

<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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					1956.					
										82.50
										3042.00
<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			
707.00										
	176.75									176.75
<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			
249.26	117.00		46.99%	140.74						
		35.10			66.13					101.23
TOTAL RECOMMENDATION										3402.48

CASE NO: 852.

JAPANESE PROPERTY CLAIMS COMMISSION

Winnipeg, Manitoba,
April 16th, 1948.

IN THE MATTER OF THE CLAIM OF
MASATO OHORI.

PROCEEDINGS AT HEARING.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

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Winnipeg, Manitoba,

April 16th, 1948.

IN THE MATTER OF THE CLAIM OF

MASATO OHORI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

S.M. CHERNIACK, Esq., appearing for the
Claimant.

A. WATSON, Esq., Secretary.

D.J. HANDFORD, Esq., Official Interpreter.

H.M. LANGFIELD, Esq., Official Reporter.

30

M. Ohori,
In Chief,
Discussion.

MR. CHERNIACK: I ask leave to amend, my lord. I would like to show the total value of land and buildings at \$9,500.00. And the sale price is correct, \$1958.00, and the loss \$7542.00. My lord, I also ask leave to amend the chattel claim. This will be an upward amendment and I think I ought to explain the reason for saying it.

THE COMMISSIONER: Yes.

MR. CHERNIACK: The claim was prepared by the claimant and he showed that he had claimed for a 1940 truck, \$193.00. That amount was his loss but he had shown that as the value and that is why the change. In his credit to the Custodian he does not include the proceeds from the truck so that he felt that all he need show was the actual loss on the truck. In any event, we have revised the claim so that it shows the correct valuation on the truck and the correct credit, and we are showing it in the personal chattels list. The total value of all goods, \$1300.00.

THE COMMISSIONER: Yes.

MR. CHERNIACK: Sales by the Custodian, \$824.00. Loss claimed \$476.00.

MASATO OHORI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

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

A: Yes.

M. Ochori,
In Chief.

Q Are these your signatures?

A Yes.

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

MR. CHERNIACK: I will offer as Exhibit 1, my lord, the real estate statement.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. CHERNIACK: On behalf of my learned friend, my lord, I will file the S.S.B. appraisal as Exhibit 2.

10 (APPRAISAL MARKED EXHIBIT NO. 2).

Q Witness, I show you a snapshot: What building is that? A: That is my

house.

Q This is the house on the property for which you are making a claim? A: Yes.

Q When was the photograph taken?

A In 1942 just before I was evacuated.

MR. CHERNIACK: My lord, I ask leave to file these as Exhibit 3, and since I have several photographs I will write in "No. 1" on the back of the same, and so on, they being the number of the building as shown on the exhibit.

20

Q Witness, I show you another snapshot. What building is that? A: This is the

garage and incubator room combined. Incubator room and garage.

Q Was this taken at the same time as the last photograph? A: Yes, taken at

the same time.

30 MR. CHERNIACK: I am writing in, "No. 2" on the back of

M. Ochori,
In Chief.

it and asking that it be marked along with the others.

THE COMMISSIONER: The photographs marked as one exhibit, I think.

MR. CHERNIACK: That is fine, my lord.

THE SECRETARY: Attach all these?

MR. CHERNIACK: All together, I have a few more.

Q Witness, I show you another photograph. What building is that? A: This is the 20 x 100 foot chicken house on the south side.

10 Q Witness, is this the one in which the rhubarb room is excavated? A: Yes.

Q And was it taken at the same time as the others? A Yes.

Q That is No. 6, my lord. What is this building on this snapshot? A: This is a 20 x 60 foot chicken house, double deck.

Q Is this the one built in 1931? A: Yes.

Q I am marking that as No. 5, my lord. Which one is this one, witness? A: On the left hand side is the 20 x 100 double deck henhouse, and on the right is the 20 x 90 double deck henhouse, and the place where the chimney is showing through the roof is the brooder house.

20

Q Both those items, No. 3 and 4, my lord. And this, witness? A: In the centre is the 18 x 18 feedhouse and then on either side the 18 x 19 chicken houses.

Q Is this on the right hand side, is that the double deck? A: No.

30

M. Ochori,
In Chief.
i

Q That would be item 6 and 7, my lord. No, No. 7 and 8. Yes. 7 and 8. Witness, were these built in 1933?

A: Yes.

Q That completes the building, my lord.

(PHOTOGRAPHS MARKED EXHIBIT NO. 3).

10 MR. CHERNIACK: Exhibit 1, my lord, sets out that this property was purchased in 1920 from Rikutaro Ito for the sum of \$1230.00 for eight acres of land. At the time it was purchased it was all uncleared consisting of heavy bush. The claimant states that he cleared and cultivated about eight acres. And estimating his labour, both hired and his own, at \$350.00 per acre. He constructed about 4300 feet of cedar covered ditching, dug two wells, and equipped with electric pump in 1934, and the contract including the equipment totalled \$350.00. He planted some 15 fruit trees in 1930 at a cost of \$25.00. The buildings are described in detail under 10 items showing the dates built, and the

20 estimated costs, and your Lordship will note that our stenographer has shown the brooder in column No. 4 and it should have been in column 3. No. 3 refers to a henhouse. In other words, it should have been shown along with the previous items to which the oven and brooder were attached. Item 4, the henhouse, was built in 1936. Under item 6, your Lordship will notice that although the building was built in 1925, the rhubarb room excavated underneath was constructed in 1938. The comments,

30 my lord, by the claimant on the appraiser's report

M. Ohori,
In Chief.
Discussion.

are as follows: "The buildings in the main were newer than as stated and were all in fairly good condition. The house was always kept up very well and was quite habitable. The appraiser did not appear to notice that there were three double deckers and omitted items 10 and 9. In view of the excellent description of the land I cannot understand the low valuation per acre. I consider that in view of the excellent location of the land and the excellent condition of the land and good condition of the buildings, the appraisal and sale price are much too low and that the fair market value at date of sale was at least \$9,500.00." The appraiser, my lord, states that it is one mile from Kennedy Station, that it fronts on Scott Road, and he states the present day value as \$2685.00 and an addition of \$1500.00 for the buildings.

10

MR. CHERNIACK: I will file now as Exhibit 4, my lord, the personal chattel statement which is already identified by the claimant.

20

(STATEMENT(MARKED EXHIBIT NO. 4)).

Q I show you a photograph, witness: What is that object?

A: That is the truck I bought in the spring of 1941.

Q Are these your children that are on the running board?

A: Yes.

MR. CHERNIACK: I will file that, my lord.

(PHOTOGRAPH MARKED EXHIBIT NO. 5).

MR. CHERNIACK: That is No. 5?

30 THE SECRETARY: Yes.

M. Ochori,
In Chief.
Discussion.

MR. HUNTER: Exhibit 4 was the personal property statement.

MR. CHERNIACK: Yes, Exhibit 4, my lord, is self-explanatory.

THE COMMISSIONER: Yes, I have read it.

MR. CHERNIACK: May I ask my learned friend to produce the R.C.M.P. receipt and appraisal.

(DOCUMENT MARKED EXHIBIT NO. 6).

10 MR. CHERNIACK: From my learned friend's file, that R.C.M.P. receipt, Exhibit 6, is produced. It is dated March 10th, 1942, and refers to a G.M.C. pick-up truck. The year is not given, my lord. The speedometer reading, 14,825; condition appears good, the extra equipment consists of heater and spotlight on rear. The appraisal, my lord, is not dated, but it is signed by some man named G. R. A. N. C. E., who my learned friend says is employed by McDermid Brothers.

MR. HUNTER: McDermott Motors.

20 MR. CHERNIACK: And it states it is a 1940 G.M.C. pick-up and doesn't list any necessary repairs. The licence number, 1942, CX-731, and shows the value at \$675.00. I will file that as Exhibit 6, my lord.

THE SECRETARY: No. 7.

(APPRAISAL MARKED EXHIBIT NO. 7).

30 MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the personal property sold was sold for its fair market value. It is submitted

M. Otori,
Discussion.

that the claims made for personal property not sold are exorbitant. For 1942 the assessed value of the real estate is \$525.00 for the land, and \$2650.00 for the improvements.

THE COMMISSIONER: May I have those figures again?

MR. HUNTER: \$525.00 for the land, and \$2650.00 for the improvements. And I will file the analysis, my Lord.

THE SECRETARY: Exhibit No. 8.

(ANALYSIS MARKED EXHIBIT NO. 8).

10 MR. HUNTER: If your Lordship would refer to the personal property statement, No. 4, and the analysis, I think they could quickly be coordinated. I have marked on the analysis an annex opposite the items set forth in Exhibit 4, so that the same items are shown on the analysis. And if your Lordship could quickly refer to that, we might go through them rapidly. The first one noted on the personal property statement, No. 1, was sold, as you will notice, for \$31.00. The second one was lost, destroyed or
20 stolen. It was home-made.

THE COMMISSIONER: Well now you have marked with a cross the electric motor which apparently was sold as a real property?

MR. HUNTER: Oh, wait a minute. I am sorry. I should have said No. 2. I am sorry.

THE COMMISSIONER: Yes, two electric motors--brooders sold for \$31.00.

MR. HUNTER: The next one is No. 3, grass cutter. It was shown as stolen and it was home made.

30 The next item is No. 9 and four of those incubators

M. Ohori,
Discussion.

sold for \$20.00. The next item is No. 11, the
nails sold for -- no, a gooseberry cleaner, I guess
it is, sold for \$6.00. The nails, 300 pounds of
nails, were stolen. That is No. 12. No. 13, the
b bean poles, they were just left there, they were not
sold. I suppose you might say they were abandoned
although they were not specifically written off in
the statement.

10 THE COMMISSIONER: Go back to item 9, four for \$20.00,
and then over in your other column --

MR. HUNTER: No record at any time.

THE COMMISSIONER: Does that refer to the other three?
There are still three to be accounted for after
you sell four and there were seven.

MR. HUNTER: Of course it is a straight question of
division, my lord, as far as the apportionment was
concerned. That is, 4 of them were -- six were
found and four were sold for \$20.00.

20 THE COMMISSIONER: I am beginning to follow it. You are
showing four for \$20.00, one in the "no record at
any time" column and 2 for \$57.15, stolen, is that
it?

MR. HUNTER: Yes, my lord. And one has no record.

THE COMMISSIONER: Yes, all right.

MR. HUNTER: The next item is No. 11. They were sold
for \$6.00.

THE COMMISSIONER: You have covered the bean poles,
Then the next is No. 18.

MR. HUNTER: 18, sold for \$42.50. 19, no record.

30 THE COMMISSIONER: 19 is not marked. Should it be?

M. Ochori,
Discussion.

MR. HUNTER: Yes, that is the shiplap, my lord. The next one to the other, shown in the original claim as \$15.00 but it is taken together with 2000 board feet of 1 x 6 flooring for a total of \$65.00. We say there is no record. The vehicle is dealt with differently. The beds, that is No. 39, stated on the analysis sheet as 7 beds complete -- I will look at the auction sheets and see what they were exactly sold at. Shows various items there for beds: bed and springs, \$4.00, bed and springs sold for \$11.00, and bed and tools sold for \$300. And 2 old bedsprings were written off. So that two beds and springs and another bed were sold for a total of \$17.50. The next item, the angora comforter, I think that should be -- I don't think there was a comforter exactly. I think it was angora wool.

MR. CHERNIACK: It is wool. 42 is the comforter and 43 is wool. We are not claiming for them all.

MR. HUNTER: There is much correspondence about the wool and I don't find this angora wool but I will ask the witness.

CROSS-EXAMINATION BY MR. HUNTER:

Q Witness, this 5 pounds of angora comforter, you are asking for, is not that actually 5 pounds of angora wool?

A: It was an angora wool comforter. Made from our own material but made specially at a factory in New Westminster.

MR. HUNTER: Well in that case, my lord, we will have to

put "no record" for that.

THE COMMISSIONER: What is the significance of the
"5 pounds" in front of it?

A When ordering a blanket made it is required that you
supply it 5 pounds or 6 pounds of wool.

THE COMMISSIONER: I see.

MR. HUNTER: I will simply have to show there is no
record about that, my lord, except there was
correspondence in regard to some wool which I
10 thought possibly referred to the angora.

THE COMMISSIONER: That is the last item?

MR. HUNTER: No. The violin is missing. It is lost.

THE COMMISSIONER: I see a note, "Taken by Mr.
Villeneuve", and I think it will have to be entered
as lost.

MR. HUNTER: I think it will have to be considered as
lost or stolen. I think that completes the sheets
of chattels.

It is submitted that the vehicle was sold for
20 its fair market value. It was, as my learned friend
has pointed out, appraised at \$675.00. It was sold
on August 19th, 1942, to McKay and Flannagan
Brothers for \$707.00. It was advertised for sale
by tender in July, 1942, and there were a large
number of bids received. Theirs was the highest
bid and was accepted. There are no further
questions, my lord. I should perhaps mention that
in the Exhibit 1, the real property statement,
that where the appraiser has omitted the items
30 numbered 9 and 10, unfinished feed house 20 x 20,

M. Ochori,
Discussion.
Re-Direct Exam.

and 8 colony houses, 10 x 14 each, although he doesn't specifically mention them on page 1 of his report--

MR. CHERNIACK: There are only a few items checked by my learned friend which I would like to question on.

THE COMMISSIONER: Yes.

RE-DIRECT EXAMINATION BY MR. CHERNIACK:

10 Q This grass cutter which you state you purchased in 1934, was that home-made?

A No, that was made in a Japanese factory and sent to me from Japan.

Q That was a factory-made article?

A Yes.

Q Did you have a home-made grass cutter around the property? A: No.

Q The next, incubators, my lord, the chattel statement refers to 6 incubators, not 7. We found the
20 7th one was home-made, in poor condition, and was probably just abandoned.

MR. CHERNIACK: Thank you, that is all.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

H.M. Langfield
"H.M. LANGFIELD,"
Official Reporter.

base 852

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

B

Zimmerly

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

(1) NAME OHORI (Print) Surname MASATO Given Name (RCMP) Reg. No. 12494

(2) Pre-Evacuation Address 436 SCOTT RD., R.R.#1, NEW WESTMINSTER, B.C.

(3) Present Address BOX 108, OAKVILLE, MANITOBA

(4) REAL ESTATE
(a) Street Address (if any) 436 SCOTT RD., SURREY MUNICIPALITY, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
nw 1/4 of Section 30, Township 2, lot 8, part 9.

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business _____
(iii) Business
(iv) Any other type of property (describe) _____

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

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 4,000.00
(ii) Buildings - - - - - \$ 8,560.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 12,560.00
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 1,958.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 10,602.00

9500-

7542

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation
436 Scott Rd, New Westminister, B.C. R.R.#1

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

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

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

Mrs. George Villeneuve

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$ 764.11

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) - - - - - \$ 11,366.11

- (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

Winnipeg

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

DOMINION OF CANADA,
Province of Manitoba
TO WIT:;

I, Masato Ohari
of Manitoba

in the Rural Municipality of St. Laurent
of the Province of Manitoba

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City)
of St. Laurent)
in the Province of Manitoba)
this 27th day of November)
A.D. 1947.)

Masato Ohari
A Commissioner &c.
Notary Public in the Province of Manitoba

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.

OHORI, Masato,

RCMP Reg. No. 12494

Land, 8 acres at \$500.00	\$4,000.00
House	2,150.00
Garage - incubator room	150.00
Chicken Houses	5,400.00
Single deck 20 x 100	
Double deck 20 x 60	
Double deck 20 x 100	
Double deck 20 x 90	
Single deck 18 x 90	
Unfinishe d feed shed 20 x 20	60.00
Double deck feed shed 18 x 18	150.00
Dutch oven brooder 3 x 18	350.00
8 Colony houses @ 25.00	200.00
Forcing rhubarb room (Root House)	<u>100.00</u>
	\$ 12,560.00
	<u><u> </u></u>

OHORI, Masato

RCMF Reg. No. 12494

Electric Motor	25.00
2 Elec. Brooders	50.00
Grasscutter	12.50
4 rolls Wire netting (2")	15.00
1 Roll Wire netting (1")	7.50
50 Rhubarb boxes	5.00
Spray box pump	10.00
500 4" Tiles	20.00
7 Incubators	200.00
23 Water troughs	7.50
Gooseberry cleaner	15.00
300 lbs. Nails	18.00
2000 Beanpoles	40.00
Pipe wrench	1.00
12 Water Pails	3.00
75 ft. Hose	2.50
2 Wedges	1.00
2000 bd. ft. 1" x 6" flooring	50.00
1000 bd. ft. shiplap	15.00
Gasoline tractor	75.00
Baby chick equipment	10.00
2 Drums (Gas)	10.00
1 Truck	193.00
2 Egg scales	3.00
1 Crow bar	.50
1 Scythe	2.00
6 Garden hoes	3.00
2 Manure drags	1.00
6 Shovels	3.00
1 Scale	10.00
30 Egg crates	7.50
2 Hay forks	.75
1 Double bit axe	1.25
6 1/2" Crosscut Saw	7.50
2 Wheelbarrows	5.00
Furnace (Sawdust)	50.00
Dining table	10.00
15 Chairs	15.00
7 Beds complete	75.00
2 Water tanks	10.00
Hot water tank system	25.00
5 lb. Angora comforter	10.00
5 lb. Wool	2.50
Piano	200.00
Violin	10.00
Gramophone	10.00
Total Value.	

~~\$1248.00~~

~~\$1,248.00~~

Sold by Custodian
LOSS

~~483.89~~
~~\$ 764.11~~

claim awarded

1300
824.

\$ 476^x

M. OHORI
(Claimant's Name)

REAL ESTATE
(Farm Land)

12494
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared <i>none</i>							
Cultivated not planted <i>none</i>							
Cultivated and not in crop							
List Crops		Dec. 16, 1920	Rikutaro Ito	\$1230			
Gooseberries 2/3 acre	over 8 acres			\$150.00			
asparagus 1 1/2 acres				per acre	all uncleared heavy bush	none	land and improvements \$9500.00
black currants 2 1/4 acres							
rhubarb 1 1/2 acres							
mixed vegetables 2 acres							
Balance buildings, chicken run, etc.							
Total							

EXHIBIT No. 852-1
DATE 16 April 1948
FILED BY P. M. Cherniack

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

Description	When Made	Cost
cleared and cultivated about 8 acres - from 1920 to 1928 -	hired and own labour	estimated at \$350 an acre
constructed about 4300 feet cedar covered ditching	" " " "	
dug 2 wells and equipped with electric pump - 1934 -	contract including equipment	\$350
planted 15 fruit trees in 1930	Cost	\$25.00

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value - Costs
1. House	including Kitchen	24 x 32	frame on cedar posts floor in basement, part cement part lumber shingle roof, shingle siding	1921 1927 added extensively 1936 added kitchen 1941 replaced roof entirely			own and hired labour & bought materials own and hired labour & bought materials " " " " " " " "		500.00 1000.00 500.00 500.00
2. Garage & Incubator		18 x 32	frame shingle roof	1938			" " " " " " " "		150.00
3. Hen house, double deck		20 x 90	frame, cement foundation & floor	1941			" " " " " " " "		1850.00
4. Hen House, double deck		20 x 100	frame, cement foundation & floor <i>ditch</i> oven & brooder 3 x 18 attached	1936			" " " " " " " "		2000.00
5. Hen House, double deck		20 x 60	frame on cement blocks	1931			" " " " " " " "		750.00
6. Hen House		20 x 100	frame on cedar posts	1925-1938	rhubarb room excavated underneath		" " " " " " " "		600.00
Comments re Appraiser's report not covered by above information:									
7. Hen House		18 x 90	frame on cedar posts	1933			" " " " " " " "		850.00
8. feed house, double deck		18 x 20	frame on cedar posts	1933			" " " " " " " "		150.00
9. Unfinished feed house		20 x 20	Cement foundation and 2nd floor-no walls or roof	1942			" " " " " " " "		60.00
10. 8 Colony Houses		10 x 14 each	frame	1935/1937			" " " " " " " "		200.00

COMMENTS RE APPRAISER'S REPORT NOT COVERED BY ABOVE INFORMATION:

The buildings in the ^{main} were newer than as stated and were all in fairly good condition. The House was always kept up very well and was quite habitable. The appraiser did not appear to notice that there ^{was} 3 double deckers and omitted items 9 and 10. In view of the excellent description of the land I cannot understand the low valuation per acre. COMMENTS: I consider that in view of the excellent location of the land and the excellent condition of the land and good condition of the buildings, the appraisal and sale price are much too low and that the fair market value at date of sale was at least \$9500.00

Signature
Masato Ohori

BC-441-P
BC-2212-A

Farm Appraisal Report

File No. JL 508

Section 30

Land Description Lot 8-2 that part of Lot 9 with a frontage of 0.781 chains
on Scott Road and running the full length of lot 8.
No. 436- Scott Road Containing 7.65 ac. Acres

Owner's Name Masato Chori. Post Office Address R.R. 1 New Westminster

Nearest Rail Point Kennedy Station on B.C.E.R. Distance 1 mile

Market Town New Westminster Distance 5 miles.

Church (give denomination) Catholic at Kennedy Distance 1 mile.

Nearest School Strawberry Hill Distance 1 1/2 miles

State how property was identified: Map. and enquiry.

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

Yes It fronts on Scott Road (hard surfaced)

Is this district a good one? Not especially, though very thickly populated.

Employment opportunity Seasonal on the farm, but there is employment in
New Westminster as industrial work is available at present.

Predominating Nationality and religion: very mixed along this road

Describe Fencing and its condition: Just along one side poor. Value \$

Water supply: two wells electric pump Value \$

BUILDINGS ON FARM

4943

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 32	frame	9/12	shg.	10	posts	fair	\$ 875.00
Kitchens	12 x 24	frame	8	shg.	10	posts	fair	
Garage	18 x 22	frame	8	shg.	8	none	fair	75.00
BARN	x							
Hen House	20 x 90	frame	double deck	Shg. new		cement	good	\$ 900.00
BARN	20 x 100	frame	double deck	shg. 10		cement	fair	\$ 500.00
BARN	20 x 70	frame	7	shg. old		posts	poor	\$ 150.00
GRANARY	20 x 60	frame	7	shg. very old		posts	v. poor	\$ 50.00
Hen House	20 x 100	frame	7	shg. very old		posts	v. poor	75.00
Feed house	20 x 16	frame	12	shg. old		none	poor	60.00
	x							
	x							

EXHIBIT No. 852-2
DATE 16 April 1948

Total present day value \$ 2685.00

Total Value Buildings add to farm. D. W. Chermack \$ 1500.00

Is dwelling habitable without repairs? yes If not what is your approximate estimate of cost to make it habitable? The house is, but some of the old hen houses should be removed.

Describe the basement and chimneys: The house is up on cedar posts not a dug basement but floored partly in cement & partly wood.

No. rooms downstairs? 6 Upstairs? 1 How finished lumber & paper down not finish up.

Are buildings painted? no Condition of paint N.A.

Distance from nearest bush no bush near the buildings

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

Cultivated Land

BC/441-P
BC/2212-A

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
7.60 7.60	level	6 to 8 in silty loam	8 In. sandy granular	2 ac grain. Beans .70 loam Potatoes .40 Rhubarb .65, aspara. 80 Currants .1, 20 gooseberry .30 garden .30, yard 1.25	\$65.00	\$ 494.00
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
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 \$ 494.00

Total added by buildings to value of farm \$ 1500.00

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

Total value of farm \$ 1994.00

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

The place has been farmed for a considerable time now in the hands of an inexperienced tenant the crop land is weedy.

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

This is a specialists proposition mainly a poultry ranch.

Noxious weeds:

Thistle, bind weed,

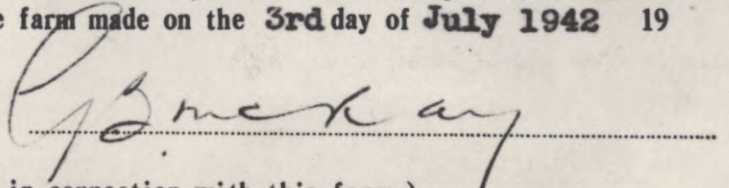
Give approximate detail and amount of all annual taxes and names of Taxing Authorities:

Corporation of Surrey Taxes \$60.63

Date: July 6th 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 3rd day of July 1942 19

Inspector's Signature



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

Farm Appraisal Report

JL 508

Remarks: ~~This mixed fruit and poultry layout is well located on a good hard surface road just five miles from New Westminster.~~

~~The whole property is into production, currants, asparagus, rhubarb, and this season considerable grain and garden truck.~~

~~The grain being sown in a poultry run where there are several colony houses. The currant crop is choked with weeds, and the inexperienced tenant, a French Canadian claims that he is not going to be able to get the fruit off because of lack of help.~~

~~The one New HenHouse 20 x 90 is a real good building, fitted with heating plant and good cement floor, and foundation. The other houses are of less value, one should be removed as salvage material is all that it is good for.~~

~~The dwelling house is a reasonably comfortable affair, needs finishing up-stairs, but otherwise quite habitable.~~

~~The general lay of the land is level with a gradual slope to the east, where the soil runs out into a low peaty composition.~~

~~The general line of operation has been toward poultry rather than fruit. It is a property that requires the knowledge of an expert to carry it to a financially successful conclusion. The land itself will stand careful handling for good results.~~

(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

\$.....

\$.....

There are a few old cherry trees of little or no value since they do not appear to have had the best of care.

\$.....

\$.....

\$.....

\$.....

\$.....

\$.....

\$.....

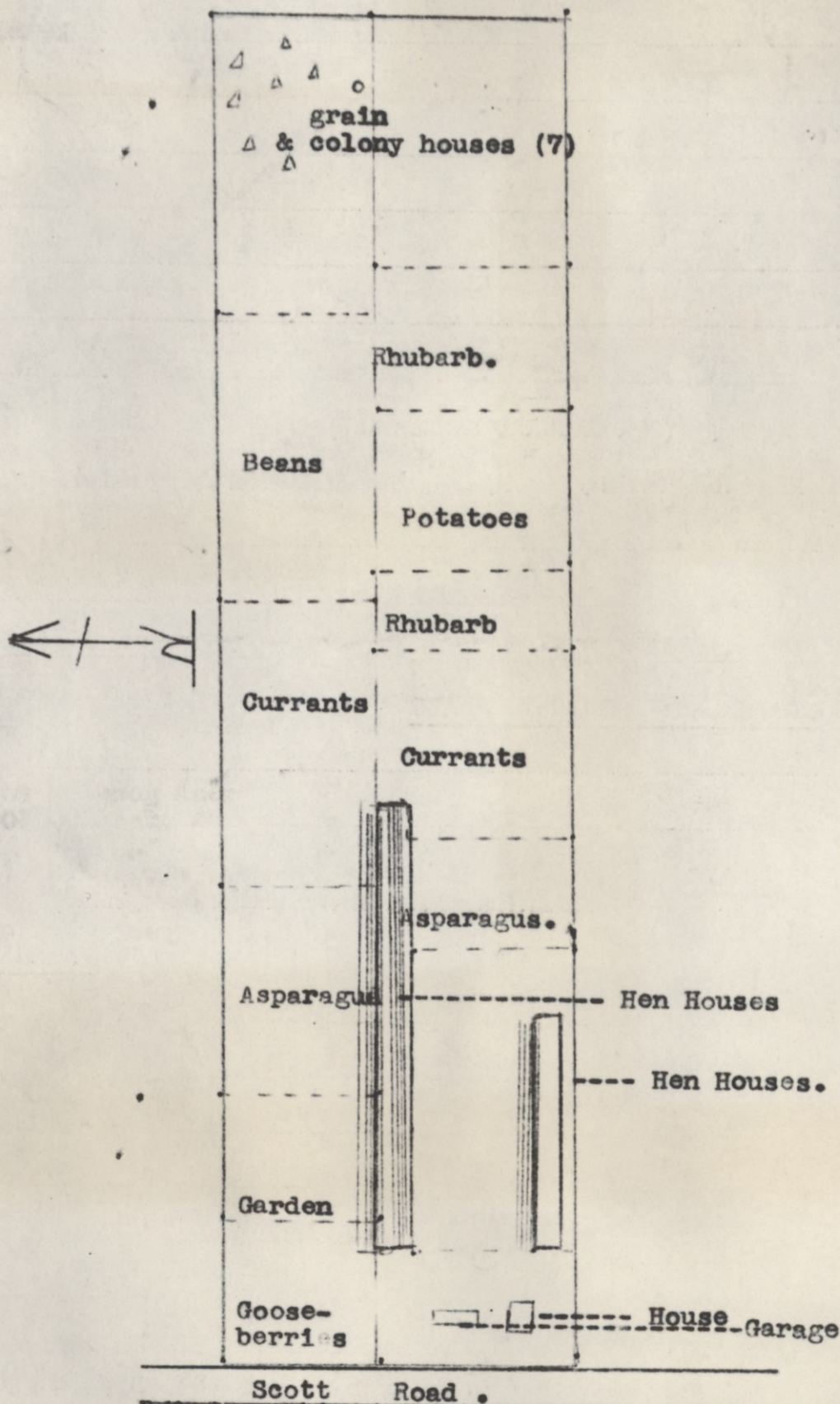
Total \$.....

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

Diagram of Property

M. Bhorl. Lot 8- & .741 chains fronting on
Scott Road of lot nine adjoining to the south.
Containing 7.65 ac in all House No 436. Scott Rd.

2 Chains to 1 Inch



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

value is \$ 2000.00

Date 15th July, 1942.

"I.T. BARNET"
District Superintendent.

#33



413

oldest 20x100

6

413

3 + 4

413

2

413

5

oldest double
deck 20x60
& part of 20x100

7+8

413

EXHIBIT No. 85-2-3

DATE 16 apr 1948

FILED BY

R. W. Cherniack

413

M. OHORI

(Claimant's Name)

PERSONAL CHATELS

12494

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	Sales by custodian
2 electric brooders	1937	new	96.00	good	50.00	31.00
Grass cutter	1934	"	12.50	"	7.00	
6 incubators	2- 1935	"	150.00)	"		
	4- 1938	used	140.00)	"	150.00	20.00
Gooseberry cleaner	1939	"	25.00	"	15.00	6.00
300 lbs. nails	1941	new	18.00	new	18.00	
2000 bean poles	1940	"	40.00	used 1 year	30.00	
2000 bd. ft 1 x 6 flooring)	1940	"	65.00	new	65.00	42.50
1000 bd. ft of shiplap)						
1940 1/2-ton G.M.C. truck	1941	"	1100.00	good	900.00	707.00
4 beds)	about 1928	"	40.00)	fair	45.00	17.50
3 beds)	1939	"	45.00)	good		
5 lb. angora comforter	1939	"	16.50	never used	10.00	
violin	1939	used	10.00	good	10.00	
					\$1300.00	\$824.00

Description of Storage of Goods: Above goods were left on property and reported to Custodian. Truck was handed in to R.C.M.P. at Hastings Park.

General Statement as to Chattels not Described above: In reviewing the Custodian's analysis, I have decided to abandon my claim with respect to all items except the above, opposite which I have placed properly depreciated values, considering the extent of use. My claim as to the truck was put in originally at \$193.00. This was the amount of my loss as I valued it at \$900.00.

My valuation \$1300.00
Custodian's sale price 824.00

Loss claimed \$ 476.00

Additional Comments, if any:

EXHIBIT No. 85-2-4
DATE 16 apr 1948
FILED BY R. M. Cherniack

Masato Ohori
Signature



Exhibit 5

EXHIBIT No. 852-5 ★
DATE 16 Apr 1948
FILED BY R. M. Cherniack

Exhibit 5

ROYAL CANADIAN MOUNTED POLICE

Detachment
Seizure No. **T 104**
FOR USE WHEN APPLICABLE

EXHIBIT REPORT

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date

19

RE:- **OHORI, Masato** **436 Scott Rd. New Westminster, B.C.**

On **March 10th.** **19 42 I** **H.F. Price** **RCMP**
MEMBER'S NAME

Came into possession of the following goods by:-

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
	<p>LICENSE NO. (42) CX731 MAKE & MODEL SERIAL NO. ENGINE NO. SPEEDOMETER READING CONDITION</p>	<p>TIRE NUMBERS 4 G.M.C. pickup truck 0931400971 T15838 14825 apperas good</p>
	<p>EXTRA EQUIPMENT</p>	<p>heater, spot light on rear</p>
	<p>DESCRIPTION & CONDITION VERIFIED</p> <p><i>Masato Ohori #12494</i> Signature of Owner Japanese Registration No.</p> <p>Handed over to representative of Custodian whose signature in receipt thereof appears hereunder</p> <p><i>B. J. Price</i></p>	<p>EXHIBIT No. <u>852-6</u> DATE <u>16 apr 1948</u> FILED BY <u>R.M. Chernack</u></p>
DATE:		<p>March 10/42</p> <p><i>Price</i> SIGNATURE OF MEMBER SUBMITTING REPORT</p>

USED CAR APPRAISAL RECORD

NAME

T 104

ADDRESS

Paint	\$ <input checked="" type="checkbox"/>	Make
Tires <i>4. good</i>	\$ <input checked="" type="checkbox"/>	<i>G.M.C.</i>
Body & Fenders	\$ <input checked="" type="checkbox"/>	
Glass	\$ <input checked="" type="checkbox"/>	Body Style
Top	\$ <input checked="" type="checkbox"/>	<i>Pickup</i>
Nickelling	\$ <input checked="" type="checkbox"/>	
Radiator	\$ <input checked="" type="checkbox"/>	Year
Running Boards	\$ <input checked="" type="checkbox"/>	<i>40</i>
Mats & Kick Pads	\$ <input checked="" type="checkbox"/>	License
Upholstery	\$ <input checked="" type="checkbox"/>	<i>6X731</i>
Hardware	\$ <input checked="" type="checkbox"/>	Serial
Motor Expense	\$ <input checked="" type="checkbox"/>	<i>40</i>
Transmission	\$ <input checked="" type="checkbox"/>	Mileage
Rear Axle	\$ <input checked="" type="checkbox"/>	<i>14825</i>
Universal Joints	\$ <input checked="" type="checkbox"/>	Remarks
Clutch	\$ <input checked="" type="checkbox"/>	<i>In you</i>
Steering	\$ <input checked="" type="checkbox"/>	
Brakes	\$ <input checked="" type="checkbox"/>	
Tighten Up	\$ <input checked="" type="checkbox"/>	
Muffler	\$ <input checked="" type="checkbox"/>	
Sundries	\$ <input checked="" type="checkbox"/>	
Wash & Clean Motor	\$ 2.50	
Clean Interior	\$ 2.00	
Oil & Grease, Change	\$ 4.50	
Oil & Check Over		
Total	\$ 6.75	

Mod. interested in

Selling price \$ *675.00*

Salesman

Less Repairs \$ _____

Date

Appraised By *H. Green*

Allowance \$ _____

For immediate acceptance only.

EXHIBIT No. *852-7*

DATE *16 apr 1948*

FILED BY

D. M. Cherniack

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4943

EXHIBIT No. _____

NAME OHORI, Masato

REG. No. 12494

DATE DECLARATION EVACUATION	INVENTORY TAKEN BY DATE	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
April 18/42		garden tools			25.00	
April 27/42 ?		farming tools	31.00			
		carpenter tools				
		poultry equipment	5.50			
		Household furniture				
		kitchen utensils		x		
		china ware		3.25		
		2500 bean sticks	21.00			
		tracter	20.00			
		incubater	3.75			
		1 scale	6.00			
		grass cutter				
		water pump				
		800' water pipe				
		1000 pcs. drain tile				
		100 hot house rhubarb boxes,				
		50 asparagus boxes				
		1 brooder stove				
		1 sewing machine				
		200' 1"x6" lumber,				
		2 rolls poultry wire netting,				
		3 kegs nails				
		30 bundles shingle				
		1 drum stove				
		18 bags lime				
		4 sack sulphur				
		2 sacks salt				
		5 sacks fertilizer				
		1000' 2"x4" lumber				
		400' 2"x6" lumber				
		Located at 436 Scott Rd.,				
		New Westminster, B.C.				
		Key will be left in c/o				
		Mr. Stalman, R.R. #1,				
		New Westminster.				
		Letter of Dec. 31/42				
		piano				
		washing machine				
		sewing machine				
		nails				
		Request for shipment				
		Aug. 2/43				
		Treadle Singer Sewing machine				
		Canvas awning (about 10x12')				
		Request for shipment				
		Jan. 18/44.				
		1 Beatty washing machine				
		1 Singer sewing machine				
		5 boxes dishes				
		1 box pots & pans				
		aluminum strainer				
		1 trinket box				
		1 tea tray				
		1 double axe				
		1 pr. car chains				
		all photographs				
		all Jap. magazines & books				
		1 Gurney stove				
		1 brown schoolcase				
		Surrendered to R.C.M.P.				
		1 Electric motor	25.00			
		1 G.C.M. pickup truck (1940) Model 93.14,	50.00			
		2 elec. brooders	12.50			
		3. Grasscutter	15.00			
		4. 4 rolls wire netting (2")	7.50			
		5. 1 roll wire netting (1")	5.00			
		6. 50 rhubarb boxes	10.00			
		7. Spray pump	20.00			
		8. 500 4" tiles	200.00			
		The 2 rolls of poultry netting de- clared were found.	7.50			
		9. 7 Incubators	15.00			
		10. 23 Water troughs	18.00			
		11. Gooseberry cleaner	40.00			
		6 Incubators found	1.00			
		Quantity of nails & bean poles were found.	3.00			
		12. 300 lbs. nails	2.50			
		13. 2000 bean poles	1.00			
		14. pipewrench	15.00			
		15. 12 water pails	1.00			
		8 Beds found	2.50			
		16. 75 ft. hose	1.00			
		17. 2 wedges	50.00			
		In care of Mr. Villeneuve	15.00			
		19. 1000 bd. ft. shiplap	75.00			
		1 Violin	10.00			
		20. Gasoline tractor	10.00			
		4 Kegs of Nails	193.00			
		Garden Tools	3.00			
		21. Baby chick equipment	4.00			
		22. 2 drums (gas)	2.00			
		23. 1 truck	3.00			
		24. 2 egg scales	2.00			
		25. 1 crowbar	3.00			
		26. 1 scythe	1.00			
		27. 6 garden hoes	3.00			
		28. 2 manure drags	3.00			
		29. 6 shovels	10.00			
		30. 1 scale	7.50			
		31. 30 egg crates	.75			
		32. 2 hay forks	1.25			
		33. 1 double bit axe	7.50			
		34. 6 1/2' crusscut saw	5.00			
		35. 2 wheelbarrows	50.00			
		36. Furnace (sawdust)	10.00			
		37. Dining table	15.00			
		38. 15 chairs	75.00			
		39. 7 beds complete	10.00			
		40. 2 water tanks	25.00			
		41. Hot water tank system	10.00			
		42. 5 lb. Angora comforter	2.50			
		43. 5 lbs. wool	200.00			
		44. Piano	10.00			
		45. Violin	10.00			
		46. Gramophone	3.00			
		Summary of Auction Sales:				
		Identified Items	481.60			
		Misc. Equipment & Tools	68.50			
		Mis. Furniture & Personal	47.30			
		1,248.00	597.40	707.00	110.00	
		Recap of Claim:				
		\$890.78 sold for \$1,257.10				
		110.00 sold with real property				
		68.57 no record				
		1.00 abandoned				
		177.65 not accounted for				
		Sales not related to claim \$47.30				
		\$1,248.00				

Warrant

not sold.

see in appendix.

x shows items on E & H.

SALES	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
31.00		25.00				12.50		Electric Well Pump Auctions May 25/44 & Mar. 14/45 Home-made straw-cutter 2 Rolls declared-sold May 25/44
5.50				7.50 7.50				
x								May 25/44
3.25								"
21.00								"
20.00			1	28.57		2 for 57.15		6 found, 4 sold May 25/44 May 25/44
3.75								"
6.00						18.00 40.00		Taken by Mr. Villeneuve Some found, none sold. Tools sold May 25/44 Pails, pipe, etc. sold May 25/44
x								
x								
x								
x								
42.50				15.00				1,400 ft. of lumber declared. Lumber sold May 25/44 May 25/44
90.00				5.00				"
x								2 drum heaters abandoned RCMP Exhibit No. T.104 May 25/44
x								"
4.00	707.00							"
x								
x								
x								
x								
12.00								Garden tools taken by Mr. Villeneuve. Tools sold May 25, 1944. May 25/44
4.10								"
x								"
x								"
x								"
.50		50.00						No wheelbarrows declared. Fixture May 25/44
7.50					1.00			1 Chair broken, 14 sold May 25/44 2 bed-springs discarded
17.50	see transcript					40.00		Fixtures "
		10.00 25.00						"
x				x				Padding sold May 25/44. See Jan. 20/43, ltr. Ohara to Villeneuve. Aug. 30/44
210.00						10.00		inferred by Mr. Villeneuve May 25/44
3.00								
481.60								
68.50								
47.30								
97.40	707.00	110.00		68.57	1.00	177.65		

EXHIBIT No. 852-8
 DATE 16 April 1948
 FILED BY J. W. G. Munro

At the request of Mr. Ohara some goods were turned over to the care of Mr. Villeneuve after Mr. Villeneuve vacated the property. Some of these goods were shipped to Mr. Ohara, some were turned over to the Custodian and sold. As Mr. Villeneuve has moved from time to time, it has not been possible to find out what has happened to the remainder.

Matthewson
 March 17/48