

2308

Victoria B.C.

OFFICE OF THE CUSTODIAN 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 INFORMATIONNAME: MIZUNO, JojiHOME ADDRESS: Blenkinsop Rd., Victoria, B.C.REGISTRATION NUMBER 10007 SEX: Male AGE: 38OCCUPATION: Farmer

(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: SelfMARRIED? YesNAME OF WIFE ~~XXXXXXXXXX~~ Kimiye *yellow card but A.B. no longer*ADDRESS OF WIFE ~~XXXXXXXXXX~~ Blenkinsop Rd., Victoria, B.C.NAMES OF ANY LIVING CHILDREN: Yoshio (M) Sadao (M) Harumi (F)Mitsuye (F)ADDRESS OF CHILDREN: Blenkinsop Rd., Victoria, B.C.AGE OF CHILDREN: 8 yrs. 6 yrs. 3 yrs. 2 months.**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)1. LOCATION AND DESCRIPTION: Section 32. Lot 7, 8, 9 & 14.

Blenkinsop Rd., Victoria, B.C. 1 story bungalow - 3 rooms
and woodshed and truck shed. (Farming land)

2. BUILDINGS AND OTHER IMPROVEMENTS: No3. INSURANCE (Give particulars; state where policies are) \$500.00 - Halifax Ins. Co.

(Agent Brown Bros.) Pemberton Bldg., Victoria, B.C. Policy on Person

4. TAXES (Amount and where payable) \$78.00 Saanich Municipality, Royal Oak, B.C.*1941 taxes paid*

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

\$2,250. against property unpaid balance
under Agreement for Sale - J.M. Strange
Cordova Bay Rd. RR 4

6. OCCUPANCY AND LEASES (If vacant so state)

(rented to a neighbor at present time) or for duration.

Arthur Morris Cumberland Road,Lake Hill P.O.to take possession when owner leaves

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Bank of Montreal, Main Office, Victoria, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: No

9. IF FARM LAND STATE CROPS SOWN No crop

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Contents of house - including pedal Sewing Machine, stove.

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 No

4. INSURANCE CARRIED ON ABOVE PROPERTY: -

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)

No

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

None8. BANK ACCOUNTS: None9. LIFE INSURANCE: \$790.00 - ~~Manitoba~~ Monarch Life Ins. Co. Vancouver, B.C.
Beneficiary - Wife - Kimiyo. in possession of wife.10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: No

LIABILITIES:

1. PERSONAL DEBTS: ~~None~~ Hospital Bill - \$ 127.00Doctor Bill - approx. \$ 100.2. TRADE DEBTS: NoneREMARKS: Leaving property in care of Arthur Morris, Cumberland Rd.,
Lake Hill P.O., B.C.

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 27 day of March 1942.A. McArthur

Witness

(Signature)

J. M. M. M.

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

4308

Date July 9, 1943

Our File No. 2308

Full Name MIZUNO, Joji
(Surname in Block Letters)

Registration No. 10007

Male - Female
(check)

Age April 5, 1903

Former Address Blenkinsop Rd., Victoria, B. C.

Date Evacuated 28/4/42

Naturalized - Canadian-Born - National
(check)

23/5/46:

Present Address New Denver, B. C.

*c/o Miss Calbeck
Central Bazaar, P.E.I.*

Married - Single
(check)

nee

Name of Wife (SABI) Kimiyo #10006

Name of Husband -

Name of Mother Misa (Dec'd)

Name of Father Hikoji (Dec'd)

Names of Children under 16

See over

Requested by D.M. Chope

Registered with Custodian yes
(Yes or No)

Additional Information Farmer - house

*11/6
21/6*

✓

REAL PROPERTY SUMMARY

File No. 2308.

Cat. No. 876.

Name: Joji MIZUNO.

Reg. No. 10007.

Address: Blenkinsop Road, Victoria, B. C.

Legal Description: Lots 7, 8, 9 and 14, of Section 32, Victoria District, Plan 907.

Classification: 3-room shingled Bungalow with lean-to and woodshed.

Registered in the name of: JOHN MAXWELL STRANGE. (Title No. 118495-I).

State of Title: Deed of Conveyance from John Maxwell STRANGE to Joji MIZUNO, was redeemed from The Toronto General Trusts Corporation by payment of Joji MIZUNO Note for \$2,361.75, and registered, by this office, October 3rd, 1946. Joji MIZUNO'S Title No. 167867-I was transmitted to Custodian, and latter's Title No. 167868-I transferred to Purchaser under Title No. 167869-I.

Sold to: HARVEY LIM and MARION LIM (Joint Tenants) for \$4,627.00 (Cash).

As at: August 23rd, 1946.

Title (No. 167869-I) delivered to new Registered Owner on: October 23rd, 1946.

Net proceeds (\$2,018.20) released to credit of Joji MIZUNO on: September 26th, 1946.

Completed sales statement to Evacuee sent on: December 2nd, 1946.

Chattels: Not involved.

Insurance: Transferred to Purchasers (Oct. 5/46).

Administration: This property consists of 18 $\frac{3}{4}$ acres on Blenkinsop Road, about 6 miles from the centre of Victoria. About 4 $\frac{1}{2}$ acres remain to be cleared of bush wood but most of the balance has been in use as Truck Gardens. In spite of the very active widespread demand for small accessible farm properties, the interest of prospective buyers has terminated with inspection of this property. The chief reason for this has been the fact that part of the property is low-lying and, due to poor drainage, is under water during the wet season.

Prior to evacuation Joji MIZUNO rented this property to his next door neighbour for \$210.00 per annum, just sufficient to pay taxes and interest on outstanding balance of Agreement for Sale. Failing in our efforts, through real estate agents, to do better, this arrangement was renewed from year to year until

(Over)

File No. 2306
Reg. No. 10007

Cell #12480

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
December 5	Rents collected		\$ 155.00	
December 19	Interest on note to 1st December, 1940	54.20		
	Taxes 1942	87.23		
1943 May 27	Rents collected		55.00	
November 2	Fire Insurance premium	6.50		
1944 February 11	Interest on Agreement for Sale	107.50		
May 2	Taxes 1943	91.86		
August 9	Land Registry Office - Certificate of Encumbrance	1.00		
October 20	Rents collected		365.00	
	Agent's commission	16.25		
November 8	Interest on Agreement for Sale	107.50		
	Taxes 1944	65.00		
	Repairs to water main	4.00		
1945 February 21	Proceeds Auction Sale		14.87	
	Plumbing repairs	2.00		
June 21	Long Distance telephone calls	2.77		
	Sale of hay		25.00	
1946 March 18	Long Distance telephone calls	1.49		
	Cartage & agent's fees	26.50		
May 14	Sale of chattels		35.25	
	Advertising chattels	7.40		
August 21	Taxes 1945 & 1946	179.67		
August 23	Balance rents to date		80.00	
	Credit re Sale of Property		2,018.20	
		<u>\$ 783.07</u>	<u>\$2,718.32</u>	

CR \$ 1,965.25

Accounting Department
November 16th, 1946

Catalogue No. 876
File No. 2308
Blenkinsop Road, Saanich
7-9 & 14/32/907 (18.75 ac.m/l)

10007
MIZUNO Joji

EVALUATION SECTION	
Recd.	OCT 22 1946
File No.	
Ans.	
Referred	

Control of the above described property is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of this property have been settled.

Dated at Victoria B. C., this 18 day of October 1946.

Signed

Harvey Lim

Signed

Marion Lim

D. R. Squawac.
Witness
100 Fort St. Vic.

Sign and return to the Custodian

September 3rd, 1946.

REAL PROPERTY MEMORANDUM

FILE NO: 2308

NAME: Joji MIZUNO

CATALOGUE NO: 876

RE: Blenkinsop Road, Saanich, B.C.
- Small dwelling and shed.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lots 7, 8, 9 and 14 of
Section 32, Victoria District,
Plan 907.

Encumbrances: Nil.

Taxes: 1946 Taxes - \$84.06 paid.

Vested: No. 51570.

VALUATION BY APPRAISER: \$4500.00.

AMOUNT OF BID: \$4627.00.

APPROVED BY ADVISORY COMMITTEE: August 12th, 1946.

AMOUNT RECEIVED BY CUSTODIAN: \$4627.00.

NAMES OF PURCHASERS: Harvey Lim and Marion Lim
(JOINT TENANTS).

Prepared by: *[Signature]*

Approved by: *[Signature]*

DAC:JS

2302

Aug. 12, 1946.

Independent Insurance Agencies, Ltd.,
600 Fort Street,
Victoria, B. C.

Dear Sirs:

Re: Catalogue No. 876,
Lots 7 to 9 & 14, Sec. 32, Map 907,
Blenkinsop Road, Saanich, B. C.

This will acknowledge receipt of your letter of the 5th instant in which you advise that your client is prepared to revise his former bid and now offers to purchase the above property for the sum of \$4,627.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$4,627.00 the full amount of the purchase price on this property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British Subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and your client will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

FCS:AS

File No. 2308.
Catalogue No. 876.

October 21st, 1946.

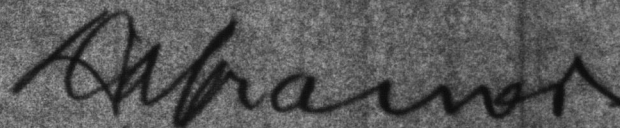
MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D. A. Cramer

George J. MIZUNO
Hun. of Saanich, Lots 7, 8, 9 and 14,
of Sec. 32, Victoria Dist., Plan 907.

With reference to the above property which was recorded in the Victoria Land Registry Office, October 3rd, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 167867-I, dated September 27th, 1946, registering Deed from John Maxwell Strange to George J. Mizuno.
2. Copy of application number 167868-I, dated September 27th, 1946, registering the property in the name of the Custodian (Transmission).
3. Copy of application number 167869-I, dated September 27th, 1946, registering the property in the names of Harvey Lim and Marion Lim - Joint Tenants (Deed).
4. Duplicate of Transmission dated September 11th, 1946.
5. Duplicate of Deed dated September 11th, 1946 - Secretary of State to Harvey Lim and Marion Lim (Joint Tenants).
6. Duplicate Statutory Declaration dated 25th September, 1946.
7. Certificate of Indefeasible Title number 167869-I, dated October 7th, 1946, covering the above property in the names of Harvey Lim and Marion Lim - Joint Tenants.
8. Toronto General Trusts Corporation letter dated August 16th, 1946, together with their receipt and notes.



DAC:JS

- Attach. - Deed application (Strange to Mizuno.)
- Transmission application.
- Deed application (Sec. of State to H. & M. Lim)
- Duplicate of Transmission.
- Duplicate of 2nd Deed.
- Statutory Declaration.
- Cert. of Title No. 167869-I.
- Letter, receipt and notes from Toronto Gen. Trusts.

✓

INTERIM GENERAL SUMMARY

File 2308.

Joji MIZUNO

Reg. No. 10007.

This 38-year old Farmer, a Japanese National, from Victoria, B. C., signed a "JP" declaration form on the 27th March, 1942.

He was evacuated on the 28th April, 1942.

His wife (File 1511) and 4 children were declared to be with him.

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: Owner of an 18 $\frac{1}{2}$ acre Farm on the Blenkinsop Road, 6 miles from Victoria, on which the outstanding balance of Agreement for Sale (from John Maxwell Strange) is \$2,204.20. The assessed value of the property (1946) is \$2,960.00 (Land \$2,160.00; Improvements \$800.00). Original estimated value \$7,362.50 (May 5/42--H. G. Hinton). Original appraised value \$7,062.50 (May 22/44--P. R. Brown & Sons); confirmed May 7th, 1945. New appraisal \$4,687.50 (Nov. 22/45--Hanley, Hepburn & Co.), whose letter see on file for sketch of property.

The land is low-lying and the drainage poor, and part of the land is under water in the wet season. There is 4 $\frac{1}{2}$ acres still to be cleared of bush wood. The small house, a 30' x 20' shingled bungalow, is comparatively new. It consists of 2 bed-rooms (each 12' x 12'), and a combined kitchen and living room (12' x 15').

Prior to evacuation the owner rented this property to the owner of the adjoining property (A. W. E. Morris) for \$210.00 per annum, just enough to meet interest and taxes. This arrangement remained in force until terminated by the tenant on the 30th September, 1944. It has not been re-rented since.

This property has been inspected by many prospective buyers. Much the best offer received to this date is \$3,281.25 (Nov. 13/45).

Personal Property: See Chattels Schedule (Feb. 21/46) for Chattels.

Accounts Receivable: None.

Bonds, Shares, etc.: None.

Bank Accounts: None.

Life Insurance: No action was taken by this office with regard to a Monarch Life Insurance policy for \$790.00 declared to be in wife's possession.

(Over)

INTERIM GENERAL SUMMARY.....Page 2.

Liabilities: See Liabilities Summary (dated Feb. 21/46).

Funds: There is a credit balance of \$7.86 in this account at this date.

The above summary is certified to be in accordance with the information on file.

20th February, 1946.

A handwritten signature in dark ink, appearing to be 'M. B.', written over a horizontal line.

RCB/P.

REG.
NO.

2007

NAME

MIZUNO, Joji

FILE
NO.

2008

ASSURED

OF CANADA
THE SECRETARY OF STATE/ACTING IN HIS CAPACITY AS CONTROLLER

COMPANY

The Halifax Ins.
Company

POLICY NO.

31-7113

AMOUNT

\$500.

PREMIUM

\$6.50

RATE

1.30

TERM

3 Yrs

EXPIRATION

Oct. 21/46

PROPERTY INSURED

2500. One story frame bldg. shingle roof
Private dwelling.

LOCATION

Lot 7, Reg. Plan 907, West
Hingham, No., Munc. of South
Sashich, B.C.

LOSS PAYABLE

~~XXXXXXXXXXXX~~ ASSURED

INSURANCE AGENT

Brown Bros. Ltd.

RENTAL AGENT

ENDORSEMENTS

Transferred to Purchasers -
Oct 5/46

LIABILITIES SUMMARY

File 2308.

Joji KIZUO

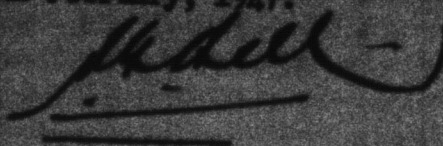
Reg. No. 10007.

- \$88.05 Royal Jubilee Hospital, Victoria. Extract (Apr. 28/42).
Filed by Retail Merchant's Credit Ltd. (Declared as
\$127.00 by Debtor on Mar. 27/42, "JP" Form; and as
\$130.05 by our Agent, H. G. Hinton, in his report dated
May 5/42). Paid (Jan. 31/47) at Debtor's request, dated
Jan. 20/47.
- \$65.00 Dr. R. Robertson, Victoria. Affidavit (Sept. 3/42).
(Declared as \$100.00 by Debtor on Mar. 27/42, "JP" Form;
and as \$50.00 by our Agent, H. G. Hinton, in his report
dated May 5/42). Paid (Jan. 31/47) at Debtor's request,
dated Jan. 20/47.
- \$50.00 Drs. Kenning, Kenning & Bassett. Statement (Apr. 27/42).
Against wife, Kimiyo (File 1511). Paid (Jan. 31/47) from
husband's account, at his request dated Jan. 20/47.

There are no other claims recorded in this file.

The above summary is certified to be in accordance with the information on file.

6th February, 1947.



REB/P.

✓

PERSONAL PROPERTY SUMMARY

File 2308.

Joji MIZUNO

Reg. No. 10007.

This 38-year old Farmer, a Japanese National, from Victoria, B. C., signed a Custodian "JP" declaration form on the 27th March, 1942. He was evacuated on the 28th April, 1942.

His wife, Kimiyo (File 1511), signed a Custodian "No Property" card on the 28th March, 1942. She was evacuated on the 8th September, 1942.

Personal Property: Chattels as per Schedule, dated Feb. 21/46, have been reasonably well accounted for by shipment or sale with the exception of kitchen range and hot water boiler which were included in sale of real property.

Specified Articles: None.

Bills Receivable: None.

Bonds, Shares, etc.: None.

Bank Accounts: None.

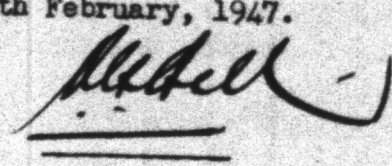
Life Insurance: A Monarch Life Insurance policy for \$790.00 declared to be in wife's possession, did not come under the administration of this office.

Funds: There is a credit balance of \$1,762.20 in this account at the present time, which is being remitted to evacuee today, and his account closed.

There is no other personal property interest in this file.

The above summary is certified to be in accordance with the information on file.

6th February, 1947.



RGB/P.

NAME WINDO, Jeff

REGISTRATION NO. 10007

FILE NO. 2308

The following chattels were sold by public

filed 1/10/46

auction at Victoria, B.C. on May 3, 1946.

Grind stone, Scythe Handle, 2 Wire baskets,	\$	
Tree Spraying outfit & 2 Wooden tubs		2.25
Air compressor		5.00
4 Belts for Motor, 1 1/2 H.P. Gasoline Engine, Well Pump,		
Line shaft.		28.00

Total	(Auctioneer's Fee)		\$	
	(Advertising)	24.40		39.25
Less Expenses:	(Moving)	<u>3.00</u>	\$	<u>7.40</u>
Net Proceeds Credited:				<u>27.85</u>

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Victoria 3.

Remarks.

Several small auctions were held at Victoria and consolidated into one. Handed to Accounts, October 1, 1946.

Original mailed to owner. Feb 6/47.

NAME MIZUNO, Joji

REGISTRATION NO. 10007

FILE NO. 2306

The following chattels were sold by public
auction at Victoria, B. C. on December 12, 1944.

Wheel barrow	\$ 6.50
Beds, couch, chairs etc.	12.50

Total	(Auctioneer's Fee: \$ 1.90	\$ 19.00
Less Expenses:	(Advertising: 0.21	
	(Moving: 2.02	4.13

Net Proceeds Credited:

\$ 14.87

Members of Custodian Staff Present.

Extracted from Auctioneering List No. Victoria 1.

Remarks.

Original mailed to owner - Feb. 6/47.

CHATEL SCHEDULE

File 2308.

Joji MIZUNO

Reg. No. 10097.

(*JP* form: Mar. 27/42.).

(Evacuated: April 28/42).

Disclosed	Shipped	Sold	Stored	Remarks
(1) Singer Sewing Machine	4/6/42			Left for use of tenant.
(2) Kitchen Table				
(3) Kitchen Range				
(4) Boiler (30 gals.)				
(5) Double Beds with Springs (2)	H.G. Hinton (19)			Moved to Willows
(6) Cots with mattresses (2)	Report (15)	(20)		
(7) Galv. Tub	May 5/42. (28)			
(8) Pails (2)				
(9) Tools (1 box)	27/11/42			
(10) Kitchen Utensils (2 boxes)	4/4/42			
(11) Wheelbarrow	(16)			
(12) Rice Sacks (1 bdl.)				
(13) Airtight Heater (new)	27/11/42			
(14) Kitchen Chairs (5)		18/12/44		
(15) Cot with mattress		18/12/44		
(16) Wheelbarrow	Office	18/12/44		
(17) Unknown (3 boxes)	Inventory 31/10/42			
(18) Canvas and Nets (1 box)	Sept. 10/42 23/3/43			
(19) Double Beds, complete (2)	signed by	18/12/44		
(20) Toronto Couch	J. Mizuno.	18/12/44		
(21) Crib Spring		18/12/44		
(22) Violin and case	23/3/43			
(23) Household Effects (1 basket)	27/11/42			
(24) Bassinette				
(25) Globes (3 in box)				
(26) Stove pipe (3 lengths)				
(27) Bicycle	31/10/42			
(28) Wash Tub	4/6/42			
(29) Saucepan	23/3/43			
(30) Sauce (bottle in box)	23/3/43			
(31) Grindstone				
(32) Scythe Handle				
(33) Wire Baskets (2)	Undeclared.			
(34) Motor Belts (4)	Removed			
(35) Spraying Outfit	Jan. 28/46 by			
(36) Air Compressor	our agent from			
(37) Gasoline Engine (1½ H.P.)	neighbour's			
(38) Well Pump	house to this			
(39) Line Shaft	one.			
(40) Wooden Tubs (2)				

Sold by Auction May 3/46

Notes: (1) Memo (H. Green 23/5/45) on files of husband and wife states nothing left.
(2) Copy of Inventory signed by tenant attached to letter dated November 1st, 1945.

RGB/P.

21st Feb 1946.

P. R. Brown & Sons Limited
Real Estate, Financial and Insurance Agents

LOANS EFFECTED · ESTATES MANAGED
BUSINESS OPPORTUNITIES

AGENTS:
BRITISH AMERICA ASSURANCE CO.
ROYAL INSURANCE COMPANY, LIMITED
OF LIVERPOOL, ENGLAND
INSURANCE CO. OF NORTH AMERICA
THE BRITISH LAW INSURANCE CO. LTD.
UNITED BRITISH INSURANCE CO. LTD.

CABLE ADDRESS: "BIRCHWOOD"
WESTERN UNION CODE (UNIVERSAL EDITION)

BANKERS:
BANK OF MONTREAL

Victoria, B.C.

May 22nd 1944.

File 2308

876

Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville Streets,
Vancouver, B. C.

Attention of Mr. F. G. Shears.

re: Lots 7, 8, 9 and 14, Section 32, Plan
907 containing 18.75 acres more or less.

Dear Sirs:

As requested in your favour of the 15th ultimo, we have now had an opportunity of inspecting the above mentioned land and have pleasure in reporting as follows.

Lots 7, 8 and 9 each have a frontage on Blenkinsop Road of 250' by a uniform depth of 809.6'. Lot 14 immediately adjoins Lot 7 to the West and has a frontage on Cumberland Road of 261.7' by an approximate depth of 807'.

Each lot is assessed for \$540.00 and the improvements, which are situate on Lot 7, are assessed at \$800.00, while the taxes for the year just past amounted to \$81.74.

The land is cleared and cultivated with the exception of between four and five acres which is in bush; the cultivated land is used as a Chinese Truck garden; the soil is deep black loam and is highly productive.

The improvements consist of an unfinished dwelling of three rooms, hot and cold water, toilet, no bath; the interior is in an unfinished condition and the exterior has not been painted. There is a full sized basement with concrete floor and foundation, shingle roof.

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

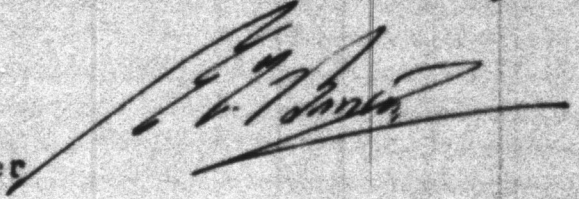
Page Two

May 22nd, 1944.

It is our considered opinion that the value of the whole at the present time is \$7,062.50. This figure is based on \$350.00 per acre of the land and \$500.00 for the building.

Yours very truly,

P. R. BROWN & SONS LIMITED,

Per 

EFB/M

Approved by assisting appraiser
Van der Vliet, Cabeldue & May Ltd.

Per 

Hagar & Swayne, Ltd.
INSURANCE AND REAL ESTATE
NOTARY PUBLIC

Date	MAY 23 1945
No.	2305
Initials	Thut
Signature	Hagar

TELEPHONE: GARDEN 4121-2-3

CENTRAL BUILDING,
VICTORIA, B. C.

May 22nd, 1945.

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

7067

Dear Sir:

Re Catalogue No. 876, File No. 2308.

On behalf of Mr. Gordon S. Duke, Victoria, B. C., we beg to tender his certified cheque for \$250.00 being 10% of the full price, viz \$2500, which he offers for the purchase of this property. If this price is accepted, he will pay up to half the purchase price (\$1250) immediately, and the balance within 2 years together with interest at 5%.

Awaiting your favored reply, we are,

Yours very truly,

HAGAR & SWAYNE LTD.,

Per:

Frank S. Bell

Real Estate Dept.

FSB:BC

GEORGE A. TOUCHE & Co.
CHARTERED ACCOUNTANTS

CABLE ADDRESS: ALL OFFICES "RTTXXO"
CODE: BENTLEY'S A.B.C. WESTERN UNION

G. G. CUMPTON
MANAGING PARTNER

ENGLAND, LONDON AND BIRMINGHAM.
CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,
EDMONTON, VANCOUVER, VICTORIA.
U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT, ST. LOUIS,
MINNEAPOLIS, LOS ANGELES.

BANK OF TORONTO BUILDING,
VICTORIA, B.C.

21st May 1945.

Ian MacPherson, Esq.,
Title Examiner,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	MAY 22 1945
File No.	2308
Ans.	<i>W</i>
Referred	<i>McPherson</i>

Green

Your File No. 2308

Dear Sir:

re Joji Mizuno and Lots 7, 8, 9 and 14, Section 32,
Plan 907, Victoria District

Receipt is acknowledged of your letter of the 18th
instant.

Since the despatch of your letter dated the 11th January
1944 to the Manager of the Bank of Montreal, Victoria, on the sub-
ject in question, Mr. J. M. Strange has died.

The late Mr. Strange's executor is The Toronto General
Trusts, 590 West Pender Street, Vancouver who, no doubt, will supply
the information sought for on application.

Yours faithfully,

G. G. Cumpston
per C. H. Verline

EWP:MHK

See May 4, 1945

GEORGE A. TOUCHE & Co.
CHARTERED ACCOUNTANTS

CABLE ADDRESS: ALL OFFICES "BELL"
CORRESPONDENCE BY AIR OR WESTERN UNION

G. G. COMPTON
RESIDENT PARTNER

EVACUATION SECTION	
Rec'd	JUN 1 1945
File No.	2308
Ans.	
Referred	<i>Bell</i>

ENGLAND, LONDON AND BIRMINGHAM
CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA,
CALGARY, EDMONTON, VANCOUVER, VICTORIA,
NEW YORK, CHICAGO, CLEVELAND, DETROIT,
ST. LOUIS, MINNEAPOLIS, LOS ANGELES

BANK OF TORONTO BUILDING,
VICTORIA, B. C.

31st May 1945.

R. G. Bell, Esq.,
Administration Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Your File No. 2308

Dear Sir:

re Joji Mizuno - Registration No. 10007 - Lots 7,
8, 9 and 14 of Section 32, Victoria
District, Plan 907

With reference to my conversation with you on the 30th April last, I wish to report that I have had a further investigation made with regard to the value of the above mentioned property.

I find that the original report submitted by Mr. H. G. Hinton and dated the 5th May 1942, states the estimated sale value (including dwelling) to be \$7,362.50.

On making inquiries at the office of the Corporation of the Municipality of Saanich, I am informed that the assessed values of the several lots are as follows :

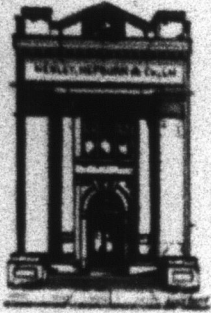
Lot 7 (including dwelling)	\$ 1,340.00
Lot 8	540.00
Lot 9	540.00
Lot 14	540.00
Total	<u>\$ 2,960.00</u>

In view of the assessed value being considerably less than half of the figure mentioned in Mr. Hinton's Report and discussions with Mr. Ball of Hagar and Swayne arising out of an offer of \$2,600.00, which might be raised to \$3,000.00, for the property indicating that we have an exaggerated idea of its value, this fact is brought to your attention for such revision of acceptable tenders as may be considered advisable.

Yours faithfully,

G. G. Compton

EWP:MHK



HENLEY, HEPBURN & CO., LIMITED

STOCK BROKERS - BOND DEALERS

CABLE ADDRESS: "HEPHEN"

TELEPHONE: EMPIRE 4117

737 FORT STREET

VICTORIA, B. C.

November 22, 1945.

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

Attention F.G. Shears, Esq.

Re: Jo Ji Mizuno, Registration No. 10007

Dear Sir:

Acting under instructions of George A. Touche & Co.,
Victoria, B. C., I am submitting my report and valuation on the
Jo Ji Mizuno property situated on Blenkinsop Road, Saanich, V.I.,
B.C. namely, Lots 7-8-9-14, Section 32 Plan 907.

VALUATION

Land 18 $\frac{3}{4}$ acres at \$210 per acre	\$3937.50
Dwelling	750.00
	\$4687.50

PLAN

I am enclosing plan of the dwelling, and land showing cleared, uncleared, fences, and flooded ground.

LAND

The land is in a state of neglect and is very low lying and I would say approximately 5 acres of land are under water ranging from 2 inches to 2 feet, with seagulls and wild ducks swimming around. The main reason for this I would say, is the very neglected state of the drainage ditches, but of course at this time of the year it is hard to say if the ditches would be sufficient to drain the water off if they were cleaned out. I would estimate about 4 $\frac{1}{2}$ acres are not cleared and would cost in the neighbourhood of \$250. to clear. There are a few fences but they are in a very bad state of repair. To put the land and ditches back in good shape would cost a considerable amount of money or time, and the land is in a state now if left for another year or so would be very badly overgrown with underbrush, etc.

**DWELLING and
OUTBUILDINGS**

The dwelling is a three-room shingle bungalow with cement basement with a very unfinished appearance on the inside, and would require an outlay of about a thousand dollars before it would be fit for a white man to live in. The lean-to and woodshed are of the crudest construction and would have very little value. I spent all the morning of November 20th with George A. Touche & Company's representative, inspecting the above mentioned property which is about 6 miles from Victoria.

I am enclosing my account for inspection, valuation and report.

Yours faithfully,

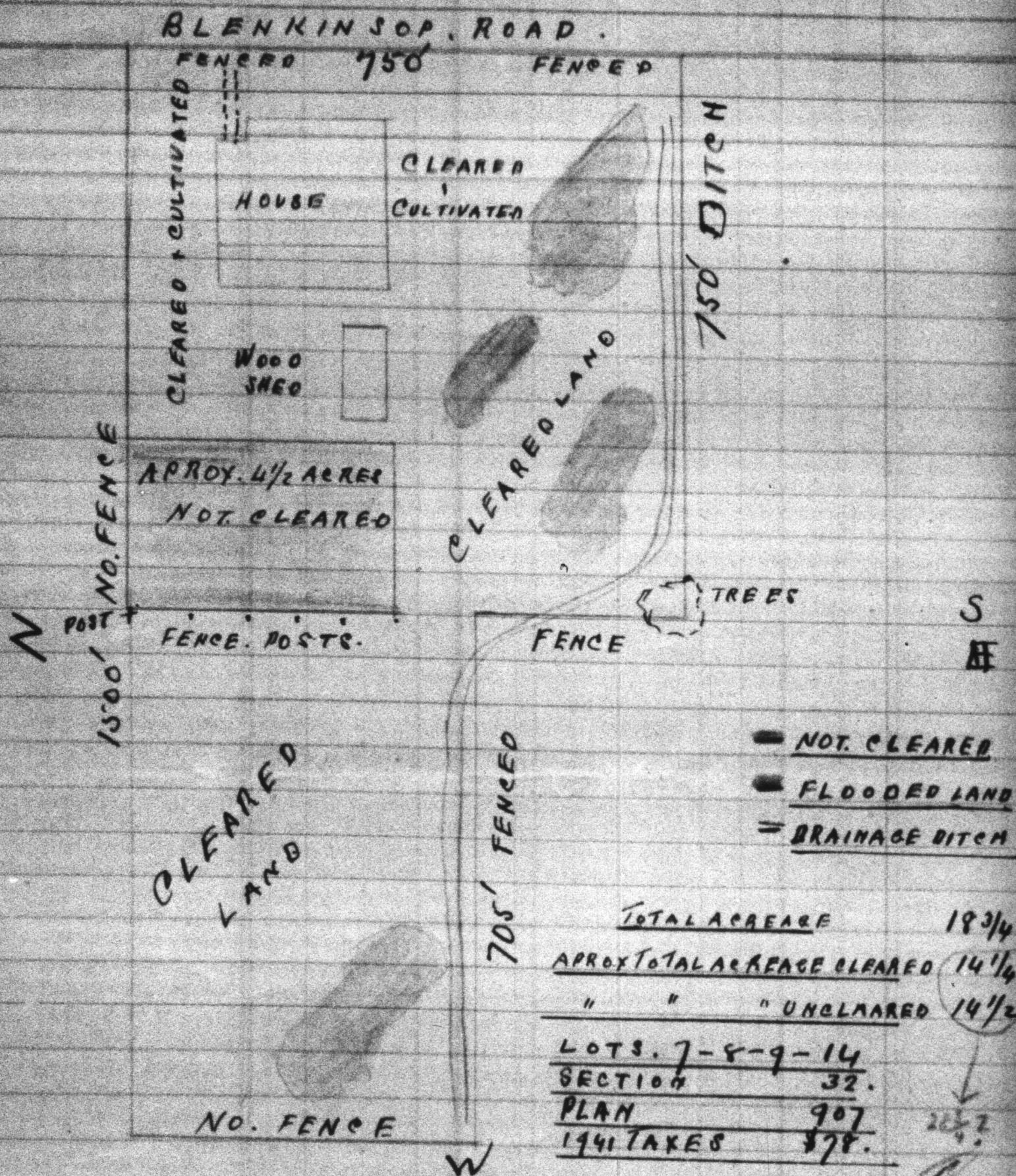
W. H. H. H. H.

HFH:MM
Encl.

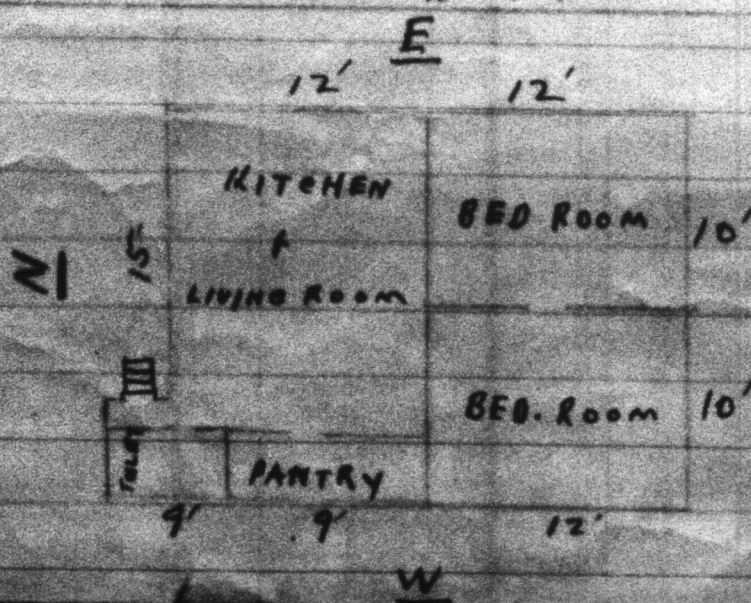
JOJI MIZUNO
PROPERTY
BLENKINSOP ROAD
VICTORIA B.C.

E

NOVEMBER 1945



PLAN OF HOUSE
BLENKINSOP ROAD



PLAN OF HOUSE

GEORGE A. TOUCHE & Co.

CHARTERED ACCOUNTANTS

CABLE ADDRESS: ALL OFFICES "BTTCU"
CODES: GENTLEY'S A & C. WESTERN UNION

G. O. CUMPTON
RESIDENT PARTNER

ENGLAND, LONDON AND BIRMINGHAM
CANADA: MONTREAL, TORONTO, WINNIPEG, REGINA,
CALGARY, EDMONTON, VANCOUVER, VICTORIA,
U. S. A.: NEW YORK, CHICAGO, CLEVELAND, DETROIT,
ST. LOUIS, MINNEAPOLIS, LOS ANGELES

BANK OF TORONTO BUILDING,
VICTORIA, B. C.

28th January 1946.

R. G. Bell, Esq.,
Administration Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	JAN 29 1946
File No.	2308
Nfs.	Feb
Referred	Bell

Dear Mr. Bell:

Registration No. 10007 - Joji Mizuno

In conformity with your telephonic instructions to Colonel Pope on the 26th instant and in continuation of my letter to you dated the 24th instant, I submit the following report of action taken:

Owing to lack of transportation, it was not possible to move the effects in question until today and arrangements were made with Mr. A. W. E. Morris accordingly.

Mr. Morris states that these articles were listed under the name of another Japanese who formerly resided at Cordova Bay, but that they are Mizuno's property nevertheless. He does not recall the name of the other Japanese. This, no doubt, accounts for the fact that the receipt mentioned in my former letter is not included in Mizuno's file in your office.

The following is a complete list of the articles which were this day transferred from Mr. Morris's residence to the Mizuno house on Blenkinsop Road pending further instructions:

- ~~1~~ Grindstone S
- ~~1~~ Scythe Handle S
- ~~2~~ Wire Baskets S
- ~~4~~ Motor Belts S
- ~~1~~ Tree Spraying Outfit S
- ~~1~~ Air Compressor S
- ~~1~~ 1½ H. P. Gasoline Engine S
- ~~1~~ Well Pump S
- ~~1~~ Line Shaft S
- ~~2~~ Wooden Tubs S

Admitted
S. Ad 3/5/46. Victoria 3.

R. C. Bell, Esq. - 2.

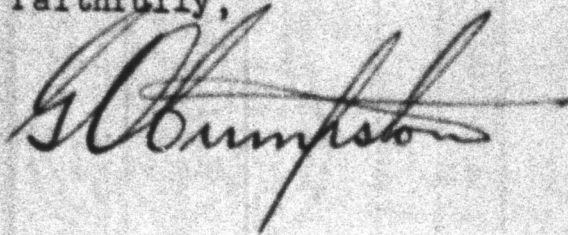
28th January 1946.

A receipt for the above has been given Mr. Morris.

To give effect to the above Colonel Pope was obliged to make two trips to Lake Hill (round trip ten miles) as well as transport arrangements with Stocker's Transfer Company whose account will be submitted in a few days.

In connection with the agent's efforts to sell this property Colonel Pope reports that the adjoining road and the land itself is under water right up to the house.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'G. Humphreys', with a long horizontal flourish extending to the right.

EWB:MHK

GEORGE A. TOUCHE & CO.
CHARTERED ACCOUNTANTS

CABLE ADDRESS: ALL OFFICES "GATCO"
CODE: BENTLEY'S A.B.C. WESTERN UNION

G. O. CUMPTON
RESIDENT PARTNER

ENGLAND, LONDON AND BIRMINGHAM.

CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,
EDMONTON, VANCOUVER, VICTORIA.

U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT, ST. LOUIS,
MINNEAPOLIS, LOS ANGELES.

BANK OF TORONTO BUILDING,
VICTORIA, B.C.

8th May 1946.

R. G. Bell, Esq.,
Administration Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Your File No. 2308 Cat. No. 876

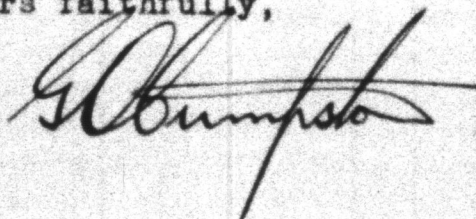
Dear Sir:

Lots 7, 8, 9 and 14 of Section 32, Victoria
District, Plan 907

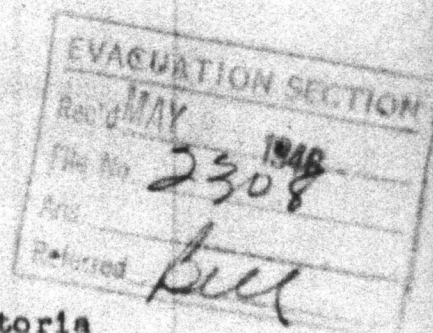
Consequent upon the instructions contained in your letter of the 29th ultimo, the above property, exclusive of the dwelling thereon, has been rented for agricultural purposes to Laboo Dien at the rate of \$150.00 per annum. This sum is to be increased to \$210.00 per annum on his taking possession of the dwelling.

Laboo Dien has requested that a formal agreement be drawn up to cover this transaction. This has accordingly been done and you will find four copies enclosed for your signature. Will you be so kind as to return two signed copies to this office should the contents thereof meet with your approval.

Yours faithfully,



EWP:MHK
Encs. 4.



AGREEMENT

Re Rental of Lots 7, 8, 9 and 14 of Section 32
Victoria District, Plan 907.

I, LABOO DIEN, of 1296 Tolmie Avenue, Victoria, B. C.,
DO HEREBY AGREE to rent the above property from the Custodian of
Enemy Alien Property under the following conditions:

(a) For rental of the property in question, exclusive of
the dwelling which is presently occupied, I shall pay the Repre-
sentative of the Custodian the sum of One Hundred and Fifty
Dollars (\$150.00) per annum.

(b) Immediately the present occupant vacates the dwelling,
I shall pay the Representative of the Custodian the sum of Two
Hundred and Ten Dollars (\$210.00) per annum for the rental of
the entire property above described, including the dwelling
situate thereon.

(c) In the event of this property being sold by the Office of
the Custodian during my tenancy thereof, I agree to vacate same
within one month of receiving notice that the aforementioned
property has been sold.

(d) Should I be called upon to vacate these premises, I shall
pay rent only for the period of my tenancy on a monthly pro rata
basis and the Office of the Custodian hereby agrees to refund to
me any portion of the annual rent which I shall have remitted to
the Custodian and which is due me for the unexpired portion of
my tenancy.

(e) I further agree to pay *SIXTY DOLLARS*
(\$60.⁰⁰) as rental in advance on the signing of this Agreement
and the balance still due on or before the 30th September 1946.

fu
May 1946

Laboo dien

R. G. Bell

R. G. Bell
Administration Department
Office of the Custodian

GEORGE A. TOUCHE & Co.
CHARTERED ACCOUNTANTS

CABLE ADDRESS: ALL OFFICES "RETEXO"
CODES: BENTLEY'S A.B.C. WESTERN UNION

G. G. CUMPTON
RESIDENT PARTNER

ENGLAND, LONDON AND BIRMINGHAM.

CANADA. MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,
EDMONTON, VANCOUVER, VICTORIA.

U. S. A.. NEW YORK, CHICAGO, CLEVELAND, DETROIT, ST. LOUIS,
MINNEAPOLIS, LOS ANGELES.

BANK OF TORONTO BUILDING,
VICTORIA, B.C.

11th July 1946.

876-14
33
shear
F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Blankenship Road
2308
Rec'd JUL 12 1946
File No. 2308
Re: Shears.

Your File No. 2308

Dear Sir:

Catalogue No. 876 - Lots 7, 8, 9 and 14,
Section 32, Plan 907

With reference to your letter of the 10th November 1945, I wish to report that an offer to purchase the above property has now been received.

The applicant is the Hindu, Laboo Dien of 1296 Tolmie Avenue, who is the present tenant of the land - vide your letter of the 25th April last.

Laboo Dien wishes to buy this property for \$4,650.00 on the following terms :

- 650*
3 years
- a) A down payment of \$500.00
 - b) Annual instalments of \$500.00 on the balance due, to which is to be added such rates of interest as the Custodian may decide upon
- 5%*
1860
3790
4650

The total amount offered would appear to be in line with the figures mentioned in the third paragraph of your letter of the 10th November; but should the terms of payment not prove acceptable would you kindly inform me the maximum time limit for the payment of the unpaid balance which can be offered this applicant.

Yours faithfully,

G. G. Cumpston

EWP:MHK

Hagar & Swayne, Ltd.

INSURANCE AND REAL ESTATE
NOTARY PUBLIC

TELEPHONE: GARDEN 4121-2-3

CENTRAL BUILDING,

VICTORIA, B. C.

July 22, 1946

EVACUATION SECTION	
Rec'd	JUL 23 1946
File No.	23081
Ans.	HB
Forwarded	Bill

R.G. Bell, Esq.,
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re Catalogue 876 - Lots 7, 8, 9 & 14, Sec. 32, Plan 907

Further to your visit, the writer has today contacted Mr. K. Knudsen, who on the 8th November, 1945, submitted an offer of \$175 per acre, or total of \$3,281.25, which at that time you could not accept.

He is now prepared to increase his offer to \$200 per acre, or \$3750.00 for the parcel of 18.75 acres. This is to be a cash deal, our commission being 5%, therefore netting you \$3562.50.

Awaiting your kind news, we are,

Yours very truly,
HAGAR & SWAYNE LTD.,

Per:

Frank S. Ball

F.S. Ball,
Real Estate Dept.

FSB:AW

C.I.S.

Established 15 Years in Victoria

C.I.S.

INDEPENDENT INSURANCE AGENCIES, LTD.

~~WILLIAMS & WOODWARD~~

COMPLETE INSURANCE SERVICE

FOR HOMES CONSULT
REAL ESTATE DEPARTMENT
PHONE G-1851

600 FORT STREET
VICTORIA, B.C.

29th July, 1946.

Cal-876

JUL 30 1946	
Rec'd	2308
File	1/8/46
Initials	Mr. Sears

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

Dear Sir:-

Attention: Mr. R.G. Bell

I have before me application to purchase Lots 7 to 9 and Lot 14, Section 32, Map 907, File 2308 at and for the price of \$4,500.00, and have certified cheque for 10% viz \$450.00.

The proposed buyers are Chinese and wish to reclaim the land for vegetable growing. They hope they may be allowed some time to make part of the payment as no crop can be expected for at least 12 months.

Yours truly,

INDEPENDENT INSURANCE AGENCIES, Ltd.

D. R. Squance

*7/27/46 1312
2500 1/8/46
2500 1/8/46*

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

808 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 2308.

Cat. No. 876.

August 23rd, 1946.

Mr. Joji MIZUNO,
Registration No. 10007,
c/o Miss Calbeck,
Central Bodega, P. E. I.

Dear Sir:

Re: Lots 7, 8, 9 and 14, of Section 32, Victoria
District. Plan 907.

In conformity with the Dominion Government's policy of liquidation the above property was included in a catalogue published in the Spring of 1944 and was widely advertised for sale.

In spite of this publicity and the efforts of real estate agents no acceptable bid was received until recently but having now received an offer of \$4,627.00, which is in line with a recent appraisal made by a qualified independent appraiser, we are proceeding with the sale.

When the final adjustments (taxes, insurance, etc.) that are incidental to all sales of Real Property, have been made we will send you a complete statement of the transaction, together with a statement of your account showing the net proceeds passed to your credit, and your current credit balance.

On the 28th May, 1945, we sent you a statement of the amount of principal and interest outstanding on the Note signed by you in favour of the registered owner of the above property. We do not appear to have received your acknowledgment of this statement and we would now ask you to confirm (or correct) the position as it is today according to our records, i.e.

\$2,150.00 principal of Note outstanding at this date
\$ 204.99 interest @ 5% to the 31st August, 1946.

We enclose a stamped addressed envelope, and a copy of this letter, and would ask for your prompt confirmation of the above liabilities, which will be paid by this office from the purchase price of the property.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl. 2.

I confirm correctness of above figures.

Joji Mizuno

EVACUATION SECTION	
Rec'd	SEP 11 1946
File No.	2308
Ref.	
Referred	<i>Bill</i>

sent to you

Catalogue No. 876
File No. 2308
Blenkinsop Road, Sarnish
7-9 & 14/32/907(18.75 ac.n/1)

October 17, 1946.

HARVEY LIM AND MARION LIM
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 23, 1946)

	DEBIT	CREDIT
Purchase price	\$4,627.00	
Cheques received		\$4,627.00
<u>Amount of rent collected</u>		
August 23rd to September 15th - $24/30 \times \$12.50$		10.00
Registration fees on deed - \$4,627.00	13.75	
Insurance premium \$6.50 (Ex. 21/10/46) -		
Unearned portion	.35	
Purchaser's proportion of taxes for 1946 paid -		
$131/365 \times \$83.46$	29.95	
Balance owing by purchasers		34.05
	<u>\$4,671.05</u>	<u>\$4,671.05</u>

BALANCE OWING BY PURCHASERS

\$34.05

STATEMENT RE SALE OF:

Catalogue No:

Street Address: 876

Legal Description: Blenkinsop Road, Saanich, B. C.

7-9 & 14/32/907.

Date of Sale and Adjustments

August 23rd, 1946.

Name:

File No: MIZUNO, Joji #10007.

2308

Sale Price

Real Estate Agents Commission

Charge for Valuation

Charge for Advertising

Land Registry Office Transmission Fee

Encumbrances:

Unpaid Vendor

Mortgage

~~Arrears of Taxes~~

~~Other Charges~~

~~XXXXXXXXXX~~

Adjustments:

Fire Insurance

Taxes

Water

~~XXXXXXXXXX~~

2,639.10

4,657.30

Net Proceeds credited to your account

\$ 2,018.20

Date:.....

December 2nd, 1946.

Compiled by:.....

Mr. Geo. Peters.

2308.

*Mailed Feb 10/47
ack 17/2/47*

February 6th, 1947.

REGISTERED MAIL.

Mr. Joji MIZUNO,
Registration No. 10007,
Central Bedesque, P. E. I.

Dear Sir:

We are in receipt of your letter of the 20th ultimo requesting payment of all claims registered against you, and the remittance to you of the net balance of your funds in Custodian's hands.

In connection with this request your file has been reviewed and for your information we give below a brief resume of our administration of your affairs.

As you know, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada, and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out those policies in as careful and fair a manner as possible.

Real Property: The subject of your Blenkinsop Road, Victoria, property (Cat. 876) was dealt with in our letters of the 23rd August, and 2nd December, 1946, and we are glad to note that our statement of the transaction is quite clear to you.

Personal Property: Our records show the Chattels (household and personal effects) declared by you to have been either: (1) shipped to you at different times, (2) sold by auction, as per auction sheets, net proceeds being credited to your account, (3) discarded as the result of fair wear and tear, or (4) included in sale of land and building.

Mortgages, Liens, etc.: Your Note for \$2,361.75, representing outstanding balance of purchase price of your real property, referred to above, was liquidated from proceeds of sale of the property, as per statement of sale in your hands.

Life Insurance: The Monarch Life policy (\$790.00) declared by you, remained in your possession and did not come under our administration.

Liabilities: The following claims registered against you have now been paid:

\$50.00	Drs. Kenning, Kenning & Bassett
\$65.00	Dr. Russell B. Robertson
\$88.05	Retail Merchant's Credit Limited

and we enclose copies of our covering letters to Creditors for your records.

(Over)

Mr. Joji MIZUNO.

Page 2.

February 6th, 1947.

Funds: The statement of your account enclosed with our letter of the 31st instant showed a balance of \$1,965.25 standing at your credit. This has been reduced to \$1,762.20 by the payments referred to above and in compliance with the request contained in your letter, referred to at the beginning of this letter, we enclose our cheque in your favour for \$1,762.20. This remittance will leave no balance in your account, and as no further entries are expected your account will be closed.

This would appear to account for all property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this, we enclose a stamped addressed envelope for your convenience.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.
Encl.

Independent Insurance Agencies, Ltd.

REPRESENTATIVES

600 FORT STREET

VICTORIA

PHONE 6-1851

B. C.

EVACUATION SECTION

Rec'd AUG 6 1946

File No. 2308

Ans. 12/2/46

Referred *Shears*

5th August, 1946.

Your file: 2308

The Custodian,
506 Royal Bank Building,
Hastings and Granville,
VANCOUVER, B.C.

Gentlemen:-

ATTENTION: F.G. Shears, Director

We thank you for your letter of Aug 1st and have noted contents.

Contacting our clients, we have received a further offer. They feel that their bid is in line with value on the property in view of the fact that much is uncleared and balance now into rough grass and weeds, and that portions are of swampy nature.

They are prepared, however, to raise their bid \$127.00, making the price \$4,627.00 total.

Thanking you for your prompt reply to our first letter.

Yours faithfully,

INDEPENDENT INSURANCE
Agencies, Ltd.

D. R. Squance,

✓
Central Bodega.

P.O. Island.

Feb 17th 1947.

Mr R. G. Bell.

Office of the Custodian.

506 Royal Bank Bldg.

Vancouver, B.C.

EVACUATION SECTION	
Rec'd	FEB 25 1947
File No.	2308
Ans.	File
Referred	Bell

Dear Mr Bell

Today I have received from you
a statement of my account with cheque for
● \$1762²² enclosed. This covers all the
property left by me in that area and is
quite satisfactory.

Thanking you.

I am

Yours truly.

Fuji Mizuno.

2308.
Cat. No. 876.

August 23rd, 1946.

Mr. Joji HIZENO,
Registration No. 10007,
c/o Miss Calbeck,
Central Bodeque, P. E. I.

Dear Sir:

Re: Lots 7, 8, 9 and 14, of Section 32, Victoria
District. Plan 907.

In conformity with the Dominion Government's policy of liquidation the above property was included in a catalogue published in the Spring of 1944 and was widely advertised for sale.

In spite of this publicity and the efforts of real estate agents no acceptable bid was received until recently but having now received an offer of \$4,627.00, which is in line with a recent appraisal made by a qualified independent appraiser, we are proceeding with the sale.

When the final adjustments (taxes, insurance, etc.) that are incidental to all sales of Real Property, have been made we will send you a complete statement of the transaction, together with a statement of your account showing the net proceeds passed to your credit, and your current credit balance.

On the 28th May, 1945, we sent you a statement of the amount of principal and interest outstanding on the Note signed by you in favour of the registered owner of the above property. We do not appear to have received your acknowledgment of this statement and we would now ask you to confirm (or correct) the position as it is today according to our records, i.e.

\$2,150.00 principal of Note outstanding at this date
\$ 204.99 interest @ 5% to the 31st August, 1946.

We enclose a stamped addressed envelope, and a copy of this letter, and would ask for your prompt confirmation of the above liabilities, which will be paid by this office from the purchase price of the property.

Yours truly,

R. G. Bell,
Administration Department.

COPY FOR FILE 2308

File No. 1511

CLAIMS DEPARTMENT

December 20th, 1943

(Mrs. Jell) KIMIO MIZUNO - Reg. No. 10006

CREDITORS:-

Dr. Gordon Kenning\$ 50.00
Victoria, B.C.

Copy from wife's file

Sum:-

Claims on this file 2308.

Julilee Hospital Victoria \$ 82.05

D.R.B. Denton " 65.00

\$ 153.05

*Originally declared as larger - above not
confirmed despite several letters*

C L A I M

File No. 2308

DATE

April 28, 1942.

CREDITOR

Jubilee Hospital

DEBTOR

Mr. George Mizuno
Blenkinsop Rd.,
R.M.D.4,
Victoria, B. C.

Ad. Jan 31/47

AMOUNT OWING

Jan. 1942

\$88.05

AGENT

Retail Merchant's Credit Limited

ORIGINAL FILE

G-68

THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE
VICTORIA BLDG., 7 O'CONNOR STREET
OTTAWA, CANADA

Royal Bank Building, Vancouver, B. C.

THE CUSTODIAN
REGULATIONS RESPECTING
TRADING WITH THE ENEMY (1939)

FORM "D"

Ref. No.
From the **Research Life** Insurance
Company

Date of Discovery **April 7, 1942**

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy

N.B. Separate forms should be used for each policy
or annuity contract for each "enemy."

Policy No.	P99603	Date of Policy (i.e. due date of first regular premium)	July 23, 1937
Life Insured - Name	Joji Minano	Plan of Policy	Extended term insurance to July 23, 1957.
Born	Japan, April 5, 1903	Sum Assured or Amount of Annuity	Pure endowment of \$49 cash if assured then living.
Address	R.M.D.#4, Blenkinsop Rd., Victoria, B. C.	Premium - Amount	Paid up.
Owner - if third party insurance - Name		How Payable	
Address		Due Dates	
Beneficiaries - Names	Kimiyo Minano,	Policy Loans (automatic or otherwise)	Nil
Addresses	Probably same as insured	Approximate Cash Value, if any, including dividends, after deducting all policy indebtedness	Nil
Relationship to Life Insured	wife	Nature of Automatic Non-forfeiture Provision	Nil
Record of Current Assignments (other than to company for policy loan)	Nil	Approximate Cancellation Date under Automatic Non-forfeiture	
- give names and addresses -			

Special Notes:

Request for this information came from George A. Touche & Co., Bank of Toronto Bldg., Victoria, in a letter dated April 7th. This form is being filed in duplicate, and presumably you will supply George A. Touche & Co. with the duplicate copy to give them the information they have requested.
Please advise if this policyholder must now be treated as an enemy in all future transactions referred to your office.

Catalogue No. 876
Blenkinsop Rd., Seaside, B.C.

Assessment

Land	-	\$2,160.-
Improvements	-	800.-

\$2,960.-

Appraisals

Burton & Blenkinsop	\$7,062.-	22/5/44 (350 per acre/
" "	4,500.-	7/9/45 (2.50 per acre)
H.F. Hepburn	4,687.50	22/11/45 (2.10 per acre)

Balance due under agreement \$1000

The following offers have been received:

23/5/45	- G.S. Duke	\$2,500.-
10/11/45	- K. Knudsen	3,281.25

Present offer

Laboo Dien	4,650.-	terms.
------------	---------	--------

5th May 1942.

Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Attention Mr. C. L. DREWRY.

Dear Sir:

re: Joji Mizuno. Registration No. 10007.
My File No. 53.

In accordance with your request I have investigated and taken control of the following property as recorded on the above man's registration form dated 27th March 1942:

Real Property:

Section 32, Lots 7, 8, 9 and 14,
Blenkinsop Road, Victoria, B. C. One-storey
bungalow, three rooms, wood shed and truck
shed (farming land).

Personal Property:

Contents of house including pedal
sewing machine and stove.

In connection therewith I have to report as follows:

1. Location:

This property is on Blenkinsop Road in the vicinity of Mount Douglas, about six miles from Victoria, B. C., and is suitable for vegetable growing.

2. Ownership:

The property is registered in the name of John Maxwell Strange of Cordova Bay Road, R. R. #4, Victoria, who sold it to Mizuno.

Certificate of Indefeasible Title No. 118495-I.

2. Ownership: (continued)

I have received a letter from the Bank of Montreal, Victoria, B. C., which explains the position with regard to the unpaid balance, as follows:

"With reference to your letter of the 15th instant, we have to advise that we hold on collection for account of Mr. J. M. Strange a note signed G. J. Mizuno due October 5th next in the amount of \$2,804.20 which includes interest to that date. Interest has been paid on the above note up to April 4th, 1942, date of the present renewal.

"There is attached to the above note Certificate of Title No. 118495/I covering Lots 7, 8, 9 and 14 of Section 32 Victoria District, Plan 907, registered in the name of John Maxwell Strange together with Deed of Land dated April 1st, 1940, from John Maxwell Strange to George J. Mizuno covering the above property, in the amount of \$2,350.00.

Yours faithfully,

(Signed) E. A. Winter,
Pro Manager."

3. Land and Building:

The house (30' x 20') is a three-room shingled bungalow with a lean-to (30' x 10'), and a detached wood shed (12' x 15'). It stands on 18½ acres of excellent farm land, 8½ acres of which is under cultivation. There are two bedrooms (each 12' x 10'), one combined kitchen and living-room (12' x 15') and a pantry and washroom. There is a full-size cement basement and a brick chimney in the centre of the house descending to the basement. Electricity has not been installed but there is running water both hot and cold, and an inside toilet.

The house is a new one; construction was started in 1940 and is not fully completed. It has not been painted either inside or out. Heating is obtained from the kitchen stove and a wood burning heater in one of the bedrooms.

The lean-to may be used as a garage or for any other general purpose, though it has no door.

The wood shed has about two cords of split firewood in it, which has been sold to the present tenant.

3. Land and Building: (continued)

The property is fully fenced on the eastern side, i.e., facing Blenkinsop Road and for about 1,000 feet on the southern side. I am informed that the estimated sale value is:

Land	(18 $\frac{1}{2}$ acres at \$350.00 per acre)	\$ 6,562.50
Dwelling		800.00
		<u>\$ 7,362.50</u>

4. Personal Property:

I have prepared the following inventory of the contents of the house which amplifies that shown in the registration form. The amounts shown opposite each article are estimated realizable values:

	Value	
1 Singer sewing machine	\$ 115.00	
1 Kitchen table	3.00	
1 4-hole No. 9 McClary range	10.00	
1 Boiler, hot water, 30 gallons	25.00	
The above left for use of tenant.		
2 Double beds and springs	35.00	✓
2 Child's cots and mattresses	5.00	✓
1 Tub, galvanized	1.00	✓
2 Pails	3.00	✓
1 box Tools and minor articles	40.00	✓
2 boxes Kitchen utensils and chinaware	3.00	✓
1 Wheelbarrow (wooden)		
The above stored and boarded up in basement.		
	<u>\$ 240.00</u>	

The tenant, Mr. A. W. E. Morris, has acknowledged the custody of the above articles.

All garden and carpenter's tools, as well as cold frame, have already been sold.

5. Insurance:

There is a fire policy for \$500.00 on the dwelling only, issued by the Halifax Insurance Co. of Halifax, N.S., for which Brown Bros. Limited are agents. It bears No. 31-5626 and expires on 21st October 1943. The premium is \$6.50 for three years.

6. Liabilities:

I have confirmed the following liabilities but do not know if there are more.

Amount of purchase price and interest still owing John Maxwell Strange	\$ 2,204.20
Royal Jubilee Hospital, Victoria, B. C.	130.35
Dr. R. Robertson, M.D., Victoria, B. C.	50.00
	\$ 2,384.55

*Additional bill \$15.00
reduction
65.00*

Taxes for 1941 on the land and house amounted to \$78.00 and these have been paid to the Corporation of the District of Seanch.

7. Recommendations:

Mizuno apparently agreed to rent his property to A. W. E. Morris from 4th April 1942 at \$210.00 per annum. Morris states that he paid Mizuno \$55.00 on 4th April 1942 and will pay the balance of \$155.00 to J. M. Strange on 30th November next.

I recommend:

- (1) That, subject to sale, the property be rented for \$210.00 per annum to the present tenant, Mr. Arthur Morris of Lake Hill Post Office.
- (2) That such revenue as may be derived from the rentals be used to pay taxes and interest on note.
- (3) That in respect that the rentals received from this property would only be sufficient to pay interest and taxes, etc., the property be listed for sale at the prevailing market value for such land and from the proceeds thereof the liabilities be paid.
- (4) That, in the event of a sale and if the owner so desires, the personal belongings be stored at the Willows.

Yours faithfully,

H. Hinton

HGH:LMS

15th June 1942.

Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Attention Mr. C. L. Drewry

Dear Sir:

re Joji Mizuno - Registration No. 10007
My File No. 53

Referring to my report dated 5th May 1942, the household effects of Mizuno which were stored in the basement have now been removed to the Willows for storage. Certain discrepancies have arisen between the inventory I took per my report and the articles which were transferred to the Willows as follows : -

Articles Inventoried Not Found in Basement:

- 2 Pails
- 1 Child's Cot and Mattress Less Spring

Articles Found in Basement Not Inventoried:

- 1 Bundle Rice Sacks
- 1 Airtight Heater (new)
- 5 Kitchen Chairs
- 1 Wooden Box Containing Canvas and Fish Nets
- 1 "Toronto" Couch
- 1 Violin and Case
- 1 Clothes Basket of Household Effects
- 1 Baby Basket (bassinette)
- 1 Box Containing Three Revolving Globes
of the World
- 3 Lengths of Stove Pipe (new)
- 1 Bicycle (B. S. A.)

In addition to the above there were a few articles which were considered of no value and have been left in the basement. These consist of an old kitchen table, dilapidated books, and knic-

knaes, etc. which the tenant has boarded up as the owner may possibly have some use for them but the cost of transportation and storage does not justify their removal.

A certain amount of perishable goods were found in the attic. Some of these had been spoiled by rats and the remainder were in such small quantities as to have no sale value.

Yours faithfully,

J. G. Hinton
per B. R.

ECA:MHK