

Name of Claimant

MORIKAWA, Tokio

Case 1008

Custodian File

4990

<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
					989.00		667.38			667.38
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										667.38

CASE NO: 1008.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
May 5, 1948.

IN THE MATTER OF THE CLAIM OF
TOKIO MORIKAWA

PROCEEDINGS AT HEARING.

Original.

TOKIO MORIKAWA, the Claimant herein, being first
duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Mr. Morikawa, was that real estate farm land form
prepared upon your instructions?

A. Yes.

Q. And that is your signature? A. Yes.

(PARTICULARS OF REAL ESTATE FARM LAND, MARKED
EXHIBIT NO. 1)

10 Q. Now I understand, Mr. Morikawa, that this farm
land of your is close to Mount Lehman, British
Columbia. Is that correct?

A. Yes.

Q. How far would it be from that place?

A. Oh, about three miles.

Q. I see.

Perhaps it would speed things up, my lord, if my
friend would put in the Soldiers Settlement
appraisal form as Exhibit No. 2.

THE COMMISSIONER: Yes.

20 MR. HUNTER: I file the S.S.B. form as Exhibit No. 2.

(S.S.B. form, MARKED EXHIBIT NO. 2)

MR. BEST: Q. I understand you have owned this
property since 1938 and that you were working it
personally?

A. How do you mean personally?

Q. Any work which was being done on it you were the
person who was doing it?

A. With the help of hired persons.

Q. With the help of hired persons.

30 For instance, with respect to this clearing, you

T. Morikawa,
In-Chief.

have put down here \$700 for the cost. That is money you actually paid out to other persons?

A. Yes.

Q. In addition to your own labour? A. Yes.

Q. Had this property been in the family before? Were you familiar with this property before 1938 when you purchased it?

A. I was, yes.

Q. Who owned it previously? A. Mr. Ferries.

10 Q. How did you happen to be familiar with it before?

A. I lived there for a long time, Mr. Best. I was looking for farm land.

Q. Well now, according to the Soldiers Settlement appraisement form there is just about 80 acres - 79.7 acres - of undulating, very heavy clearing bush. Now I wonder if you would tell us just what type of bush that is. What is the major type of tree?

20 A. Alder, maple, fir and mostly heavy stumps. That was logged about 38 or 40 years ago, maybe more.

Q. In your opinion is the bush which is standing on it now of any commercial value?

A. Yes.

Q. Can you give us an idea of what you think it is worth?

A. I cannot give you the exact figures, if that is what you mean.

Q. I understand you were cutting some of this for the purpose of shingles?

A. Yes. That was in '42.

30 Q. Immediately prior to evacuation? A. Yes.

Q. How much did you cut?

A. From approximately, about an acre or so of land,
I cut about 79 cords of shingle bolts.

Q. And what type of tree would that be?

A. Cedar.

Q. All cedar? A. Yes.

Q. You say you cut that from one acre and there is
79.7 acres. Was there much cedar on the rest of
the place or was it mostly alder?

10 A. I went through that tract of land pretty
thoroughly and there would be more standing cedar
on the back 40 than on the front 40.

THE COMMISSIONER: Q. And you say you cut 79 cords
in 1942. Is that correct?

A. No. I cut 79 cords of shingles.

Q. In 1942? A. Yes.

MR. BEST: Q. What I am interested in is this:

20 You say you did that from one acre. How about
the rest of this? You say there is more
standing cedar on the back 40 acres than the
front, but what I would like to know is most
of the bush of commercial value so far as the
cedar is concerned, most of the 79 acres or is
only a small portion of it?

THE COMMISSIONER: Perhaps, being a little more
familiar with the British Columbia coast, I can
find the answer to the question you desire to ask.

MR. BEST: I would appreciate that if you would, my
lord.

30 THE COMMISSIONER: Are you able to give an estimate

T. Morikawa,
In-Chief.

of the quantity of cedar on the property in terms of bolts which can be cut there?

A. That is pretty hard to estimate.

Q. You never made a cruise of it, yourself?

A. No, no estimate to that effect. From what I saw travelling through there it never entered my mind prior to 1942 to cut any shingle bolts out of there. At one time that place was heavily grown in cedar. In 1942 I started taking shingle bolts out of there. I found out there were quite a few more cedars laying around the property than what I figured.

10

Q. Were you cutting fallen cedar or were you cutting live trees and cutting the live trees into bolts?

A. No. These are mostly stumps they have left there. In the old days they cut the stumps so high that - they cut it wherever they felt like, practically speaking. The logs or whatever they left did not pass as clear No. 1 cedar.

20 Q. Are you able to give any accurate estimate as to what quantity of bolts you think you could cut off the remainder of the property?

A. In terms of dollars?

Q. No; in terms of bolts.

For instance, how many acres were there, such as you did cut? From one acre you were able to cut 79 cords, in 1942?

A. Yes.

Q. How many similar acres were there in the property containing about the same amount of cedar?

30 A. There would be about 75 acres.

T. Morikawa,
In-Chief.

Q. You think 75 out of the 79 acres had cedar timber or cedar stumps, on it, which was capable of being cut into bolts?

A. Yes, sir.

THE COMMISSIONER: Mr. Best, I am afraid I cannot help you very much more.

MR. BEST: Thank you very much, my lord.

10 Q. So far as the small portion of the property which was cultivated apparently according to the Soldiers Settlement Board appraisal, $3\frac{1}{2}$ acres of strawberries, when were those strawberries planted? According to the form the land was cleared between 1938 and 1941 and the land for the strawberries between 1939 and 1941. What was the first year you put strawberries in that place?

A. In the spring of 1939.

Q. Did you plant additional strawberries in 1940 and 1941?

A. Yes, I did.

20 Q. So that that would make ^{up} the total of about 4 acres in strawberries planted?

A. Approximately.

MR. BEST: I do not think there are any further questions.

THE COMMISSIONER: I observe in Exhibit No. 2 the inspector does not consider there is any timber which is marketable. You will notice in the middle of page 2 of the form, "Nature of timber, if any, and whether marketable" he has left a
30 blank.

T. Morikawa,
In-Chief.

MR. BEST: I noticed that. That is why I was at some
pains to ask the witness his opinion.

THE COMMISSIONER: You have it on the record now. It
is a matter which can be dealt with on cross-
examination when the inspector is called in
Vancouver.

MR. BEST: Yes.

10 MR. HUNTER: I submit this real property was sold for
its fair market value. It appears to be entirely
a question of value.

I have no questions to ask the witness.

MR. BEST: That is all, thank you, witness.

THE COMMISSIONER: That is all, witness. You may
retire.

(PROCEEDINGS ADJOURNED SINE DIE)

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

20

A. G. Veitch
"A. G. VEITCH"
Official Reporter

Case 1008

DEC - 2 1947

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
[Signature]

4990
Toronto
12929
not available

17

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

(1) NAME MORIKAWA TKIO (RCMP) Reg. No. _____
(Print) Surname Given Name

(2) Pre-Evacuation Address MT LEHMAN BC

(3) Present Address 30 Mitchell Ave Toronto *Brenner*

(4) REAL ESTATE

(a) Street Address (if any) Matsqui BC
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
W 1/2 of SE 1/4 of Sec 35 Twp 13 R15 New Westminster

(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 - - - - - \$ _____
- (ii) Buildings - - - - - \$ _____
- (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) - - - - - \$ 3700 4500.00 *FAB*

(v) Amount at which Custodian sold property and credited your account - - - \$ 989. *3511.00*

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2711.00 3411.00 *FAB*

(5) PERSONAL PROPERTY

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

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

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

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

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 341.00
351.00

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

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 } T. Morikawa
TO WIT; }

I, T. Morikawa of the city
of Toronto in the county of York

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 Toronto)
in the county of York) T. Morikawa
this 28th day of November)
A.D. 1947. J.A. Brewin) 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.

Morikawa Tokio
 (Claimant's Name)

REAL ESTATE
 (Farm Land)

12929

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 Cultivated not planted Cultivated and not in crop List Crops	83	1938					
79 acres bush		April 22nd	F.C. Ferries	\$950.00	All uncleared	No improve-ments	\$4,500.00
4 acres cultivated Strawberries							
Total							

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

Description	When Made	Cost
Clearing 4 acres of land	1938 - 1944	\$700.00 Plus labour of myself for over four years and my father's labour one year.

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
4 small roof shelters		10' x 10'	Cedar Stakes	1938-41	--	\$100.00	\$100.00	\$50.00	\$150.00

EXHIBIT NO. 1008-1
 DATE 5 May 1948
 FILED BY R. a. Berl.

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

Total assessment \$2398.00. Claimant made a fairly good living for himself and wife from this land. Claimant rejected \$3500.00 cash offer for land just before leaving at time of evacuation.

T. Morikawa
 Signature

BC-380-1

Farm Appraisal Report

Matsqui

File No. JL 294

Land Description W $\frac{1}{2}$ of SE 35-Tp.13.

Containing 83.2 Acres

Owner's Name MORIKAWA, T. Post Office Address Mt. Lehman, B.C.

Nearest Rail Point Mt. Lehman Distance 2 $\frac{1}{2}$ miles.

Market Town Abbotsford Distance 5 $\frac{1}{2}$ "

Church (give denomination) United Distance 1 $\frac{1}{2}$ "

Nearest School Mt. Lehman (inc. high) Distance $\frac{1}{2}$ "

State how property was identified: Map surveyed road and mun. plan.

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

On White Road, $\frac{1}{2}$ mile west of school and Municipal Hall.

Is this district a good one? Yes.

Employment opportunity Local in berry season, nearby in hops, remote in mills and logging.

Predominating Nationality and religion: British, none predominant.

Describe Fencing and its condition: Only short 3 wires on one field Value \$ inc. in land

Water supply: None developed. Good creek along road. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	4 small roof shelters (2 erected by lessee)						
	X	no value to farm.						
	X	Small cabin on skids. Owned by lessee and will						
BARN	X	be removed when berry season is over.						
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

No electricity. Power is at section corner $\frac{1}{2}$ mile away.

Total present day value \$

Total Value Buildings add to farm \$ nil.

Is dwelling habitable without repairs? None. If not what is your approximate estimate of cost to make it habitable? \$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

EXHIBIT NO 1008-2
DATE 5 May 1948
BY J. W. G. Hunter

Are buildings painted? Condition of paint

Distance from nearest bush

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
3.5	undulating <i>3.5 acres</i>	10" silt loam	silty clay	strawberries	60.00	210.00
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
79.7	undulating <i>79.7 ac</i>	10" silt loam	silty clay	very heavy clearing	200.00	10.00
	Area Unsuitable for Cultivation.					
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$1007.00

Total added by buildings to value of farm \$

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

Total value of farm \$1007.00

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

Good tillage. Cultivated land is comparatively new. Leased for this season only by one Richardson, a neighbour.

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

Pioneer only.

Noxious weeds: Some Canada thistle.

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

Mun. and school \$60.24.

Matsqui Mun.
Mt. Lehman, B.C.

Date: 15th 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 12th 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:..... This is only a pioneer proposition, with no developments other than the cultivated land, which is in three patches.

(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

\$
\$
\$
\$
\$
\$
\$
\$
\$
\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

21.4 chains.

T. Mori kawa.

W 1/2 of SE. 35. Tp. 13.

83.2 acres.

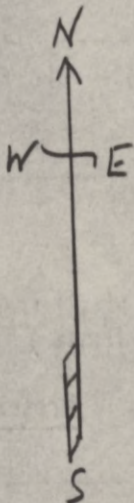
(Checked Municipal

Plan which shows

measurements.

Totalling 84.28 acres.

Scale 4. chains.



40.4 chains.

39.1 chains.

All

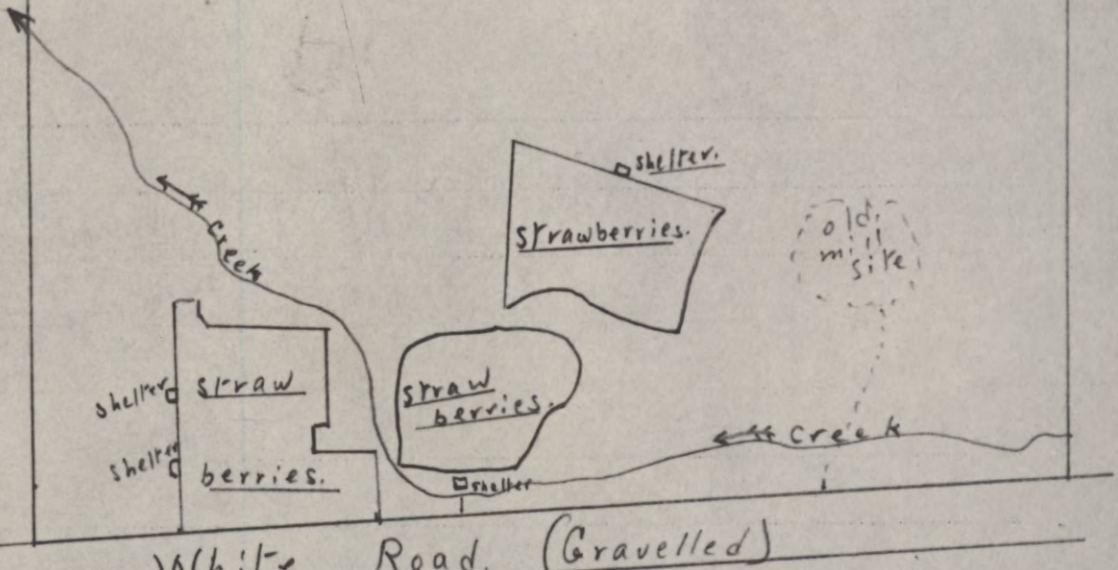
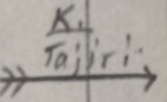
Thick

heavy

Bush.

Very heavy

clearing.



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

value is \$.....1000.00.....

Date..... 16th June, 19 42.

"I.T. BARNET"
District Superintendent.