunk
or the sewing machine?

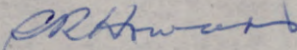
F. Morizaki,
Cross-Exam.

MR. HUCKVALE: No, sir, I think my friend should understand what when these people left they were limited and extremely limited with regard to the amount of weight they could take with them. They could not take very much. That is all, thank you, Mr. Morizaki.

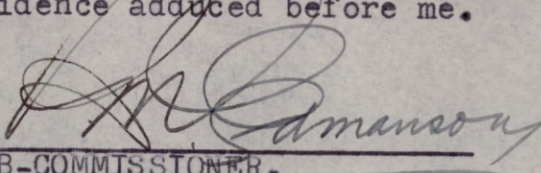
(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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


"S.R. HOWARD"
OFFICIAL REPORTER.

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


SUB-COMMISSIONER.

NOV 21 1947

Case No. 579.

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

file 5977

Letter reply

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

(1) NAME Morizaki (Print) Surname Fujitsugu Given Name (RCMP) Reg. No. 05108

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

(3) Present Address Box 51, Coaldale, Alberta.

(4) REAL ESTATE

(a) Street Address (if any) Clayburn City of Municipality, B. C. Province

(b) Legal description (lot number, block number, section number, etc.) in the District of
New Westminster and Province of British Columbia, and more
particularly known and described as Lot Twelve (12) of a sub-
division of the North West Quarter of Section Twenty-eight (28)
Township Sixteen (16), E. C. M. Map No. 5793.

(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 - - - - - \$ 2600.00
- (ii) Buildings - - - - - \$ 1500.00
- (iii) ~~Business, net value of business as going concern~~ crop. See supplement 1500.00
(including land and buildings, tenancies, chattels,
~~fixtures, stock in trade, goodwill and accounts re-~~
~~ceivable)~~ \$ _____

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 5600.00

(v) Amount at which Custodian sold property and credited your account - - - \$ 1678.34

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 3921.66

(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.) left in house

_____ house

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

some packed some loose
(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")

in custody of Custodian

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

- | | |
|--------------------------|--------------------|
| 1. <u>see supplement</u> | 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 \$ 280.19

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) - - - - - \$ 4201.85

- (6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no Yes
- (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Lethbridge

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:)

I, Morozaki Fujitsugu of the District
of Coaldale in the Province of Alberta

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)
of Coaldale)
in the Province of Alberta)
this 17th day of November)
A.D. 1947. R.J. Baldry)

Fujitsugu morozaki

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.

My commission expires December 31st, 1947.

S U P P L E M E N T

Buildings:

- 1 house 24x 32
- 1 picker house 14 x 24
- 1 hothouse 18 x 24
- 1 barn
- 1 bath house
- 1 woodshed
- 2 packing house

Total estimated value of buildings \$ 1500.00

Crops:

- 2 $\frac{1}{2}$ acres of strawberry
- 1 acre raspberry
- $\frac{3}{4}$ acre loganberry
- 1 acre rhubarb
- $\frac{3}{4}$ asparagus

Total estimated value of crop \$ 1500.00

Personal Property

Furniture:

- 2 kitchen stove
- 3 camp stove
- 8 chairs
- 6 tables
- 3 double bed
- 5 lamps
- 1 lantern
- 3 pickle gallon
- 1 40 gallon barrel
- 1 40 ft. rubber hose
- 1 box of dishes
- ~~1 trunk~~

Total estimated value of furniture 250.00

Farm Implements:

- | | |
|------------------|------------------------------|
| 1 horse | 3 7 $\frac{1}{2}$ ft. saws |
| 1 plow | 1 6 ft. saw |
| 1 cultivator | 1 9 ft. saw |
| 7 hoes | 2 spraying pumps |
| 2 hay forks | 1 water pump with 50 ft pipe |
| 2 potato forks | 50 lb. manila rope |
| 2 mattocks | 1 wheelbarrow |
| 3 square shovels | 2 5 gal. oil tins |
| 2 péevees | 2 pruning scissors |
| 3 spades | 2 card punches |
| 4 axes | 120 berry stands |
| 3 sledge hammers | 12 packing trays |
| 4 wedges | |
| 6 sickles | |

Total estimated value of implements 130.00

Total estimated value of personal property 380.00

Amount received from Custodian 99.81

Total claim for personal property \$ 280.19

(Claimant's Name)

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Reg. No.	
						Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	17.8	1932	Mrs. Eda Shikaze	\$600.00	Uncleared	None	\$2600.00 land alone
Cultivated not planted							
Cultivated and not in crop							
List Crops							
Strawberries (3 1/2 acres)				\$1000.00			
Raspberries 1 1/2 "				300.00			
Loganberries 2/5 "				50.00			
Rhubarb 7/10 "				100.00			
Asparagus 3/4 "				50.00			
Total				\$1500.00			

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

Description	When Made	Cost
Approximately 8 acres	(1932 1 1/2 acres, 1933 1 acre, 1934 1 acre	8 acres @ \$250.00 per acre - \$2,000.00
Cleared land	1936 1 acre, 1937 1 1/4 acres, 1938 1 acre	
Well 56 ft. deep	1939 1 1/2 acres	100.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Residence	24' x 32'	Drop siding	1932	\$750.00	\$250.00	\$150.00	\$250.00	\$900.00
Pickers House	24' x 14'	Shiplap (tar papered)	1940	175.00	75.00	50.00	50.00	250.00
Hot House	18 x 24'	Shiplap (2 layers)	1935	200.00	100.00	75.00	125.00	250.00
Barn (Addition to hot house)	12' x 16'	Shiplap	1938	50.00	25.00	15.00	30.00	60.00
Wash house & woodshed	18' x 24'	Part shiplap part split cedar	1932	50.00	-	25.00	50.00	25.00
Packing House	14' x 24'	Split cedar	1935	40.00	-	25.00	50.00	15.00
								1500.00

EXHIBIT No. 573-1
 DATE Aug 16/48
 FILLED BY W. R. Kuchvale

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

While house was started in 1932 I worked on it continuously. This place always produced good crops. My 1941 crop was sold for \$3600. through Pacific Farmers Co-op at Mission, B.C. In my opinion the subsoil was good, the land has had good treatment and has been properly fertilized with both manure and chemical fertilizer. House was insured for \$1000. on 21st April 1942. I have always supported myself and my family from this land and we lived comfortably and well. My family consisted of a wife and 5 children. My oldest child was only 13 at date of evacuation. I hence claimed \$1500. as value of crop, by this I meant the value of plants affixed to the soil

F. Morizaki
 Signature

BC 363-P

Farm Appraisal Report

Matsqui

File No. J.L.191

Land Description Lot 12 of S.D. of N.W. Sec. 28 Tp. 16 E.C.M. Map 5793, N.W.D.
Containing 17.8 Acres

Owner's Name HIROKADO, T. & M. Post Office Address Abbotsford, B.C.

Nearest Rail Point Clayburn Distance 1 1/2 miles

Market Town Abbotsford Distance 2 1/2 "

Church (give denomination) Various denominations Distance Abbotsford

Nearest School Abbotsford Distance 2 1/2 miles

State how property was identified: L.R.O. Sketch, map and corner posts.

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

Road allowance opened from N.E. corner to Downes Road; gravelled to highway.

Is this district a good one? Yes.

Employment opportunity Local through berry and hop seasons. Remote in mills, logging.

Predominating Nationality and religion: British. Some Hindus and Mennonites. None pre-dominates.

Describe Fencing and its condition: None owned; east side neighbour's fence. Value \$

Water supply: Well 56 feet; iron pump Value \$ Inc. in land.

BUILDINGS ON FARM

5777

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 32	Lumber	8	Shgl.	Old	Blk.	Fair	\$600.00
Wash-house & woodshed	18 x 24	"	6	Shks	"	Posts	Poor	20.00
Rhubarb Hse. Addn.	18 x 24	"	10	Shgl.	"	Blks.	Good	200.00
BARN	x	(Pickers' rooms upstairs)						
Shed	14 x 22	Spl. cedar	7	Shks.	"	"	Very poor	15.00
GRANARY	x							
Pickers Hse	14 x 24	Lumber	10	Shgl.	New	"	Good	250.00
	x							
	x	(Two other sheds or shelters of no real value)						
	x							

(No electricity established as yet in area)

Total present day value \$ 1085.00

Total Value Buildings add to farm \$ 1000.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable?

EXHIBIT NO. 573-2
DATE Aug 16/48
FILED BY J.R. G. Pees

Describe the basement and chimneys: No basement, brick chimney on bracket.

No. rooms downstairs? 5 Upstairs? None How finished 3 "V" joint; two with bare studs.

Are buildings painted? No Condition of paint

Distance from nearest bush 50 yards.

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
7.7	Undulating	14" light sandy loam	Sandy clay to sand.	Strawberries, grapes raspberries, logan- berries, asparagus, rhubarb.	\$60.	\$462.00
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.						
9.1	Undulating	14" light sandy loam.	Sandy clay.	Medium clearing	\$100.	\$20.00
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	
1	Very steep hillside.		None		No value	

Total value of Land \$ 644.00

Total added by buildings to value of farm \$ 1000.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 50.00

Total value of farm \$ 1694.00

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

In good tillage. Owner still in occupation but crop leased to Thos.C.Scott.

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

Fruit, or combined with dairying when more land cultivated.

Noxious weeds: Canada thistle.

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

Municipal and school \$24.17.

Matsqui Municipality. Mt. Lehman, B.C.

Date: 3rd June, 1942.
Place: Abbotsford, B.C.I certify that the above report is based on a personal examination
of the whole farm made on the 2nd day of June 1942

Inspector's Signature

"B. C. WORMWORTH"

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

Farm Appraisal Report

Remarks: The soil on this place is good at present, and of fair depth, but the subsoil is poor and will not assist in continuing the present quality of the soil. For this reason the place should as soon as possible, be fertilized with other than the chemical type of fertilizer in common use by Japanese for fruit lands.

There will be some tendency toward drying out during the late summer when rains are not so plentiful

(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

A dozen mixed fruit trees, and about the same number of producing grape vines I consider add ---- \$ 50.00

Present crops are:-

Strawberries	-----	3.50	ac	\$
Raspberries	-----	1.5	ac	\$
Loganberries	-----	0.4	ac	\$
Blackberries	-----	0.1	ac	\$
Asparagus	-----	0.1	ac	\$
Rhubarb	-----	0.7	ac	\$

Total \$ _____

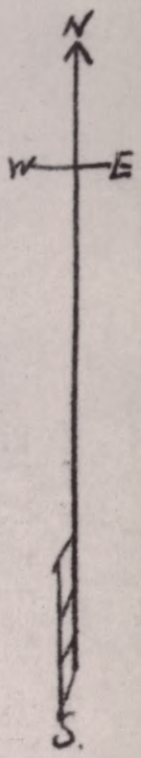
Amount fruit trees add to value of farm \$ _____

Diagram of Property

S. Kodama, Lot 11.



T. & M. Hirokado.
 Lot. 12 - Sub/Div. of NW. 28-16.
 E.C.M. Map 5793. N.W.D.
 17.8. acres.



Scale. 2 ch. To 1 inch.

Road Allée (not opened)

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

value is \$ 1200.00

Date 4th June 19 42

"I. T. BARNET"
District Superintendent.

#20

No. 6255358

STOCK
COMPANY

NEW ENGLAND FIRE INSURANCE COMPANY

PITTSFIELD,



MASSACHUSETTS.

Amount \$ 1,000.00 Rate 2% Premium \$ 20.00 Old Pol. No. NEW

IN CONSIDERATION of the Stipulations herein named and of
TWENTY and 00/100 Dollars Premium

Does Insure FUJITSUGU MORIZAKI for the term of THREE YEARS

from the TWENTY-FIRST day of APRIL 1942, at twelve o'clock, noon

to the TWENTY-FIRST day of APRIL 1945, at twelve o'clock, noon

(Local Standard Time) against all direct loss or damage by fire or lightning, except as hereinafter provided to

an amount not exceeding ONE THOUSAND and 00/100 Dollars

to the following described property while located and contained as described herein, and not elsewhere to wit:

1. On the building only of the one story building built of frame \$1,000.00

roofed with shingle and its additions communicating and in contact therewith, foundations, land-
lord's permanent fittings and fixtures attached thereto and forming part thereof, including fences, frescoes and plate glass, only while occupied as a
Private Dwelling, being on Lot #12, N.W. 1/4 Section 28, Township #16,

situate and being No. - on the - side of - Street
in the District of Matsqui Province of British Columbia

Storm doors and windows, door and window screens, and shutters belonging thereto, are also held covered while contained in the above described
building or on the premises.

2. On the Annual Rental Income of said building(s) as per attached clause.
In consequence of the reduced rate at which this insurance is written, liability is limited to a period of consecutive calendar months \$ Nil
from the date of the happening of any loss (referred to in said clause as the "Period of Indemnity").

3. On Household Furniture, supplies and personal effects (including paintings, sculpture, curiosities, works of art, articles of vertu, all at not \$ Nil
exceeding cost), printed books, plate, plated ware, jewelry, scientific and musical instruments, clocks, watches, trinkets and mirrors, the property
of the Assured or of any member of the Assured's family, only while contained in the above described building.
Not exceeding ten per cent. of the amount of this item may at the option of the Assured be held to cover the personal effects of guests and
servants, loss, if any, to be adjusted with and payable to the Assured named in this policy.

4. On the building only of the story building built of \$ Nil

roofed with and its additions, communicating and in contact therewith

only while occupied as and situate

EXHIBIT NO 573-3
DATE Aug. 16/48
FILLED BY W. H. Haskvale
no one head of cattle at

5. On contents consisting of Live Stock (in case of loss no one horse to be valued at over \$
over \$ no other animal at over \$), vehicles (excluding motor vehicles), robes, harness, carriage and
stable equipment, hay, grain, feed, garden implements and hose only while contained in the last above described building.
Unless otherwise specified limit per head: horses \$150, cattle \$60, any other animal \$10.

6. On \$ Nil

Insurance map reference: Vol. N.O.P. Sheet Isolated Block No. \$1,000.00

Loss, if any, on buildings only, payable to Assured

subject nevertheless to all the terms and conditions of this policy.

Further insurance, warranted concurrent herewith, as follows:—

Not exceeding ten per cent of the amount insured under the household furniture item of this policy may at the option of the insured be extended to cover
ordinary household contents while contained in outbuildings on the same premises, it being understood that the total liability shall not exceed the amount insured
under the said household furniture item.

No insurance attaches under any of the above items unless an amount is specified and inserted in the blank immediately following the wording of the item.

Permission granted to make ordinary alterations or repairs, not to exceed fifteen days at any one time, but it is understood that extraordinary alterations,
repairs, or additions are prohibited without notice to and the consent of this Company obtained in writing.

LIGHTNING AND ELECTRICAL CURRENT CLAUSE:— This policy also covers loss or damage caused by lightning whether fire ensues therefrom or not,
but if dynamos, exciters, lamps, switches, motors or other electrical appliances or devices are insured, any loss or damage to them caused by lightning or other
electrical currents, artificial or natural, is expressly excluded, and the Company is liable only for such loss or damage to them as may occur from resultant fire
originating outside the machines themselves.

This Policy is issued subject to the Statutory Conditions, any additions thereto and variations thereof hereinafter contained, which are hereby referred to and
made a part of the contract

The said NEW ENGLAND FIRE INSURANCE COMPANY hereby agrees to indemnify and make good unto the said insured all such direct loss or damage
by fire or lightning, not exceeding in amount the sum or sums insured as above specified, nor the interest of the insured in the property herein described, the
amount of loss or damage to be estimated according to the actual cash value of the property at the time of the fire, with proper deduction for depreciation how-
ever caused.

In Witness Whereof, this Company has executed and attested these presents; but this policy shall not be
valid until countersigned by the duly authorized Agent of the Company at VANCOUVER B.C.

W. H. Haskvale
Secretary

W. H. Haskvale
President

REED, PHIPPS & DAVIES LIMITED

Countersigned this 24th day of April 1942 *E. D. Mills* Agent

STATUTORY CONDITIONS

Misrepresentation. 1. If any person applying for insurance falsely describes the property to the prejudice of the Insurer, or misrepresents or fraudulently omits to communicate any circumstance which is material to be made known to the Insurer in order to enable it to judge of the risk to be undertaken, the contract shall be void as to the property in respect of which the misrepresentation or omission is made.

Form of Contract. 2. After application for insurance, if the same is in writing, it shall be deemed that any policy sent to the Insured is intended to be in accordance with the terms of the application, unless the Insurer points out in writing the particulars wherein it differs from the application, in which case the Insured may, within two weeks from the receipt of the notification, reject the policy.

Property Not Insured. 3. Unless otherwise specifically stated in the policy, money, books of account, securities for money, evidences of debt or title, and automobiles, tractors and other motor vehicles, are not insured.

Risks Not Covered. 4. Unless otherwise specifically stated in the policy, the Insurer is not liable for the losses following, that is to say:

- For loss of or damage to property owned by any person other than the Insured, unless the interest of the Insured therein is stated in the policy;
- For loss or damage caused by invasion, insurrection, riot, civil commotion, military or usurped power;
- For loss due to the want, within the knowledge of the Insured, of good and substantial chimneys; or caused by ashes or embers being deposited, with the knowledge and consent of the Insured, in wooden vessels; or by stoves or stove-pipes being, to the knowledge of the Insured, in an unsafe condition or improperly secured; or
- For loss or damage to goods while undergoing any process in or by which the application of fire heat is necessary.

Risks Not Covered Except by Special Permission. 5. Unless permission is given by the policy or indorsed thereon, the Insurer shall not be liable for loss or damage occurring:

Repairs. (a) to buildings or their contents during alteration or repair of the buildings and in consequence thereof, fifteen days being allowed in each year for incidental alterations or repairs without such permission;

Inflammable Substances. (b) while illuminating gas or vapor is generated by the Insured, or to his knowledge in the building insured or which contains the property insured, or while there is stored or kept therein by the Insured, or to his knowledge, by any person under his control, petroleum or any liquid product thereof, coal oil, camphene, gasoline, burning fluid, benzine, naphtha, or any of their constituent parts (refined oil for lighting, heating or cooking purposes only, not exceeding five gallons in quantity, gasoline, if contained in a tightly closed metallic can free from leaks and not exceeding one quart in quantity, or lubricating oil not being crude petroleum nor oil of less specific gravity than is required by law for illuminating purposes, not exceeding five gallons in quantity, excepted), or more than twenty-five pounds weight of gunpowder, dynamite or similar explosives;

Change of Interest. (c) after the interest of the Insured in the subject-matter of the insurance is assigned, but this condition is not to apply to an authorized assignment under *The Bankruptcy Act* or to change of title by succession, by operation of law, or by death;

Vacancy. (d) when the building insured or containing the property insured is, to the knowledge of the Insured, vacant or unoccupied for more than thirty consecutive days, or, being a manufacturing establishment, ceases to be operated and continues out of operation for more than thirty consecutive days.

Explosion and Lightning. 6. The Insurer will make good loss or damage caused by lightning or by the explosion of coal or natural gas in a building not forming part of gas works, whether fire ensues therefrom or not; and loss or damage by fire caused by any other explosion; but, if electrical appliances or devices are insured, any loss or damage to them caused by lightning or other electrical currents is excluded, and the Insurer shall be liable only for such loss or damage to them as may occur from fire originating outside the article itself.

Material Change. 7. Any change material to the risk, and within the control and knowledge of the Insured, shall avoid the policy as to the part affected thereby, unless the change is promptly notified in writing to the Insurer or its local agent; and the Insurer, when so notified, may return the unearned portion, if any, of the premium paid, and cancel the policy, or may notify the Insured in writing that, if he desires the policy to continue in force, he must within fifteen days of the receipt of the notice pay to the Insurer an additional premium, and in default of such payment the policy shall no longer be in force and the Insurer shall return the unearned portion, if any, of the premium paid.

Other Insurance. 8. (a) If the Insured has at the date of this policy any other insurance on property covered thereby which is not disclosed to the Insurer, or hereafter effects any other insurance thereon without the written consent of the Insurer, he shall not be entitled to recover more than 50 per cent. of the loss in respect of such property; but if for any fraudulent purpose the Insured does not disclose such other insurance, this policy shall be void;

(b) The Insurer shall be deemed to have assented to such other insurance unless it dissents by notice in writing within two weeks after notice thereof;

(c) In the event of there being any other insurance on the property herein described at the time of the happening of a loss in respect thereof, the Insurer shall be liable only for payment of a rateable proportion of the loss or a rateable proportion of such amounts as the Insured shall be entitled to recover under clause (a) of this condition.

Mortgagees and Other Payees. 9. Where the loss if any, under a policy has, with the consent of the Insurer, been made payable to some person other than the Insured, the policy shall not be cancelled or altered by the Insurer to the prejudice of such person without Reasonable notice to him.

Termination of Insurance. 10.—(1) The insurance may be terminated:

(a) Subject to the provisions of condition 9, by the Insurer giving to the Insured at any time fifteen days notice of cancellation by registered mail, or five days notice of cancellation personally delivered, and, if the insurance is on the cash plan, refunding the excess of premium actually paid by the Insured beyond the *pro rata* premium for the expired time;

(b) If on the cash plan, by the Insured giving written notice of termination to the Insurer, in which case the Insurer shall, upon surrender of this policy, refund the excess of premium actually paid by the Insured beyond the customary short rate for the expired time.

(2) Repayment of the excess premium may be made by money, post office

order or postal note, or by cheque payable at par and certified by a chartered bank doing business in the province. If the notice is given by registered letter, such repayment shall accompany the notice, and in such case the fifteen days mentioned in clause (a) of this condition shall commence to run from the day following the receipt of the registered letter at the post office to which it is addressed.

Salvage. 11. After any loss or damage to insured property, it shall be the duty of the Insured, when and as soon as practicable, to secure the insured property from further damage, and to separate as far as reasonably may be the damaged from the undamaged property, and to notify the Insurer of the separation.

Insurance on Goods Moved. 12. If any of the insured property is necessarily removed to prevent damage or further damage thereto, that part of the insurance under this policy which exceeds the amount of the Insurer's liability for any loss already incurred shall for seven days only, or for the unexpired term if less than seven days, cover the property removed, and any property remaining in the original location in the proportions in which the value of the property in the respective locations bears to the value of the property in them all; and the Insurer will contribute *pro rata* towards any loss or expense connected with such act of salvage, according to the respective interests of the parties.

Entry, Control, Abandonment. 13. After any loss or damage to insured property, the Insurer shall have an immediate right of access and entry by accredited agents sufficient to enable them to survey and examine the property, and to make an estimate of the loss or damage, and, after the Insured has secured the property, a further right of access and entry sufficient to enable them to make appraisal or particular estimate of the loss or damage, but the Insurer shall not be entitled to the control or possession of the insured property, or the remains or salvage thereof, unless it accepts a part thereof at its agreed value or its value as ascertained according to condition 17 or undertakes replacement under condition 19, and without the consent of the Insurer there can be no abandonment to it of insured property.

Who to Make Proof of Loss. 14. Proof of loss must be made by the Insured, although the loss is payable to a third person, except that, in case of the absence of the Insured or his inability to make the same, proof may be made by his agent, such absence or inability being satisfactorily accounted for, or in the like case or if the Insured refuse to do so, by a person to whom any part of the insurance money is payable.

Requirements After Loss. 15. Any person entitled to claim under this policy shall:

- Forthwith after loss give notice in writing to the Insurer;
- Deliver, as soon thereafter as practicable, a particular account of the loss;
- Furnish therewith a statutory declaration declaring:
 - That the account is just and true;
 - When and how the loss occurred, and if caused by fire, how the fire originated, so far as the declarant knows or believes;
 - That the loss did not occur through any wilful act or neglect or the procurement, means or connivance of the Insured;
 - The amount of other insurances, and names of other Insurers;
 - All liens and incumbrances on the property insured;
 - The place where the property insured, if moveable, was deposited at the time of the fire;

(d) If required and if practicable, produce books of account, warehouse receipts and stock lists, and furnish invoices and other vouchers verified by statutory declaration, and furnish a copy of the written portion of any other policy. The evidence furnished under this clause shall not be considered proofs of loss within the meaning of conditions 18 and 19.

Fraud. 16. Any fraud or wilfully false statement in a statutory declaration, in relation to any of the above particulars, shall vitiate the claim of the person making the declaration.

Arbitration. 17. If any difference arises as to the value of the property insured, the property saved, or the amount of the loss, such value and amount and the proportion thereof if any to be paid by the Insurer shall, whether the right to recover on the policy is disputed or not, and independently of all other questions, be submitted to the arbitration of some person to be chosen by both parties, or if they cannot agree on one person, then to two persons, one to be chosen by the Insured and the other by the Insurer, and a third to be appointed by the persons so chosen, or on their failing to agree, then by a Judge of the County or District Court of the County or District in which the loss has happened; and such reference shall be subject to the provisions of *The Arbitration Act*; and the award shall, if the Insurer is in other respects liable, be conclusive as to the amount of the loss and the proportion to be paid by the Insurer; where the full amount of the claim is awarded the costs shall follow the event; and in other cases all questions of costs shall be in the discretion of the arbitrators.

When Loss Payable. 18. The loss shall be payable within sixty days after completion of the proofs of loss, unless the contract provides for a shorter period.

Replacement. 19. The Insurer, instead of making payment, may repair, rebuild or replace the property damaged or lost, giving written notice of its intention so to do within fifteen days after receipt of the proofs of loss. In such event the Insurer shall commence to so repair, rebuild or replace the property within thirty days after receipt of the proofs of loss and shall thereafter proceed with all due diligence to the completion thereof.

Action. 20. Every action or proceeding against the Insurer for the recovery of any claim under or by virtue of this policy shall be absolutely barred unless commenced within one year next after the loss or damage occurs.

Agency. 21. Any officer or agent of the Insurer who assumes on behalf of the Insurer to enter into a written agreement relating to any matter connected with the insurance shall be deemed *prima facie* to be the agent of the Insurer for the purpose.

Waiver of Condition. 22. No condition of this policy shall be deemed to have been waived by the Insurer, either in whole or in part, unless the waiver is clearly expressed in writing signed by an agent of the Insurer.

Notice. 23. Any written notice to the Insurer may be delivered at or sent by registered post to the chief agency or head office of the Insurer in the province or delivered or so sent to any authorized agent of the Insurer therein. Written notice may be given to the Insured by letter personally delivered to him or by registered letter addressed to him at his last post office address notified to the Insurer, or, where no address is notified and the address is not known, addressed to him at the post office of the agency, if any, from which the application was received.

Subrogation. 24. The Insurer may require from the Insured an assignment of all right of recovery against any other party for loss or damage to the extent that payment therefor is made by the Insurer.

SALE OF PROPERTY

The within insured property having been sold for \$.....,hereby transfer, assign and set over untoall my rights, title and interest in this Policy of Insurance and all benefits and advantages to be derived therefrom.

Dated.....19..... Insured

The New England Fire Insurance Company hereby consents that the interest of

.....in the within Policy be assigned to.....subject, nevertheless, to all the terms and conditions therein referred to.

Dated.....19..... Agent

SALE OF PROPERTY

The within insured property having been sold for \$.....,hereby transfer, assign and set over untoall my rights, title and interest in this Policy of Insurance and all benefits and advantages to be derived therefrom.

Dated.....19..... Insured

The New England Fire Insurance Company hereby consents that the interest of

.....in the within Policy be assigned to.....subject, nevertheless, to all the terms and conditions therein referred to.

Dated.....19..... Agent

COLLATERAL SECURITY

The property insured by this Policy having been mortgaged for \$.....to.....of.....I hereby request that loss, if any, be made payable to said mortgagee asinterest may appear.

Dated.....19..... Insured

At the request of Insured (as above stated) loss, if any, under this Policy, is hereby made payable to.....mortgagee, asinterest may appear.

Dated.....19..... Agent

REMOVAL

Notice received that the within described property has been removed to a..... story building, built of..... covered with.....occupied as.....only, situated and being No.....Street.....and it is hereby declared, that such property shall in future be held insured therein and not elsewhere. Extra Premium, \$.....

Dated.....19..... Agent

VANCOUVER B.C.

Insurance Plan Reference : Vol.....Sheet.....Block.....No.....

NEW ENGLAND FIRE INSURANCE COMPANY
PITTSFIELD, MASSACHUSETTS

GORDON E. FINDLAY, Manager
 Canadian Department Montreal, P. Q.

STATUTORY POLICY

Dwelling House Form

Expires APRIL 21st, 1945
 Property DWELLING
 Amount - - - \$ 1,000.00
 Premium - - - \$ 20.00

FUJITSUGU MORIZAKI

No. 6255358

**NEW ENGLAND
 FIRE
 INSURANCE COMPANY**

PITTSFIELD, MASSACHUSETTS

OF THE
 SPRINGFIELD FIRE AND MARINE GROUP
 SPRINGFIELD, MASSACHUSETTS

CASH CAPITAL



\$1,000,000.00

Reed, Phipps & Davies
 LTD.

INSURANCE • REAL ESTATE

Phone MArine 1245 815 W. Hastings St.

VANCOUVER, CANADA

It is important that the written portions of all Policies covering the same property read exactly alike. If they do not they should be made uniform at once.

19

Received of the New England Fire Insurance Company of Pittsfield, Mass.

Dollars

in full payment, satisfaction and compromise for all loss and damage by fire which occurred on the _____ day of _____

19 _____ to property insured by said Company under their Policy No. _____ issued at the _____ Agency

which is hereby cancelled.

Gross Amount of Loss \$ _____

Less _____ Days Interest \$ _____

Net Amount of Loss \$ _____

RECEIPT FOR RETURN PREMIUM

To be signed by the Assured

19

Agency

Dollars

In consideration of _____

return premium, receipt of which is hereby acknowledged, this policy is hereby cancelled and surrendered to the Company.

IF PRO RATA, STATE REASON WHY

Assured

(Claimant's Name)

Reg. No.

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
Plow	1940	New	\$36.00	Good	\$25.00
Cultivator	1939	"	26.00	"	21.00
2 Spraying pumps	1938	"	5.00	Fair	2.50
1 water pump with 50 ft. pipe	1940	"	5.00	"	2.50
120 Berry stands	1935	"	38.00	Some good	20.00
1 Scale	1938-41	"	42.00	Some good fair	25.00
1 Kitchen Stove	1937	"	25.00	Fair	15.00
1 Kitchen Stove	1940	"	75.00	"	50.00
8 Chairs	1941	Used	25.00	"	20.00
6 Tables	1939	New	24.00	"	18.00
1 Double beds	1935-40	"	21.00	"	11.00
2 Double Beds	1941	"	25.00	"	20.00
Other items as listed in supplement sheet.			48.00	"	20.00
					<u>130.00</u>
					380.00

Description of Storage of Goods:

Some goods were packed, others were loose. All were left on farm and Custodian notified.

EXHIBIT No. 573-4

DATE Aug 16/48

FILLED BY

We Buckvale

General Statement as to Chattels not Described above:

Small farm tools and household articles as set out in claim supplement. One kitchen stove is shown in P.P. analysis as "abandoned". Although this was bought by me second hand it was being used and in good shape at date I left.

Additional Comments, if any:

I will abandon the claim for one horse.

A. Morizaki

Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5977

EXHIBIT No. _____

NAME Fujitsugu MORIZAKI

REG. No. 05108

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 24/42</u>	TAXONDEX					
EVACUATION <u>June 5/42</u>	INDEX					
		<u>DETAILS OF CLAIM.</u>				
		Date of Purchase: Price paid: Evacuation:				
The following to be left in declarant's home in custody of Thomas C. Scott.	1 kitchen stove	1940 \$75.00	50.00	F	31.00	
	1 kitchen stove	1941 (2nd hand) 25.00	20.00			
2 kitchen stoves	3 camp stoves	1937 26.25	20.00	F(1)	.35	(1) x
	8 chairs	1935, 1937, 1940 21.00	11.00	F(4)	2.85	
3 camp stoves	6 tables	1939, 1940 24.00	18.00	F(3)	.85	
	1 double bed	1941 25.00	20.00	F	4.00	
sewing machine	2 double beds	1938 48.00	20.00	F(1)	12.50	
	5 lamps	1937 6.25	4.00			
40' rubber hose	1 lantern	1938 1.25	.75			
	3 Pickle gallon	1939 7.00	3.50	K	1.25	
1 trunk and household furnishings	1 40 gal. barrel	1936 5.00	3.25			
	1 rubber hose 40 ft.	1938 4.50	3.00			
The following articles will be loaned to Thomas C. Scott:	1 box of dishes	-- 5.00	2.00	K	1.25	
	1 trunk	1930 12.00	4.50			
1 plough	1 horse (8 yrs)	1937 80.00	50.00			
	1 Plow	1940 36.00	25.00	M	18.50	
1 cultivator	1 Cultivator	1939 26.00	21.00	M	20.00	
	7 Hoes	1940 8.40	2.80			
2 hay forks	2 Hay Forks	1938 2.50	1.00			
	2 Potato Forks	1937 33.00	2.00			
3 hammers (sledge)	2 Mattocks	1931, 1935 3.90	1.50			
	2 5 gal. oil tins	1936 2.40	1.40			
2 pruning scissors	2 Peevees	1930 4.00	1.00	T	4.20	
	120 berry stands	1932, 1939, 1934 3.75	1.00			
2 potatoe forks	4 Axes	1930, '34, '34, '39 12.00	5.00			
	2 mattocks	1933 10.35	3.00			
1 water pump with 50' pipes	6 sickles	1933-'36 4.50	2.00			
	12 packing trays	1928 (\$7.75 ea.) 23.50	3.00			
and various other farming implements.	1 6' saw	1928 6.00	1.00			
	1 9' saw	1930 9.00	1.20			
1 horse - left in the custody of Thomas C. Scott, Clayburn, B.C.	2 spraying pumps	1938, 1940 10.00	5.00	T(1)	1.00	
	50 lb. Manila rope (used little)	1939 4.50	3.00			
	1 Water pump with 50' pipe	1935 38.00	20.00			x
	1 Wheelbarrow	1940 4.50	3.00	M	3.25	
	1 Scale	1937 25.00	15.00	M	2.75	
	2 5 gal. oil tins	1939 4.00	2.00			
	2 Pruning scissors	1936 5.50	2.50			
	2 Card punches	1938 .50	.20			
	120 Berry Stands	1938-41 42.00	25.00			
	12 Packing trays	1937 4.80	2.40			
	TOTAL CLAIM		380.00		\$103.75	\$20.00
	<u>Also sold but not claimed for:</u>					
	Lumber			M	20.00	
	Collar			M	1.00	
	Old harness			M	1.25	
	Linoleum			F	2.00	
	Cupboard			F	9.00	
	Cabinet			F	2.00	
	Beans			Misc.	.25	
					\$35.50	
					103.75	
					<u>TOTAL SALES.. \$139.25</u>	

RECAP:

Goods valued by Claimant at \$192.45 sold at Auction for \$103.75.
 Goods valued by Claimant at 20.00 sold with Real Property as Fixture.
 Goods valued by Claimant at 6.50 were declared but not found.
 Goods valued by Claimant at 10.25 were not recorded at any time.
 Goods valued by Claimant at 70.35 were abandoned as valueless.
 Goods valued by Claimant at 30.45 were not accounted for, theft etc.
 Horse valued by Claimant at 50.00 died.

TOTAL CLAIM \$380.00

DESCRIPTION	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT & C	UNSOLD	REMARKS
	TENDER & c								
31.00						x			
.35			(1) x				(1) x		1 rusted out only 2 Inventoried.
2.85				(4) x					Only 4 Inventoried.
.85						(4) x			4 old home-made tables abandoned.
4.00						(2) x			Old - no good (those abandoned)
12.50					x				
					x				
1.25							(1) x		
							x		
1.25							x		
								x	Died
18.50									
20.00									5 worn out
						(1) x			One old shovel head abandoned.
4.20						(3) x			(3) No good not saleable
						(1) x			(1) No good not saleable
							x		
1.00							(1) x		{ Tenant says pulley and rope fell into the well
							x		
			x						Fixture
3.25						(1) x	(1) x		} Not inventoried Not inventoried Abandoned - not worth handling.
2.75							x		
						x			
						x			
103.75			\$20.00	\$6.50	\$10.25	\$70.35	\$27.45	\$50.00	

Also Abandoned:
 2 old home-made benches
 1 old rusty dish pan
 1 old pail (wooden bottom)

EXHIBIT No. 578-5
 DATE Aug. 16/48
 FILLED BY G. H. A. Rice

uction for \$103.75.
 Real Property as Fixture.
 red but not found.
 ecorded at any time.
 oned as valueless.
 ounted for, theft etc.

June 8, 1948.

Aug. 16/48

FILLED BY

G.E.A. Rice

REAL PROPERTY MEMORANDUM

Re: (Mr.) Fujitsugu Toji MORIZAKI
Registration No. 05108

Veterans' Land Act transaction.

One Real Property only included, being:

Lot 12 of the North West quarter of Section 28
 Township 16, Map 5793, Municipality of Matsqui
 in the District of New Westminster.

Registered Owner:

Certificate of Encumbrance on Claim File shows above property registered in the names of Tsuneichi HIROKADO and Masao HIROKADO. They, however, gave a Quit Claim Deed to Mr. Morizaki dated October 5, 1942, which is also on file.

Assessment: (1943) 17.84 acres. Taxes: \$24.17

Land.....	\$ 446.00
Improvements.....	950.00
<u>TOTAL</u>	<u>\$1396.00</u>

Soldier Settlement Board Valuation:

Land.....	\$ 644.00
Buildings.....	1000.00
Fruit trees.....	50.00
<u>TOTAL</u>	<u>\$1694.00</u>

Claimant's Valuation:

Land.....	\$2600.00
Buildings.....	1500.00
<u>TOTAL</u>	<u>\$4100.00</u>

Sold to Director, Veterans' Land Act for \$1,663.00.

Re Crop:

Mr. Morizaki leased his property to Mr. T. C. Scott for a period of 10 months from April 1, 1942, for the sum of \$1,000.00. The Lease stipulated certain acreage was in crop and Mr. Scott filed a claim for misrepresentation. After careful consideration he was allowed \$429.10 in this connection.

WJJ/HMS

..W. J. Johnston"

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
 Oct. 7/48 *J. May*

MORIZAKI

1045 Clayburn, Scott Road, Matsqui, B. C.

File 5977

Reg. #05108



EXHIBIT No. 573-7
DATE Aug 16/48
FILLED BY V. S. G. Rice