

6986

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 Nisa
 HOME ADDRESS: 171-21st Ave. R. R. #1, Port Haney, B. C. (21st Ave.)
 REGISTRATION NUMBER 04088 SEX: male AGE: 41
 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: selfMARRIED? yesNAME OF WIFE OR HUSBAND: kinADDRESS OF WIFE OR HUSBAND: same

NAMES OF ANY LIVING CHILDREN: Kihuyo (F) Yoshio (M) Tomiye (F)
Takako (F)

ADDRESS OF CHILDREN: sameAGE OF CHILDREN: 12, 10, 6, & 2 yrs.

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)
 1. LOCATION AND DESCRIPTION: West side of 21st Ave., between Dewdney
Trunk Rd. and #27 Rd., Haney, B. C. on Sub-div. 7 of E $\frac{1}{2}$ of N/E $\frac{1}{4}$ sec. 22
Municipality of Maple Ridge. 4 1/4 W $\frac{1}{2}$ N/E $\frac{1}{4}$ N1/4 S05Y 10.

2. BUILDINGS AND OTHER IMPROVEMENTS: 10 roomed 2 storeyed wooden
frame dwelling. 20'x20' chicken house 1 wood shed 1 incubator
3 brooder houses (1-6 roomed deserted dwelling house)

3. INSURANCE (Give particulars; state where policies are) North West Fire Ins. Co.
\$2000.00 on the dwelling house. #205736

4. TAXES (Amount and where payable) \$40.64 1941 paid at Dist. of Maple Ridge

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

6. OCCUPANCY AND LEASES (If vacant so state) (undecided)
Leased to B. Ryan 6000 (PCO)

STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Reg. Office, New Westminster or
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. none
9. IF FARM LAND STATE CROPS SOWN: rhubarb, strawberry, raspberry, fruit trees,

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, 200. 1

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.

IN HOUSE, tables, chairs, beds, Singer Sewing machine, kitchen utensils, carpet, washing machine (might sell) water pump, garden tools, carpenter's tools, plough, cultivator, incubators (3) and chicken farming equipment.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
1 dog, to be left with neighbors.

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: \$500.00 of \$2000.00 mentioned on page 1 is for furniture.

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) \$100.00 Victory Bond (1942) \$50.00 War Savings Certifs. (includes That of children's)

8. BANK ACCOUNTS: Bank of Montreal, Haney, B. C. \$300.00

9. LIFE INSURANCE: North American Life Ins. Co., Vancouver Branch, \$1000.00 Beneficiary, wife. Policy at home.

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 30th day of April 1942.

(Signature)

Nida Mochizuki

T. A. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date May 19

Our File No. 6986

Full Name MOCHIZUKI Nisa
(Surname in Block Letters)

Registration No. 04088 Male - Female (check)
Age Mar. 11, 1901

Former Address R.R. #1, Port Nancy, B.C.

Date Evacuated Aug. 4/42 Naturalized - Canadian-Born - National (check)

Present Address RETURNED TO JAPAN
S. S. GENERAL MEIGS
2nd AUGUST, 1946
Lemon Creek, B.C.

Married - Single (check) ☒ nee # 13871
Name of Wife (SALTO) Kim.

Name of Mother (HARA) Sayo
Names of Children under 16 (Japan) Kikuyo (F) 11/4/29
Yoshio (M) 14/3/31 Toru (F) 6/4/33

Requested by (Signature) Registered with Custodian (Yes or No)

Additional Information Farmer Owner of 18 acres of
land & one house. 1 1/2 ton truck # C.U. 436.
Driving Lic. # 272875.

711 Stock Exchange Bldg.,
475 Howe Street,
VANCOUVER, B.C.
May 25th, 1948.

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

TREASURY DEPT. CLAIM \$ *NIL*

Dear Sir:

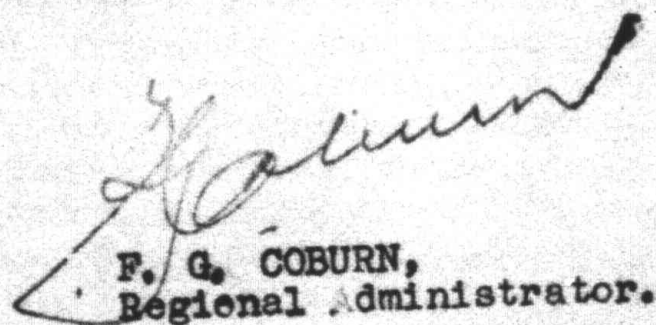
6986

Re: MOCHIZUKI, Nisa #04088

This will acknowledge the sum of \$ 177.58
received from you on account of the above mentioned which
has been accounted for by this office in the proper manner.

There has been no No. 2 Receipt issued in
this instance.

Yours truly,


F. G. COBURN,
Regional Administrator.

FGC/RM.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B. C.,
Nov. 13/46

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B. C.

TREASURY DEPT. CLAIM \$ *144*

Dear Sir:

Re: MOCHIZUKI, Nisa *6986*
#04088

Please note that the above Japanese has
been repatriated to Japan. The following is the status
of his account with this Department, covering the
repatriation transactions:

Money turned in - - - - - \$ 871.54

Draft Issued- - - - - \$ 871.54

It will be noted, therefore, that this
party is not indebted to this Department in this connection.
However, should any further monies come into your hands on
this account it should be turned over to this office for
transmission to the Japanese in question.

Yours truly,

F. G. Gubern
F. G. GOBURN,
Supervising Treasury Officer.

FGC/EJ.

CT-2484
1945

6986/04058

DOMINION OF CANADA
DEPARTMENT OF FINANCE

N^o 836

Issued at London Creek, B.C.

Date July 18th, 1945

The Government of Canada acknowledges that MOCHIZUKI, Kiso
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

Custodian Balance - - - - - \$50.00 ✓
NOT NEGOTIABLE

1859

R. H. Carr
for Comptroller of the Treasury

6986

G-657-A

DEPOSIT FORM

Reg. No. 04088

NAME:

MOCHIZUKI

Nisa

(please print) Surname

Given Name

Cheques (must be certified)		Cash	Dollars	Cents
List Bank Name and Branch	A m o u n t	X 1		
		X 2		
		X 5		
		X 10		
		X 20		
		X 50		
		X 100		
		Total Bills		
		Silver		
		Copper		
		Total Oneques		
Total Cheques		Total Amount		
		Teller's Initials		

Herewith monies as shown above.

I wish to take all of these funds with me to Japan, plus \$ 50⁰⁰
 now on deposit with the Custodian. Yes; _____ No: _____

I wish to take with me only the amount of the Government Guarantee
 Yes _____ No _____

Date: _____, 1946

Nisa Mochizuki
 Signature

OR

I have no money to turn in.

Date: _____, 1946

Signature

Custodian See Balance
\$50⁰⁰
JUL 18 1946
OK [Signature]

C.T. JAP. 2 - WORK SHEET

G-673

The following has been turned in by MOCHIZUKI NSA. Reg. No. 04088

for which C.T. Jap. 2 is to be issued. C.T. Jap. 2 issued . 822.4 . 836 . 50.00 (771.54)

Available for immediate transfer on C.T. Jap. 1

To be Negotiated by Custodian

Cash - Free Balance \$50.00

Jap. 1 No. 1859 - 771.54

(+ dependent)

6986

04058

N^o 822

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Issued at: London Creek, B.C.

Date: July 17th, 1946

The Government of Canada acknowledges that MOCHISUKI, Nisa
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

Custodian ~~Balance~~ - - - - - 1721.54 ✓

NOT NEGOTIABLE

1854
1788

[Signature]
for Comptroller of the Treasury

G-657-A

DEPOSIT FORM

Reg. No. 04088 NAME: MOCHIZUKI NISA
(please print) Surname Given Name

Cheques (must be certified)		Cash	Dollars	Cents
List Bank Name and Branch	A m o u n t	X 1		
		X 2		
		X 5		
		X 10		
		X 20		
		X 50		
		X 100		
		Total Bills		
		Silver		
		Copper		
		Total Cheques		
Total Cheques		Total Amount		
		Teller's Initials		

Herewith monies as shown above.

I wish to take all of these funds with me to Japan, plus \$ 721.54
now on deposit with the Custodian. Yes; _____ No: _____

I wish to take with me only the amount of the Government Guarantee
Yes _____ No _____

Date: _____, 1946

OR

I have no money to turn in.

Date: _____, 1946

Nisa Mochizuki
Signature

Signature

Free Balance
\$721.54
Jul 1, 1946
OK [Signature]

C.T. JAP.2 - WORKSHEET

G-673

The following has been turned in by MOCHI.ZUKI . . . NISA Reg.No. 04088 . .
for which C.T. Jap.2 is to be issued. C.T.Jap.2 issued . . . 872

Available for immediate
transfer on C.T.Jap.1

To be Negotiated
by Custodian

Cash - True Balance 721⁵⁴

Jap No. 1788 - 721⁵⁴
(Deposits)

6986/04085

Nº 996

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Issued at: Vancouver, B.C.
Date: August 1st, 1946

The Government of Canada acknowledges that MONTELUKI, Elia
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

~~1000~~ ----- ~~100.00~~ ✓

NOT NEGOTIABLE

2443

[Signature]
for Comptroller of the Treasury

6986

Reman Oak

G-657-A

DEPOSIT FORM

Reg. No.

04088

NAME:

MOCHIZUKI

NILSA

(please print) Surname

Given Name

Cheques (must be certified)		Cash	Dollars	Cents
List Bank Name and Branch	A m o u n t	X 1		
		X 2		
		X 5		
		X 10		
		X 20		
		X 50		
		X 100	100	
		Total Bills	100	
		Silver		
		Copper		
		Total Cheques		
Total Cheques		Total Amount	100	
		Teller's Initials		

Herewith monies as shown above.

I wish to take all of these funds with me to Japan, plus \$ NIL
 now on deposit with the Custodian. Yes: _____ No: _____

I wish to take with me only the amount of the Government Guarantee
 Yes _____ No _____

Date: Aug 1, 1946

Nisa Mochizuki
 Signature

OR

I have no money to turn in.

Date: _____, 1946

Signature

C.T. JAP.2 - WORKSHEET

The following has been turned in by NOCHI.2 UKI . . . NISA Reg. No. 04088 . . .
 for which C.T. Jap.2 is to be issued. C.T. Jap.2 issued . . . 996 . . .

To be Negotiated
 by Custodian

Available for immediate
 transfer on C.T. Jap. 1

100.00

Cash

\$ 871.54

Jap 1 No. 5443 -

50.00

721.54

100.00

871.54

File No.

Date: Dec. Dec. 10th.

REGISTRATION NO. 04088

PROPERTY:

KIND OF CROPS: Straws

Rasps. Bal. unproductive fruit trees
12

HOUSE: 1½ Storey

VACANT:

OCCUPIED: 0 Yes

ROOF: Shingle.

NO. OF ROOMS: 9 Unfinished

NO. OF ROOMS: 9 Unfurnished
No. 2 House: 4 rooms, shingled roof, (poor) 20 X 34,

OTHER BUILDINGS: Wood & Bath shed 14 x 22, Garage & packing shed 30 x 40,
Incubator house 14 x 20, 3 Packing sheds 8 x 10, Bal. 12 x 12,
3 Colony houses 12 x 14, 2 Chicken house 16 x 140 & 18 x 54,

NAME OF LESSEE OR RENTOR: Bernard RYAN (Above address)

TERMS: \$600.00 Pr. year From May 42 to Feb. 43.

WATER: Well

ON:

OFF:

LIGHT: Electric

ON: Yes

OFF:

REMARKS :

INVENTORY OF CHATTELS LEFT ON PROPERTY:

SEE ATTACHED LIST

Signed:

Ram. Anderson

1: Harbo

BC-90-P
BC-2452-A

BC/90-P
BC/2452-A

Page 1

S.S. Form No. 41
(Sheet 1)

Farm Appraisal Report

File No. JL-290

Land Description: Lots 7 & 8 of NE¹/₄ Sec. 22, Tp. 12, Map 2633 - 7.72 acs.
Lot 1, of N.E.¹/₄ Sec. 22, Tp. 12, Map 5052 - 10.
Containing 17.22 Acres

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

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

Market Town: New Westminster, also local facilities Distance: 26 "

Church (give denomination): Haney - all denominations Distance: 3 "

Nearest School: Alex. Robinson School Distance: 1 "

State how property was identified: Map location & corner post.

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

Lot 7 has direct access to 21st Avenue; only access to Lot 8 & Lot 1 is through Lot 7.

Is this district a good one? Fairly good - co-operative marketing.

Employment opportunity: Very limited.

Predominating Nationality and religion: Immediate vicinity Japanese owners.

Describe Fencing and its condition: No fencing. Value \$

Water supply: Supply from well by electric pressure pump. Value \$

Electricity - power available. Lights in house.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE (No. 1)	27 x 38	Frame	1 1/2 st.	Shgl.	1	Cone.	Good	1200.00
" (No. 2)	18 x 24	"	1 "	"	15	Wood	Poor	400.00
BARN	20 x 30	"	1 "	Shke.	20	Wood	"	75.00
Han House	18 x 100	"	1 "	Shgl.	10	"	Fair	500.00
BARN	18 x 36	"	1 "	"	"	"	"	200.00
GRANARY	10 x 12	"	1 "	Shgl.	10	"	Poor	10.00
Brooder Hse.	10 x 12	"	1 "	"	10	"	"	10.00
"	10 x 12	"	1 "	"	10	"	"	10.00

Total present day value \$ 2405.00

Total Value Buildings add to farm

\$ 1560.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? House is new and not fully finished; outside is prepared for stucco, inside about half finished. To finish approximately - - - - \$ 500.00.

Describe the basement and chimneys: No basement; brick chimney to ground.

No. rooms downstairs? 5 Upstairs? 4 How finished Wood.

Are buildings painted? No. Condition of paint -

Distance from nearest bush: Approximately 200 yards.

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

ACRES	LEVEL, UNBULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
<u>Lots 7 & 8,</u> <u>7.72</u>	Level	Sandy loam, 15" to 18"	Hard-pan	Mixed small fruits.	70.00	540.40
<u>Lot 1,</u> <u>.97</u>	Level	as above	" "	" " "	70.00	67.90
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNBULATING, 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, UNBULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
<u>Lot 1,</u> <u>9.02</u>	Level	Sdy. loam, 15-18"	Hard- pan	Clearing, stumping, breaking.	175.00 to 200.00	10.00
						90.20
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE

Total value of Land \$ 698.50

Total added by buildings to value of farm \$ 1560.00

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

Total value of farm \$ 2258.50

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
House occupied by tenant; land indicates good state of fertility.

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

Noxious weeds:

Canada thistle spreading fast - no otherwise serious condition.

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

Maple Ridge Municipality -

Assessed- Lot 1 - Imp. - \$100.00
Land - \$500.00 - 1942 Taxes-\$16.90Lots 7 & 8 - Imp. - \$1850.00
Land - \$ 500.00 - " " -\$36.90

Date: June 15th, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 12 day of June 1942.

Inspector's Signature

"D. DODDING"

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

JL-290-W. MOCHIZUKI

Farm Appraisal Report

Remarks:

This property consists of two holdings; the holding adjoining is owned by a brother and both properties have been worked as one family unit.

The main drawback is the fact that Lot 1 has no direct access to a road; there is a road allowance separating the two properties, but this is not yet opened up, but should eventually be a continuation of 20th Avenue. Until the road is opened up, the only approach to Lot 1 is down the center of Lots 7 & 8.

B.P. Ryan has leased the holdings of the two brothers for \$1400.00; The portion credited to this holding being \$600.00. Mr. Ryan expressed his desire to eventually buy out these holdings.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

Nil

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

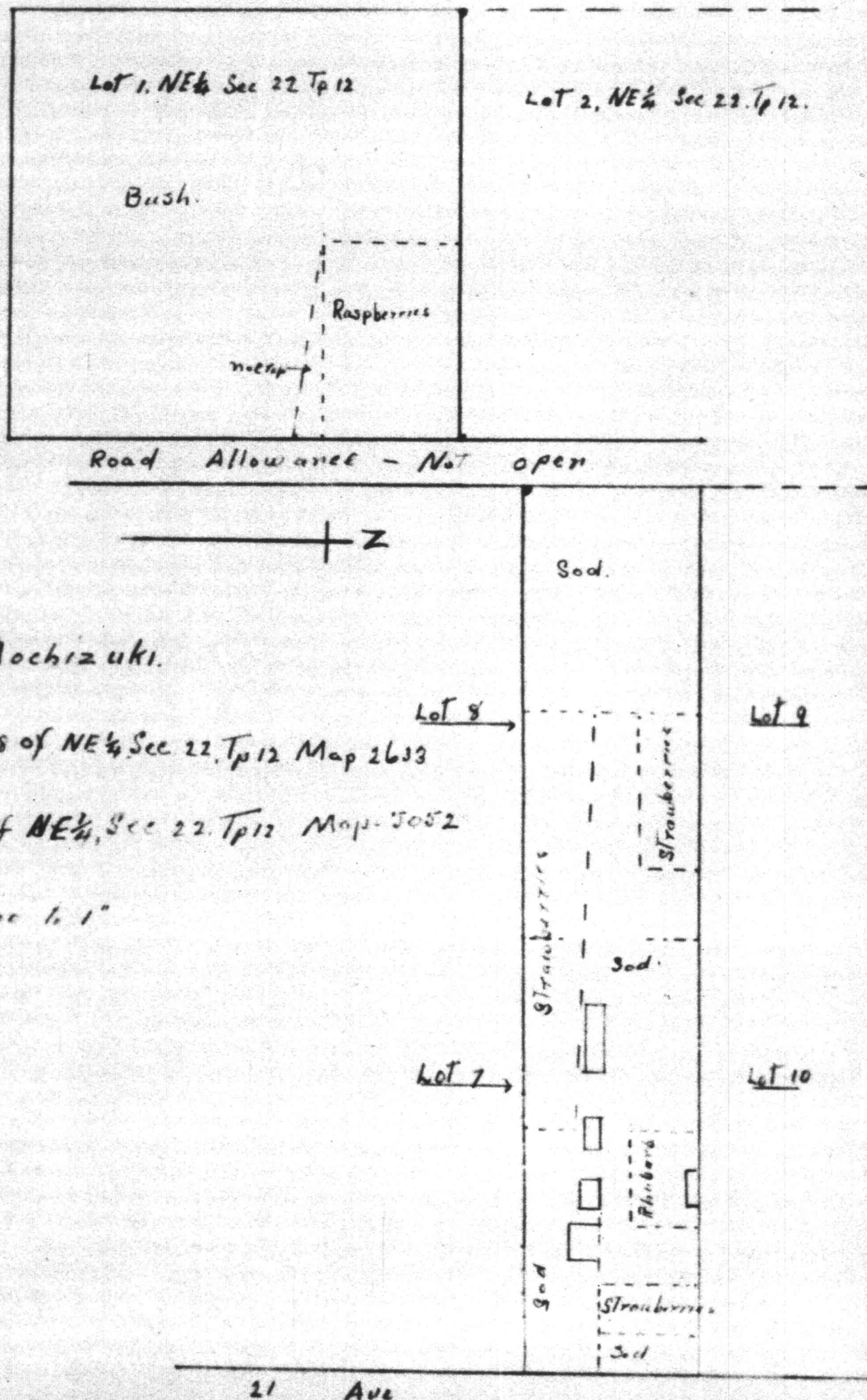
ORCHARDS, SMALL FRUITS, ETC.

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

				Present Value
<u>On Lot 1.</u>				
Raspberries	-	.82 acres		\$
No crop	-	.16		\$
		.98		
Bush	-	9.02		
		10.00	10.00 acs.	\$
<u>On Lots 7 & 8.</u>				
Strawberries	-	2.12 acres		\$
Rhubarb	-	.36		\$
Sod or hay	-	5.24		\$
		7.72	7.72 "	\$
			17.72 "	\$
				\$
				\$
				\$
Total \$				

Amount fruit trees add to value of farm \$

Diagram of Property



Nesa Mochizuki.

Lots 7 & 8 of NE 1/4 Sec 22, Tp 12 Map 2633
And:-

Lot 1. of NE 1/4, Sec 22, Tp 12 Map 2052

Scale - 200 ft = 1"

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

value is \$2000.

Date 16th June 1942

J. S. Samuel
District Superintendent.

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B. (B.C.90 P)

File No.6986

Japanese Name: MOCHIZUKI, Nisa (Mr.)

Reg.No.04088

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

Legal Description: Lots 7 & 8, North East quarter, Section 22, Township 12, Map 2633, and Lot 1, North East quarter, Section 22, Township 12, Map 5052, Municipality of Maple Ridge.

Classification: 17.72 acres of which approximately 8 acres cleared partially in crops. Two dwellings - one an old four room framed dwelling in poor shape, the other a nine room frame unfinished dwelling of cheap construction. Two chicken houses, 3 colony houses, incubator house, garage, packing shed in fair shape, 3 packing sheds of little value.

Registered Owner: Nisa MOCHIZUKI

State of Title: Clear

Administration & Revenue: Leased by Owner May 1/42 to Jan.31/43 for \$600.00 (\$300.00 of which was P.C.U. postdated cheque collected by Custodian.) Lessee experienced a very bad loss and commenced a misrepresentation claim for shortage in crop acreage for \$251.00. He left the property, however, before completion and no allowance was made. Custodian extended lease under Collateral Agreement until Sept.30/43 for \$125.00 which was assigned when lessee vacated. This latter consideration accrued to V.L.A.

Sold to The Director, Veterans' Land Act for \$2,217.00 cash as at January 1, 1943.

Title delivered March, 1944.

Payment received April 28, 1944 and net proceeds of \$2,227.85 credited to account on May 9/44 having received Insurance refund of \$16.85 and paid \$6.00 Reg.Fees.

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

Insurance: On buildings - transferred to V.L.A.
On household effects - expired.

Certified a Correct Summary of File

Aug.30/45

[Signature]

REAL PROPERTY SUMMARY

JAPANESE NAME: Nisa MOCHIZUKI Reg. No. 04088 File No. 6986.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/90-P. First Offer.

PROPERTY ADDRESS: 171 - 21st Ave., Haney, B. C.

LEGAL DESCRIPTION: Lot 1 of the North East quarter of Section 22, Township 12, Map 5052,
Municipality of Maple Ridge, D. N. W.
AND
Lots 7 and 8 of the North East quarter of Section 22, Township 12,
Map 2633, Municipality of Maple Ridge, D. N. W.

TITLES: Registered in the name of Nisa MOCHIZUKI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25342, dated January 26th, 1943.

ASSESSED VALUE:

Lot 1	- Land	- \$500.00		
	Improvements	- \$100.00 - \$600.00.		Taxes - \$16.90
Lots 7&8-	Land	- \$500.00		
	Improvements	- \$1850.00 - \$2350.00.		Taxes - \$36.90
		\$2950.00		\$53.80

CLASSIFICATION: Small fruit and berry farm with 2 houses and out-buildings.
The Custodian's representative reported December 10th, 1942, that
this property had an area of 17.72 acres of which 8 acres were cleared
and planted to the following crops: 3 acres strawberries, 1½ acres
raspberries, balance, unproductive fruit trees.
1 - 1½ storey 9 room dwelling, unfinished. 1 - 4 room dwelling 20' x
34' in poor condition, 1 wood and bath shed, 1 garage and packing shed
1 incubator house, 3 packing sheds, 3 colony houses, 2 chicken houses.

HISTORY OF ADMINISTRATION: This property was leased by Nisa 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 - \$600.00 paid. Rental for
1943 and subsequent years to be \$300.00.
House and buildings included.

Lease extended by Collateral Agreement to September 30th, 1943.
Consideration - \$125.00, payable July 15th, 1943.

Lease and Collateral Agreement handed to The Director, The Veterans'
Land Act.

Act.

Page 2.

File No. 6986.

SOLD:

To The Director, The Veterans' Land Act for \$2,217.00 as at 1st January 1943.

Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Nisa MOCHIZUKI as at May 9th, 1944, against which were charges for Registration Fees - \$6.00, Legal Fees - \$15.00, leaving a net credit of \$2,196.00 from said transaction.

Adjustments as at 1st January, 1943, to the amount of \$16.85, covering unexpired Fire Insurance Premiums, were placed to Nisa MOCHIZUKI'S credit May 4th, 1944.

The following Fire Insurance Policy:

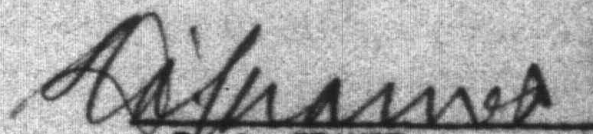
North West Fire Insurance Co., Policy No. 205736 - \$1,500.00, on dwelling, was transferred to The Director, The Veterans' Land Act.

In view of the rents up to September 30th, 1943, having been collected by the Custodian, a cheque for \$125.00, was issued to The Director, The Veterans' Land Act, covering same, on November 17th, 1943.

Certificates of Title Nos. 169430-E and 169431-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 25th, 1946.


D. A. CRAMER.

DAC:JS

6986

04088

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

MAY 19 1942

NISO MOCHIZUKI of Whonnock

I

One part of West half North East section twenty-two
Township twelve Map 5052 and North seven and eight
Owner of property
East half North East section twenty-two Township twelve Map 2633
in the municipality

of Maple Ridge hereby agree to let the above de-
scribed lands to BERNARD RYAN for the sum of \$600.00 for the year 1942 and
\$500.00 for 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.

Niso Mochizuki

Witness:

[Signature]

6986

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

Maple Ridge Co-Operative Produce Exchange,
Honey, B. C.

Attention: Mr. W. S. Ure.

Gentlemen: Re: Miss 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 7 and 8 of the North East Quarter of Section 22, Township 12, Map 2633, Municipality of Maple Ridge, District of New Westminster; and

Lot 1 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 \$125.00, 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.

FGS/W

29th August 1943.

21
EVALUATION SECTION
Rec'd SEP. 1 1943
File No. 6984 & 6986 B.C.
Ans.
Referred MacKay

Dear Sir.
RE. NISA + SOZO

As I notice my lease has expired on these two places, I would be glad to know if I am able to re. new for next year & if so, to make my application herewith.

This year I planted out about an acre of new strawberries, & as they are in good shape now, I presume I will be allowed to come under the agreement whereby the rent is set down at the rate of \$100. per acre. In any case I think that considering the state of the farm when I took it over some adjustment is due me.

Yours truly,
Hugh Skelton.

Mrs. MacKay,
Office of the Custodian
912 Royal Bank Bldg
Vancouver B.C.
6984 out to Gibson
6986 Farm lease to

6986
6984

15th September, 1943.

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

Dear Sir:

re: Nisa & Sozo MOCHIZUKI.

We have your letter of 29th August in connection with your occupancy of the Mochizuki 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. McKay,
Para Department.

GT:CK:CF

FIRE INSURANCE SUMMARY

File No. 6986.

Miss NOCHIYUKI - Reg. No. 04088.

The above named Japanese declared on his JP Form, signed 30th April, 1943, that there was a Policy for \$2000.00 in the North West Fire Insurance Co., No. 205736, covering \$1,500.00 on dwelling and \$500.00 on household effects.

The \$1,500.00 on dwelling was transferred to The Director, The Veterans' Land Act, 1st January, 1943, and the \$500.00 on household effects was allowed to expire, and not renewed.

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

March 25th, 1946.


D. A. CRAMER.

RAC:JS

REG.
NO.

04083

NAME

MOCHIZUKI, Hie

FILE
NO.

6986

PROPERTY

COMPANY

North West Fire
Insurance Company

POLICY NO.

205736

AMOUNT

\$2000.00

EXPIRATION

MONTH

DAY

YEAR

Nov.

15

1944

West side of 91 Ave. between
Deadney Trunk Rd. & No. 27th
Ave., B. C. Mun. of H.R.

1500 - bills
500 - H.H. Effects

Allowance to wife & not renewed

LIABILITY SUMMARY

File No. 6986.

Miss MOCHIZUKI - Reg. No. 04082.

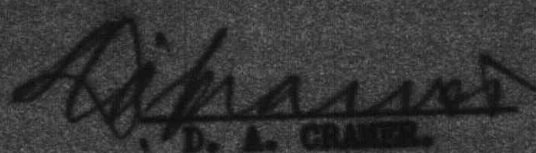
The above named Japanese declared on his JP Form, signed April 30th, 1942, that he had no Personal or Trade Debts.

However, on July 24th, 1942, the Maple Ridge Co-Operative Produce Exchange lodged a claim for \$15.20 and the Consumers' Co-Operative Association lodged a claim for \$30.81. On November 26th, 1943, the Maple Ridge Co-Operative Produce Exchange wrote in stating that they had made a mistake and that their claim for \$15.20 had been paid.

Miss MOCHIZUKI denied owing anything to the Consumers' Co-Operative Association, as he always had paid cash when dealing with them. See his letter November 3rd, 1943, on file. Our Claims Department notified the Consumers' Co-Operative Association accordingly. As we have had no reply to our letter, this matter is now considered closed.

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

March 25th, 1946.


D. A. CRAMER.

DAC:JS

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Nisa Mochizuki

File No. 6986

Reg. No. 04088

Company North American Life Assur.

Agency Vanc.

Policy No. 285985

Premium - \$ 47.52

Payable: Annually, Semi-annually or monthly

Month November Day 20

REMARKS:

*47.89

1960 47.52 103.34
1962 47.52

Jam. Rich

223⁰⁰

Ma 9335

Letter sent 2/9/63

File 6986

August 14, 1944.

MEMORANDUM

For To: Mr. Anderson

From From: Mr. Gibson

TD
Re: Nisa NOCHIZUKI

Will you kindly advise if there any
chattels in the dwelling belonging to the above
and situate on property described as West side of
21st Ave., between Dawdney Trunk Road, and No. 27
Road, Baney, B. C. on Subdiv. 7 of E₂ of NE₂ Sec.
22, Municipality of Maple Ridge, B. C.

There is \$500.00 insurance coverage on
household effects, and if the goods have been re-
moved, the insurance can be cancelled.

K. Turner

END:JS

11/8/44
Holt covered
LSH

6784
April 14, 1943.

INVENTORY OF CHATTELS FOUND ON PROPERTY
OF

MOCHIZUKI, N
171-21st. Ave., Whonnock, B.C.

In house. (downstairs)

- 1 Table. (HM)
- 4 Dining chairs.
- 1 " arm chair.
- 1 " table.
- 1 Buffet.
- 1 Lge. heater stove.
- 1 Sml. table. (HM)

In house. (upstairs)

- 2 New doors. (loose)
- Sml. quant. new lumber.

Under house.

- Lge. quant. used lumber.

In sml. shack.

- 1 Bdle. shingles.
- 1 Gramophone. (poor)
- 1 Platform scale.
- 3 Lanterns.
- 1 Sml. bed cot.
- 1 Porcelain sink.
- 30 Rasp. crates. (new)
- Sml. quant. new lumber.
- 2 Kitchen chairs.
- 3 DB axes.
- Sml. quant. garden tools.

In packing shed.

- 3 Cross cut saws.
- 1 Lge. steel block.
- 1 Beatty pump & tank.
- 45 Berry trays.
- 14 Rasp. crates.
- Lge. quant. fish net.
- 2 Plows.

In incubator house.

- 1-45gal. Oil drum.
- 3 Charters Incubators. (oil)
- 1 Car jack.
- 1 Heater.
- 1 Brooder stove & cover.
- 3 Kitchen chairs.
- 1 Bicycle wheel & tire.
- 2 Iron pots.
- 30' 1" cable, with hooks.
- 50# Rasp. wire. (used)

In chicken house.

- 1 Charters incubator. (oil)

The above listed articles have been left in my care, and I will
be responsible for their safe keeping.

WITNESS: *J. Morison*

OFFICE OF THE CUSTODIAN.

SIGNED *H. S. Kelton*

CONTINUED PACKING SHED & GARAGE

- 5 Picker trays
- 1 Old shovel head
- 2 X cut saws

INCUBATOR HOUSE

- 3 ~~CHARTERS~~ Incubators - 5
- 1 Sml. table & 1 Bench H.M.
- 3 ~~old lanterns~~ - 5
- 2 Old hand saws
- 1 Old milk can
- 2 Water & 1 Feed trough
- 1 45 gal. oil drum (SHELL)
- 3 ~~Shovels & 1 Shovel head~~ - 5
- 2 Mattock head
- 1 Pick head - 5
- 1 Dr. Blade - 5
- 3 Hoes - 5
- 2 Bent shovels
- 1 Spud digger - 5
- 1 Old peevie head
- 2 Augers
- Broken froe
- 1 ~~Sml. quan. of cable & 2 Hooks~~ - 5
- 1 P. 50 Lbs. of Raspberry wire
- 1 3 & 1 5 Gal. crocks
- 4 Crock chick fountains
- 1 Old sml. table gramophone
- Table leaved
- 2 Brooders complete
- Old H.M. Bunk
- 1 Peevie
- 6' of 1" Galv. pipe
- 1 Galv. chicken hopper
- 2 Boxes of mixed sealers
- 1 Bicycle wheel & tire
- 2 Jap sickles
- Several sml. pipe fittings
- 2 Galv. chicken fountains
- 2 Lengths of brooder pipe
- Crtn. cont. 2 Spud digger heads, 1 Jap sickle, 1 Mole trap
- Man. of loose bottles

S. shed by auction 14/2/44
Dany

CHICKEN HOUSE

- 1 Pulley wheel
- 1 Wooden barrel
- 1 Feed bin
- 3 Water troughs
- 1 Old shovel & hoe heads

WELL: 1 Hand water pump & 25' Of 2" galv. pipe, Stone boat, wheelbarrow
(& scoup shovel.)

PACKING SHED

- Sml. quan. of wire netting. 8 Picker trays, 10' Of old chain
- 2 Shovel heads, 1 Spud digger, 1 Sledge hammer, 1 Plow & 1 Ladder.
- 1 Hoe & 1 Hoe head, Sml. quan. of old fish net

The above articles have been left in my care, and I will be responsible for their safe keeping.

WITNESS

SIGNED

Office of Custodian. R. M. Anderson.

File No. 1986

Date Nov. 24/42

SUMMARY

Name: Mochizuki W

Address: 171-21st Ave. Haver, B. C.

(1) - We have today moved to auction room at Haver effects as per enclosed list at a total cost of \$22.75 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at none where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at none for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

1 Dining chair, 1 Dining arm chair,
1 Lge stool block, quantity used lumber
1 heater, 1 Brooder stove & cover, 1 Chicken
incubator

The tenant gave us the following explanation: Tenant
has left place vacant.

NAME WOSHIZUKI, Risa

REGISTRATION NO. 04088

FILE NO. 6986

The following chattels were sold by public

auction at Haney, B. C. on December 14, 1944.

2 Doors	\$ 7.00
3 Lanterns	1.00
Gas lantern and wire	0.25
Scales	6.00
Sideboard	2.00
Tools, axes, garden tools etc.	9.95
Dining table	2.00
Cable and chain	2.50
Plough	4.00
Plough	1.00
Shingles	0.75
Heater	2.00
6 Chairs	5.00
2 Incubators	3.00

Total		\$ 46.45
Less Expenses:	(Auctioneer's Fee: 4.65	
	(Advertisings: 0.52	\$ 27.92
	(Movings: 22.75	
Net Proceeds Credited:		\$ 18.53

Members of Custodian Staff Present.

Mr. Moryson

Extracted from Auctioneering List No.

Haney 11.

Remarks.

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. **BC/90P**
(71-290)

A.G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

Dear Sir:-

Re: Lot 1 of the NE $\frac{1}{4}$ of Sec. 22, Tp. 12, -
Map 5052 - C/T #169430-E
Lots 7 & 8 of NE $\frac{1}{4}$ of Sec. 22, Tp. 12,
Map 2633 - C/T #169451-E
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate
Certificate of Title No. (see above) of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ **20,576.21**, in favour of The Secretary of State,
forwarded to you and dated **March 14th, 1944**, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price

Less arrears of taxes to
January 1st, 1943,

Amount paid to Secretary of State - **2,217.00** ✓

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate heretof
and return it to me.

Yours truly

W.K. Chandler
W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase
price in full of the land above described.

APR 28 1944

Date

Solicitor for
The Secretary of State