

7375

HAMMOND, 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: MUKUDA, NaosakuHOME ADDRESS: R. R. #1, 1st Ave., Hammond, B.C.REGISTRATION NUMBER 14354 SEX: Male AGE: 36OCCUPATION: Mill hand

(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: Hammond Cedar Co., Hammond, B.C.MARRIED? YesNAME OF WIFE OR HUSBAND: YoneADDRESS OF WIFE OR HUSBAND: 1st Ave., Hammond, B.C.NAMES OF ANY LIVING CHILDREN: Fumiko(F); Juneichi(M); Chizuko(F);
Sachiko(F); Tomiye(F).ADDRESS OF CHILDREN: 1st. Ave., Hammond, B. C.AGE OF CHILDREN: 14; 12; 9; 5; 3; and years.**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)1. LOCATION AND DESCRIPTION: 1st Ave., Hammond, B.C.Municipality of Maple Ridge Lot 1, Block 4 of the South half ofLot 263 group 1, map 3421, District of New Westminster, BCTitle No. 118888E2. BUILDINGS AND OTHER IMPROVEMENTS: Four-room dwelling house,
woodshed, packing shed, garage3. INSURANCE (Give particulars; state where policies are) \$700 on dwelling and furnitureTenaka Insurance Agency. Policy at home4. TAXES (Amount and where payable) \$25-06 for 1941, payable at Maple Ridge.5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None6. OCCUPANCY AND LEASES (If vacant so state) Myself. I want to sell the
land before I leave.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Strawberries, raspberries, asparagus,

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 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: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
None
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$60 War Savings Certificates, 28 shares in Maple Ridge Co-op
at home
8. BANK ACCOUNTS: \$100 Bank of Montreal, Haney, BC
9. LIFE INSURANCE: \$1000 25-year endowment policy in Sun Life Co.
Beneficiary my wife. Policy No. 2196999 in my possession
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

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

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

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

Dated this 2nd day of May 1942.

(Signature)

H. M. Kuda

J. J. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Aug. 10/43.

Our File No. 7375

Full Name MUKUDA Naosaku
(Surname in Block Letters)

Registration No. 14354

Male - Female
(check)

Age Mar. 7, 1906

Former Address P.R.#1, Port Hammond, B.C.

Date Evacuated 13/6/42

Naturalized - Canadian-Born - National
(check)

Present Address Sanden, B.C.

Married - Single
(check)

Name of Wife ^{nee} (YAMAMOTO) Yone #13877

Name of Husband -

Name of Mother ^{nee} (NAKANISHI) Name of Father Sanjuro (Akai)

Names of Children under 16 Rika (Japan)
(See Clues)

Requested by VOLET SCOTT

Registered with Custodian
(Yes or No)

Additional Information Millhand. Clues of 1936
Cher. is across bldg.

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SUPPLEMENTARY LIST OF MUKUDA, Naosaku, Registration No. 14354

Naosaku MUKUDA wishes to inform the Custodian that he sold his
land to Thomas Davidson for \$1000, money received.

REAL PROPERTY SUMMARY

JAPANESE NAME: Naosaku MUKUDA Reg. No. 14354. File No. 7375.

CATALOGUE NO: None.

PROPERTY ADDRESS: R. R. No. 1, Hammond, B. C.

LEGAL DESCRIPTION: Lot 1, Block 4 of the South $\frac{1}{2}$ of Lot 263, Group 1, Map 3421, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Thomas Davison.

ENCUMBRANCES: Dyking Charge.

85895C 13th May, 1942, Agreement for Sale and Purchase to Bror Gustof Swardson.

Certificate of Vesting No. 26279.
This was vacated October 9th, 1943.

ASSESSED VALUES: Land - \$700.00
Improvements - \$400.00 - \$1,100.00. Taxes - \$27.27.

CLASSIFICATION: Small Berry Farm with Dwelling and out-buildings.

HISTORY OF
ADMINISTRATION:

On Naosaku MUKUDA'S JP Form signed 2nd May, 1942, he declared as owning the above described property. Answering Clause 6 of the statement of all Real Property he states: "I want to sell the land before I leave", which he evidently did as there is a supplementary list attached to the JP Form as follows "Naosaku MUKUDA wishes to inform the Custodian that he sold his land to Thomas Davison for \$1,000.00 money received", and furthermore we quote from a letter received from N. MUKUDA, dated September 23rd, 1943: "Prior to evacuation, Mr. Bror Gustof Swardson did approach me with regard to buying the above property, but as he could not meet the quoted price under my terms, the matter was dropped. No business transaction was made with Mr. Swardson to my knowledge. However, shortly after Mr. Swardson's enquiry, the property was sold to Mr. Thomas Davison for cash, for which I now hold receipt of sale, dated May 13, 1942. To my knowledge, the above sale closes the business transaction completely. Therefore, I feel that there must be some misunderstanding on your part in this matter."

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

May 13th, 1946.

DAC:JS

*Sold through Hal Morgan
prior to June 15/42*

D. A. Cramer
D. A. CRAMER.

File No. 7375

FIRE INSURANCE SUMMARY

Ref. MUKUDA, Naosaku - Reg. No. 14354

The above Japanese declared \$700.00 fire insurance coverage on his dwelling and furniture. He also declared that he intended to sell his property. This he did on May 13, 1946 for cash. He declared no furniture and it is therefore assumed that it was sold also.

No administration of insurance was therefore done on this file in the matter of insurance and it is assumed that it was either cancelled or transferred to the property purchaser.

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

Whitman

YMA:EE
May 14, 1946

LIABILITY SUMMARY

File No. 7375

Re: MUKUDA, Naosaku - Reg.No.14354

The above Japanese declared no liabilities.

The Maple Ridge Co-operative Listed MUKUDA owing \$30.47 on their first list of accounts, however, on their list of July 24, 1942 they show it had been paid apparently before his evacuation.

This file reveals no other liabilities nor does the file of his wife.

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

W E Ransom

WRA:EM
May 14, 1946

PERSONAL PROPERTY SUMMARY

File No. 7375

Re: MUKUDA, Naosaku - Reg.No.14354

CHATELS: The above Japanese declared no Chattels and his file reveals none.

SPECIFIED ARTICLES: This file reveals no Specified Articles.

ACCOUNTS RECEIVABLE: The Provincial Income Tax department paid \$5.88 into this office to MUKUDA's credit being a refund of his 1941 Tax.

The B. C. Electric Railway Company also paid \$2.60 into this office to MUKUDA's credit being a refund of his Security Deposit with them.

BONDS: MUKUDA declared \$60.00 in War Savings Certificates. These were not brought under control by the Custodian.

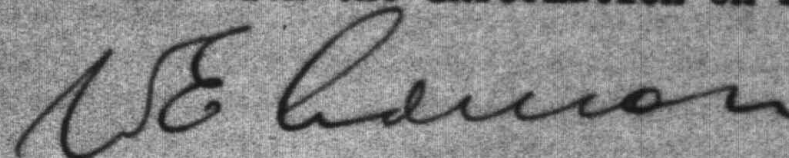
He declared 28 shares in the Maple Ridge Co-operative. According to the audited records of the co-operative his equity is 57 \$1.00 shares. This co-operative is being liquidated under instructions from the Custodian by P.S. Ross & Sons and upon completion MUKUDA will be entitled to his proportion of the fund distribution.

BANK ACCOUNT: MUKUDA declared a \$100.00 Bank of Montreal account at Haney, B.C. This was not brought under control by the Custodian.

LIFE INSURANCE: MUKUDA declared having a \$1,000.00 Sun Life insurance policy. This was not brought under control by or administered by the Custodian.

This file reveals no other Personal Property assets.

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



WEA:EH
May 14, 1946

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Naosaku Mukuda

File No. 7375

Sandon B.C.

Reg. No. 14354

Company Sun Life

Agency Vancouver

Policy No. 2196999

Premium - \$41.95

Payable: ^X Annually, Semi-annually or monthly

Month March Day 28

REMARKS:

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Letter sent 25/1/193

<u>File No.</u>	<u>Name</u>	<u>Address</u>	<u>Amount</u>
7375	MUKUDA, Naosaku	1st Ave., Port Hammond	5.88

Reg. No.

14354

Refund of 1 $\frac{1}{2}$ Wage deductions for first six
months of 1941 from Provincial Collector
Vancouver.

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7375

September 18th, 1943.

Mr. Naosaku MUKUDA,
Reg. No. 14354,
Sandon, B. C.

Dear Sir:

RE: Lot 1, Blk. 4, of the
South $\frac{1}{2}$ of Lot 263, Group 1,
Map 3421, New Westminster Dist.

We note that the title of the above described property is in the name of Thomas Davison and presumably you have from him an Agreement for Sale to you. We also note that on the 13th of May, 1942 you gave an Agreement for Sale of this land to Brer Gustaf Swardson at a price of \$1200.00.

To complete our records of this property, we require from you the original Agreement for Sale from Mr. Thomas Davison and the original Agreement for Sale from yourself to Mr. Swardson, in order that we may make a copy of these, and when we have done so, we will return the original documents to you by Registered Mail. I shall be pleased if you will give this matter your prompt attention.

Yours truly,

Ian Macpherson
Title Examiner

IM:ML

Sandon, B. C.,
Sept. 23, 1943.

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

EVACUATION SECTION	
Rec'd	SEP 27 1943
File No.	7375
Ans.	
Referred	<i>Macpherson</i>

Dear Sir:

Re: Lot 1, Blk. 4, of the
South 1/2 of Lot 263, Group 1
Map 3421, New Westminster Dist.
Your File No. 7375.

In reply to your letter dated September 18th, 1943, asking from me the original Agreement for Sale from Mr. Thomas Davison and the original Agreement for Sale from myself to Mr. Bror Gustaf Swardson, I wish to inform you that I have no such documents on the above property.

Prior to evacuation, Mr. Bror Gustaf Swardson did approach me with regard to buying the above property, but as he could not meet the quoted price under my terms, the matter was dropped. No business transaction was made with Mr. Swardson to my knowledge. However, shortly after Mr. Swardson's enquiry, the property was sold to Mr. Thomas Davison for cash, for which I now hold receipt of sale, dated May 13, 1942.

To my knowledge, the above sale closes the business transaction completely. Therefore, I feel that there must be some misunderstanding on your part in this matter.

Trusting that this explanation is to your satisfaction, I am,

Yours very truly,

N. MUKUDA
Naosaku MUKUDA, #14354.

NM:EH

File No. 7375

Reg. No. 14354

Date December 11/43

Name
MUKUDA, N.

Your Account has been ~~DEBITED~~ CREDITED as follows: Mail box taken over by W. Moyer
of Hammond, B. C. \$ 2.00

Custodian of Enemy Property



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE AL 71

518 Rogers Building.
Vancouver, B. C.

July 18, 1944

Rec'd	JUL 19 1944
File No.	7375
Ans.	
Referred	Dr. [Signature]

F. S. Shears, Esq.,
Director, Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: H. Muknda - Maple Ridge Munic.
Lot 1 of Blk. 4 of S $\frac{1}{2}$ of Lot 263
Sp. 1, Map 3421, N.W.D.

I would be glad if you would advise me whether or not the Custodian will be able to deliver title to the Director of the above lands included in the Master Conveyance. There is nothing on our file to indicate that these lands will not be conveyed in due course but I see that Col. Chandler has made a note opposite the property as described in the Master Conveyance indicating it to have been sold. If the Custodian is not able to deliver title I would appreciate a letter from you to that effect stating the reasons.

Yours truly,

[Signature]

T. Todrick
DISTRICT SOLICITOR

TT/MM

Sold May 1942 by Jop. [unclear] direct
See Schedule #1

[Initials]

File No. 7375

Reg. No. 14354

Date July 1945

Name MUKUDA, Naosaku

Your Account has been ~~DEBITED~~ ^{CREDITED} as follows

Refund of D. C. Electric Railway Co. Ltd.
Security deposit for light

\$2.60

Custodian of Enemy Property

27th May, 1946.

REGISTERED

Mr. Masao MUKUDA,
Registration No. 14354,
Greenwood, B.C.

Dear Sir:

Your file has been brought under review, and we take this opportunity of giving you a brief summary of our administration of your affairs.

When registering with this office you declared ownership to real property at Hammond, but you stated at that time that it was your intention to sell it. You sold the property prior to your evacuation, on the 13th May, 1942, and received cash at that time for the sale. The Custodian offered no objection to the sale, and did not therefore, bring it under the control of this office.

The Provincial Income Tax Department paid the sum of \$5.88 in to this office to your credit, being a refund of your 1941 income tax. The B.C. Electric Railway Company also paid the sum of \$2.60 in to this office, to your credit being a refund of your security deposit with them. These amounts have been credited to your account here.

You declared when registering, that you had a number of War Savings Certificates, a Bank account at Haney, and a Sun Life Insurance policy. These were not brought under control by the Custodian.

You declared a share interest in the Maple Ridge Co-operative Produce Exchange, and according to the records of this Co-operative, your equity amounts to fifty-seven \$1.00 shares. This Co-operative has been liquidated under instructions from the Custodian, and upon completion of this action and official reports from the Liquidators, a distribution of the proceeds will be made and you will be entitled to your proportion of the funds. You will be fully notified at that time.

Attached hereto please find Custodian cheque in the amount of \$8.48, which is the full sum held to your credit at this office at this time, and derived as we have informed you. Any other funds coming in to your credit will be forwarded to you as received.

It would appear that we have accounted for all the 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 are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Administration Department.

Greenwood, B.C.,
June 5/46.

The Custodian's Office
Department of the Secretary of State
of Canada
Ottawa, B.C.

EVACUATION SECTION	
Rec'd JUN 8 1946	
File No. 2375	
Ans. H. H. H.	
Referred H. H. H.	

Gentlemen: I received from your office a Custodian cheque in the amount of \$48. Thank you very much.

Yes I have declared a share interest in the Maple Ridge Co-operative Produce Exchange and I will be hoping to receive this share when the completion is made.

Thank you

Yours truly,
Nashua M. M. M.

14354

File No. 7375

Reg. No. 14354

Date Mar 1/48

Name MUKUDA, Naosaku

Your Account has been ~~DEBITED~~ CREDITED as follows: Redemption of Maple Ridge Co-Op shares

57 shares @ \$1.27755

\$ 72.82

Custodian of Enemy Property

EVACUATION SECTION	
Rec'd	APR 1 1948
File No.	7375
Ans.	
Referred	

P.O. Box 412,
Tremont, B.C.
March 28, 1948

Department of the Secretary of State
Office of the Custodian
B.N. Reed.

Dear Sir:

Upon receipt of your letter I am
pending in the Share Certificates of the
Shares of the Maple Ridge Co-operative Produce
Exchange in return which the cheque
will be mailed to me.

Thanking you
Yours truly
Nasaku Munkula
Reg. No. 14354.

533	—	15 th
552	—	10 th
674	—	18 th
773	—	14 th
		<u>57th</u>

6/11/48

£ 72⁸/₁₀ p^{al}

7375

April 5, 1948.

Mr. Naosaku NUKUDA,
Reg. No. 14354,
Box 412,
Greenwood, B. C.

Dear Sir:

We beg to acknowledge receipt of your letter of the 28th ultimo, enclosing certificates covering 57 shares of the Maple Ridge Co-operative Produce Exchange.

We attach hereto Custodian cheque in the amount of \$72.82, which is the proceeds from the redemption of the above shares at the rate of \$1.27755 per share.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fa
enc. (1)

7375

March 24, 1948.

Mr. Naosaku HUKUDA,
Reg. No. 14354,
Greenwood, B. C.

Dear Sir:

The Shares of the Maple Ridge Co-operative
Produce Exchange have now been redeemed, and the proceeds
are held at this office.

Upon receipt of your Share Certificates,
which you will please send in, a cheque will be mailed to
you.

Yours truly,

CHR/fm

C. H. Reed,
Office of the Custodian.

Copy

SL 71

518 Rogers Building,
Vancouver, B.C.

July 18, 1944.

F.G. Sheard, Esq.,
Director, Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir,

Re: W. Mukada - Maple Ridge Munic. Lot 1 of Blk. 4 of S $\frac{1}{2}$ of
lot 263, Qp. 1, Map 3421, N.W.D.

I would be glad if you would advise me whether or not the
Custodian will be able to deliver title to the Director of the above lands
included in the Master Conveyance. There is nothing on our file to indicate
that these lands will not be conveyed in due course, but I see that Col. Chandler
has made a note opposite the property as described in the Master Conveyance
indicating it to have been sold. If the Custodian is not able to deliver title
I would appreciate a letter from you to that effect stating the reasons.

Yours truly,

TI/WM

T. Todrick
District Solicitor.

CONF

Department of the Secretary of State
Office of the Custodian

File No. 7395

506 Royal Bank Building,
Hastings and Granville,
Vancouver, B.C.

20th July 1944.

Major T. Todrick,
District Solicitor,
Soldier Settlement and Veterans' Land Act,
518 Rogers Building,
Vancouver, B.C.

Dear Sir,

Re: W. Mukuda - Maple Ridge Municipality
Lot 1 of Block 4 of S₂ of Lot 263,
Group 1, Map 3421, N.W.D.

On May 16th Mr. McPherson wrote to Mr. Barnet and enclosed a schedule of all properties which had been withdrawn with the reasons stated.

A further copy of schedules showing the position of the Veterans' Land deal up to date was also sent to Mr. Barnet on the 16th instant.

The case to which you refer in your letter of July 18th regarding the above property you will find is included in the schedules referred to above.

This property was sold by the Japanese owner direct.

Yours truly,

(Sgd.) F.G. SHEARS

Director

N. MUKUDA

J.L. 71
Custodian File 7375

14th October 1948.

Lot 1 of Block 4 of St. D.L. 263, Group 1, Map 3420 - 10 acres

To Crown Counsel

This is one of the cases in the Analysis of Sale of 69 properties withdrawn from Veterans' Land Act offer, shown to have been sold by Claimant to Davison on May 26th, 1942 for \$1000.00, this I find in Land Registry Office under Title 150801 E. Further Land Registry Office records show Davison sold under Agreement for Sale dated May 13, 1942 to Bror Gustaf Swordson of 5126 Gladstone Street, Vancouver, B.C. for \$1200.00 on terms \$500.00 cash and \$20.00 per month until paid at rate of interest of 6%.

My appraisal dated 6th May 1942 shows:-

Cleared land @ \$100.00 per acre - - - - -	\$305.00
Uncleared low wet land @ \$10.00 per acre - - - - -	69.70
Buildings value replacement - - - - -	520.00
Total appraised value - - - - -	<u>\$894.70</u>

Or a difference of \$105.30 above appraised value.

I have twice interviewed Mr. Swordson and inspected the property in 1948 and find that Mr. Swordson has moved the dwelling from the low wet land to higher land nearer the entrance. The siting of the buildings toward the back half of the property, close up to the bush was taken into consideration, with the poorly drained land, in arriving at appropriate value at appraisal date.

Taking into consideration the fact that Swordson had better than 1 acre of 1st and 2nd year strawberries and better than 1 acre of raspberries to harvest within about two months of his purchase, his net returns should normally have more than made up the difference the first year, between appraised value and purchase price. Averaging his strawberry crop at 3 ton @ 11¢ per pound and raspberry crop at 4 ton @ 11¢ per lb, Swordson is definitely not a suitable witness, being quite radical in his ideas.

J. Goodfellow

Property Sold
since March 26, 1942

File No. 7375

Owner: Naosaku Mukuda

Legal Description: Lot 1 of Blk 4 of S $\frac{1}{2}$ of Lot 263, Gp. 1,
Map 1, Map 3421, N.W.D.

Acreage: 10 acres

Improvements: small 3 room house, packing shed. Very narrow
frontage.

Crop: 1 $\frac{1}{2}$ acre strawberries, $\frac{1}{2}$ a raspberries

Price: \$1,000.00

Terms: Cash .

Extract: Hal Menzies, June 15, 1942



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. 7376
PLEASE QUOTE J.L.-71

1231 Haro Street,
Vancouver, B.C.
October 21, 1948.

Mr. J.W.G. Hunter,
Crown Counsel,
Office of the Custodian,
Vancouver, B.C.

Dear Sir:

Re: N. Mukuda - J.L. 71

Enclosed is Mr. Godfrey's Brief of October 14th on this case. This property was sold by the owner before P.C. 5525 came into effect.

It would appear that Mr. Davison had a purchaser in sight when he bought it for \$1000.00 and of course at the end of May one could make an estimate on the crop that might be available from this land when immediate possession could be obtained.

I would like to point out, however, that I doubt if as big a tonnage as was estimated by Mr. Godfrey was obtained, on account of the wet season. Furthermore, Provincial Government statistics show that the average price received for processed strawberries in 1942 was 8¢ a pound and the price for processed raspberries 10¢ a pound and very little of the crop that year was suitable for the fresh fruit trade.

Yours truly,


(I.T. Barnet)
District Adviser.

ITB/W
Encl.

