Name of Claimant MOCHIZUKI, Sozo Case 82

Custodian File 6984

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	Total Award 80% of all Sale Prices % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					2036		2292.66				2292.66

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
			General 46%	162.50	74.75			74.75

TOTAL RECOMMENDATION	2367.41

CASE NO: 82

JAPANESE PROPERTY CLAIMS COMMISSION.

Kamloops, B.C.

May 6, 1948

IN THE MATTER OF THE CLAIM OF

SOZO MOCHIZUKI

PROCEEDINGS AT HEARING.

Original

CASE NO: 82

IN THE MATTER OF THE "INQUIRIES ACT."

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

Kamloops, B.C.

May 6, 1948

IN THE MATTER OF THE CLAIM OF

SOZO MOCHINZUKI

PROCEEDINGS AT HEARING

APPEARANCES:

T.G. BOWEN-COLTHURST, Esq.,	appearing for the Dominion Government.
R.J. McMASTER, Esq.,	appearing for the Claimant.
R.J. COLLEY, Esq.,	Secretary to Kamloops Sub-Commission.
G.N.R. UPTON, Esq.,	Official Interpreter.
G.HAMBLETON, Esq.,	Official Reporter.

MR. McMASTER: Your honour, I would like to begin with No. 99 on the list, Sozo Mochizuki.

THE COMMISSIONER: That will be case No. 82.

SOZO MOCHIZUKI, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, I understand you speak some English, do you?

THE WITNESS: A: Yes.

Q: Well, I suggest that we get along as well as we can in English, and if you have any difficulty you can ask the interpreter to interpret -- or would you prefer to have the interpreter all the time?

A: I would prefer to have the interpreter.

MR. McMASTER: In this case, your honour, I would ask leave to amend the claim by reducing the claim for the real estate to $5,000.00. The property was sold by the Custodian to the Veterans Land Act. I would also like to amend the chattel claim, claiming for four items only: 1 plow $25.00, 1 cultivator $17.50, 1 brooder stove $20.00, 1 Charter incubator $100.00, making a total chattel claim of $162.50. I think that the Custodian's file shows that those chattels were not sold.

Q: Witness, did you instruct Mr. Leckie to prepare this statement with regard to your real property

and is that your signature on it?

THE INTERPRETER: A: Yes.

Q: And are the contents of that statement true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I would ask to file that statement as exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

Q: This property was situated about three miles from Haney, B.C., is that correct? A: Yes.

MR. McMASTER: Would my friend produce the Soldier Settlement Board appraisal?

(Handed to Mr. McMaster.

MR. McMASTER: I file on behalf of my learned friend the Farm Appraisal Report of the Soldier Settlement Board with respect to these premises.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. McMASTER: If I might refer to Exhibit No. 1, your honour. The property is approximately 23 acres, there are about 8 acres cleared and in crop, 8 acres that have been cultivated and not planted, and 7 acres uncleared. Part of the property was purchased in November, 1920 for $1,000.00, and the balance was purchased in 1935 for $375.00, and the statement shows the condition of the land at the time it was purchased.

The claimant shows that he cleared and cultivated about 14 acres, and put in about 7,000 feet of drains with cedar covers and planted between 100 and 125 fruit trees, mixed. He shows that he

improved the house which was on the premises and shows the estimate of his cost, and the other buildings that he erected on the premises. The claimant states that he admits that the condition of the dwelling house was not good. The barn, however, was better than fair. The large poultry house was completed in the spring of 1942 and had never been used, and he considers the value placed on it by the Soldier Settlement Board to be under a fair value.

He states that he rented his farm to Mr. Ryan for 9 months of 1942 for $925.00 less $75.00 for a horse which he sold to him, so that the net rental in 1942 including crops was $875.00. The rent for 1943 and following years was to be $425.00.

He points out the farm is well located and has 16 acres cleared and cultivated, and that the cultivated acreage is well fertilized. He says that the soil is excellent for small fruit growing and the unplanted acreage would be suitable for poultry raising, and he believes that the fair value of the farm would be at least $5,000.00.

I would ask my friend if he can produce an assessment notice on this property.

MR. BOWEN-COULTHURST: Yes, I have.

MR. McMASTER: My friend, I take it, will admit that the assessed value in 1943 of the properties was $1350.00 on the improvements, $1250.00 on the land, making a total of $2600.00. It doesn't

show the taxes on here.

MR. BOWEN-COLTHURST: I think the notice should go in, and I will admit the information contained on there as correct.

MR. McMASTER: Your honour, the practice has been to try to avoid cluttering the record as much as possible. If my friend will admit those assessed values, I think that serves the purpose.

MR. BOWEN-COLTHURST: What were the figures? You were reading off here, were you?

MR. McMASTER: Yes.

MR. BOWEN-COLTHURST: Yes, I will admit that, your honour.

MR. McMASTER: I draw your honour's attention to the fact that the taxes are shown in the Appraisal Report as totalling $55.10.

MR. BOWEN-COLTHURST: Yes, that is it.

MR. McMASTER: Q: Witness, I produce to you a statement with regard to your personal chattels with respect to which you are claiming. Did you instruct Mr. Leckie to prepare this statement and is that your signature on it?

A: Yes.

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: Yes.

(STATEMENT MARKED EXHIBIT NO. 3)

MR. McMASTER: I file on behalf of my learned friend the Analysis of Personal Property Claim prepared by the Custodian as the next exhibit. I draw attention to the fact that the items claimed, with

the exception of the cultivator, appear either as having been declared or as inventoried by the Custodian on December 10, 1942, and that the statement shows with respect to the claim that none of the property was sold, and the column marked, opposite the claimed items, is "No account, theft."

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 4)

I would ask my friend to advise me now, if he is able, or if he is not able to do so to undertake to advise me before the hearings in Vancouver, the approximate date that the Custodian discovered that this property was stolen, or approximately when the property was stolen.

MR. BOWEN-COLTHURST: There doesn't seem to be anything in this file, your honour, in that respect, but I will certainly try and obtain that information for my learned friend.

MR. McMASTER: No further questions, your honour.

MR. BOWEN-COLTHURST: Now, the defence in this case will be that the land was not as represented by the claimant and was sold for a fair and reasonable price.

With regard to the chattels, the contention will be that the values placed on them by the claimant is unreasonable and excessive.

I think I will put these in. You have seen these? (Handed to Mr. McMaster)

MR. McMASTER: I will admit that document.

MR. BOWEN-COLTHURST: You will admit the claimant's

signature?

MR. McMASTER: Yes.

MR. BOWEN-COLTHURST: I will put that in. It is a lease.

MR. McMASTER: Would you identify it by date and description?

MR. BOWEN-COLTHURST: It is a lease granted by the claimant to one Bernard Ryan. It doesn't appear to be dated, your honour, but it covers the claimant's property, and there is a lease for the year 1942 at the price of $925.00 including the use of a horse, and $425.00 for 1943 and subsequent years.

(LEASE MARKED EXHIBIT NO. 5)

MR. McMASTER: My friend might point out the balance of the document, that it is not to interfere with the Custodian's operations with respect to the property.

MR. BOWEN-COLTHURST: That is correct, your honour.

CROSS EXAMINATION BY MR. BOWEN-COLTHURST:

Q: Now, Mr. Mochizuki, you were advised in 1944 of the sale of your property at the price of $2030.00, weren't you? A: I heard that after 1944.

MR. BOWEN-COLTHURST: I am going to show the witness a letter in which, in 1944, he wrote that he had heard of this sale and that there is this significance to it, that at that time he raised no objection whatsoever.

MR. McMASTER: Well, your honour, I would suggest that is not relevant to these proceedings. Whether the claimant objected to the sale or not, there was nothing he could do about it; it was sold.

MR. BOWEN-COLTHURST: I think it would indicate, your honour, that if this man was advised that his property was sold at $2030.00 --

THE COMMISSIONER: Well, there is no objection to it going in evidence if you want to put it in.

MR. BOWEN-COLTHURST: No.

Q: Did you write that letter? A: Yes, I remember writing this.

Q: And at that time, I take it, you had no complaint with the price for which your property was sold?

MR. McMASTER: Is my friend filing that as an exhibit?

MR. BOWEN-COLTHURST: Oh, yes, I am filing that as an exhibit.

MR. McMASTER: Would you identify it, please?

MR. BOWEN-COLTHURST: It is a letter signed by S. Mochizuki to the Department of the Secretary of State in Vancouver dated June 14, 1944, and apparently written from Barnhart Vale, B.C.

(LETTER MARKED EXHIBIT NO. 6).

A: It was not satisfactory.

Q: Why didn't you mention that in your letter? That is your letter, witness, Exhibit 6.

MR. McMASTER: Your honour, my interpreter says that the witness apparently has difficulty in understanding the question as it is framed -- is it

English, or the way it is framed in Japanese?

MR. K. KOBAYASHI: A little the way it is framed in Japanese.

MR. McMASTER: Perhaps Mr. Upton could put it some other way that would give it the same meaning.

(Question interpreted)

A: I merely wrote at that time to acknowledge the letter.

MR. BOWEN-COLTHURST: Q: Now, in your real estate form, Exhibit No. 1, you show certain fruit trees. You are not claiming that those fruit trees in any way enhanced the property's value, are you?

A: I planted those trees and I considered that the price of the property was increased to the extent of the cost of those trees.

Q: At the time you left the property, though, isn't it a fact that the trees were practically non-productive and they were merely in a pasture that cattle or horses ran around in; it wasn't in the form of an orchard at all?

THE COMMISSIONER: Perhaps, Mr. Upton, you could break that question down into one or two, because it is a little long. I think, Mr. Colthurst, you might make the questions a little shorter -- one about the pasture and one about the orchard.

THE INTERPRETER: I think I can handle the situation, sir.

MR. BOWEN-COLTHURST: Yes, I will do that, sir.

(QUESTION INTERPRETED)

A: At the time I was evacuated, the pear trees were

producing about 50 boxes.

Q: When had you last sold anything from these fruit trees? A: The autumn before I was evacuated.

Q: And what returns had you received?

A: For the pears I received about fifty or sixty dollars, and from the apples, $25.00.

Q: Did you ship those or did you sell them locally?

A: I sold the pears to the cannery. I sold the apples in small quantities around the neighbourhood.

MR. BOWEN-COLTHURST: That is all, thank you.

MR. McMASTER: No questions, your honour.

THE COMMISSIONER: Very good.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton,
Official Reporter.

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

J R Archibald

J.R. Archibald,
Sub-Commissioner.

99 CASE No. 82 MAY 6 1948 DEC - 2 1947 Kamloops

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

6984 NOTIFIED APR 15 1948

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

(1) NAME MOCHIZUKI SOZO (RCMP) Reg. No. 04067
(Print) Surname Given Name

(2) Pre-Evacuation Address R. R. No. 1, Whonnock, B. C.

(3) Present Address North Kamloops P. O., North Kamloops, B. C.

(4) REAL ESTATE

(a) Street Address (if any) Whonnock, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Municipality of Maple Ridge- Two Parts: The west half north east section, Township 12, Map 5052. And Lots 9 and 10 east half north section 22, Township 12, Map 2633.

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
(ii) Residence Type of business Mixed Farming
(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 23 acres and orchards - - - - $ 2950.00
(ii) Buildings - - - - - - - - - - - - - - - $ 2350.00
(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) - $
(v) Amount at which Custodian sold property and credited your account - - $ 2036.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 3264.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Left on above Premises
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House and shed
(c) How stored or packed at time of evacuation Household goods left in one room of house and locked.

(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")

Left in care of Mr. Lyons and subsequently taken by Custodian.

S. RYAN.

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

1.	Farm Implements	Estimated Value $ 200.00
2.	2 stoves	Estimated Value $ 35.00
3.	Incubator	Estimated Value $ 100.00
4.		Estimated Value $
5.		Estimated Value $
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.	No accounting from Custodian	Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 335.00

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) - $ 3599.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Kamloops

(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)
Province of BC)
TO WIT:)

I, Sozo Mochizuki of the
of North Kamloops in the Prov. of British Columbia

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City)
of Kamloops)
in the Prov of BC)
this 17th day of Nov,) S. Mochizuki
A.D. 1947.) ~~A Commissioner &c~~
D. Truman)

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.

S. Machizuki
(Claimant's Name)

REAL ESTATE
(Farm Land)

04067
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared 7 ac Cultivated not planted 8 ac Cultivated and not in crop List Crops straws — ~~4~~ 5 ac raspb 2 ac new " 1/2 ac asparagus — 1/4 ac	23 ac ±	① 2 ac ~~1918~~ 1920	K G Anderson	$ 1000 00	① 2 ac cleared & uncleared	house & dilburn (barn later demolished)	$ 5000 00 (land + improvements)
Total 8 ac (appx)		② 1934	Mrs M Blackstock	$ 375 00	② 15 ac - all uncleared		

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

Description	When Made	Cost
Cleared and cultivated about 14 ac — 1928 to 1941 - own labour mostly - some hired - est value		$ 2800 00
Put in about 7000' drains (cedar covers) - over period of years - mostly hired - some own labour - est value		1400 00
Planted between 100 + 125 fruit trees (mixed) - 1926 on — cost approximately		+ 150 00
(improved & credited)		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value — cost
Improved house — reshingled roof - shingled exterior of house all around - V-jointed interior walls - and added a kitchen lean-to (12 x 15) frame with shingle roof			1924 + 1925	hired labour & bought materials				$ 300 00
Poultry house — 20 x 70	frame - concrete block foundation — shake roof		1942	"	500 00	" 700 00		1200 00
2 storey Poultry house - 12 x 12	frame + shake + shake roof		1939	labour + materials				75 00
" " 1944	frame - shake roof		1927 - 1934	"		"		350 00
Barn - 40 x 40	frame + poles - shake roof			"		"		1000 00
(Broader house 12 x 12 + shed 15 x 32 - no value claimed)								

Comments re Appraiser's report not covered by above information: I admit that the condition of the dwelling house was not good. The barn however was better than fair. The large poultry house completed in the Spring of 1942 had never been used. I consider the valuation at $ 2074 60 to be much under a fair value. In comment - I rented my farm to W B Ryan for 9 mos of 1942 for 925 - less 75 00 included for horse - net rental (inc 1942 crop) $ 875 ; rent for 1943 (and following years) may be $ 425 00. This farm is well located and has 16 acres cleared and cultivated. and the cultivated acreage is well fertilized. Soil is excellent for general fruit growing and the unplanted acreage well suited for poultry raising. I believe that I would be unable at least $ 5000 when sold in the custodian for $ 2036 00

S Machizuki
SIGNATURE

CASE No.
82

#1

EXHIBIT No.

DATE MAY 6 1948

FILED BY

BC-91-P
BC-2621-B

BC/91-P
BC/2621-B Page 1

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

File No. JL 286

Land Description: Lot 2 of NE¼ Sec.22, Tp.12, Map 5052, and Lots 9 & 10 of E½ of NE¼ Sec.22, Tp.12, Map 2633.

Containing 22.72 Acres

Owner's Name MOCHIZUKI, Sozo Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C. Distance 3 miles.

Market Town New Westminster, B.C. Distance 26 miles.

Church (give denomination) All denominations, Haney Distance 3 miles.

Nearest School Alexander Robinson School Distance 1 mile.

CASE No. #82 EXHIBIT No. 22 DATE MAY 6 1948 FILED BY Mrs. Ina Mackie

State how property was identified: Corner posts and map location.

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

Lots 9 & 10 Direct access to 21st Ave. Gravel road. Good condition. See remarks.

Is this district a good one? Yes. Co-operative marketing.

Employment opportunity Limited in this vicinity.

Predominating Nationality and religion: Mixed, Japanese predominating.

Describe Fencing and its condition: No fences. Value $

Water supply: Domestic water from well for Lots 9 & 10. Electric light is installed in house. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 24	frame	1 sty.	shgl	20	wood	poor	300.00
Leanto	12 x 15	"	"	"	"	"	"	
	x							
Shed	12 x 12	"	6'	shk	"	"	"	-
Shed	14 x 28	Poles & Fr	8-10'	"	"	"	fair	
BARN	18 x 28	" " "	10-18'	"	"	"	"	150.00
Shed	14 x 28	" " "	8-10'	"	"	"	"	
GRANARY	x							
Shed	15 x 32	" " "	8'	"	"	"	poor	-
Poultry hse	12 x 12	frame	6'	shgl	"	"	"	-
"	20 x 70	"	7'-21'	shk.	1 yr.	conc. blks.	good	600.00
"	12 x 12	frame & shake	6'	"	1	wood	"	25.00
"	18x 48	frame	7'	"	20	"	poor	180.00

Total present day value $ 1255.00

Total Value Buildings add to farm $ 900.00

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

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

No. rooms downstairs? 4 Upstairs? - How finished Wood.

Are buildings painted? No. Condition of paint -

Distance from nearst bush No b ush.

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
15.79	level 15.79 Acres	sdy.loam 15" to 18"	hard pan	small fruits sod and grass	70.00	1105.30

Area which can be cultivated without cost other than for breaking.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	TOTAL

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
6.93	level 6.93 Acres 22.72	sdy. loam 15"-18"	hard pan	clearing, stumping, levelling, drainage	175.00 to 200.00	10.00	69.30

Area Unsuitable for Cultivation.

ACRES	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	TOTAL

Total value of Land $ 1174.60

Total added by buildings to value of farm $ 900.00

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

Total value of farm $ 2074.60

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Lots 9 & 10 on grass & sod - ppty. leased to P.B. Ryan, buildings occupied by Japanese owner.

Lot 2 - cleared area in berries and fallow. No buildings.

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

Mixed small fruits and poultry.

Noxious weeds: Canada thistle on grassland. No other serious weed situation.

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

Lot 2 - Tax $27.00 1942
Lots 9 & 10 - $28.10 1942
District of Maple Ridge.

Date: June 15/42.
Place: New Westminster, 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 "H.L. SINCLAIR"

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

S.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

Remarks: This property consists of two holdings. The holdings adjoining on the south, viz. Lots 7 & 8 and Lot 1, are owned by a brother and both properties have been worked as a family unit.

The main drawback is the fact that Lot 2 has no direct access to road. A road allowance separates Lots 9 and 10 from Lot 2, but this road is not opened. When opened it should be a continuation of 20th Ave. At present time the only approach to Lot 2 is through the centre of Lots 7 and 8.

The buildings are all situated on Lot 10 and with exception of chicken house are old and not in good condition. Lots 9 and 10 are in grass with a scattering of old fruit trees. The crops are on Lot 2 and appear to be in good condition and well operated. Judging by crops I would say fertility is good.

B.P. Ryan has leased the holdings of the two brothers for $1400.00- Portion credited to this holding, $800.00. Ryan expressed his desire to purchase the total acreage of both brothers.

(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.

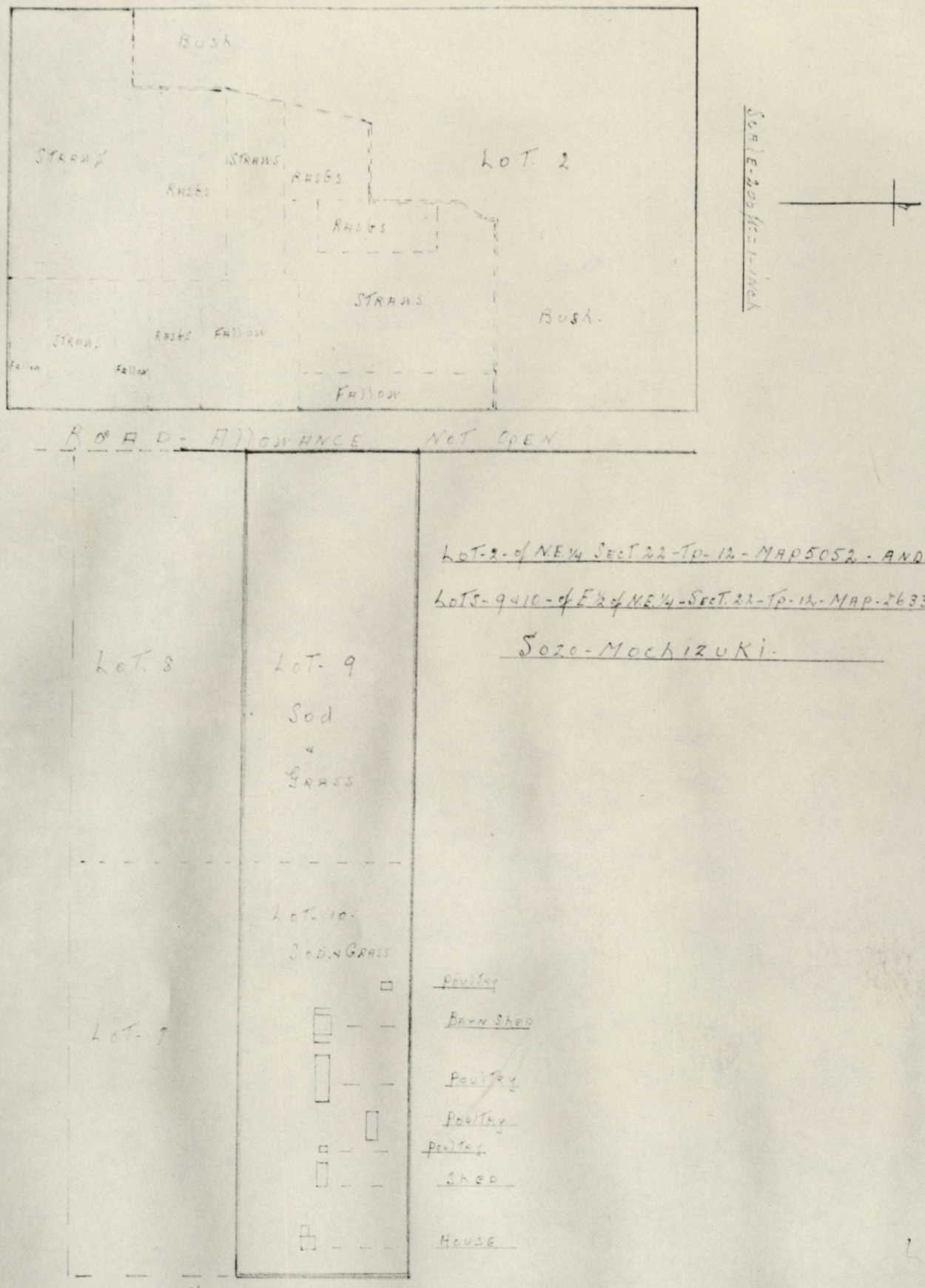
ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
Strawberries - 4.61 acs., good condition	$
Raspberries - 1.85 " " "	$
Fallow - 1.61 "	$
Sod and Hay - 7.72 "	$
15.79	$
Balance bush.	$
Value of fruit trees included in land value.	$
	$
	$

Total $

Amount fruit trees add to value of farm $

Diagram of Property



LOT-2-of NE¼ SEC T 22-TP-12-MAP 5052-AND
LOTS-9&10-of E½ of N.E¼-SEC T. 22-TP-12-MAP-2633.

SOZO-MOCHIZUKI.

Following careful review of this appraisal report, it is my opinion that the present value is $ 1800.00

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

"I.T. BARNET"
District Superintendent.

S MOCHIZUCKI
(Claimant's Name)

PERSONAL CHATTELS

04067
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
1 plow	1938 or 1939 -	new	35-00	good.	25 00
1 cultivator	" "	new	25-00	good	17.50
1 Brooder stove	1939 or 1940 -	new -	30 00	good.	20 00
1 Charter Incubator	1939 -	used.	150 00	good	100 00
					$ 162.50

Description of Storage of Goods: Brooder stove and ~~Inc~~ incubator were left in the brooder house on my farm property. The plough and cultivator were left in the farm buildings.

General Statement as to Chattels not Described above:

none being claimed.

Additional Comments, if any: My tenant Mr. Ryan agreed to properly care for and account for farm implements and miscellaneous tools. The Custodian, according to information given me, took an inventory of my chattels and had Ryan sign it in Dec. 1942. I am informed that the cultivator is not mentioned in this inventory. The cultivator was left by me on the property taken over by the Custodian. I have allowed for depreciation on articles claimed

S. Mochizuki
SIGNATURE

CASE No.
82

EXHIBIT No. 3
DATE MAY 6 1948
FILED BY Mrs Mae Martin

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 6984 EXHIBIT No.

NAME Sozo MOCHIZUKI REG. No. 04067

DATE
DECLARATION Apr. 30/42
EVACUATION July 24/42

INVENTORY
TAKEN BY R.M. Anderson & S.C. Carlsen
DATE Dec. 10/42

DETAILS OF CLAIM			SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DE NO FOU
Washing machine	Old enamel sink	1. Farm Implements $200 00				
Kitchen stove	HM table & bench	2. 2 stoves 35 00				
Heater stove	Old chair	3. Incubator 100 00				
Incubator	Round dining table (old)					
Kitchen utensils	Old bed spring & mattress					
2 Ploughs	Old wash stand					
Cultivator	HM seat					
Farm implements	Old flashlight					
	Loose window					
	49 pcs. 4" sewer pipe					
	5 pcs. 15' 2"x4" lumber					
	1 barrel					
	1 pump incomplete					
	Well pulley					
	Cupboard					
	Fireplace stove					
	Hoe head					
	Brooder top					
	Sml. quant. berry wire					
	Cross cut saw (old)					
	Sml. quant. 3/8 th cable					
	Old bed complete					
	2 old horse collars					
	1 old stirrup pump					
	4 Jap tubs					
	1 Pr. car chains					
	1 Rice tin					
	1 Iron pot					
	1 brooder stove					
	Part box glass					
	Coil barbed wire					
	1 Charter Incubator					
	1 lunch kit					
	2 sml. H.M. tables					
	1 stone rice bowl					
	3 light sockets					
	3 water fountains					
	6 water troughs					
	2 shovels & 1 spade					
	2 lanterns					
	1 manure fork					
	2 sprinkling cans					
	7 old pails					
	2 aluminum pots					
	1 D.B. axe, 1 froe					
	4 sml. water fountains					
	1 fire shovel, feed bin					
	2 old shovel heads					
	1 spade head					
	2 spud heads					
	1 old democrat seat					
	1 wheelbarrow					
	1 manure fork					
	1 D.B. Axe					
	1 Mattock					
	1 Plow wheel					
	Sml. quant. old ½" cable					
	Quant. bean poles					
	1 Plough					

FILE No. 6984 . EXHIBIT No. _____ CASE No. _____

REG. No. 04067 VENUE _____

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO. RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								
						X			
						X			
						X			

I SOZO MOCHIZUKI of Whonnock, B.C.

Owner of property and Two parts West half North East section 22 Twp.12 Map 5052 Lots 9 and 10 East half North Section 22, Tp. 12 Map 2633 in the municipality of Maple Ridge hereby agree to let the above described lands to BERNARD RYAN for the sum of $925.00 for the year 1942 which price includes payment in full for one horse and $425.00 for the year 1943 and subsequent years until my return.

giving him the right to carry on work immediately on my farm described above.

This agreement is to protect both parties against the legal rights of myself as owner of the said lands and the new occupant carrying on to conserve the crop thereon and not to be construed as interfering with the legal rights of the Custodian of Japanese property if and when such property becomes his legal guardianship.

Time is the essence of this agreement.

"Sozo Mochizuki"

Witness:

"J.M.Campbell"

Case No. 82

Exhibit No. 5

Date MAY 6 1948

Filed by

"Mr. Colthurst"

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

June 4, 1948

W. Mulvaney

Barnhart Vale, B.C.

June 14, 1944.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:-

I received your letter saying that you have sold my land for $2030.

I understand that you cannot send me the money right away but do you think you can send me the $365.15 cheque.

I have started farming out here and need the money quite badly. I am wondering if you can send it right away.

I will be very thankful if you can help me by sending me the money right away.

Yours truly,

"S. Mochizuki"

Case No.82

EXHIBIT No. 6

DATE May 6 1948

FILED BY Mr.Colthurst

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

June 4, 1948