

6984

Haney 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 INFORMATION

NAME: MOCHIZUKI Sozo
 HOME ADDRESS: 21 St., Ave., Whonnock, Haney B.C.
 REGISTRATION NUMBER 04067 SEX: Male AGE: 44
 OCCUPATION: 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: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Gen 7078

ADDRESS OF WIFE OR HUSBAND: 21st, Ave., Whonnock Haney B.C.

NAMES OF ANY LIVING CHILDREN: Yasuko (F) Shozo (M) Sachia (F)
Susumu (M) Kiyoshi (M) Reiko (F) Misako (F)

ADDRESS OF CHILDREN: 21st, Ave., Whonnock, Haney B.C.

AGE OF CHILDREN: 16, 14, 11, 9, 8, 4, 2.

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

1. LOCATION AND DESCRIPTION: Roll No. 2528. W. 1/2 of N.E. 1/4 of Section 22
Municipality of Maple Ridge and Roll No. 2536. E. 1/2
of N.E. 1/4 of Section 22, Municipality of Maple Ridge. A

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 Storey wooden frame dwelling
house, 4 rooms. 2 Chicken houses, 2 Barns, 1 Incubator House
3 Packing Houses, 3 Brioder Houses.

3. INSURANCE (Give particulars; state where policies are) Tanaka Fire Insurance.
\$1000.00 Policy No. Unknown. Policy in declarants possession
House and Furniture.

4. TAXES (Amount and where payable) Taxes \$48.90 payable at Maple Ridge
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.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Bank of Montreal, New Westminster
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN Strawberries, Raspberries, Vegetables,
Fruit Trees, Hay.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, Section 2.
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

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: Washing Machine, Kitchen Stove, 1 Heater Stove, 1 Incubator.
Kitchen Utensils, 2 Ploughs, 1 Cultivator, Farm Implements
All to be left on Farm at 21st Ave., Whonnock, Haney B.C.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 Horse, 1 Cow. May try and sell.
1 Dog,
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

4. INSURANCE CARRIED ON ABOVE PROPERTY: See page 1, Section 2.

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)
\$50.00 Victory Bond, \$5.00 War Savings Certificate, \$10.00 War Savings
Certificate, In declarant's possession

8. BANK ACCOUNTS: Bank of Montreal, ~~XXXXX~~ No. 1941.

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: \$150.00 Owing to the Maple Ridge Co-op. for 3 Tons
Of Fertilizer. *pd off.*

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 30th day of April 1942.

(Signature)

Sozo Mochizuki

William
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date 04067

✓
Full Name MOCHIZUKI, Sozo
(Surname in Block Letters)

Registration No. 04067

✓
Male - Female
(check)

Age Nev. 20, 11-98

Former Address 21st Ave., Whonnock, Honey, B.C.

Date Evacuated July 24/42 Naturalized - Canadian-Born - National
(check)

✓
Present Address c/o Larsen Farm, Kamloops, B.C.

✓
Married - Single
(check)

✓
Name of Wife OHASHI-Gein-13928

Name of Husband _____

✓
Name of Mother HARA, Soyo

Name of Father Yonetaro - Japan

Names of Children under 16 Sachia (f) 25/11/29 Rieko (f) 18/12/37

#15170 Yasuko (f) 21/12/25 Susumu (m) 1/9/31 Misako (f) 24/3/40

Shozo (m) 23/8/27 Kiyoshi (m) 1/1/34

Our File No. _____ Registered with Custodian
(yes or no)

Requested By _____

Additional Information Farmer - Farm

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B.(B.C.91 P)

File No.6984

Name: MOCHIZUKI, Sozo (Mr.)

Reg.No.04067

Civic Address: 21st Avenue, R.R.#1, Whonnock, B. C.

Legal Description: Lot 2, NE quarter, Section 22, Township 12, Map 5052, Lots 9 & 10 of East half, North East quarter, Section 22, Township 12, Map 2633, Municipality of Maple Ridge.

Classification: 22.72 acre property, approximately half cultivated in fair shape. Five room house in poor condition, 3 small brooder houses, barn, woodshed, garage, incubator house, 2 chicken houses, in fair condition, 2 packing sheds and bath house of little value.

Registered Owner: Sozo MOCHIZUKI

State of Title: Clear

Administration & Revenue: Leased by Japanese May 1/42 to January 31, 1943 for \$925.00 including purchase of horse for \$75.00 (\$365.15 was postdated P.C.U. cheque collected by Custodian.)

Note: Tennant started to claim \$232.00 misrepresentation claim but before completion left the property.

Lease extended by Custodian with Collateral Agreement until Sept.30 for \$175.00 which was assigned to new tenant. (Latter extension consideration accrued to V.L.A.)

Sold to The Director, Veterans' Land Act for \$2,036.00 (cash) as at January 1, 1943.

Title delivered March, 1944.

Payment received April 28, 1944 and net proceeds of \$2,030.00 credited to account on May 9, 1944.

Chattels: Not involved in property sale but left on property pending sale by auction.

Insurance: Expired and not renewed.

Certified Correct

J.E. Anderson

REAL PROPERTY SUMMARY

JAPANESE NAME: Soso MOCHIZUKI Reg. No. 04067 File No. 6984.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/91-P. First Offer.

PROPERTY ADDRESS: 175 - 21st Avenue, Haney, B. C.

LEGAL DESCRIPTION: Lot 2 of the North East quarter of Section 22, Township 12,
Map 5052, Municipality of Maple Ridge, D. N. W.
AND
Lots 9 and 10 of the East half of the North East quarter of Section
22, Township 12, Map 2633, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Soso MOCHIZUKI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25344, dated January 26th, 1943.

ASSESSED VALUE:

Lot 2 - Land	- \$750.00		
Improvements	- \$300.00	- \$1050.00	Taxes - \$27.00
Lots 9 Land	- \$ 500.00		
and 10 Improvements	- \$1050.00	- \$1550.00	Taxes - \$28.10
		\$2600.00	\$55.10

CLASSIFICATION: Fruit and Chicken Farm, Dwelling and out-buildings.
This property has an area of 22.72 acres.
The Custodian's representative reported December 10th, 1942, that
there were 6 acres cleared, planted to the following crops:
2 acres strawberries, 2½ acres raspberries, ½ acre asparagus,
approximately 100 mixed fruit trees.
1 - 1 storey 5 room dwelling in poor condition, 2 chicken houses,
3 brooder houses, 1 incubator house, 1 woodshed and garage,
1 woodshed and wellhouse, 2 packing sheds, 1 barn, 1 bath house.

HISTORY OF ADMINISTRATION: This property was leased by Soso MOCHIZUKI on May 15th, 1942, to
Bernard Ryan for the Term of 9 months from 1st May, 1942, with
option to extend lease for 1943 under arrangement with Maple Ridge
Co-Operative Produce Exchange. Consideration \$925.00 paid, including
\$75.00 for a horse. Rental for 1943 and subsequent years to be
\$425.00.
House and buildings included.
This lease was assigned by Bernard Ryan to Nigel Skelton. This
action was approved by the Custodian, March 12th, 1943.

This lease was extended by Collateral Agreement to September 30th,
1943. Consideration \$175.00, payable July 15th, 1943.

Lease and Collateral Agreement was given to The Director, The Veterans
Land Act, August 10th, 1943.

1943.

Page 2.

File No. 6984.

SOLD:

To The Director, The Veterans' Land Act for \$2,006.00 as at 1st January, 1943.

Approval of Advisory Committee - 1st June, 1943.

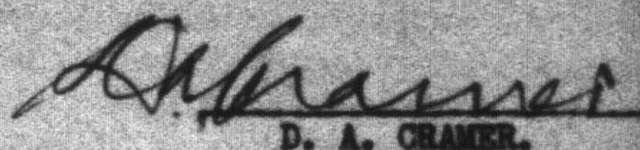
Funds released to the credit of Soso MOCHIZUKI as at May 9th, 1944, against which were charges for Registration Fees - \$6.00, Legal Fees - \$15.00, leaving a net credit of \$2,015.00 from said transaction.

In view of the rents having been collected by the Custodian, July 15th 1943, viz., \$175.00, a cheque for same was issued to The Director, The Veterans' Land Act as at November 17th, 1943.

Certificates of Title Nos. 169432-E and 169433-E in the name of The Director, The Veterans' Land Act.

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

March 22nd, 1946.


D. A. CRAMER.

DAC:JS

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MAPLE RIDGE

Date: Dec. 10th. 1942

NAME: MOCHIZUKI

REGISTRATION NO. 04067

ADDRESS: 175--21st. Ave. HANEY, B.C.

PROPERTY:

ACREAGE: 6 Acres cleared

KIND OF CROPS:	Straws	Rasps	Asps	Fruit trees
	25	2 1/2	1	App. 100 Mixed.

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 Storey

VACANT: Yes

OCCUPIED:

DESCRIPTION: Frame

ROOF: Shingle

SIZE: 22 x 36

NO. OF ROOMS: 5

CONDITION: Poor

OTHER BUILDINGS: 3 . Brooder houses 10x14, 8x10, 12x12.
2 . Packing sheds 8x10, 12x14. Barn 34 x 54.
Bath house 10 x 14, Woodshed & Garage 20 x 36, Woodshed & wellhouse 12 x 30.
Incubator house 10 x 12, Chicken house 18 x 48 & Chicken house 18 x 66.

NAME OF LESSEE OR RENTOR: Bernard RYAN 171-21st. Ave HANEY, B.C.

TERMS: \$925.00 as from May to Feb. 43.

WATER: Well

ON:

OFF:

LIGHT: Electric

ON:

OFF:

REMARKS: This place has the trees all barked.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

SEE ATTACHED LIST

Signed:

Rm. Anderson

[Signature]

LIABILITY SUMMARY

File No. 6984.

File
Sumi KUCHIKI - Reg. No. 24367.

The above named Japanese declared on his JP Form, 30th April, 1942, that he had no Personal Debts, but that he owed \$150.00 to the Maple Ridge Co-Operative for 3 tons of fertilizer. This was paid shortly afterwards.

A claim was lodged by the Gazette of Honey, B.C., covering 3 years subscriptions, from March 31st, 1942. He understood that several Japanese were billed in the same way. This was not paid as the paper was not ordered.

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

March 22nd, 1946.

D. A. Cramer
D. A. CRAMER.

DAG:JB

FIRE INSURANCE SUMMARY

File No. 6984.

Sono MICHIOKI - Reg. No. 94967

The above named Japanese declared on his JP Form, dated 30th April, 1942, that there was a Fire Insurance Policy for \$1,000.00 covering House and Furniture, taken through Tanaka Fire Insurance Agency. It was found that at that time there was a Policy in force in the Canada Accident and Fire Insurance Co., which expired shortly afterwards and not renewed.

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

March 22nd, 1946.


D. M. CRANFORD

DAC:JS

BC-91-P
BC-2621-0

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

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

Farm Appraisal Report

File No. JL 286

Land Description Lot 2 of NE 1/4 Sec. 22, Tp. 12, Map 5052, and
Lots 9 & 10 of NE 1/4 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.

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.

EXHIBIT No. 82-2

DATE May 6, 1949

FILED BY Mr. M. M. Mader

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	"	"	"	"	"	"	"
Shed	12 x 12	"	6'	shk	"	"	"	"
Shed	14 x 28	Poles & Fr.	8-10'	"	"	"	fair	150.00
BARN	18 x 28	"	10-18'	"	"	"	"	"
Shed	14 x 28	"	8-10'	"	"	"	"	"
GRANARY	"	"	"	"	"	"	poor	"
Shed	15 x 32	"	8'	"	"	"	"	"
Poultry hse	12 x 12	frame	6'	shgl	"	"	"	"
"	20 x 70	"	7'-21'	shk.	1 yr.	conc. bks.	good	600.00
"	12 x 12	frame & shake	6'	"	1	wood	"	25.00
"	18 x 48	frame	7'	"	20	"	poor	180.00

Total present day value \$ 1255.00

\$ 900.00

Total Value Buildings add to farm

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 nearest bush No bush.

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

Cultivated Land

BC/21-P
BC/2821-B

Page 2

ACRES	LEVEL, UNDEULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
15.79	level <i>15.79 acres</i>	ady. 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.						
	LEVEL, UNDEULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDEULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
6.93	level <i>6.93 acres</i>	ady. loam 15"-18"	hard pan	clearing, stumping, levelling, drain- age	175.00 to 200.00	10.00
Area Unavailable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.				NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 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.)

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.

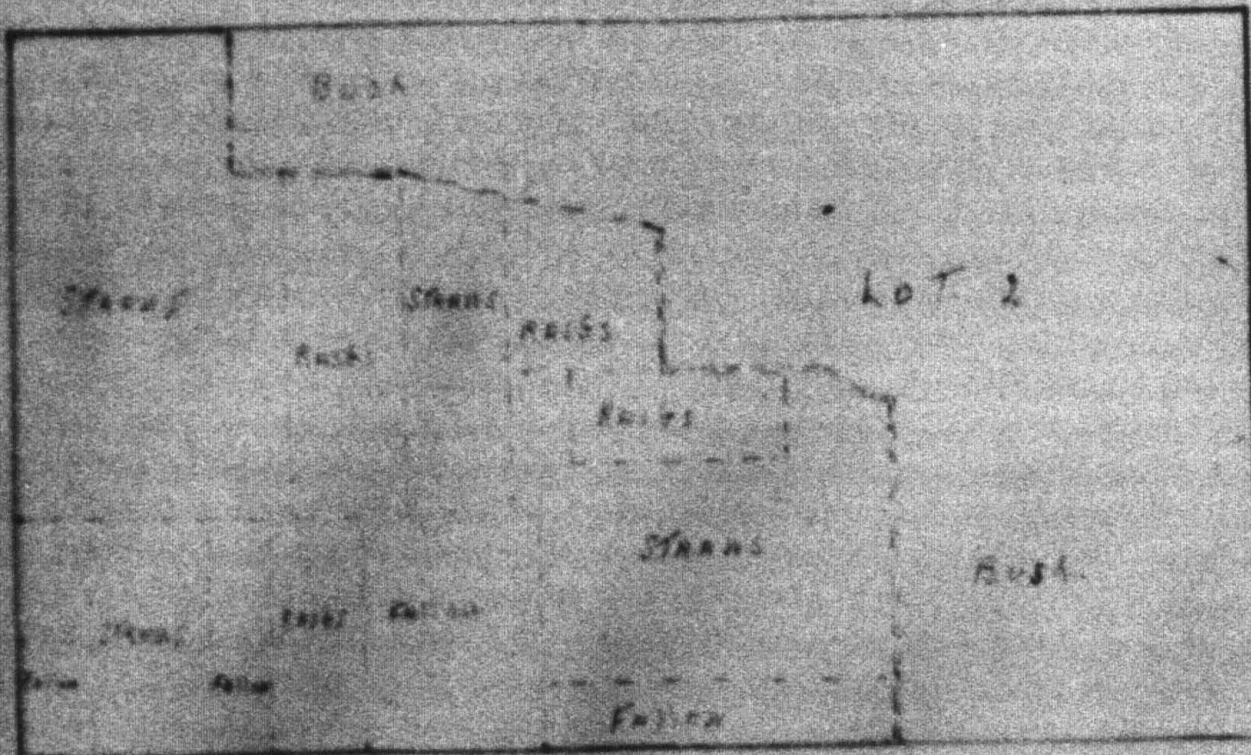
ORCHARDS, SMALL FRUITS, ETC.

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

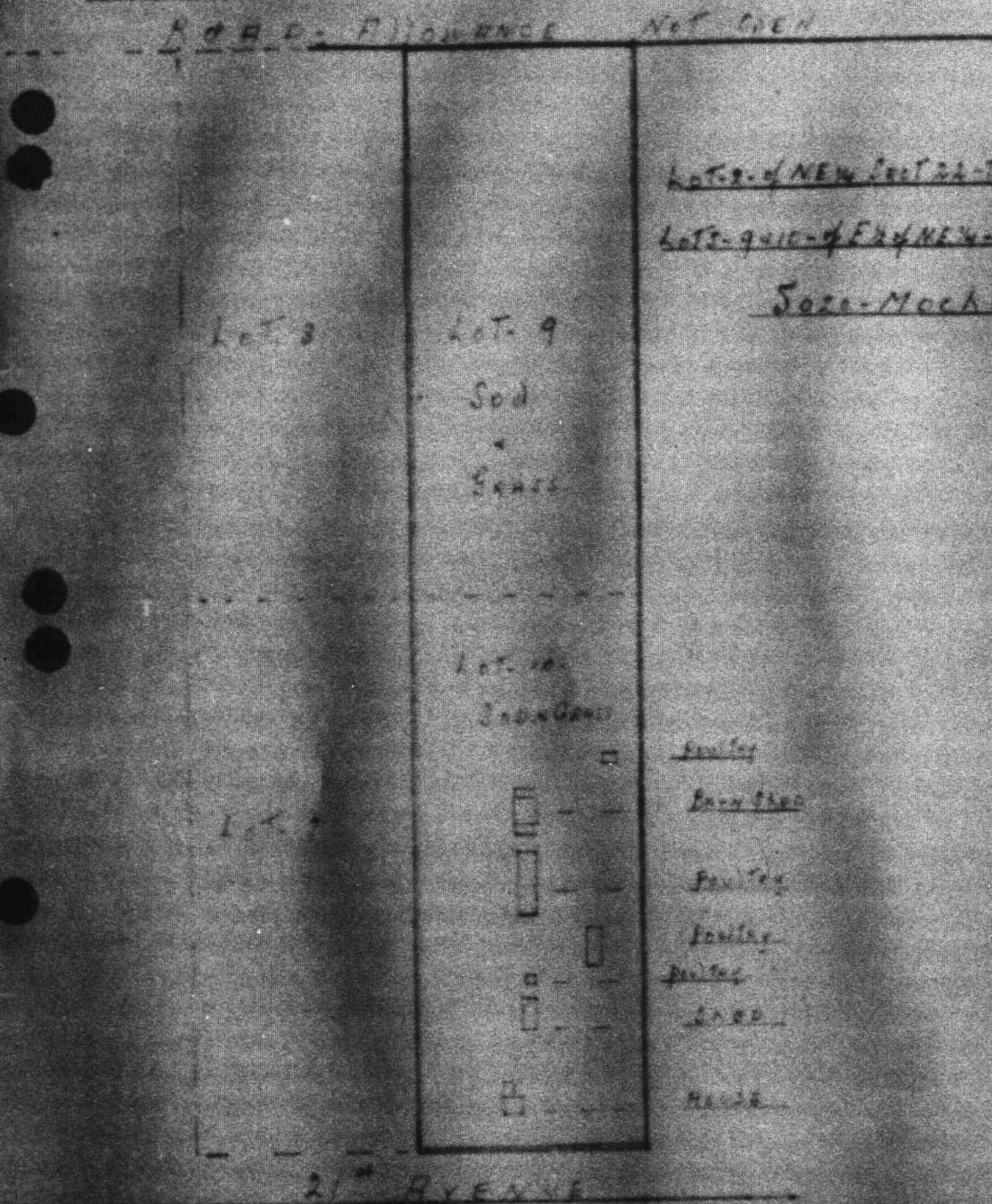
	Present Value
Strawberries - 4.61 acs., good condition	\$
Raspberries - 1.85 " " "	\$
Fallow - 1.61 "	\$
Sod and Hay - <u>7.72</u> "	\$
15.79	\$
Balance bush.	\$
Value of fruit trees included in land value.	\$
	\$
	\$
	\$
Total	\$

Amount fruit trees add to value of farm \$

Diagram of Property



Scale 1:2000



LOTS 9 & 10 OF NEW SECT 22 TO 12 MAP 552 AND
LOTS 9 & 10 OF EX 4 NEW SECT 22 TO 12 MAP 553
JOJO MOCHIZUKI

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

value is \$ 1800.00

Date 16th June 1942.

"I.T. BARNET"
District Superintendent.

6984

04067

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 19 1942

SOZO MOCHIZUKI of Whembeck, B.C.

I

Owner of property Two parts West half North East section 22 Tp. 12 Map 5052
and 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 de-

scribed 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 de-
scribed 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 inter-
fering 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:

[Signature]

CASE No.

82.

EXHIBIT No.

5
DATE MAY 6 1948

FILED BY

Mr. Althaus

Sono HOSHIKUNI

File No. 6984

RE CHATTEL CLAIM:

There is nothing on the master file to indicate that anything ever was done about the chattels, except to take an inventory and get the tenant's signature to it.

There is material on this file, irrelevant however to the claim, which suggests that this Japanese was unreliable. Fruit trees had been neglected; the Japanese overstated the area in crop by about 40 per cent and a rent refund had to be arranged. The buildings are shown as mostly 20 years old or so, and it may be found that the chattels were also old and useless.

There is no defense to a claim of some sort except to get the value written down as much as possible.

RE REAL PROPERTY:

The claim included orchards. Note remark 3 in letter, copy from Ryan herewith. Note absence of objection in letter of 14 June 1944 from claimant.

Extract from Lease.

File #6984.

Lessor: Sozo MOCHIZUKI.

Lessee: Bernard RYAN.

Date: 15th May, 1942.

Term: 9 months from 1st May, 1942, with option to extend lease for 1943 under arrangement with Maple Ridge Co-operative Produce Exchange.

Consideration: \$925.00, paid, including \$75.- for a horse.
Rental for 1943 and subsequent years to be \$425.00.

Property:

Land: 2 parts W. $\frac{1}{2}$ N.E. Section 22 Township 12 Map 5052
and Lots 9 & 10 E. $\frac{1}{2}$ North Section 22 Township 12
Map 2633. Municipality of Maple Ridge.

House: Included, also buildings.

Chattels: Livestock and farm implements.

*h. schenck & Chatter
in lease*

*Term extended by both parties
to Sept 30/43. 175 July 1943*

*Lease and
coll agent given
to J. Schenck Aug 10/43*

*Bank of Montreal,
Kamloops, B.C.*

22nd October, 1947

File No. 6984
Reg. No. 04067

EVACUATION SECTION	
Rec'd	OCT 24 1947
File No.	6984
Ans.	<i>Brown</i>

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

Dear Sir,

Sozo Mochizuki

The above named has today enquired regarding the balance at his credit regarding the sale of his property in Whonnoch, B.C. He has shown us a statement which indicates approximately \$1,075.26 is due to him and would like to obtain this amount now to enable him to purchase a truck for his farm in North Kamloops.

If possible he would like the balance due to him forwarded to his account at this office.

An early reply will be appreciated.

Yours faithfully,

H.W.A. Minnion

Pro Manager,
H.W.A. Minnion.

HWAM/ DH

6964

24th January, 1947.

The Manager,
Bank of Montreal,
Kamloops, B.C.

Dear Sir:

Re: Maple Ridge Co-operative Produce Exchange
Sozo MOCHIZUKU, Reg. No. 04067

We wish to acknowledge your letter of the 21st January, relative to the share interest of the above Japanese in the Maple Ridge Co-operative Produce Exchange. This Co-operative is being liquidated under instructions from the Custodian at Ottawa. While real assets have been liquidated, we have not as yet received final instructions for the liquidation of this Association, and all funds are being held at this office pending a final liquidation report.

According to the last information we have received, repayment to the shareholders should be on at least a 100% basis, although we are unable to give complete information or make any settlement at this time.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA

6984

MR

27th September, 1943.

Mr. Soso HOSHIZUKI,
Registration No. 04067,
c/o Larsen Farm,
Kaslooke, B.C.

Dear Sirs

Your letter of August 23rd has been referred to this department, and in reply to your enquiry regarding the \$365.00 balance of your 1942 leasing consideration, we wish to advise you that your tenant Mr. Ryan experienced severe loss on your property and is in debt to the Co-operative.

In view of the fact that at the time you leased your property to Mr. Ryan you endorsed a note to the Co-operative guaranteeing Mr. Ryan's indebtedness, we have no other alternative but to hold this amount to your credit here against any claim that the Co-operative might make against you for the endorsement of this note.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

3d

6986
6984

15th September, 1943.

Mr. Nigel Skelton,
21st Avenue,
R.R. #1,
Whamock, B.C.

Dear Sir:

re: Nisa & Sozo MACHIZUKI.

We have your letter of 29th August in connection with your occupancy of the Machizuki property. These places are among the lands being taken over by the Director of the Veterans' Land Act, and Ryan's lease, which has been taken over by you, has been assigned to that department. Doubtless a representative of the Veterans' Land Act staff will be contacting you as soon as possible with a view to arranging for your continued occupancy or otherwise.

As far as your being allowed consideration for the planting out of strawberry acreage, there is no information here to indicate that such provision was to be made under leases that were under consideration by this department prior to the Veterans' Land Act taking over. However, this you may discuss with their representative when he calls.

Yours truly,

G. T. McFay,
Farm Department.

GT:ck:GF

File 6984

File No. 6894

Property: Suzo MOCHIZUKU

Lessee: Nigel Skelton

C A N A D A
Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

PAYMENT ORDER.

To ... *Pacific Harp Union*
Address ... *Haney, B. B.*

I HEREBY ASSIGN AND TRANSFER TO THE CUSTODIAN the sum of ... *\$175.00*

One hundred and seventy five 100 Dollars out of monies now due and
accruing due or that at any time hereafter may be due in respect to the
proceeds of:- ... *Fruit shipments*

to be paid to the Custodian at Vancouver, British Columbia, AND for so doing
this will be your full authority.

IN WITNESS WHEREOF I have hereunto set my hand
and seal this *29th* day of *June*; 1943.

SIGNED, SEALED, and DELIVERED
IN THE PRESENCE OF

Signature: *Maryson* } *N. Skelton*
Address:

ACKNOWLEDGMENT

RECEIPT of the above order acknowledged this day of, 1943.

Signature

6964 & 6966

July 29, 1943.

Mr. W. B. Ure,
c/o The Pacific Co-operative Union,
Mission City, B. C.

Dear Sir:

Re: Bernard RYAN
Miss MOCHIZUKI & Sosa MOCHIZUKI

According to the records we have here on file, Mr. Bernard Ryan may have a claim of \$232.00 gross against Sosa Mochizuki and of \$251.00 gross against Miss Mochizuki both on the score of misrepresentation of crop acreage and both presumably subject to the possibility of a settlement on a 75% basis.

In a letter dated March 10th from you to Mr. Shears you state: "These complete our claims with the exception of the one I was speaking to you about, namely, Bernard Ryan, who is not filing a complaint but I think we should make one on his behalf. I will have this property measured tomorrow or the next day and will forward the results for your action."

I can find no record of Mr. Bernard Ryan's having actually filed claims with the Custodian and see no reason why the Custodian should pay any sums to Bernard Ryan unless Bernard Ryan files claim with the Custodian.

This letter is purely for the purpose of bringing this matter to a close if possible, receive the benefit of your views, and to tell you that we are regarding both alleged claims as closed and propose to take no further action in connection with either of them unless you have strong views to the contrary or unless Mr. Ryan files himself actual claims with us forthwith.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

File No. 100-1-100

July 23, 1943.

MEMORANDUM - Mr. [Name]

Enclosed you will find both files. The only reference elsewhere I have seen to the two claims in question from Edward Ryan is in a letter dated March 10th from Mr. W. E. [Name], which I saw today for the first time, at the end of which he states: "These complete our claims with the exception of the one I was speaking to you about, namely, Edward Ryan, who is not filing a complaint, but I think we should make one on his behalf. I will have this properly worded tomorrow or the next day and will forward the results for your action."

Please see also extracts on both files dated April 15th from J. E. [Name].

As Edward Ryan apparently is loath to file complaints, do you see any reason why we should pay any money to him purely at the request of the Pacific Co-operative Union?

WJ

WJ: [Name]

6984

June 25, 1943.

Mr. N. Skelton,
21st Avenue,
R. R. #1,
Whonnock, B. C.

Dear Sir:

Re: Sozo MOCHIZUKI.

Your letter of June 21st has been received.

I may say in reply that the Japanese holding under lease to you is one of those properties that will be taken over by the Director of Soldier Settlement, and the question of renting for another year from the expiration of your present lease will have to be discussed with that department. It is not anticipated by the writer that you will have any difficulty in reaching a satisfactory understanding, providing the farm is properly cared for and your present rental is paid when due.

Since the Director intends, I believe, to hold the Japanese lands for the benefit of those war veterans who are now overseas, it follows naturally that he will be desirous of having the best tenants possible on the places until after demobilization. That being the case, the tenant who is doing best by the land is the one who will be given every opportunity to continue occupancy. I can assure you that it will not be long before you will have definite advice from the Soldier Settlement Board in this connection.

Yours truly,

G. T. McKay.
Farm Department.

GTM/MFP

6984

912 Royal Bank Bldg.,
Vancouver, B. C.
March 12th, 1943.

Maple Ridge Co-Operative Produce Exchange,
Haney, B. C. Attention: Mr. W. S. Ure.

Gentlemen: Re: Sasa MOCHIZUKI.

This will confirm our Mr. Richardson's telephone conversations with you yesterday, relative to the property owned by the above named and described as follows:

Lots 9 and 10 of the East Half of the North East Quarter of Section 22, Township 12, Map 2633, Municipality of Maple Ridge, District of New Westminster; and

Lot 2 of the North East Quarter of Section 22, Township 12, Map 5052, Municipality of Maple Ridge, District of New Westminster.

These properties were leased on the 15th day of May, 1942 by the owner to Bernard Ryan, and an Agreement was entered into on the 8th day of March, 1943 between the Secretary of State and Bernard Ryan whereby the term was extended to September 30th, 1943. The rental was fixed at \$175.00, payable on the 15th day of July, 1943.

You have now informed us that Mr. Ryan has assigned the lease to Nigel Skelton, and in view of your statement that you are satisfied to have Mr. Skelton occupy the premises, the Custodian hereby approves.

Yours truly,

F. G. SHEARS
Acting Director.

FCS/W

6984

December 21st, 1942.

Mr. Bernard Ryan,
171 - 21st Ave.,
Whonnoek, B. C.

Dear Sir:

Re: Sozo MOCHIZUKI

It has been brought to our attention that a number of fruit trees on the above Japanese property have been stripped of bark from the ground up to a considerable distance by your horses placed in pasture in this orchard.

We would draw to your attention that you are liable for damage caused and request that you advise us what steps you are taking to repair, if possible, the damage done.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

--REPORT--

on

CONDITION OF TREES ON PROPERTY BELONGING

to

MOCHIZUKI, S. 171--21 Ave. Whonnock B.C.

On the property of the above Japanese, leased by Mr. B. Ryan, are aprox., twenty-five fruit trees that are in a small enclosure, into which two horses have been turned.

These trees have been totaly stripped of bark for as far as the horses could reach. (About 8 Ft.)

The nei bor that we were speaking to said they were good trees and owing to Mr. Ryan 's apparent neglect or lack of thought, due to their present condition, they would surely di e .

Si gned

R. M. Anderson

W. Carlson

COPY

21st Ave.,
Haney, B. C.
Jan 13th, 1943.

Mr. H. R. Coffey,
Farm Dept. Custodian's Office,
Vancouver, B. C.

Dear Sir:

Your recent numerous requests for particulars, information etc, pertaining to Yoshio SHIMOJI, Harry OKADA, and Sozo MOCHIZUKI have been received by me and I am pleased to supply you with same.

1. I am enclosing herewith a record of work and wages paid by me to Y. Shimoji and S. Shimoji, and signed for by both these people, as having received same. I am also enclosing your letter of 11th September to me, showing number of hours, and amount of wages claimed by them to have been unpaid. By comparing these two claims with my records, you will notice that they have both received and signed for the amounts which they claim.

2. Regarding the claim of Takaichi OKADA. At the moment, I am unable to locate the specific amount of this claim, but wish to submit, as a counter claim to offset this, amounts of Cascara bark taken by these people (H. Okada & T. Okada) from the property leased by me. These amounts are only for two dates which are known to me - if I could check back further, I believe there would be others.

Aug 8th	187 lbs of Cascara bark	@ 20¢	\$37.40
Aug. 10th	39 " " " " " "		7.80

\$45.20

3. Referring to damage done to fruit trees on property of Sozo Mochizuki, I would like to state that the above trees are located in a pasture, used by the above named Japanese for running his horse. These trees have never been pruned or cared for by him, were practically non-productive and in his own work to me when I once asked him as to their worth or productivity - "Trees no good - no fruit!"

I trust that the above information will be satisfactory and will be only too pleased to co-operate with you at any time.

I am,

Yours truly,

"Bernard Ryan"

DEC - 2 1947

286
91B 2621B
6984

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.

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

- (1) NAME MOCHIZUKI SOZO (RCMP) Reg. No. 04087
(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
Wagle 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) Crop loss - - - - - \$ _____
- (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 _____
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) Left on above Premises
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. Jones and subsequently taken by Custodian.~~

B. 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.)

(b) Do you require the services of an interpreter
at the hearing? Yes or no Yes

Kamloops

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 B. C.)
TO WIT:)

I, Sozo Machizuki
of North Kamloops

of the
in the Province 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

of *Kamloops*

in the *Prov.* of *B.C.*

this *7th* day of *Nov.*

A.D. 1947

S. Machizuki

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.

IN THE MATTER OF THE "INQUIRIES ACT."

PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 22

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10

Kamloops, B.C.

May 6, 1948

IN THE MATTER OF THE CLAIM OF

SONO NOGUCHIYUKI

PROCEEDINGS AT HEARING

20 APPEARANCES:

T.G. BOWEN-COLTHURST, Esq.,

appearing for the
Dominion Government.

R.J. MONSTER, Esq.,

appearing for the
Claimant.

R.J. COLLEY, Esq.,

Secretary to Kamloops
Sub-Commission.

G.H.R. UPTON, Esq.,

Official Interpreter.

G. HANBLETON, Esq.,

Official Reporter.

30

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

THE COMMISSIONER: That will be case No. 99.

SAZO MOCHIZUKI, the Claimant herein, being
first duly sworn, testified
through the official inter-
preter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

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

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 Custo-
dian'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

10 Raney, 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
20 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
30 100 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.

19

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.

20

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 \$1550.00 on the improvements, \$1250.00 on the land, making a total of \$2800.00. It doesn't

20

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.

10 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.

20 MR. McMASTER: Q: Witness, I produce to you a state-
ment with regard to your personal chattels with
respect to which you are claiming. Did you in-
struct 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. 8)

30 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)

10 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.

20 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.

30 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?

10 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.

20

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?
after 1944.

A: I heard that

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.

30

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 --

10 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?

20 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

30

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,
Sub-Commissioner.

DEFENCE BRIEF

Sozo MOCHIZUKI

File No. 6984

Case No. 82

Kamloops
9 May 1948
V.L.A.
Sheet A.15-2

REAL PROPERTY CLAIM

(All claims shown are Gross)

<u>1. Claim amended to</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$5000.	\$2074.60	\$2036.

(Trans. Page 2)

Witness - Appraiser, H.L. Sinclair.

Appraiser (Sinclair) reports - Buildings 20 years old.

Appraiser (~~Burrow~~) reports - Buildings are old and not in good condition. There is a scattering of old fruit trees, value of which is included in land value.

Claimant acknowledged on 14/6/44 the receipt of a letter from Custodian saying that his property had been sold for \$2036.00 net and did not complain as to the price obtained. Ex. 6).

Claimant over-stated the area in crop by about 40 per cent.

It is submitted that the land was not as represented by the claimant and was sold for a fair and reasonable price.

PERSONAL PROPERTY CLAIM

2. Farm Implements
Claim amended to
\$162.50

(Trans. Page 2)

These chattels appear to have been stolen and were left by the claimant in care of the tenant, Mr. B. Ryan.

It is submitted that the values placed on these chattels are unreasonable and excessive.

Evidence Required

Mr. Bowen Colthurst was asked to advise Mr. McMaster before the hearing in Vancouver the approximate date that the Custodian discovered that this property was stolen, or approximately when the property was stolen.

There is no evidence to show that these goods were stolen or as to what happened to them. The buildings are old and it may be that the chattels were also old and useless.

BMP/mw

Name of Claimant

MOCHIZUKI, Soso

Case

82

Custodian File

6984

REAL PROPERTY										Total		
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village					
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price			Total Award 125% of all Sale Prices	
						% of Total	Amount				% of Total	Amount
					2036		2232.66				2232.66 ✓	
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 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					
			General 40%	162.50	74.75			74.75 ✓				
TOTAL RECOMMENDATION										2367.41 ✓		

6984

November 16th, 1950.

Mr. Sose MOCHIZUKI,
R. R. 1,
Kamloops, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 82

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$2,367.41.

Cheque in your favour is enclosed for \$2,230.47
and we have paid the Co-Operative Committee .. \$ 136.94
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.