

Name of Claimant

MORI, Hisa
" Gengiro

Case 1143

Custodian File

10932 & 11332

REAL PROPERTY										
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
1250	62.50 12.50									75.00
PERSONAL PROPERTY										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATELS										
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										75.00



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CASE NO: 1143

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
October 19, 1948.

IN THE MATTER OF THE CLAIM OF
HISA & GENGIRO MORI

PROCEEDINGS AT HEARING

Original



1
2 IN THE MATTER OF THE "INQUIRIES ACT"
3
4 PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

5
6 JAPANESE PROPERTY CLAIMS COMMISSION

7 B E F O R E

8 HIS HONOUR, JUDGE J.A. MCGIBBON, SUB-COMMISSIONER.

9
10 Toronto, Ontario.

11 October 19, 1948.

12
13
14 IN THE MATTER OF THE CLAIM OF
15 HISA & GENGIRO MORI

16
17 PROCEEDINGS AT HEARING

18
19 APPEARANCES:

20 K. A. CHRISTIE, ESQ., K.C. appearing for the
21 Dominion Government.

22 F. A. BREWIN, ESQ. appearing for the
23 Claimant.

24 A. SMITH, ESQ. Secretary.

25 D. J. HANDFORD, ESQ. Official Interpreter.

26 J. B. MCGREGOR, ESQ. Official Reporter.

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H. Mori,
In chf.

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HISA MORI, one of the claimants herein, being duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. You and your husband jointly owned the property known as 1646 West 2nd. Avenue in Vancouver?

A. Yes.

Q. And your husband is not able to be here today, is he? A. He is away working in the country and he has given me authority to appear on his behalf.

Q. Is this your signature on the document entitled "Real Estate, Other Than Farmland"? A. Yes.

Q. Are the facts stated in this document correct? A. Yes.

(REAL ESTATE OTHER THAN FARMLAND, MARKED EXHIBIT NO. 1)

MR. CHRISTIE: I tender as Exhibit 2, the appraisal of J. R. Read & Company.

(APPRAISAL OF J. R. READ & COMPANY, MARKED EXHIBIT NO. 2)

MR. BREWIN: For the purposes of the record I would ask to take note that it is dated the 14th of February, 1944.

No, this property was a three-storey apartment house, was it? A. Yes.

Q. And you have set out in this form what you paid for it? A. Yes.

Q. And the money you spent on improvements and repairs? A. Yes.

Q. Did you yourself and your husband and family occupy part of the building? A. Yes.



H. Mori,
In chf.

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Q. And what did you do with the other part of the building? A. Rented it.

Q. How many rooms did you occupy yourself?

A. We used three rooms.

Q. And how much did you rent the other part of the building for altogether? A. \$60. a month.

Q. How were the remaining rooms divided up? Were they in different suites or how were they divided?

A. There were five suites of three rooms each. There was a larger house in front and a smaller house in the back, and altogether there were 15 rooms.

Q. And therefore where the appraisers says it is a wooden building arranged in three small suites, that wasn't the arrangement, at any rate when you were there? A. I don't know what the person who bought it did, whether they used six rooms themselves or what they did.

Q. Do you know Mrs. Elizabeth May who eventually purchased the property? A. Someone came to purchase it before I left, but I didn't know their name.

Q. And did they make any offer to her or her husband? A. No, somebody inquired in regard to renting the place.

Q. Then there is one thing that bothers me a little bit here, the appraiser says there is no basement and in the Form, Exhibit 1, it says in 1930 a concrete basement was built. Has she any explanation of that? A. When we bought the place there were some of the foundation parts that were rotten and these were taken out and 4 feet of concret foundations, not a



H. Mori,
In chf.

1 basement was put in.

2 Q. Whoever completed this form must have mis-
3 understood what was said and it was a concrete footing
4 that was put in around the house, is that right?

5 A. Yes.

6 Q. Now perhaps those concerned will know about
7 this, but what sort of locality is this, is it in the
8 midst of factories or a residential district, or what
9 is it like? A. Surrounding our property were all
10 residences.

11 Q. Are there any large factories or industries
12 fairly near? A. Yes, there was a saw mill and
13 another factory about two blocks away.

14 Q. Before the period of the evacuation were
15 there many vacancies in the apartment suites?

16 A. No, there were no vacancies at all.

17 CROSS-EXAMINATION BY MR. CHRISTIE:

18 Q. I am producing J.P. Form dated the 22nd.
19 of June, 1942. Is that your signature? A. Yes.

20 Q. I am producing a J.P. Form dated the 2nd
21 of December, 1942; whose signature is that?

22 A. That is my husbands.

23 Q. I think perhaps, your honour, the two J.P.
24 Forms of the husband and wife may be filed as one
25 exhibit.

26 THE SUB-COMMISSIONER: Yes.

27 (TWO J.P. FORMS MARKED EXHIBIT NO. 3)
28 MR. CHRISTIE:

29 Q. I produce here a photo, will you tell me
30 what this is a photo of? A. That is my house.

Q. Now, what is that building next door?



H. Mori,
Cr. ex.

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A. Previously it was a store but at the time we evacuated the people were living there as a residence.

Q. What was on the other side? A. A store downstairs and apartments upstairs.

Q. Was this house painted? A. It was painted by my husband.

Q. When? A. Just the front -- about 15 years prior to the evacuation.

Q. It was painted about 15 years prior to the evacuation? A. Yes.

Q. I tender this photograph as Exhibit 4.

(PHOTOGRAPH OF CLAIMANT'S PROPERTY, MARKED EXHIBIT NO. 4)

Q. The frontage of this lot was 25 feet?

A. Yes.

Q. How was this property heated?

A. Stoves in the rooms.

Q. That is all, thank you.

THE SUB-COMMISSIONER: Have you the Assessment Notice?

MR. CHRISTIE: Yes, I tender as Exhibit 5 the Assessment Notice. The total assessment is \$1250.

(ASSESSMENT NOTICE MARKED EXHIBIT NO. 5)

(TWO TENDERS MADE ON BEHALF OF ELIZABETH MAY, ONE IN THE AMOUNT OF \$1200. and THE OTHER IN THE AMOUNT OF \$1250. DATED AUGUST 17th. AND AUGUST 28th, 1944, RESPECTIVELY, MARKED EXHIBIT NO. 6.)

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO. 7.)

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 8)

MR. CHRISTIE: It is submitted, your honour, this property was sold at its fair market value.



H. Mori,
Cr. ex. - discussion.

1
2 MR. BREWIN: I would call attention to the
3 fact, for the record, that this letter of August 17th,
4 1944, that has been described as a tender, refers to
5 Mrs. Elizabeth May as being the present tenant, and
6 says:

7 "Our client has spent considerable for
8 renovations and figures this is a fair offer
9 to protect her equity."

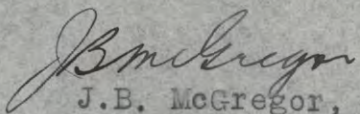
10 I might point out the amounts spent for repairs
11 were charged to the claimant, as I think the records
12 will show, and in the subsequent letter of August 28th,
13 it says:

14 "Referring to yours of the 25th instant, and
15 confirming our phone conversation of this
16 morning; on behalf of our client we are prepared
17 to increase our tender price to \$1250."

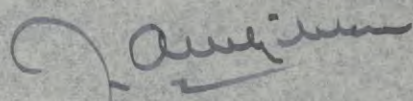
18 I would like to point out that the valuation
19 made some six months before was \$1300.

20 (PROCEEDINGS ADJOURNED SINE DIE).

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

24 
25 J.B. McGregor,
26 Official Reporter.

27 I, J. A. McGibbon, Deputy Commissioner, app-
28 ointed to hear a Commission to investigate
29 claims of Japanese-Canadians for property
30 loss, do certify the foregoing is a true copy
of the evidence heard on the within claim.


J. A. McGibbon,
Deputy Commissioner.

DEC - 2 1947

base no. 1143

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]

10932
11332
Toronto

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

- (1) NAME MORI HISA & GENGIRO (RCMP) Reg. No. 08413
(Print) Surname Given Name
- (2) Pre-Evacuation Address 1646 WEST 2ND AVE. VAN. B.C.
- (3) Present Address 52 LEONARD AVE TORONTO ONTARIO
- (4) REAL ESTATE
 - (a) Street Address (if any) 1646 W 2ND AVE. VANCOUVER B.C.
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.) Best
LOT # ELEVEN (11)
BLOCK # TWO HUNDRED & TWENTY NINE (229)
DISTRICT LOT # FIVE HUNDRED & TWENTY SIX (526)
GROUP 1 NEW WESTMINSTER DISTRICT
PLAN # 590
 - (c) Type of Real Property (cross out words which do not apply):
 - (i) ~~Farm~~
 - (ii) Residence Type of business APARTMENT (15 ROOMS)
 - (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 OWNERS AS TENANTS IN COMMON.
 - (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) - - - - - \$ 2500.00 -
 - (v) Amount at which Custodian sold property and credited your account - - - \$ 1250.00.
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1250.00.
- (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 _____

(over)

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

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

- | | | |
|-----|-------|--------------------|
| 1. | _____ | 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) - - - - - \$ 125000.

(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 *Yes.*

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, Hisa Mori + Genjio Mori of the *City* of *Toronto* in the *Province of Ontario.*

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*)
this *28th* day of *November*)
A.D. 1947. *RA Best*)

Genjio Mori
Hisa Mori
A Commissioner &c.

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

Mori Hisa

Mori Genjiro
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 114 J-1 08413
OCT 19 1948 08412
DATE _____
FILLED BY J. A. Brewin

Reg. No.

Type of Premises
(e.g. House, Store, etc.)

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When Purchased

Date of Purchase

Apartment
3 storey

15

Frame

Apartment

25 x -

1929

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Residential

\$1500.00

- 1930 - concrete basement built
- general repairs to the first floor
- new plumbing (3 sinks, 1 toilet, bathroom) } \$1700.00
- electric wiring completely re-installed
- fire escape built
- 1931 - roof resingled - \$100.00
- rooms repapered about every two years - cost per year app. \$60.00
- 1943 - (Repairs by Custodian) - deducted from rent - \$186.62
- 1935 - 2 rooms added plus general repair - \$200.00

~~\$3000.00~~
\$2500.00

Comments re upkeep of premises:

House in good condition at time of evacuation. Monthly rental app. \$60.00. Claimant occupied 3 rooms.

Comments re Appraiser's report not covered above:

1. Claimant feels that evaluation of property as much too low.
2. Assessment 1943: Land \$450.00
Improvement 800.00
\$1250.00
3. Original claim raised since claimant feels valuation of property had risen considerably from 1942 to 1944 when sale was actually made.

Summary

Estimated Value	\$3000.00 2500.00
Sold by Custodian	1250.00
Amount of Claim	\$1750.00 \$1250.00
Original Claim	\$1250.00

H. Mori

Signature

1952

NEW CANINE

0813

1952

NEW CANINE

0813



ATTN: DRAWING

1143

1952 - 6 from stock and energy meter - \$800.00
 1953 - 1 from stock and energy meter - \$600.00
 1954 - 1 from stock and energy meter - \$600.00
 1955 - 1 from stock and energy meter - \$600.00
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1952 - 6 from stock and energy meter - \$800.00
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 1968 - 1 from stock and energy meter - \$600.00
 1969 - 1 from stock and energy meter - \$600.00
 1970 - 1 from stock and energy meter - \$600.00

EXHIBIT No. 1143 - 2

DATE Oct 19 1948

FILED BY K.A. Christie

J. R. REID & CO.

515 Granville Street
Vancouver, Canada

February 14th, 1944.

#307

1646 West 2nd Ave.

This property comprises a 25 ft. lot on which is erected a wooden building arranged in 3 small suites.

There is no basement, and one bathroom and two toilets. There is a kitchen sink in each apartment.

A small cottage is on the rear of the property.

Valuation \$1,300.

REMOVE BOND
HOLDING 2/11/49

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

Jan. 10/49

M. Wainstall
GH

REAL ESTATE

OFFICE OF THE CUSTODIAN

DATE: Oct 19 1948
FILED BY

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form. K.A. Christie

PERSONAL INFORMATION

NAME: Mr. Gepijiro Mori

HOME ADDRESS: 1646 West 2nd Ave., Van., B.C.

REGISTRATION NUMBER 08412 SEX: Male AGE: 50

OCCUPATION: Gardener (Casual)

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

EMPLOYER:

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Hisa Mori

ADDRESS OF WIFE OR HUSBAND: Sandon, B.C.

NAMES OF ANY LIVING CHILDREN: Mikio (son) Yoshiharu (son)

Tatsue (daughter) Masakazu (son)

ADDRESS OF CHILDREN: Sandon, B.C.

AGE OF CHILDREN: Mikio (18 yrs.) Masakazu (16 yrs.) Tatsue (14 yrs.) Yoshiharu (12 yrs.)

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Lot Number - (11) Block - (229) District Lot - (\$26)

~~Rooming house of 12 rooms~~~~Family house (3 rooms)~~

2. BUILDINGS AND OTHER IMPROVEMENTS:

One 12 roomed house

1 small shed (3 rooms)

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) About \$44.00 per year payable at City Hall

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None

6. OCCUPANCY AND LEASES (If vacant so state)

See "typewritten sheet attached"

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: -----

FORM "JP"

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

4. INSURANCE CA

9. IF FARM LAND STATE CROPS SOWN -----

5. MORTGAGES, I

OTHERS:

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None # see typewritten sheet attached.

6. MONEYS OWING

2. LANDLORD'S NAME AND ADDRESS: None

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

7. BONDS, DEBEN

None

4. STATE WHEREABOUTS OF LEASE: None

8. BANK ACCOUN

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

9. LIFE INSURAN

See typewritten sheet attached.

10. INTEREST IN A

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: -----

11. SAFETY DEPO

None

LIABILITIES:

1. PERSONAL DE

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Furniture and Equipment is placed in a back house of this family house.

"See letter 22/7 on 10932"

2. TRADE DEBTS

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

None

I, the undersigned, certify that the above is a true and correct description of the property, fixtures, bonds or other effects owned by me, and indirect.

I certify that the above is a true and correct description of the property, fixtures, bonds or other effects owned by me, and indirect.

Dated this -----

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY: None

A. I

FOR DEPARTMEN

- 4. INSURANCE CARRIED ON ABOVE PROPERTY: None
- 5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
- 6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
- 7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None
- 8. BANK ACCOUNTS: None
- 9. LIFE INSURANCE: Mutual Life Insurance \$1000. 00 - 29 yrs.
Monarch Life (jointly with wife) \$1000.00 20 yrs.
- 10. INTEREST IN ANY ESTATES OR TRUSTS None
- 11. SAFETY DEPOSIT BOX: None

LIABILITIES:

- 1. PERSONAL DEBTS: None
- 2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 2nd day of December 1942

(Signature) Genjiro Mori

A. E. Lawler
Witness

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

Jan .10/49

M. H. Steel

tached.

URE, FIXTURES,
AL EFFECTS:

s family

"See letter
22/7 on 10932"

INTEREST IN, OR

BRITISH COLUMBIA SECURITY COMMISSION
MARINE BUILDING
VANCOUVER
B.C.

RE: Occupancy of House, 1646 W. 2nd Ave.,
Vancouver, B. C.

The owner, Mr. Genjiro Mori, #08412, upon evacuating Vancouver, left as tenant, Mrs. Soyo Matsuyama, until such time as the latter evacuated. The agreement arrived at at that time was as follows:

- (1) Mrs. Matsuyama was to store her chattels on premises, report such chattels, and hand over key of house to Custodian, with whom the real owner had previously reported his property.
- (2) Mrs. Matsuyama was to notify Mr. David Paul, 4305 Quebec Street, Vancouver, B. C., with whom the real owner had made previous agreements as to occupancy and rent (\$15.00 per month, such rent to be turned over to Custodian as taxes on property), that the house was now empty and ready for Mr. Paul's occupancy.

However, Mrs. Matsuyama remained in Vancouver a great deal longer than was expected, and in the meantime, Mr. Paul, in a letter dated sometime in September, and which arrived in Sandon and finally into Mr. Mori's hands in late October, stated that Mr. Paul, upon visiting the premises with all intention of moving in, found the place still occupied. Mr. Mori immediately wired Mr. Paul, stating that Mr. Paul could move in as soon as Mrs. Matsuyama evacuated.

Since that time, there has been no word from Mr. Paul, and Mrs. Matsuyama had evacuated to New Denver, B. C., without notifying the custodian or Mr. Paul as agreed upon. Also, no notification of evacuation has been given to water and light companies.

Mr. Mori would sincerely appreciate any information that could be obtained on this matter, for to date, he has received no details whatsoever regarding his property.

Y

"Mrs. Matsuyama file 12315 declares no property".

"JFG"

BUREAU POWELL STREET

REAL ESTATE

OFFICE OF THE CUSTODIAN

EXHIBIT No.

Oct 19 1948

DATE

FILED BY

K. A. Christie

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: MORI Hisa, (Mrs.) Genjiro.

HOME ADDRESS: 1646 W. 2nd., Vancouver, B.C.

REGISTRATION NUMBER 08413 SEX: (F) AGE: 42

OCCUPATION: Housewife.

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

EMPLOYER: None

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Genjiro 11332

ADDRESS OF WIFE OR HUSBAND: Camp B4, Grant Brook, B.C. "10679"

NAMES OF ANY LIVING CHILDREN: Mikio (m). "10680" Masakazu (M). Tatsuye (F). Yoshiharu (M).

ADDRESS OF CHILDREN: 1646 W. 2nd Ave., Vancouver.

AGE OF CHILDREN: 17. 16. 14. 11.

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: 1646 W. 2nd. Ave., Vancouver, B.C.

City of Vancouver. Lot 11. Title Certificate # 78887 K.

Block 229. Plan # 590.

District Lot 526. Group 1, New Westminster District.

2. BUILDINGS AND OTHER IMPROVEMENTS:

1 house at the front (13 rooms, frame, 3 storey.)

1 " " " back (3 " " 2 ")

3. INSURANCE (Give particulars; state where policies are) None.

4. TAXES (Amount and where payable) \$43.26 Payable to City Hall. 1941 paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner and when she is

evacuated the house will be rented to Mr. David Paul, who will pay \$15. a

month to the Custodian for declarant and husband (joint owners).

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Husband (Genjiro) half interest.
- 9. IF FARM LAND STATE CROPS SOWN: None

- 4. INSURANCE CA
- 5. MORTGAGES, I
- OTHERS:

STATEMENT OF REAL PROPERTY OCCUPIED

- 1. LOCATION AND DESCRIPTION: NONE
- 2. LANDLORD'S NAME AND ADDRESS: NONE
- 3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: NONE
- 4. STATE WHEREABOUTS OF LEASE: NONE
- 5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) NONE
- 6. IF FARM LAND, PARTICULARS OF CROPS SOWN: NONE

- 6. MONEYS OWING
- 7. BONDS, DEBENT
- 8. BANK ACCOUNT
- 9. LIFE INSURANC
- 10. INTEREST IN AN
- 11. SAFETY DEPOSIT

STATEMENT OF PERSONAL PROPERTY OWNED:

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

1646 W. 2nd Ave., Vancouver, B.C. 1 kitchen stove,
 1 bureau, 1 sofa, 1 sewing machine (White), 1 piano, 3 carpets, 1 bed,
 2 tables, 10 chairs. these will all be left in the small house
 behind the big house at above address, when declarant is evacuated
 and the key of the small house will ~~be~~ be handed over to the Custodian,

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None.

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

LIABILITIES:

- 1. PERSONAL DEBT
- 2. TRADE DEBTS:

I, the undersigned, **tected area as set out a tures, bonds or other se**

I certify that the every description in an and indirect.

Dated this 22nd.

"D.M.
Wit

possession.
Genjiro) half interest.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None.

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None.

ID: NONE

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) 2 2 \$5 War Saving Certificates. In owner's Possession.

aid) NONE

8. BANK ACCOUNTS: \$250.00 Imperial Bank of Canada, Vancouver, # 139

9. LIFE INSURANCE: \$1000.00 The Mutual Life Ass. Co. of Canada, Beneficiary husband (Genjiro) Policy in owner's possession, #335418

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

NITURE, FIXTURES, PERSONAL EFFECTS:

ve,

carpets, 1 bed,

all house

is evacuated

to the Custodian,

TS None.

2. TRADE DEBTS: None.

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 22nd day of June 1942

Y INTEREST IN, OR

(Signature) "Hisa Mori"

"D.M. Chope"

Witness

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

Jan.10/49

M. W. Anstee

EXHIBIT No. 1143-4
DATE OCT 1 9 1948
FILLED BY K D Christie

MORI, Hisa (Mrs. Genjiro)
MORI, Genjiro
1646 W. 2nd Ave., Vancouver, B. C.
Evac. File 10932
11332



Picture Taken April 29, 1943

EXHIBIT No. 1143-1

DATE OCT 19 1948

FILLED BY R. D. Christie

CITY OF VANCOUVER ASSESSMENT ROLL, 1943 10932

AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
G6599	Sat 11 Beek 229 D Sat 526	800	450

TAKE NOTICE that the above described property is assessed for the amount as specified for the year 1943, under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B. C., on **JANUARY 19th, 1943**, at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 4th, 1943**.

CHESTER GREEN
Assessment Commissioner.

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EXHIBIT No. 1143 - 1

DATE OCT 19 1948

FILLED BY

R. D. Christie

CITY OF VANCOUVER, B. C.

ASSESSMENT OFFICE

Genjiro Mori

The Western City Company
Limited

Investment Securities
Vancouver, Canada

August 17, 1944

The Custodian,
506 Royal Bank Building,
675 West Hastings St.,
VANCOUVER, B.C.

Gentlemen:

Tender for Real Estate
Catalogue Parcel No. 307

We beg to submit a tender on behalf of our client, Mrs. Elizabeth May, 1646 West 2nd Avenue, Vancouver, B.C., the present tenant, on the property listed in your catalogue as follows:

Catalogue No. 307
1646 West 2nd Ave., Vancouver, B.C.
Lot 11 - Block 229 - D.L. 526
Tender Price \$1200.00

Kindly find attached marked cheque for \$120., being 10% of above tender price.

Our client has spent considerable for renovations and figures this is a fair offer to protect her equity.

Thanking you, we are

Yours sincerely,

THE WESTERN CITY COMPANY LIMITED

"C. J. Harstone"

C.J. HARSTONE

CJH/EH

AUG 20 1944
\$120.00
"CHR"

1143 - 6
EXHIBIT NO. _____
DATE Oct 19 1948
FILED BY K.A.Christie

Western City Bldg.
544 Howe St.

Rec'd AUG 18 1944
File No.10932/11332
Ans. LM
Referred Mr. Shears

Rec'd AUG 29 1944
File No. 10932/11332
Ans.
Referred Harrop

The Western City Company
Limited
INVESTMENT SECURITIES
Vancouver, Canada
August 28, 1944

Western City Bldg.
544 Howe St.

"307"

The Custodian,
506 Royal Bank Bldg.,
675 West Hastings St.,
VANCOUVER, B.C.

Dear Sir:

Attention: Mr. F.G. Shears
Re: Catalogue No. 307
1646 West 2nd Avenue

Referring to yours of the 25th instant, and confirming our phone conversation of this morning; on behalf of our client we are prepared to increase our tender price to \$1250.00.

Our deposit cheque of \$120.00 has been retained by you and we understand that the amount is sufficient, no increase being necessary.

Thanking you, we are

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

"C.J. Harstone"

C.J. HARSTONE

CJH/EH

"accept"

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

Jan.10/49

Mulanstapf
[Signature]

HOWARD SMITH

EXHIBIT No. 1143 - 7

DATE.....Oct 19 1948

FILED BY K.A. Christie

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

"Cat. No. 307"

VANCOUVER, B.C.

File 11062--
11332 "Genjiro"
10924 "Hisa"

No. minutes 3 P.M. o'clock 13th day of January 1944.

I HEREBY CERTIFY that the following is the state of the title to

City of Vancouver,
Lot 11,
Block 229,
District Lot 526,
Group 1, New Westminster District,
Plan 590.

viz.:

"08412"
Registered Owner: Gengiro Mori, and
Hisa Mori "08413"

Volume 680, Folio 78887 K. Indef.

Registered Charges: Filing 34611, The Custodian, Vesting Certificate filed.

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To:-Custodian Office

"W.C. Brown"
Registrar.
"C.M.M."
"GM"

GENOA BOND

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

Jan.10/49

Mulanstall

1143 - 8

EXHIBIT No.

Oct 19 1948

DATE.....

FILED BY
K.L.A. Christie

REAL PROPERTY SUMMARY

JAPANESE NAMES: Hisa MORI (Mrs. Genjiro) Reg. No. 08413 File No. 10932.
Genjiro MORI " " 08412 " " 11332.

CATALOGUE NO: 307

PROPERTY ADDRESS: 1646 West 2nd Avenue, Vancouver, B.C.

LEGAL DESCRIPTION: City of Vancouver, Lot 11, Block 229, District Lot 526, Group 1, N.W.D., Plan 590.

TITLE: Registered in the names of Gengiro MORI and Hisa MORI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 34611, dated August 11th, 1942.

ASSESSED VALUES: Land \$450.00
Improvements \$800.00 - \$1250.00. Taxes - \$44.62

CLASSIFICATION: This is a wooden building containing 3 small suites. There is also a small cottage on the rear of the property, both built on a 25' x 120' lot.
The valuator reported February 14th, 1944: "There is no basement, and one bathroom and 2 toilets. There is a kitchen sink in each apartment. A small cottage is on the rear of the property. Valuation - \$1,300.00".

HISTORY OF ADMINISTRATION: Messrs. Western City Co.Ltd., were appointed rental agents, July 13th, 1942.
The building containing 3 suites was leased November 15th, 1942, to Mrs. M. Scott on a monthly basis at \$15.00 per month payable in advance. Then, on February 15th, 1943, the small building which had been used to store some of MORI'S chattels became vacant and Mrs. Scott took it over at \$7.00 per month. Mrs. Scott vacated the premises as at April 1st, 1944, when they were rented by Mrs. Elizabeth May at \$22.00 per month payable in advance. Mrs. May purchased the property on September 23rd, 1944.

Rents collected - \$474.00, against which were the following charges;

Plumbing	\$ 50.07
New bath, new toilet, new boiler	126.00
Repairs to roof	7.55
Sundry	6.00
Water Rates	12.10
Commission	23.70
	<hr/>
	\$225.42

September rent was collected by the Custodian, part of which belonged to the new owner. This was taken into account when the adjustments were made.

made.

Page 2.

Files 10932 and 11332.

SOLD:

To Elizabeth May for \$1250.00 as at September 23rd, 1944.
Approval of Advisory Committee - September 8th, 1944.

Funds released to the Joint Credit of Hisa MORI and Genjiro MORI as at January 18th, 1945, against which were the following charges: Real Estate Commission - \$62.50, Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$2.50 - \$74.00, leaving a net credit of \$1176.00 from said transaction.

Adjustments as at 23rd September 1944, to the amount of \$8.38 - Purchaser's share of Unexpired Fire Insurance Premiums and \$12.10 - Purchaser's share of 1944 Taxes - \$20.48 were placed to the credit of Hisa MORI and Genjiro MORI'S Joint Account.

The following Fire Insurance Policies:

Lumbermen's Insurance Co., Policy No. 9-5792 - \$750.00 and
" " " " " 9-6082 - \$900.00,
covering on the suites and cottage, were transferred to Elizabeth May, November 7th, 1944.

OLD CERTIFICATE OF TITLE

No. 78887-K:

Hisa MORI declared on her JP Form, signed 22nd June, 1942, that the Title Documents were in the owner's possession.

Certificate of Title No. 112812-L in the name of Elizabeth May, was sent by Registered Mail to her February 5th, 1945. Post Office Receipt No. 15711, dated February 6th, 1945, is on file.

This summary is certified to be in accordance
with information on file.

October 29th, 1946.

"D.A. Cramer"

D.A. CRAMER.

DAC:JS

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

Jan.10/49

W. H. Cramer