

8650

FRASER VALLEY

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 Tajiro
HOME ADDRESS: Alexander Rd., R.R. #1., Milner B.C.
REGISTRATION NUMBER 12793 SEX: Male AGE: 43
OCCUPATION: Strawberry Grower.

(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: Fumiye #3117

ADDRESS OF WIFE OR HUSBAND: Alexander Rd., R.R. #1., Milner B.C.

NAMES OF ANY LIVING CHILDREN: Mutsuko (F) Shizuko (F) Ritsuko (F)
Ayako (F) Toshi (M)

ADDRESS OF CHILDREN: Alexander Rd., R.R. #1., Milner B.C.

AGE OF CHILDREN: 8, 7½, 5, 3, 1.

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

1. LOCATION AND DESCRIPTION: Lots 7, and 8, S.E. Section 35.
Township 8,. Municipality of Langley B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 Storey wooden Frame dwelling
house 5 rooms. Barn, Packing Shed, Root House, Wood Shed.

3. INSURANCE (Give particulars; state where policies are) none

4. TAXES (Amount and where payable) Taxes \$13.00. Payable at XXXXXXXX
Murryville B.C. 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 at present
Leased to Pacific Co-op, Mission B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In declarant's possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. none

9. IF FARM LAND STATE CROPS SOWN. Strawberries, Raspberries,

Asparagus, Black Currents, *and to F. Blumh, biologic*
for \$550. Money to be received 7th May, 1942.

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.

Range, Heater Stove, Lounge 4 Beds, Dresser, Kitchen Utensils, Gramophone, and Records, Sewing Machine, (old)

All to be left in house at Alexander Rd., R.R. #1., Milner B.C.

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) none
8. BANK ACCOUNTS: none
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: 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 7th day of May 1942.

(Signature)

T. Mochizuki

A. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Our File No. 8650

Full Name MOCHIZUKI
(Surname in Block Letters)

RETURNED TO JAPAN
S.S. GENERAL MEIGS
17th JUNE 1946

Date Nov. 19/43.

Registration No. 12793

Male - Female
(check)

Age May 10, 1899

Former Address Alexander Rd. R.R.#1,
Milner, B.C.

Date Evacuated 24/2/42 Naturalized - Canadian-Born - National
(check)

Present Address Sandon, B.C.

Married - Single
(check)

Name of Wife (TAKASAKI) Fumie

Name of Husband -

Name of Mother (YOSHIDA) Mine Name of Father Manitaro (Deid.)

Names of Children under 16 (Japan)
Lee Auer

Requested by ECF Registered with Custodian
(Yes or No)

Additional Information Strawberry Grower.
Owner of 10 acres & 1 house

Telegraphic Address
Cable Address
PACCO

PHONES
Mission Office 65: Plant 55
Matsqui, 5411

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B.C.

July 26th, 1943.

RECEIVED	
JUL 27 1943	
To: <i>X</i>	
Referred <i>Alexander</i>	

Mr. R. P. Alexander, Manager,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

We are returning assignments for 1943 rentals
of the following accounts which have already been settled.

- ✓ File # 8650 Mochizuki, Tajiro - Nels Larson.
- ✓ File # 8796 Kato, Sajie - Chas. V. Telford.

Please refer to your statement No. 1 headed
(where claims are greater than 1943 collaterals and funds
on hand). You have issued cheque in our favour for \$97.70
for account of Nels Larson made up of claim of \$147.70 less
1943 collateral \$50.00. In Telford's case refer to your
statement No. 2 (where 1943 collateral is greater than crop
claim, Pacific Co-op. Union to give us difference). Col-
lateral is \$75.00 less claim \$55.30 leaving balance of \$19.70
payable to you which was included in our cheque #615 in the
amount of \$343.70.

Trusting you will find this to be in order, we
remain

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per

Geo. A. Reid
Geo. A. Reid
Office Manager.

GAR/EK

FILE # 8650

3rd March, 1943.

PACIFIC CO-OPERATIVE UNION

CLAIM FOR MISREPRESENTATION

Tajiro MOCHIZUKI

to

Nels Larson

Acreage adjustment 2.11 - \$211.00

Suggested Settlement on 70% basis \$147.70

*Paied
Dm*

C.G.

Farm Appraisal Report

File No. J.L.381

Land Description Lots 7 and 8 of SE $\frac{1}{4}$ Sec.35 Tp.8 Map 2036.

House No.2464 on un-named side road. Containing 10.40 Acres

Owner's Name MOCHIZUKI, Tajiro Post Office Address R.R. Milner, B.C.

Nearest Rail Point Milner, B.C.E.R. Distance 4 miles.
C.N.R. station $2\frac{1}{2}$ miles.

Market Town Langley Prairie Distance 4 "

Church (give denomination) Port Langley United Distance 3 $\frac{1}{2}$ "

Nearest School Corner Town-line and McAdam Roads Distance 1 "

State how property was identified: Survey posts, map and roads.

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

On side road un-named on map $\frac{1}{2}$ mile west of McAdam Road and $1/3$ mile from intersection of McAdam and McClughan Roads, gravel, fair.

Is this district a good one? Fair.Employment opportunity Seasonal, no industry in vicinity.Predominating Nationality and religion: British Protestant.Describe Fencing and its condition: No fencing. Value \$Water supply: From well 15' deep but it goes dry in summer and Value \$
water then obtained from creek running through property
by pumping into a barrel near the house.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 30	Frame	9'	Shgle	10	cedar posts	Poor	\$200.00
Addition	10 x 24							
	x							
BARN	18 x 24	Poles & Shks	9'	Shks.	10	posts	"	-
Shed	10 x 16		7'					
	x							
BARN	8 x 10	Frame	7	Shks.	3	on ground	Good	25.00
Store House	x							
	x							
GRANARY	14 x 22	Poles & Shks	-	of no value.				
Woodshed	x							
	x							
	x							

No electricity available at present.

Total present day value \$ 225.00

Total Value Buildings add to farm \$ 225.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? Habitable but of poor construction and unfinished. No foundation stove-pipe chimney, etc. \$

Describe the basement and chimneys: No basement, stovepipe chimney.No. rooms downstairs? 4 Upstairs? - How finished Part boarded, part unfinishedAre buildings painted? No. Condition of paintDistance from nearest bush 50 yards.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.8	Level	Sdy clay	Sand and	Small fruits, as-	\$60.	\$288.00
.4	Steep	loam 8-20" Sandy loam 8"	clay. Sand.	paragus, etc. fair. Straws, almost too steep for cultivation	10.	4.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, 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, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
2.2	Level	Sandy clay loam 8- 20"	Sand and clay.	Clearing of bush heavy.	\$150.	\$10. 22.00
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	
3.05	Steep in places, deep ravines, creek channel, etc.		Some cordwood which has a value.		\$10.	30.50

Total value of Land \$ 344.50

Total added by buildings to value of farm \$ 225.00

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

Total value of farm \$ 569.50

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Farm in fair state of cultivation; now rented to Nels Larsen for \$550.00

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

Small fruits.

Noxious weeds: Some thistles.

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

Taxes \$14.30. Langley Municipality.

Date: June 26th, 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 22 day of June 1942.

Inspector's Signature

"R. W. BROWN"

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

Farm Appraisal Report MOCHIZUKI, T.

Remarks: Property is located on a side road $\frac{1}{2}$ mile west of the McAdam Road and half a mile from the inter-section of the McAdam and McClughan Roads. The soil is mainly a sandy loam of fair depth but would require building up by cover-cropping and fertilisation. The strawberries are fairly good and the raspberries and asparagus are good.

Buildings are poorly constructed and are ramshackle, and it would be difficult to make anything of the house except by re-building. There is no fencing on property. Water is obtained from a well 15' deep which goes dry in summer and water is then obtained from the creek running through lot. Land that could be cultivated when cleared is fairly heavy bush and clearing would be costly. The balance is too rough for cultivation and is only valuable for the cordwood on it. There is no electricity available at present.

(FOR ORCHARD LANDS ONLY)

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

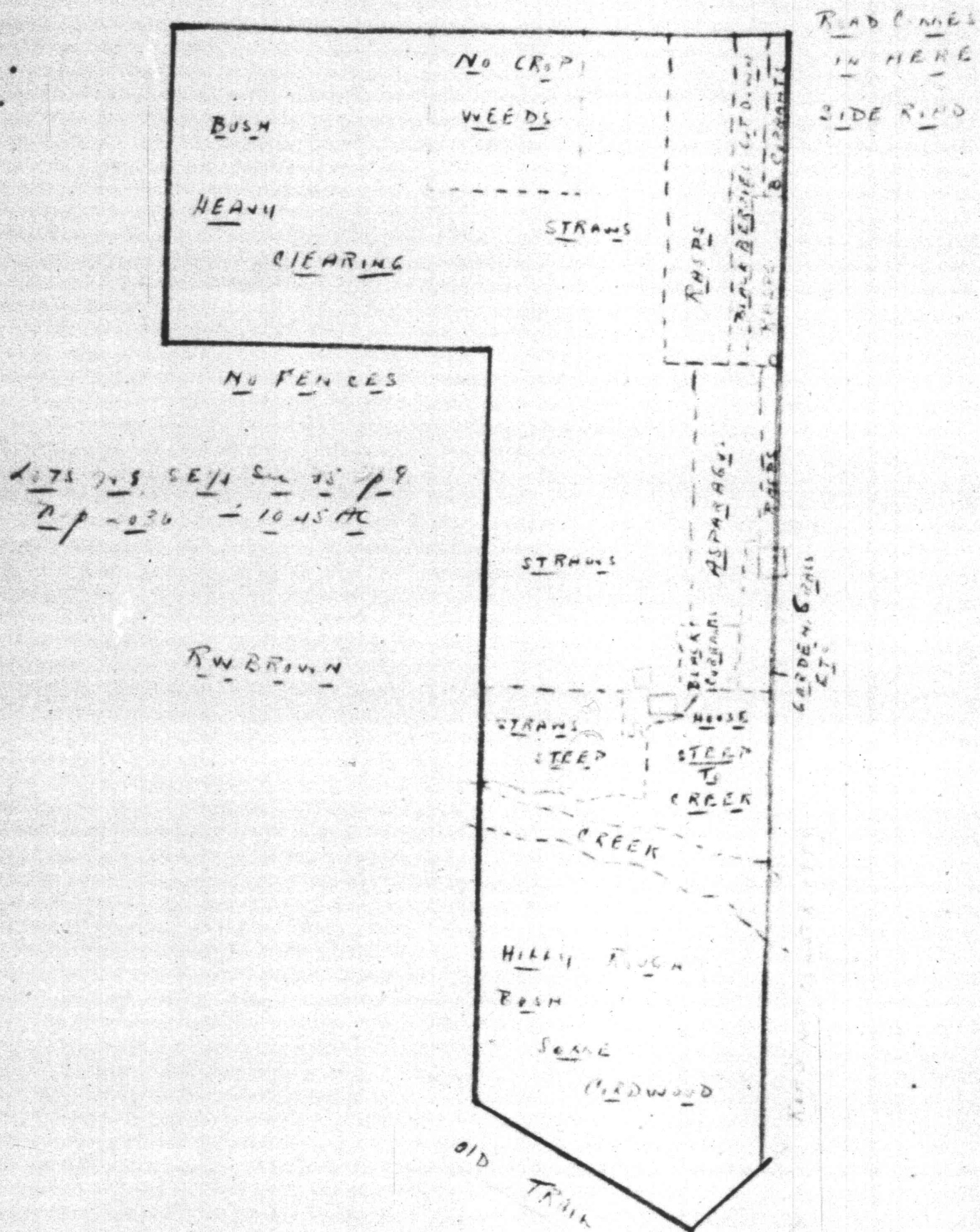
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.ORCHARDS, SMALL FRUITS, ETC.

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

	Present Value
Approximate acreages in small fruits, etc.,	\$
2.65 acres Strawberries	\$
.4 " " - very steep.	\$
.7 " Raspberries.	\$
.15 " Black Currants.	\$
.20 " Blackberries (out down)	\$
.3 " Asparagus.	\$
Also 0.8 acs. weeds, sod, etc.	\$
	\$
	\$
Total	\$

Amount fruit trees add to value of farm \$

Diagram of Property

N

Following careful review of this appraisal report, it is my opinion that the present value is \$ 550.00

Date **29th June** 19**42**

"I. T. BARNET"

District Superintendent.

IN THE MATTER OF FARM LEASE MAY 7th, A.D. 1942

TAJIRO MOCHIZUKI TO NELS LARSEN

STATUTORY DECLARATION

I, NELS LARSEN of Langley Prairie in the Province of British Columbia, Fruit Farmer, do solemnly declare:-

1. That on the 7th day of May A.D. 1942 I leased from Tajiro Mochizuki of Milner, in the Province of British Columbia, Farmer, Seven (7) and Eight (8) of the South East Quarter of Section Thirty-five (35) Township Eight (8) Map 2036, in the Municipality of Langley, for a term of Nine (9) Months from the 1st day May A.D. 1942, at a rental of \$550.00.
2. That at the time of entering into the said lease Tajiro Mochizuki represented to me that the growing crops on the said land consisted of the following:

Four (4) acres strawberries

One (1) acre raspberries

One quarter (1/4) acre black currants

One quarter (1/4) acre asparagus

and it was on that basis that I paid the aforesaid rental of \$550.00.

3. That I now find the aforesaid acreages have been exaggerated.
4. That on or about the 4th day of August A.D. 1942 in company with one Gerald Ross Hunter of Chilliwack, in the Province of British Columbia, Farmer, I carefully measured all of the growing crops of the various kinds on the said lands and found that there were:-

A. four patches of Strawberries, totalling 98,740 sq.ft. or 2.26 acres

B. four patches of raspberries, totalling 22,260 sq.ft. or 51/100 acres

C. two patches of black currants, totalling 4,746 sq.ft. or 11/100 acres

D. one patch of asparagus, totalling 13,500 sq.ft. or 31/100 acres

being all of the acreage in growing crops on the aforesaid land.

5. That the shortage in acreage on the said lands in the various kinds of crops is as follows:

Strawberries 1.74 acres

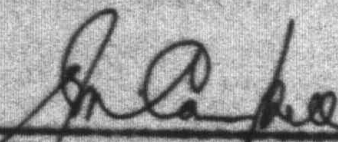
Raspberries 49/100 acres

Black Currants 14/100 acres

Asparagus none

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 Mission City
in the Province of British Columbia
this 20th day of August A.D. 1942


A Commissioner for taking affidavits
within British Columbia.



IN THE MATTER OF FARM LEASE MAY 7th, A.D. 1942

SAIHO MOCHIZUKI TO HELS LARSON

STATUTORY DECLARATION

I, GERALD ROSS HUNTER, of Chilliwack, in the Province of British Columbia, Farmer, do solemnly declare:-

1. That on or about the 4th day of August A.D. 1942 in company with Hels Larson, Lessee of Lots Seven (7) and Eight (8) of the South East Quarter of Section Thirty-five (35) Township Eight (8) Map 2036, in the Municipality of Langley, I measured up all the patches of the various kinds of growing crops on the lands aforesaid and found that there were:-

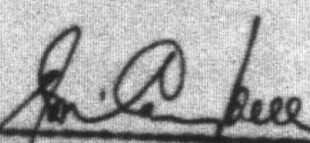
- A. four patches of Strawberries, totalling 98,740 sq.ft. or 2.26 acres
- B. four patches of raspberries, totalling 22,260 sq.ft. or 51/100 acres
- C. two patches of black currants, totalling 4,746 sq.ft. or 11/100 acres
- D. one patch of asparagus, totalling 13,500 sq.ft. or 31/100 acres

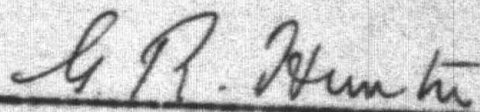
being all of the acreage in growing crops on the aforesaid land.

2. That I took particular pains with my measurements and computations of the aforesaid acreages and am satisfied that they are correct.

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 Mission City
in the Province of British Columbia
this 20th day of August A.D. 1942


A Commissioner for taking Affidavits
within British Columbia.



File 8650
#4445

247

8650
File #4445.

Extract from Lease.

Lessor: Tajiro NOCHIZUKI.

Lessee: Nels LARSON.

Date: 7th May, 1942.

Term: 9 months from 1st May, 1942, with option to extend lease for 1943 under arrangement with P.C.U.

Consideration: \$550.00, paid. Rental for 1943 and subsequent years to be \$275.00.

Property:

Land: 7 & 8 of S.E. $\frac{1}{4}$ of Section 35 Township 8 Map 2036 Municipality of Langley.

Trl 108174

House: Included, also buildings.

Chattels: Livestock and farm implements.

No Schedule
attached to lease

PDC #275

Extension by Collateral
agreement to August 14/43
amount

Lease & Collateral given to S. S. B. July 22/43

File No.

Date: Sept. 25/42

REGISTRATION NO. 12793

PROPERTY: Leased through P. C. U. (Shimek)

KIND OF CROPS: Straw, Rasp. Asps Black Currents
3 1/2 1/4 1/8

APPROXIMATE ACREAGE OF EACH:

HOUSE:1 story bungalowVACANT: No

OCCUPIED:

DESCRIPTION: Wooden frame

ROOF: Shingled (Shakes)

SIZE: 45 x 28

NO. OF ROOMS: 6

CONDITION: Poor

OTHER BUILDINGS: Wood Shed,
14 x 18

Root House, Barn Shed 15 x 28
8 x 8 Packing Shed 12 x 12

NAME OF LESSEE OR RENTOR: N. Larson

TERMS: \$50.00 as per taxes

WATER: Dry Well

ON:

OFF:

LIGHT: No

ON:

OFF:

REMARKS: Inside unfinished, boarded and shabby. Outside fair. Outside shingled. Root house small but very good; other buildings poor.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

See attached List

Signed: J. F. Turnbull

R. M. Anderson

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Langley, B. C.

Date: Sept. 25/42

NAME: MOC IZUKI Tajiro

REGISTRATION NO. 12793

ADDRESS: 2464 Treliving Rd. Milner, B. C.

PROPERTY: Leased through P. C. U. (Shimek)

ACREAGE: 10

KIND OF CROPS: Straw, Rasp. Asps Black Currents
3 1/2 1 1/8

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 story bungalow VACANT: No

OCCUPIED:

DESCRIPTION: Wooden frame

ROOF: Shingled (Shakes)

SIZE: 45 x 28

NO. OF ROOMS: 6

CONDITION: Poor

OTHER BUILDINGS: Wood Shed,
14 x 18

Root House,
8 x 8

Barn Shed 15 x 28
Packing Shed 12 x 12

NAME OF LESSEE OR RENTOR: N. Larson

TERMS: \$50.00 as per taxes

WATER: Dry Well

ON:

OFF:

LIGHT: No

ON:

OFF:

REMARKS: Inside unfinished, boarded and shabby. Outside fair.
Outside shingled. Root house small but very good;
other buildings poor.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

See attached List

Signed:

J. F. Thompson
R. M. Anderson

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF
MOCHIZUKI, Tajiro 2464 Treiliving Rd. Milner, B. C.

House(Inside)

1 heater	2 sledg hammers
2 couches (very poor)	pair of curtains(old)
2 lamps(coal oil)	quantity of old clothes
2 lanterns	(loose)
1 lamp chimney	7 wooden buckets(old)
4 small tables(H M)	Ctn. (cont.)
2 beds springs and mattresses	auto jack
(1 old)	4 Cultv. attachments
Baby's crib(metal) and mattress	3 small sythes
1 broom	1 shovel
9 chairs 1 broken	D. B. ax
2 benches(H M)	1 rake(broken)
small cushion(poor)	Mattock
kitchen cabinet with drawers(cont.)	Potato fork
2 biscuit tins empty	2 Dutch hoes(new)
2 gallon jugs	small hoe
14 Sake bottles	2 hoes
Frying pan	3 bent shovels
Baking pan	Screen cooler
Box(cont.)small sythes, small ax,	Small dish cabinet(H M)
hatchet head, mole trap	2 iron pots
Sledge Hammer head	Gallon jug
1 wedge	4 gal. oil can
2 buck saw blades	2 Jap tubs
2 sad irons	
1 hammer	
Box(cont.) few dishes packed magazines fish scale	
small clock (N V)	
Gallon jug	8 ft. of rubber hose
Gallon candy jar	small car mirror(N G)
Alum. pot	
2 pie plates	
Ctn. of dishes	(In use Nonomura's Farm.Per Mr. Larson)
Ctn of rags	
1 roll Building paper	Phonograph and 66 records
2 barrels	Dresser
2 ctn. of old clothes	1 crock
Ctn. Xmas decorations	1 lamp
small tin beer bottles tops	hand Cultv.
basket(cont. patterns and personal papers)	2 pitch forks
Newhome sewing machine(old, peddle)	Bent shovel
3 cross cut saws	2 potato forks
Pair of logging boots	3 hoes
2 school bags	
2 camp cots	Fire wood declared has been sold.
2 mattresses(1 N. D. G.)	
9 ft. length 3/4 in. pipe (new)	
tea kettle	
crookery bowl	
11 dishes	
6 Sake cups	
Glass bowl	
Glass bowl with (4 pieces and lid)	
Dresser with drawer(H M)	
Small table	
5 lenghts stove pipe	
Ctn.(cont. 10 beer bottles,)	
Ctn.(cont. personal papers)	
Hydraulic Ram	

I have the use of the articles listed above and will be responsible for their safe keeping.

Witnessed: R. M. Anderson Signed: M. Larson
Office of the Custodian J. F. Dumbell

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 8650

Reg. No. 12793

506 Royal Bank Building,
Vancouver, B. C.

Mr. Tajiro MOCHIZUKI,
Registration No. 12793,
SANDON, B. C.

APR 19 1944

Dear Sir:

Re: Municipality of Langley,
Lots 7 and 8 of the S.E. quarter of Section 35, Town-
ship 8, Map 2036, District of New Westminster,
C. of E. 52553.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property - - - - - \$ 559.00

Add:

Unexpired insurance premium as at January 1st, 1943 - - - - -

\$ 559.00

Less:

Tax arrears to December 31st, 1942 - - - - - \$

Registration fee - - - - - \$3.00

Encumbrance—Principal - - - - -

—Interest - - - - -

\$ 3.00

Net proceeds of sale - - - - -

\$556.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

Balance

Credit

Debit

1961

Jan. 1

Credit re sale of property

\$556.00

Land Registry Office C. of E.

1.00

Feb. 22

P.C.U. cheque

275.00

P.C.U. re 1942 crop claim

147.70

March 26

Cheque to you

50.00

Taxes paid (Langley)

15.96

\$214.66

CR 8616.34

SOLDIER SETTLEMENT and VETERANS' LAND ACT

6650
12793
File No. BC/3372
(JL-561)

Vancouver, B.C.

FEB 25 1944

MACHIZUKI, Tajiro

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

Dear Sir:-

Re: Lots 7 & 8 of the S¹ of Sec. 35,
Tp. 8, Map 2036.
MUNICIPALITY OF LANGLEY

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 166963E 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 \$ 25,924.11, in favour of The Secretary of State,
forwarded to you and dated February 8th, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price

- \$ 559.00

Less arrears of taxes to
January 1st, 1943,

- \$ -

Amount paid to Secretary of State

- \$ 559.00

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
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.

FEB 29 1944

Date

Solicitor for
The Secretary of State

REAL PROPERTY SUMMARY

JAPANESE NAME: Tajiro MOCHIZUKI Reg. No. 12793 File No. 8650

CATALOGUE NO. Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/337-P First Offer.

PROPERTY ADDRESS: 2464 Treliving Road, Wilner, B.C.

LEGAL DESCRIPTION: Lots 7 and 8 of the South East $\frac{1}{4}$ of Section 35, Township 8,
Map 2036, Municipality of Langley, D.N.W.

TITLE: Registered in the name of Tajiro MOCHIZUKI

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 26250 dated 17th September, 1943.

ASSESSED VALUES: Land \$300.00
Improvements \$500.00 - \$800.00 Taxes \$14.30

CLASSIFICATION: This is a small Fruit farm with dwelling and out buildings.
The Custodian's representative reported in September, 1942, that
this property had an area of ten acres planted to the following
crops: 3 acres strawberries, $\frac{1}{2}$ acre raspberries, $\frac{1}{4}$ acre asparagus
 $\frac{1}{8}$ acre black currants.
1 - 1 storey 6 room bungalow 45' x 28' in poor condition
1 woodshed 14' x 18', 1 root house 8' x 8', 1 barn shed 15' x 28',
1 packing shed 12' x 12'

HISTORY OF
ADMINISTRATION: This property was leased by Tajiro MOCHIZUKI on the 7th May, 1942
to Nels Larson, for the term of 9 months from the 1st May, 1942,
with option to extend lease for 1943 under arrangement with the
Pacific Cooperative Union.
Consideration \$550.00 paid. Rental for 1943 and subsequent years
to be \$275.00

On the 20th August, 1942, Nels Larson made a statutory declaration
(signed copy on file) that there had been misrepresentation of the
part of Tajiro MOCHIZUKI, that instead of there being 5.50 acres
planted, there were only 3.39 acres, by actual measurement made by
Gerald Ross Hunter. Adjustment was made on a basis of \$100.00 per
acre - 2.11 acres short - \$211.00, which was settled on a 70% basis
and a credit of \$147.70 allowed Nels Larson.

Lease was extended by collateral agreement to the 14th August, 1943.
Consideration \$50.00

Lease and collateral agreement handed to The Director, The Veterans'
Land Act, 22nd July, 1943.

SOLD: To The Director, The Veterans' Land Act for \$559.00 as at the
1st January, 1943.

1943

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File No. 5578

Approval of Advisory Committee - 1st June, 1943.

In view of the 1943 rent having been collected by the Custodian, namely \$50.00. A cheque covering same was issued to The Director The Veterans' Land Act, 17th November, 1943.

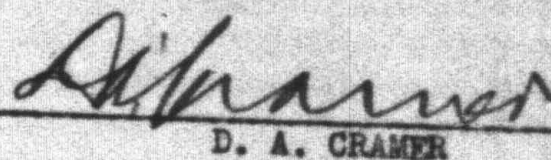
Funds released to the credit of Tajiro MOCHIZUKI as at the 16th March, 1944, against which were charges for: Registration fees \$3.00, Legal fees \$15.00 - \$18.00, leaving a net credit of \$541.00 from said transaction.

Certificate of Title No. 166963E in the name of The Director, The Veterans' Land Act.

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

29th November, 1946.

DAC/HA


D. A. CRAMER

NAME HOCHIZUKI, TajiroREGISTRATION NO. 12793FILE NO. 8650

The following chattels were sold by public
 auction at Langley, B.C. on May 23, 1944.

Dresser	\$ 9.00	
Gramophone	4.50	
Cultivator	6.00	Suspense 8782
Cultivator	6.50	
Bed	10.50	
Box heater	7.50	8782
Gas lamp	1.25	
Table & chairs	0.25	
Violin	2.50	3939
8 chairs	3.00	
Building paper	0.75	Transferred to about file
Sundries	0.75	
Hose	3.50	June 2, 1946 C.G.
Dishes	1.00	
Sundries	0.50	
Dishes	0.25	
Coffee pot	0.25	
Dishes	0.25	
C.C. Saws	2.00	
Drawers	0.50	
Pipe	1.00	
Hydraulic Ram	5.00	
Grubbers	1.00	
Wedge and mallet	0.50	

Total

\$ 62.75 46.75

Less Expenses: (Auctioneer's Fee: 36.12 4.58
 (Advertising: 2.07 1.54
 (Moving: 10.80 2.01

\$ 19.05 14.13

Net Proceeds Credited:

\$ 47.70 31.62

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering List No. Langley 3.

Remarks.

MEMORANDUM

File No. 8650

July 31st, 1944

TO: FILE

FROM: Mr. Iverson

Re: MOCHIZUKI, Taiiro

The following effects have been abandoned as they are of no commercial value and would not fetch the cost of cartage:

2 couches (very poor)	2 camp cots
2 lanterns	2 mattresses (1 N.D.G.)
4 small tables (HM)	Dresser with drawer (HM)
1 bed spring and mattress	Ctn. (cont. 10 beer bottles)
Baby's crib (metal) and mattress	Pair of curtains (old)
2 gallon jugs	Quantity of old clothes
14 Sake bottles	(loose)
2 sad irons	7 wooden buckets (old)
Gallon jug	1 rake (broken)
Gallon candy jar	Screen cooler
Ctn. of rags	Small dish cabinet (HM)
2 barrels	2 iron pots
2 ctns. of old clothes	Gallon jug
small tin beer bottles tops	4 gal. oil can
Newhome sewing machine (old, peddle)	2 Jap tubs

Items Missing:

small cushion (poor)
6 Sake cups
glass bowl
glass bowl with (4 pieces and lid)
Small table
Box containing few dishes packed magazines, fish
scale, small clock (NV)

WJI/MHG

W. J. Iverson

CHATTTEL SCHEDULE

File No. 8650

Registered: May 7th, 1942

Re: MOSHIZUKI, Taiiro

Reg. No. 12793

Declared	Custodian Inventory September 25, 1942	Auctioned	Disposition
range			Unable to locate.
heater			
lounge			
4 beds			
dresser			
kitchen utensils			
gramophone			
records			
olc sewing machine			
2 lamps			
2 lanterns			
4 homemade tables			
crib			
9 chairs (1 broken)			
2 homemade benches			
kitchen cabinet			
small scythes			
2 axes			
hatchet head			
sledge head			
wedge			
buck saw blade			
2 sad irons			
hammer			
2 barrels			
3 cross cut saws			
pipe			
chest drawers homemade			
Ram			
2 sledges			
jack & cultivator attached			
shovel			
mattock			
fork			
2 dutch boes			
3 hoes			
3 bent shovels			

File No. 8650

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(Chattel Schedule - cont.)

Declared Custodian Inventory
September 25, 1942

Auctioned

cooler

cabinet - homemade

2 iron pots

hose

tubs

building paper

Abandoned

Abandoned

Abandoned

Abandoned

23/5/44

table & chairs

building paper

sphdries

2 cracked crocks

WEA:EH

May 16, 1946

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

FIRE INSURANCE SUMMARY

Taiiro MOCHIZUKI - Reg. No. 12793

File No. 8650

The above named Japanese declared on his J.P. Form
signed 7th May, 1942, that he carried no Fire Insurance,
and none was placed by the Custodian.

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

29th November, 1946.

DAC/HA


D. A. CRAMER

LIABILITY SUMMARY

Tajiro MOCHIZUKI - Reg. No. 12793

File No. 8650

The above named Japanese declared on his J.P. Form, signed 7th May, 1942, that he had no personal or trade debts.

However he instructed the Custodian in a letter dated 14th January, 1946, to pay Mrs. Kikuyo ETO, the sum of \$264.15 out of the funds lying at his credit in this office as this was the amount owing by him to her. On the 23rd January, 1946, this amount was placed to the credit of Mrs. Kikuyo ETO's account, Reg. No. 14245, File No. 3967, and charged to Tajiro MOCHIZUKI's account as instructed.

There are no other claims lodged against him.

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

29th November, 1946.

DAC/BA

D. H. Harnes
.....

Form CT-JAP-2
SM-R. 7075

Nº 496

Issued at Vancouver, B. C.

Date June 11th, 1946

DOMINION OF CANADA
DEPARTMENT OF FINANCE

2186
8650/12793

The Government of Canada acknowledges that NOCHIZUKI, Tajiro
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 may be required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

NOT
Custodian Free Balance - - - - - 4317.39

E. A. Jackson
for Comptroller of the Treasury

DEA

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.
Oct. 18/46

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

TREASURY DEPT. CLAIM \$ 182.⁶¹/₁₀₀

Dear Sir:

Re: MOCHIZUKI, Tajiro ⁸⁶⁰#12793

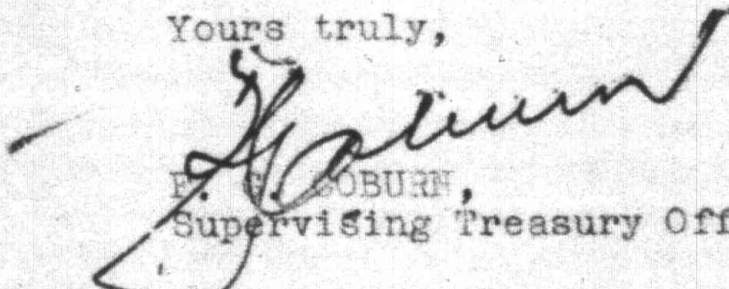
Please note that the above has been
repatriated to Japan. At the time of repatriation, the
following transactions took place:

Cash turned in - - - - - \$ 317.39

Draft Issued - - - - - \$ 500.00

It will be seen that this Japanese is
indebted to the Department on account of repatriation in
the amount of \$ 182.61. Therefore should you receive
further funds on this account such funds should be turned
into this office. It will be applied first to recoup the
expenditure made and, second, if there is any surplus such
surplus will be remitted to Japan for the account of the
Japanese in question.

Yours truly,


E. F. COBURN,
Supervising Treasury Officer.

FGC/EJ.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
March 5th, 1947.

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

TREASURY DEPT. CLAIM \$ 179⁷

8650

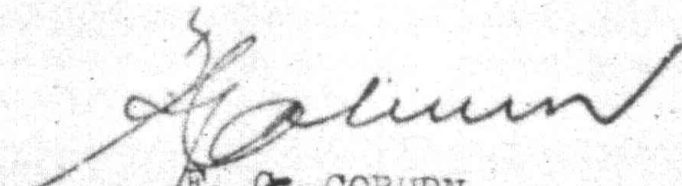
Dear Sir:

Re: MOCHIZUKI, Tajiro #12793

This will acknowledge the sum of \$ 3.42
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,
Supervising Treasury Officer.

FGC/EJ.