Name of Claimant MOCHIDA, Hisaku Case 202

Custodian File 1528

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
		5900 150	605	7.50 295.00 25.00							932.50

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	
		225		64.12				64.12

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
					~~1935~~	1935	232.20	232.20

TOTAL RECOMMENDATION	1228.82

1540

CASE NO 202

JAPANESE PROPERTY CLAIMS COMMISSION

Vernon, B.C.

April 23, 1948

IN THE MATTER OF THE CLAIM OF

HEISAKU MOCHIDA

PROCEEDINGS AT HEARING

Original

CASE NO: 202

IN THE MATTER OF THE "INQUIRIES ACT."

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

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

Vernon, B.C.

April 23, 1948

IN THE MATTER OF THE CLAIM OF

HEISAKU MOCHIDA

PROCEEDINGS AT HEARING

APPEARANCES:

D.S. McTAVISH, Esq.,	appearing for the Dominion Government.
R.J. McMASTER, Esq.,	appearing for the Claimant.
R.J. MARRION, Esq.,	Secretary to Vernon Sub-Commission.
G.N.R. UPTON, Esq.,	Official Interpreter.
G. HAMBLETON, Esq.,	OFFICIAL REPORTER.

MR. McMASTER: H. Mochida, your honour, No. 205 on the original list.

HEISAKU MOCHIDA, The claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. McMASTER: In this case, your honour, I would ask leave to amend the claim with regard to the real estate to show the value on the buildings and land at $15,000.00 and on the equipment at $2877.50. I would ask to put the two in together. The Custodian sold the building and rooming house equipment, and I would submit, the rooming house business along with it. The custodian's sale price, $7700.00, I think. Is that correct, Mr. McTavish?

MR. McTAVISH: The real property was sold for $5900.00, your honour, and the equipment for $1800.00 -- $7700.00.

MR. McMASTER: $7700.00, yes. Now, that is with regard to the first parcel of land that he is claiming with respect to.

With regard to the second parcel of land, his claim is for $400.00, and the Custodian sold it for $150.00.

With respect to the chattels claimed, I am instructed to abandon the claim for the radio, to reduce the claim with respect to lumber to $250.00. In this case, my instructions are, your honour, that when the claimant had his claim form drawn, that whoever it was advised him then was not a solicitor, but probably one of the members of the local com-

mittee, that there was some question as to claims being within the terms of reference on vessels whatsoever, and apparently the claim was not included. I would therefore ask leave to amend the claim to include a claim for his vessel in the sum of $600.00 which was sold for $250.00 by the Custodian.

Once again, I realize that we are taking my friend by surprise, or at least, the Custodian, in preparing his file, and I am agreeable that if the claim is amended with regard to the vessel, that the claimant will have to be subject to cross-examination at a later date if the crown counsel requires it, and am prepared to have the amendment made subject to that provision and subject to the approval of the Commissioner.

MR. McTAVISH: Once again I would point out that this is, in effect, a new claim which is being put in at this late date.

THE COMMISSIONER: Well, we will just have to make those reservations, then.

MR. McMASTER: I would just like to say, in that respect, your honour, that I think it must be appreciated that when these claims were drawn these people didn't have the benefit of legal advice. They did the best they could to fill out the forms and to interpret the Terms of Reference in whatever way they could, and for that reason it is quite understandable that things like this might occur.

THE COMMISSIONER: Well, it might be that it wouldn't be possible to bring this man down for cross-examination, so possibly it is better that he be heard now.

DIRECT EXAMINATION BY MR. McMASTER:¢

Q: Now, I would like to deal, first, with the rooming house which you had at Prince Rupert.

THE WITNESS: A: Yes.

Q: I produce to you a statement. Did you instruct Mr. Leckie to draw this statement and is that your signature on it? A: Yes.

Q: And the list attached thereto was drawn according to your instructions as to the contents of the rooming house?

THE INTERPRETER: A: Yes.

Q: Are the statements contained in this yellow form and in that inventory true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I would ask to file this as Exhibit No. 1, being a statement with regard to real estate, the first parcel claimed for, with the inventory filed as part of the exhibit.

(STATEMENT AND INVENTORY MARKED EXHIBIT NO. 1)

MR. McMASTER: On behalf of my learned friend, I file what purports to be a copy of appraisal made by W.H. Shortridge, June-July, 1944, with respect to these premises at 714 Fraser Street, Prince Rupert, B.C.

(APPRAISAL MARKED EXHIBIT NO. 2)

Q: Witness, I produce to you three snapshots. Can you identify the large building in those shapshots?

A: This is the side of my building, that is the front, that is the back, and that is the side.

Q: You will have to identify those a little better for the record, I think. We will put the letter "A" here. The one with the letter "A" on the back is the front view of your building, is that correct?

A: Yes.

Q: The one with the letter "B" on the back in pencil is the side view of your building?

A: Yes.

Q: And the one with the letter "C" is the back view?

A: Yes.

Q: And when were those pictures taken?

A: Last month.

Q: Did you ask someone in Prince Rupert to take those pictures and send them to you?

A: Yes.

MR. McMASTER: I file those as the next exhibit.

(PHOTOGRAPHS MARKED EXHIBIT NO. 3)

MR. McMASTER: Now, referring to Exhibit 1, the property is at Prince Rupert, known as the Mochida rooms. There are fifty rooms in the building. It is a frame building built on rock at the front part, the rear portion has a basement, tar and gravel roof. The lot is 25 feet by 100 feet. The land was purchased in 1914 by the claimant as vacant land for $2000.00. The building just behind is the Royal Hotel which is on the main street of Prince Rupert. The claimant then shows what it cost him to build the building, and the dates of so doing, and states that all requisite repairs were made from time to time, and that he left the property in

good repair. Then he makes certain statements with regard to the appraisor's comments. Attached with Exhibit No. 1 is the statement of the rooming house equipment which he left in the premises.

Q: Now, witness, when you left Prince Rupert, had you been operating these premises as a rooming house?

A: Yes.

Q: And what did you do, when you were required to evacuate, with the premises? A: I let the premises.

Q: To whom? A: Mr. Tassy.

Q: T-a-s-s-y, is that correct?

A: Yes.

Q: And was he to operate them as a rooming house?

A: I think it was his intention to do so.

Q: Now do you know whether, at the time the premises were sold by the Custodian, they were still being operated as a rooming house or not?

A: I understand they were operating a rooming house.

MR. McMASTER: Perhaps my friend will be good enough to admit that that is the state of affairs, that the premises were being operated as a rooming house at the date of sale. I am not sure but what the operator purchased them, if I remember rightly.

MR. McTAVISH: I will check on that question and give you the answer in a moment, your honour.

MR. McMASTER: Thank you.

Q: Witness, with regard to the second piece of land that you are claiming for, that was also at Prince Rupert and consisted of three lots with a cottage, Is that correct? A: Yes.

Q: I produce to you a form with respect to real estate marked, "Parcel 2" at the top. Did you instruct Mr. Leckie to prepare that statement and is that your signature on it? A: Yes.

Q: And are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I file that as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 4)

MR. McMASTER: I file on behalf of my learned friend what purports to be a copy of a valuation of the premises shown as Parcel 2, relating to the last exhibit, dated April 1944.

(VALUATION MARKED EXHIBIT NO. 5)

MR. McMASTER: The claimant shows in his statement with regard to parcel 2 that there were three lots in the city of Prince Rupert. There was one cottage, a three room cottage. It had fir floors, but it was unfinished inside. He had acquired the lots in 1922 -- two of them -- and had paid $80.00 for the two of them, and he acquired Lot 1, or one of the lots, rather, in 1938, and paid $60.00 for that. He shows the cost of clearing the two lots that weren't cleared when he purchased them, and the cost of erecting the cottage. He states the cottage was in good shape when he left and habitable, and that he rented it for $5.00 a month; that if the property was in poor shape in 1946 when it was appraised, then it must have been allowed to deteriorate. He refers to the appraisal of Mr. Shortridge which I

filed on behalf of my learned friend that "these lots could fetch more than the $250.00 I think they are worth." That is a quotation from the appraisal.

MR. McTAVISH: Your honour, he refers to another appraisal, a copy of which I have here, if my friend would like to put it in on my behalf.

MR. McMASTER: Very well. I am filing on behalf of my learned friend what purports to be a copy of an appraisal by L.C. Eby, dated April 23, 1946 with respect to these three lots now under discussion.

(APPRAISAL MARKED EXHIBIT NO. 6)

Q: Now, witness, I produce to you a statement with regard to your fishing vessel. Did you instruct Mr. Leckie to prepare this statement and are the contents thereof true to the best of your knowledge and recollection?

THE INTERPETER: Is it a fishing vessel?

MR. McMASTER: Yes.

THE INTERPRETER: He says it is not a fishing vessel.

MR. McMASTER: Well, "vessel" then. I am sorry.

(Question interpreted)

A: Yes.

Q: Would you be good enough to sign it, please?

A: (Witness complies)

MR. McMASTER: I would ask to file that statement as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 7)

Q: Now, witness, did you have any information that your vessel had been damaged at any time after you delivered it to the Navy?

A:

A: Yes, I heard that it had been damaged.

Q: And did you instruct your solicitors at Prince Rupert, Messrs. Brown and Harvey to take the matter up with the Fishing Vessels Disposal Committee?

A: Yes.

Q: Did you ever receive any compensation for that damage? A: No.

Q: Do you know whether the Navy or anybody else ever repaired your boat? A: I don't know.

Q: Were you advised by letter dated July 2, 1943 from the Custodian that your boat had been sold at a price of $250.00?

A: Yes.

Q: Is this the letter you received?

A: Yes, this is the letter.

Q: I take it that the ink writing at the top of the page was not on the letter when you received it.

A: No.

MR. McMASTER: This is a letter dated July 2, 1943, your honour, from the Custodian to this claimant advising him that the vessel, "Jennie M" PR 325 had been sold at a price of $250.00. I would ask to have it marked as the next exhibit.

(LETTER MARKED EXHIBIT NO. 8)

Q: Now, witness, did you instruct Mr. Leckie to prepare this statement with regard to certain lumber from a wrecked house which you had, which you left at Prince Rupert? A: Yes.

Q: Would you sign it, please?

A: (Witness complies)

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I would like to file that as the next exhibit, the statement with regard to the lumber from the wrecked house.

(STATEMENT MARKED EXHIBIT NO. 9)

Q: I produce to you two letters from the Custodian's file. Did you write those two letters to the Custodian? A: Yes.

MR. McMASTER: One letter is dated December 5, 1942, addressed to the Custodian, and says: "We hadold lumber across the street of Mochida Rooms, Prince Rupert, Fraser St. There was old lumber, sewer pipe, and some brick it costs about two hundred dollars. We rented Mochida Rooms to Mr. Tassie We asked him if he could sell it but he said it was gone. Please will you kindly find out for me?"

The second letter, dated March 30, 1943, about three months later, addressed to the Custodian states: "I received your letter dated March 12, about my lumber. That lumber was broken from a large house and upstairs with 12 rooms. It cost me over $300. Also the fare of truck cost me $60 and covered that lumber with 49 tin sheets each 3 x 8 feet. So $135. is too little so please get me $250."

Q: Now, I would like the interpreter to translate the portions of those two letters that I have read. (Interpreted)

Q: Well, now, what is your explanation as to why, between your letter of December, 1942 and your letter of March 30, 1943, you state, in the first letter that it was $200.00 that it cost you, and in the second letter it was $300.00?

A: At the time I was just claiming for the lumber, but afterwards I added this for the tin.

Q: Well, now, the claim at the present time, then, is not only for the lumber, but for the tin that was covering the lumber?

A: Yes.

MR. McMASTER: I would ask to file those two letters as the next exhibit.

(LETTERS MARKED EXHIBIT NO. 10)

Q: Witness, did you, or can you recollect exactly how much you paid for this lumber and tin that you are now claiming, or is that just a rough estimate?

A: I don't know for certain.

Q: You think it was $300.00? A: Yes, I think it was $300.00.

MR. McMASTER: Your witness.

MR. McTAVISH: Your honour, it is submitted that the real property was sold for its fair market value. It is submitted that the lumber claimed for was sold for its fair market value. It is further submitted that the lumber claimed was not declared by the claimant and the Custodian can only be held responsible for from when he became aware of the existence of thiss lumber.

MR. McMASTER: Your honour, my friend was going to be good

enough to let me know whether he would admit that this rooming house was operating as a rooming house at the time of sale. Was he able to find that information in his file?

MR. McMASTER: There is nothing definite on the file with regard to that. There is information which would tend to lead one to assume it was operating as that, but there is nothing definite to say it was.

MR. McMASTER: Can you advise who was the purchaser of the property?

MR. McTAVISH: The purchaser of the property was one Edmund H. Hicks who was the sub-tenant of the property and had been a subptenant for a considerable time before he purchased it.

With regard to the claim for the boat, your honour, I would once more point out the statement with regard to my defence, and any cross-examination will have to be deferred.

I would ask my friend if he would admit the assessed value of the hotel property.

MR. McMASTER: What year?

MR. McTAVISH: 1945. The assessed value of the land is shown at $630.00, the assessed value of the improvements, $4,755.00.

MR. McMASTER: That appears to be correct.

MR. McTAVISH: I would also ask my learned friend if he would admit the assessed value of the other three pieces of property, lots 60, 61 and 62.

MR. McMASTER: What year, please?

MR. McTAVISH: 1946. The assessed value of the land in

regard to lot 60 is shown as $30.00, the improvements at $75.00; and the assessed value of the land of lots 61 and 62 is shown as $30.00 in each case

MR. McMASTER: That appears to be correct.

CROSS EXAMINED BY MR. McTAVISH:

Q: Would you ask the witness if he remembers filling out a J.P. form similar to that?

A: I don't remember.

THE INTERPRETER: I will translate it to him.

MR. McMASTER: Is his signature on it?

MR. McTAVISH: No.

(Document translated to witness)

A: Yes, I remember this.

MR. McTAVISH: I put in this copy of the J.P. form, your honour as an exhibit.

MR. McMASTER: Does he admit that all the information that is in that document was in the one he signed? I mean, you asked him whether he made out the form, I take it that he admits that he signed a form something like that.

THE INTERPRETER: The question was: "Do you recollect this form?" He said, "Yes, I do recollect this form."

MR. McTAVISH: Is the information in that form --

MR. McMASTER: I will admit this is a copy of the J.P. form, in any event.

MR. McTAVISH: My friend said he will admit this is a copy of the J.P. form .

MR. McMASTER: If the Custodian says it is a copy of the

J.P. form, I will admit it.

THE INTERPRETER: He says, "In that declaration, I returned these goods to Furuya, $1,000.00 worth of groceries I returned to Furuya. It doesn't quite say that there."

MR. McTAVISH: Q: What use did you make of the cottage for which you are claiming?

A: I let it.

Q: At what rental? A: I rented it for $5.00, but I didn't receive anything.

Q: When did you build the cottage?

A: I don't remember. It was on the lot.

Q: The cottage was on the lot when you bought it?

A: Yes.

Q: That is, on the property that you bought in 1922, is that correct? A: Yes.

MR. McTAVISH: May I have Exhibits 5 and 6, please?

Q: What repairs had you done on this cottage?

A: He enlarged it to 12 by 18.

Q: Had you ever lived in this cottage?

A: My nephew lived in that.

Q: Did it have running water? A: Yes.

Q: What other conveniences were on the property?

THE INTERPRETER: Would you ask whether there were certain things or not? He wouldn't understand exactly.

MR. McTAVISH: Q: Was there a toilet on the property?

A: An outside toilet.

Q: Was there a bath? A: No.

Q: How much lumber did the claimant have?

A: Over 30,000 feet.

Q: How old was this lumber?

A: There was some old and there was some new.

Q: There is a statement made in the letter December 5, 1942 that this lumber was worth $200.00, correct?

MR. McMASTER: Is that not a statement that that is what he paid for it?

MR. McTAVISH: Yes, that is right.

MR. McMASTER: Not what it is worth.

MR. McTAVISH: Yes, it cost about $200.00.

Q: Had the lumber cost you $200.00 as shown in that letter?

A: I originally put down $200.00, but I subsequently considered the matter and it was too low.

Q: Would you ask him what the lumber had cost him?

A: I don't know, but I think it was shiplap, $25.00 a thousand.

Q: That means that you paid $750.00 for the lumber, is that correct?

A: That was a quotation for shiplap at the time, for new stuff.

Q: What did you pay for this lumber, this 30,000 feet of lumber for which you are claiming?

A: I didn't pay anything for it. I bought the house for $1,000.00. This house was broken down for an American airplane base and I bought the house for $1,000.00 and broke it down.

Q: Was this all the lumber you got out of the house?

A: Yes, it was all.

Q: Did you sell any windows, bathroom fixtures, furnace or anything else from the house?

A: No, I didn't sell anything. I left those things inside the basement of the Mochida Rooms -- 28 doors, 34 windows, a bath, toilet, table, restaurant counter, chairs, 18 chairs -- I left those all downstairs in the Machida Rooms.

Q: When you bought this house you got the furniture as well, did you? A: Yes.

Q: How much were those worth?

A: I think about $500.00.

Q: Were you ever paid for them? A: No.

Q: Your hotel property on Fraser Street, according to your form, was built in 1917 and 1918, is that correct?

A: Yes, it was built in 1917, 1918.

Q: Did you furnish it at that time? A: Yes.

Q: Is that the furniture shown as the list of contents, in your list of contents? A: Yes.

MR. McTAVISH: That is all.

MR. McMASTER: No questions.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify that the foregoing is a true and accurate transcript of the proceedings herein.

Gordon Hambleton

G. Hambleton
Official Reporter

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

J. Archibald

Sub-Commissioner.

CASE NO 202

DEC - 2 1947

NOTIFIED

ACKNOWLEDGED

N

1528

Vernon

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

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

(1) NAME Mr. MOCHIDA Heisaku (RCMP) Reg. No. 10439
(Print) Surname Given Name

(2) Pre-Evacuation Address Prince Rupert, B. C.

(3) Present Address c/o Vernon Orchards, R. R. 3, Vernon, B. C.

(4) REAL ESTATE

(a) Street Address (if any) Prince Rupert, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

(i) 714 Fraser Street, Prince Rupert, B. C.
(Lot 17, Block 32, Section 1, City of Prince Rupert, Map 923)

(ii) Lots 60, 61, and 62, Block 38, Section 8, City of Prince Rupert, Map 923.

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
(ii) ~~Residence~~ Type of business Hotel
(iii) ~~Business~~ Business
(iv) ~~Any other type of property (describe)~~

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) SOLE OWNER

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - $ 4800.00- Item (i)
(ii) Buildings - - - - - - - - - - - - - - $20,580.00- Item (i)
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 25,380.00
(v) Amount at which Custodian sold property and credited your account - - $ 7,500.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $17,880.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
714 Fraser st, Prince Rupert, B. C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
Hotel

(c) How stored or packed at time of evacuation
Up Unpacked

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") ____

In the care of Mr. J. T. TassieRented my Place.

(e) Itemized description of personal property which is the subject of the claim:

1.	Radio-Victor (lost)	Estimated Value $ 50.00
2.	Lumber-3000 feet.	Estimated Value $300.00
3.	Credited fromC ustodian	Estimated Value $350.00
4.	for Lumber ////------	Estimated Value $135.00
5.		Estimated Value $
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 215.00

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 18,095.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Vernon, B. C.

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

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
Province of British)
Columbia. TO WIT:)

I, Heisaku Mochida of the R.R.3, Vernon,
of in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the City)
of Vernon)
in the Province of British Columbia) Heisaku Mochida
this 14th day of November)
A.D. 1947. Sidney Smyer) A Commissioner &c. A Notary Public in and for the Province of British Columbia

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

CONTENTS OF ROOMING HOUSE

H. MACHIDA

48	Large Bureaux
50	Basin Stands (small)
50	Chairs
48	Double beds complete
2	Single beds complete
100	Blankets
150	Sheets
50	Bed covers
100	Pillows
100	Pillow-cases
50	Wash basins and water jugs
50	Mats

EXHIBIT No. 202-1
DATE 23 April 1948
FILED BY Claimant

H. Mochida
(Claimant's Name)

REAL ESTATE
(Other than farm)
Parcel 1

10439
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
#714 Fraser St. Prince Rupert BC — known as "Mochida Rooms" — 3 stories	50 rooms — 2 WC's for top floor — 1 WC main floor — 6 wash basins and one bath tub	Frame — built on rock 6 front part; rear portion with basement — tar + gravel roof; lath + plaster walls — fir floors — hot water heating, oil electric furnace + a 600 gal oil.		25'x100'	—	1914

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
Just behind Royal Hotel which is on main street — good business locality	$2000 as vacant land	(1) Built main portion of building in 1917 — 25'x60' — contract for labour and materials — price paid $7500.00 (2) Built rear portion — 25'x40' — in 1918 — contract for labour and materials for this basement + 4 upper story structure — price $5000.00 (3) Heating system cost $1500.00 Plumbing system cost $800.00	$15000.00 (land + buildings) $2877.50 (equipment	

Comments re upkeep of premises:
all requisite repairs were made from time to time and I left the property in very good repair (Electric installation cost $300.00)

Comments re Appraiser's report not covered above: The appraiser lists but one WC, whereas there were 3 all told. There were 6 wash basins (2 on each floor) — appraiser states but 4 basins all told. The posts were new when I left and the roof was in quite good condition. The whole premises were in good condition and there was no settlement whatsoever when I left the property. Before leaving I Kalsomined the whole interior. The appraiser notes that rear portion was built about 1930. As a matter of fact it was erected in 1918, so the condition must have been very good when he inspected in July 1944. This rear portion consisted of basement and 4 stories above — not 3 stories as appraiser states. I believe the valuation at $8500 for land, buildings and equipment was very much below a fair market value.

H. Mochida
SIGNATURE

Comment — attached hereto is an itemized list of my rooming house equipment (estimated value as of date of evacuation $2877.50 — The Custodian sold this equipment for $800 with my property which he sold for $5900 in Oct 1944 — $7700.00 for all. I consider the sale at this amount to be away below a fair value —

EXHIBIT No. 202-1
DATE 23 April 1948
FILLED BY Claimant.

COPY OF APPRAISAL MADE BY W. H. SHORTRIDGE
JUNE - JULY, 1944

729. 17:32:1. 714 Fraser St., Prince Rupert, B. C.

1 Lot 25' x 100'. Location Fair.
Tassie Hotel. Tenant, Mr. Hicks. Rent $150.00.
Old front part 25' x 60' built about 1912 or before. 3 story frame.
Rear " 25' x 40' " " 1930 or so. 3 " "
Rent for this place with equipment seems too low now.
Mr. Hicks assures me he has spent over $1000.00 on necessary repairs and decoration. Also his lease calls for the duration and six months after, with the Jap. owner. You can check this.

Layout fair but rooms very small, settlement evident.
Condition very run down, no maintainance, needs much.
Now using 42 bedrooms. 1 W.C. and 2 W. Basins to 2 upper floors.
1 " " and bath to Gd. floor.

Basement, rooms and storage, not used.
Kitchen, Office and usual appointments.
Equipment, much of the stuff on list is stored in basement and not in use, could not be got at, but accepted as in list.
Plumbing condition seems fair.
Heating Hot water, Oil electric, and Oil Storage seems OK.
Foundation piles in poor condition, Roof very bad (too bad).

Assd. City Lot 630.00
Imps 4755.00
5385.00 Value equipped $8500.00.

Value: Eighty-five hundred dollars.

EXHIBIT No. 202-2
DATE 23 April 1948
FILED BY Claimant - on behalf of Crown



Back view of
Mochida Hotel
25' x 100' building

C.

EXHIBIT NO. 2022-3
DATE 23 April 1948
FILED BY
Clerk

EXHIBIT No. 202-3

DATE 23 April 1948

FILLED BY Claimant.



Side view of
Machida Hotel
25' x 100' building

B.

EXHIBIT NO. 202-3
DATE 23 April 1948
FILED BY
Claimant



Front view of
Machida Hotel
25' x 100' building

A.

EXHIBIT NO. 202-3
DATE 23 April 1947
FILED BY Clausen

H Moshida
(Claimant's Name)

REAL ~~ESTATE~~
(Other than farm)

Parcel 11

10439
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
3 lots in the City of Prince Rupert, nos 60 61, 62, Bl 38, Sec 6, MAP 923 1 plus cottage - 18'x20'	— 3 rooms on one floor	Frame on posts - no cellar - shingle roof - unfinished inside but fir floors	cottage rented —	each LOT 25x100	1922 - 2 lots ~~1941~~ 1938 - 1 lot	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Outskirts of Prince Rupert	— paid 2 LOTS - $80.00 — " 1 LOT (1938) 60.00 (bought as bush land except 3rd lot)	(a) cleared the LOTS - two in 1936 - third was cleared when bought - cost - estimated at $200.00 (b) Erected cottage (see above) on one of the two lots bought in 1922 - cost app'l $200.00	$400.00 (land + improvements)

Comments re upkeep of premises:
Repaired as required -

Comments re Appraiser's report not covered above: The cottage was in good shape when I left it and habitable and I rented it for $5.00 per month. If it was in the condition K C Key describes it, in his valuation 23 apl 46, then it must have been allowed to deteriorate greatly by the Custodian or his agents. I consider Key's appraisal at $135 to be much below a fair value for these lots, which were and would continue to be excellent garden sites. I agree with the opinion of Mr Shortridge (valuation april 1944) that these lots "could fetch much more than the $250.00 I think they are worth".

Comment
I consider that a minimum value for these lots, when sold in June 1946 by the Custodian for $150.00 would be $400.00, which I am claiming

H. Moshida
SIGNATURE

EXHIBIT No. 202-4
DATE 23 April 1948
FILLED BY Claimant

730. Lots 60-61-62:38.8. Immanuel St & 11th Ave. Prince Rupert.B.C.

3 Lots ea 25' x 100' = 75' x 100' , & Old Shack & Shed.

Shack or Cabin about 12' x 18' Very old and in poor shape,
shed at rear " 8' x 14' " " " " " "

The ground or lots are very level for here.having been cleared and gardened,and fenced in a manner.Fine garden site.

This couldfetch more that the $ 250.00 I think its worth.

Assd City. Lots 90.00
Imps 75.00.
165.00.

Value Two hundred fifty dollars

File #1528

DUPLICATE VALUATION BY MR. SHORTRIDGE

April, 1944.

Catalogue No.730.

EXHIBIT No. 202-5
DATE 23 April 1948
FILED BY Claimant on behalf of Crown

FILE #1528

COPY OF VALUATION by L.C. EBY dated April 23, 1946.

(Original on File 1356 with Cat. No.725)

CATALOGUE NO. 730

Lots 60, 61 & 62, Block 38, Section 8
Immanuel Street, Prince Rupert.

The shack on this property has no value whatever. It is caving in and is not fit for occupancy. These lots are assessed by the city at $45.00 each which would make it $135.00 for the three. This in my opinion is all this property is worth.

EXHIBIT No. 202-6.
DATE 23 April 1948
FILED BY Claimant on behalf of Crown

H Mochida
(Claimant's Name)

PERSONAL PROPERTY
(Fishing vessels, gear and equipment)

10439
Reg. No.

NETS:

Type	Size	Mesh	Fathoms	Age at Evacuation	Original Value	Estimateded value at Evacuation

VESSELS SOLD BY CUSTODIAN

NAME	Reg. No.	Type	Date Purchased	New or Used	Cost Price Paid	Maintenance Work	Condition When Evacuated	With whom left	Estimated Value
11 Jennie M"	PR 325.	Salmon equipped with Chevrolet engine	Built myself in 1936	new	$1000.00	Scraped & copper painted good navy and painted annually			$600.00

Improvements to Vessel since date of purchase:

Type	Date	Cost
- none -		

OTHER GEAR:

Description	Date Purchased	New or Used	Price Paid	Condition when Evacuated	Estimated value at date of evacuation
no special equipment installed - all standard gear was left on boat -					

Arrangements made for storage when evacuated: Turned in to navy at believe about Jan 1942 the vessel was in very good condition when surrendered.

Additional Comments, if any: - the vessel was 31' long x 7½' beam; the Custodian advised me by letter dated July 2/1943 that the vessel had been sold for $250.00. I believe that it would be easily worth, at a fair market value the amount of $600.00 which I am claiming

H Mochida
SIGNATURE

EXHIBIT No. 202-7
DATE 23 April 1948
FILLED BY Claimant

SPECIAL REQUEST

When replying be sure to quote our file number, sign your full name, and state your Registration number.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

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

PLEASE REFER TO
FILE No. 1528

Mr Green
600.00
Haysport B.C.

Japanese
Fishing vessel
Disposal Committee
1528 Marine Bdg.

Brown + Harvey
Law Practice
Prince Rupert April 11 1942

July 2, 1943.

Mr. Heisaku MOCHIDA,
Registration No. 10439,
Minto City, B. C.

Dear Sir:

cert P.R. 3.20

This is to advise that the vessel "Jenny M", PR. 325, has been sold at a price of $250.00. This price was accepted after the boat had been valued by an experienced and independent marine surveyor.

The expenses incurred by this vessel; such as, fire insurance, wharfage, watchmen's wages, expert valuation, etc. amounted to $30.55, which has been deducted from the proceeds of the sale.

The balance of $194.45 has been placed to your credit in our trust account.

Yours very truly,

F. Matheson

F. Matheson,
Specified Articles Department.

EXHIBIT No. 202-8
DATE 23 April 1948
FILLED BY Claimant

21945

25.00

H MOCHIDA
(Claimant's Name)

PERSONAL CHATTELS

10439
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
30,000' mixed lumber (shiplap v-joint & timber)	1941 (from wrecked house)	used	$300 plus cartage	useful	$250.00

Description of Storage of Goods:

This lumber was piled on the opposite side of the street from my rooming house property in Prince Rupert. It was covered with 49 galvanized tin sheets each 3' x 8'

EXHIBIT NO
DATED
FILED BY

General Statement as to Chattels not Described above:

I admit I forgot to declare this lumber to the Custodian but I believe he sold it for less than its fair market value as I had paid $300.00 for it not long before.

Additional Comments, if any:

H. Mochida
SIGNATURE

EXHIBIT No. 202-9
DATE 23 April 1948
FILLED BY
Claimant

1528

Dec. 5/12.
Minto City B.C.

Sent to McArthur

Department of Secretary of State
Office of the Custodian
Office of the Custodian
JAPANESE SECTION
RECEIVED
DEC 15 1912

Dear Sir;

We had old lumber across the Street of Mochida Rooms Prince Rupert. Fraser St. There was old lumber. Sewer Pipe, & some Brick. it costs about two Hundred Dollars. We rented Mochida Rooms to Mr. Tassie TASSIE We asked him if he could sell it but he said it was gone. Please will you kindly find out for me?

also groceries (Heller 22/11)
~~furniture~~ bunks

Yours Truly.
[redacted]
Mr. H. Mochida.

EXHIBIT No. 202-10
DATE 23 April 1948
FILED BY Claimant

Minto Mine, B.C.
March 30/43.

EVACUATION SECTION
Rec'd APR 2 1943
File No. 1528.
Ans. 8/4/43
Referred Green.

Department of Secretary of State
office of the Custodian.

Mr. H. L. Green.

Dear Sir:

Spec. Art.

I received your letter dated March 12 about my lumber. That lumber was bucken from a large house + upstairs with 12 rooms. It cost me over $300. also the fair of truck cost me $60. and covered that lumber with 49 tin sheets. each 3x8 ft. So $135. is too little so please get me $250.

and Parker's address as follow:—
S. E. Parker Ltd.
P.O. Box 38 Prince Rupert, B.C.

In Mochida rooms there is a Victor radio belonging to D. Iniwa. Please get it from Mr. Tassie + keep it for D. Iniwa. also advice him about it.

See file 11126.

EXHIBIT No. 202-10
DATE 23 April 1948
FILLED BY Claimant

File no. 1528
Reg. no. 10439

Yours truly,
H. Mochida

FORM "JP"

Hastings Park

FILE No.

COPY

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: MOCHIDA, Heisaku

HOME ADDRESS: 714 Fraser Street, Prince Rupert, B.C.

REGISTRATION NUMBER 10439 SEX: Male AGE: 60

OCCUPATION: Grocer

(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: Taki

ADDRESS OF WIFE OR HUSBAND: 714 Fraser Street, Prince Rupert, B. C.

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: Lot 17 Block 32, Section 1 at 714 Fraser Street, Prince Rupert, B. C.

   Lot 60, 61, 62, Block 38, Section 8 Prince Rupert, B. C. Certificate of Titles covering these lots in Safety Deposit Box, No. 47, Canadian Bank of Commerce, Prince Rupert, B. C. Keys in owner's possession.

2. BUILDINGS AND OTHER IMPROVEMENTS: Property at 714 Fraser St., Prince Rupert, B. C., has a 45 room wood and concrete hotel.

   Lot 60, has a three room frame house.

3. INSURANCE (Give particulars; state where policies are) $7,000.00 Fire Insurance on hotel. Company and policy nos. unknown. Policies in safe deposit box, 47, Canadian Bank of Commerce, Prince Rupert, B. C.

4. TAXES (Amount and where payable) Taxes on Lot 17, $143.00 per year payable to the City of Prince Rupert. Paid to date. Taxes on Lot 60, 61, 62, $11.00 per year paid to date. Prince Rupert, B.C.

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

EXHIBIT No. 202 - 11

DATE 23 April 1948

FILED BY Crown

6. OCCUPANCY AND LEASES (If vacant so state) Hotel leased to F. Tisse from March 20, 1942 for the duration of the war. Lot 60 leased to C.S. McIntosh for $5.00 per month. Hotel leased for $150.00 per month. Both rentals to be depositied to the credit of the declarant in the Canadian Bank of Commerce, Prince Rupert, B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Box 47, Canadian Bank of Commerce, Prince Rupert, B.C. Keys in declarer's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Hotel is 714 Fraser St., Prince Rupert, B.C.

2. LANDLORD'S NAME AND ADDRESS: declarant.

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:

Furnishings of a 45 room hotel at 714 Fraser St., Prince Rupert, B.C.

Personal effects at Hastings Park, Vancouver, B.C.

$1,000.00 worth of groceries shipped from Prince Rupert, B. C. to Furuya and Company, Powell St., Vancouver, B.C. to be sold for declarers account.

3 trunks of personal effects consigned to Furuya and Co., Powell St., Vancouver, for safe keeping.

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 Furnishings of 45 room hotel leased with hotel to F. Tisse, Prince Rupert, B.C.

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: $2,000.00 Fire Insurance on the Hotel furnishings. Company and policy no. unknown. Policies in Box 47, Canadian Bank of Commerce, Prince Rupert, B.C.

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)

$650.00 Victory Bond and $100.00 War Savings Certificate in Box 47, Canadian Bank of Commerce, Prince Rupert, B. C. Key in owner's possession.

8. BANK ACCOUNTS: $1500.00 Current Acct. Canadian Bank of Commerce, Prince Rupert, B.C.

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: No. 47, Canadian Bank of Commerce, Prince Rupert, B.C.

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: One gas fishing boat (Jennie M.) in custody of Navy, Prince Rupert, B.C.
One Ford sedan and one ½ Ton Ford truck in custody of the Police at Prince Rupert, B.C.

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. (Not on original)

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 25th day of March 1942

(Signature) Heisaku Mochida

G. D. Nelson
Witness

FOR DEPARTMENTAL USE

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

May 21, 1948

[signature]

COURT OF APPEAL

Law Courts,
Victoria, B.C.,
20th Jany. 1949

A. Watson, Esq.,
Secty. Japanese Property Claims Commission,
Law Courts,
Vancouver, B.C.

Dear Sandy:

Enclosed is letter received from one of the claimants. Will you please give him the information asked for.

Thanks for your letter of the 19th inst.

Yours faithfully,

H. J. Fred

Encs.

c/o Vernon Orchards,
R.R. #3,
Vernon, B.C.
Jan. 11, 1949.

Honourable Justice Mr. H. L. Bird,
Japanese Property Claim Commission,
Court House,
Vancouver, B.C.

Dear Sir:

I am writing to you in request concerning my loss claim. I had just forgotten what is was, therefore will you please let me know what my total loss claim is.

Thank you

Yours truly,
Heisaku Mochida

Real

15000
2877.50

17877 50 Parcel 1
7700 Sale Price.

10177 50 Parcel 2.
400

10577 50 Sale Price
150

10427.50

Chattels

Lumber 25.0
Sold for 13.5.
11 5

Boat $600
25.0

Sold for 3 50