

3366

RECEIVED

WHICKNOCK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 3366

Scopus made

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: WADA, Kazuo

HOME ADDRESS: Parker Road, Ruskin, B.C.

REGISTRATION NUMBER 13467 SEX: Male AGE: 44

OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kumi

ADDRESS OF WIFE OR HUSBAND: Parker Road, Ruskin, B.C.

NAMES OF ANY LIVING CHILDREN: Yoshiyaki (M)

EXHIBIT No. 777-7
DATE October 18, 48
FILED BY G.D.A. Rice

ADDRESS OF CHILDREN: Parker Rd., Ruskin, B.C.

AGE OF CHILDREN: 5 years

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

1. LOCATION AND DESCRIPTION: 10 acres on 32 Ave., Quarter S.W.

Title No. 126761E Municipality of Ruskin.

2. BUILDINGS AND OTHER IMPROVEMENTS: Three-room frame house.

1 hot house. 2 berry packing houses. 2 woodsheds.

3. INSURANCE (Give particulars; state where policies are) No

4. TAXES (Amount and where payable) \$18.25 per year paid up for 1941

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

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. New Westminster Title Office.

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

9. IF FARM LAND STATE CROPS SOWN 2 acres of strawberries, 1/2 acre of

asparagus.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. Three-room frame house on 32 Ave. quarter S.W.

2. LANDLORD'S NAME AND ADDRESS. Myself

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. 2 acres of strawberries.

1/2 acre of asparagus.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.

1. scale, 1 spray, cultivator, and other farm implements, household

furniture still in my house at 32 Ave., quarter S.W. also kitchen

utensils in the same house. Ray & Ferguson & Gustafson

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS. None 1 dog

white and brown. 1 cat, black.

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: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

\$50 Victory Bond, in my home. Pacific Co-op Union, Mission, B.C.
two \$10 shares.8. BANK ACCOUNTS: None9. LIFE INSURANCE: \$1000 20-year endowment policy with the Sun Life Co.
Premium \$52.80. Beneficiary my wife Kumi. Policy at home.\$1000 20-year endowment policy for my son Yoshiyaki with the Sun Life Co.
Premiums \$49.70. Beneficiary myself. Policy at home.10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None**LIABILITIES:**1. PERSONAL DEBTS: None2. 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 13th day of April 1942(Signature) Kazuo WadaF. T. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Oct 18/43

Our File No. 3366

Full Name WADA Kazuo
(Surname in Block Letters)

Registration No. 13467 Male - Female (check) Age June 19, 1898

Former Address Parker Rd, Ruskin, B.C.

Date Evacuated Apr. 16/42 Naturalized - Canadian-Born - National (check)

Present Address 16 J.M. Pallock
Picture Butte, Alta.

Married - Single (check)

Name of Wife ^{nee} (SAKAMITO) Kumi #13468

Name of Husband -

Name of Mother ^{nee} (IZUMIDA) Chie Name of Father Togata Chie

Names of Children under 16 (Japan) Yoshiaki July 7/37
Yasu Yoko Feb. 7/39

Requested by ECF Registered with Custodian (Yes or No)

Additional Information Parker Cur of 10 acres,
house at above address

REAL PROPERTY SUMMARY

File 3366

V.L.A. B.C. 196-P

JAPANESE NAME: Kasuo WADA - - Reg. No. 13467

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: 3396 Parker Road, Ruskin, B. C.

LEGAL DESCRIPTION: Lot 8 of the South West quarter of Section 9 Township 15 Map 1118 Municipality of Maple Ridge, in the District of New Westminster.

TITLE: In name of Kasuo WADA.

ENCUMBRANCE: Vesting in Custodian 25543, March 8th, 1943.

ASSESSED VALUE: 1943 - 9.75 acres.
Land \$500.00
Improvements \$300.00 Total \$800.00 Taxes \$19.85.

CLASSIFICATION: Farm with dwelling. Inspector's report 23rd May 1942, states 2 acres strawberries, 1/2 acre asparagus, 1 storey frame house 10 x 36, 3 rooms fair condition, root house, 2 packing houses and 2 woodsheds. Occupied.

HISTORY OF ADMINISTRATION: Leased by Custodian to Fred SCHUR and A.P. NIELSON, May 29th, 1942, for term that date to end of 1942 at a rental of 50% of the net returns of crop. This amounted to \$3.15 and was paid to the Custodian.
Property was leased by the Custodian to John Fraser April 23rd, 1943, to end of year at a rental of \$50.00 paid to Custodian and allowed to The Director The Veterans' Land Act.

SOLD: To The Director The Veterans' Land Act for \$228.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Kasuo WADA - Sale price \$228.00 plus crop share \$3.15, total \$231.15; less Certificate of Encumbrance \$1.00, registration fee \$3.00 Taxes \$22.71, legal fee \$15.00, total \$41.71. Net amount released \$189.44.

TITLE: Included in C. of T. 169072-E and payment of consideration included in cheque to Custodian dated 21st March 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED January 22, 1946.

IM:ML

Jan Macpherson

EXHIBIT NO. 777-14
DATE Feb 24/48
FILED BY G. G. Rice

Farm Appraisal ReportFile No. JL-360Land Description Lot 8 of the SW 1/4, Sec. 9, Tp. 18, Map 1118, N.W.D.Containing 9.75 more or less AcresOwner's Name K. WADAPost Office Address Ruskin, B.C.Nearest Rail Point Ruskin on C.P.R. Distance 3 miles.Market Town Whonnock-4 miles; or New Westminster- Distance 29 "Church (give denomination) " " Presby., & Anglican Distance "Nearest School Ruskin Public - 3 miles; Haney High School Distance 10 miles.State how property was identified Regt., Plan, Road and adjoining owner.

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

Has 380' frontage on a fair gravel road along North boundary (No. 12 Rd.)Is this district a good one? No. Somewhat isolated at the outer edge of settlement.Employment opportunity Very limited.Predominating Nationality and religion British & Protestant with some Japanese.Describe Fencing and its condition Only fenced on 2 sides & negligible Value \$ "Water supply Inadequate in dry summer from a well about 20' deep; Value \$
could probably be remedied by digging another well.**BUILDINGS ON FARM**

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
Shack	10 x 40	Rough Lbr.	7'	Shke.	20	Post	Poor	70.00
Rough shed	24 x 20	"	8'	"	20	"	"	"
"	14 x 20	"	8'	"	20	"	"	"
"	10 x 18	"	8'	"	20	"	"	"
"	X							
BARN	X							
"	X							
GRANARY	X							
"	X							
"	X							
"	X							

EXHIBIT No. 777-2DATE Oct. 12/48FILED BY S. A. Rice

Is electric power available or within a mile of the property.

Total present day value \$ 70.00Total Value Buildings add to farm \$ 50.00

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? Buildings makeshift; dilapidated and about done; old shack might suffice for a time until new house built.Describe the basement and chimneys No basement or cellar & stove pipe chimney only.No. rooms downstairs? 3 Upstairs? " How finished V. Joint & shiplapAre buildings painted? No. Condition of paint "Distance from nearest bush Outbuildings along edge of scrub bush.

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

ACRES	LEVEL, UNDULATING, SLOPING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8.00	Slight slope South.	Clay loam 8" - 10"	Clay	2 acs. straws; $\frac{1}{2}$ ac. asparagus. Weedy & only fair condition.	70.	210.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, SLOPING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stumps, drainage, etc.						
	LEVEL, UNDULATING, SLOPING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
8.75	Slight slope South	Cl. lm. 8"-10"	Clay	Clear scrub bush & stumps.	150.00	5.00
	Area Unavailable for Cultivation.					
	CHARACTER OF LAND E. G. WET, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE

Total value of Land \$ 243.75

Total added by buildings to value of farm \$ 50.00

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

Total value of farm \$ 293.75

Describe condition of farm concerning soil tillage, length of time unoccupied or partly occupied:
Farm in poor condition and tillage. Occupied for about the last 10 years by
Japanese owner & family, but evidently the man worked away from home at
logging or mill work.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Diversified farming along with poultry and small fruit when further developed.

Bad weeds:

Not bad, but some thistle and couch grass, etc. in spots.

Give approximate detail and
amount of all annual taxes and
name of taxing authorities:

Municipality of Maple Ridge -
1942 Land & School Taxes - \$19.85.

Date: June 25th, 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

"J.D. PATTERSON"

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

JL-380 - K. WADA

Farm Appraisal Report

Remarks:

Property somewhat isolated at the outer edge of settlement towards the West boundary of Maple Ridge Municipality. Only has 3 acres cleared and poor buildings of little or no value.

(FOR ORCHARD LANDS ONLY)

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

Lies on a slight slope South about 2 miles directly North of Ruskin and the Fraser River. Fairly fertile but a cold clay loam soil which needs more drainage and building up for average production.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

2 acres straws - 1st, 2nd & 3rd crop-only fair. \$

 $\frac{1}{2}$ " asparagus - " " \$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Ave.
33' d
66'

In Red:

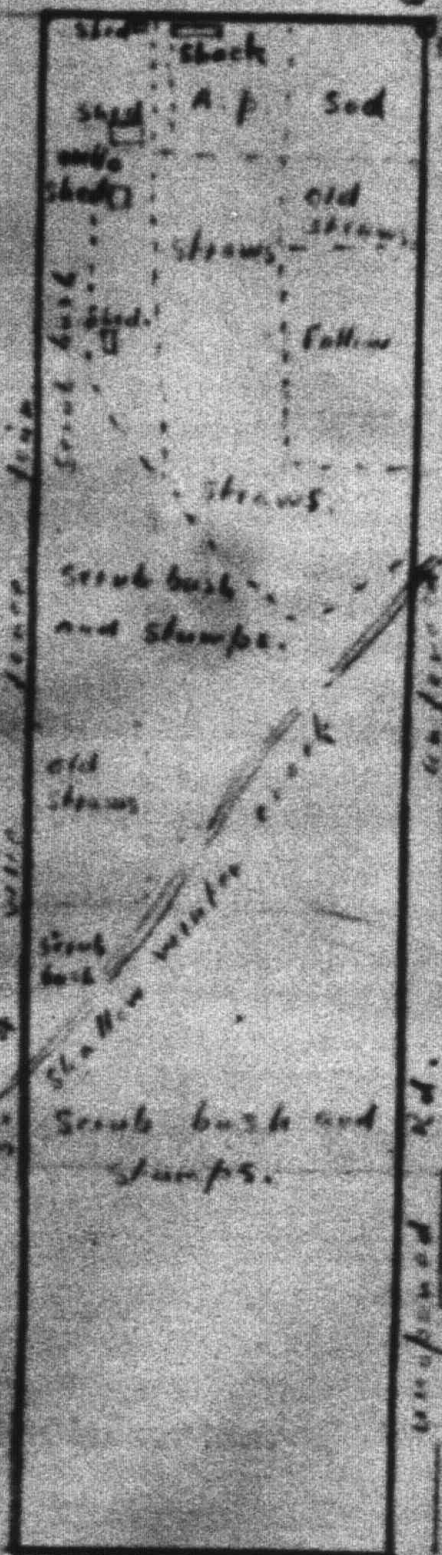
K. Wada property

Lot 8 of the S.W. 1/4 Sec. 9,
Tp. 15, Mo. 1118 N.W.D.

No.

12

Road.



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

Date 27th June 1966

"L. E. BARNET"

Mineral Surveyor

PERSONAL PROPERTY SUMMARY

File No. 3366

20th Feb. 1947.

Re: Kazuo WADA - Registration No. 13467

CHATELS: The above Japanese registered with this office on the 13th April, 1942, and at that time declared leaving household furniture and farm implements on his property at Ruskin. This property was inventoried by our fieldmen on the 23rd May, 1942, as per attached chattel schedule. When our fieldmen re-visited this property in February, 1945, to remove saleable chattels to auction, it was found that a large number were missing. The net proceeds credited to his account from this sale on the 21st Feb. 1945, was \$5.88.

LIFE INSURANCE: Kazuo WADA declared when registering that he had two Sun Life Insurance policies. These were not brought under control by the Custodian, but two cash surrender value cheques of the Company were sent to WADA through this office on the 3rd May, 1946, in connection with these policies.

BONDS & INVESTMENTS: The above Japanese declared a \$50.00 Victory bond, but this was not brought under control by the Custodian. He also declared having shares in the Pacific Co-operative Union. His equity consisted of one share issued in 1939 and three shares issued in 1941. These have been redeemed at par (\$10.00) and proceeds credited to his account. He is also the holder of 7 non-redeemable shares. Interest on these shares in the amount of \$3.21 has been credited to him from time to time.

This file reveals no other personal property assets.

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

/HA

W. E. Cameron

EXHIBIT NO. 777-6

DATE October 12, 1948

FILED BY W. A. Rice

CHATELS SCHEDULE

Re: Kazuo WADA - Reg. No. 13467

Declared by WADA
13th April 1942.

Inventoried
23rd May, 1942

Sold by Auction
21st Feb. 1945

Missing.

1 scale
1 spray
cultivator
Farm implements
Household furniture

Kitchen stove
2 heaters
3 kitchen chairs
2 beds complete
Chest of drawers
Cultivator
Bdl. tools
Hand sprayer
Cultivator (horse drawn)

1 sold

1 "

"

"

"

"

"

"

"

"

**R E P O R T
ON EVACUATED JAPANESE PROPERTY**

File No. _____

MUNICIPALITY: Maple Ridge.

Date: May 23rd, 1942.

NAME: WADA, Kasuo,

REGISTRATION NO. 13467.

ADDRESS: 5395 Parker Road, Buskin, B.C.

PROPERTY:

ACREAGE: 10.

KIND OF CROPS: Strawberries. Asparagus.

APPROXIMATE ACREAGE OF EACH: 2. 1/2.

HOUSE: VACANT: Yes. OCCUPIED

DESCRIPTION 1 Story wooden frame house. **ROOF:** Shingle.

SIZE: 10 x 32. **NO. OF ROOMS** 3.

CONDITION: Fair.

OTHER BUILDINGS: Root house, 2 Packing houses, 2 Woodsheds.

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER: Well ON: OFF:

LIGHT: None. ON: OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY
Stored in the house.

- Kitchen stove. Not Here
- 2 Heaters. 1 HERE N.V.
- 3 Kitchen chairs. Not Here
- 2 Beds complete. ✓
- Chest of drawers. ✓
- ✓ Hand cultivator. Not Here
- Edl. tools. Not Here
- ✓ Hand sprayer. Not Here
- Cultivator, (Horse drawn) Not Here

Signed:

L. G. Hardwell.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Kazuo Wada

File No. 3366

Picture Bottle - Alta

Reg. No. 13467

Company Sun Life

Agency Vancouver Agency

Policy No. 2177386

Premium - \$ 52.80

Payable: ^X Annually, Semi-annually or monthly

Month August Day 1

REMARKS:

Samuel

Letter sent Aug 19/43

3

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Kazuo Wada

File No. 3366

Reg. No. 134,697

Company Sun Life

Agency Vancouver Agency

Policy No. 2244554

Premium - \$ 49.70

X

Payable: Annually, Semi-annually or monthly

Month November Day 1

REMARKS:

27
your letter #118 sent
Aug 24/43

3366

29th May, 1942.

Messrs. A.P. Nielson & P. Schur,
Ruskin, B.C.

Dear Sirs:

re: K. Wada.

see letter 9/6/42
Key handed Beach

In reply to your application of the 15th instant to lease the farm of K. Wada, Ruskin, B.C., we wish to advise that the Custodian is willing to lease this property to you for the period ending December 31st, 1942, on a basis of 50% of the net returns from the crop, on the express understanding that you will enter into a formal lease agreement on terms satisfactory to the Custodian.

It is understood that you are to have the use of the house and farm tools. We ask that you store all household goods in one room.

If you agree to this arrangement, please advise us by letter, and it will then be in order for you to take possession of the property pending execution of the lease.

Yours truly,

R. P. Alexander,
Assistant Manager.

RDR:OF

Ruskin B.C.
22nd March 1943

To Mr & Mrs Kay

Dear Sir,

I wish to make an
offer of 50 Dollars to rent the
Wada place on 32nd Avenue Ruskin
it wasn't cleaned up last year
and isn't cleaned yet. there is an
acre of berries which could be
saved. an early reply will oblige

Yours truly
John Fraser

EVACUATION SECTION	
Rec'd	MAR 22 1943
File No.	3266
Ans.	W.G.
Referred	Anderson

3366

23rd March, 1943.

Mr. John Fraser,
Ruskin, B.C.

Dear Sir:

re: Kazuo WADA.

Your offer of \$50.00 to rent subject Japanese property has been accepted, and upon completion of the leasing documents we will forward them to you for your signature. We trust this is satisfactory.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

3366

29th May, 1942.

Messrs. A.P. Nielson & P. Schur,
Ruskin, B.C.

Dear Sirs:

re: K. Wada.

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It is understood that you are to have the use of the house and farm tools. We ask that you store all household goods in one room.

If you agree to this arrangement, please advise us by letter, and it will then be in order for you to take possession of the property pending execution of the lease.

Yours truly,

R. P. Alexander,
Assistant Manager.

RDR:GF

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.

February 10th, 1943.

EVACUATION SECTION

Rec'd FEB 11 1943

File No. 3366

Ans.

Referred

Mr. R. D. Richardson, Manager,
Farm Department,
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Mr. Richardson:

We are enclosing herewith a statement
from Messrs. Schur & Neilson on the expenses incurred
on the Kazuo Wada farm. If this meets with your approval
please advise us and we will remit the sum of \$3.15.

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per

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

GAR/EK

MESSRS. SCHUR & NEILSON

Ruskin, B.C.

Acct. K. Wade farm.

Proceeds	604 lbs. Br. Gov. Straws Jam @ 8¢	48.32
	32 crates shipping "	56.39
		<u>\$104.71</u>

Expenses

Picking	604 lbs. Jam berries @ 2½¢	15.10
Hauling	35 crates " @ 5¢	1.75
Picking & Packing	32 crates Shipping Berries @ 50¢	16.00
Hauling	32 crates shipping berries @ 5¢	1.60
	32 M.T. crates @ 28¢ each	8.96
Hoeing, cultivating, 2 men, 112 hrs. @ 50¢ per hr.		<u>55.00</u>
		<u>98.41</u>

Total Net Proceeds

\$6.30

K. Wade Share	\$3.15
Schur & Neilson share	\$3.15
	<u>\$6.30</u>

Wage P. Nielsen
Fred Schur

Canada

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

JAPANESE EVACUATION SECTION

File No. 3366
Reg. No. 13467

506 Royal Bank Building,
Vancouver, B. C.

MAY 22 1944

Mr. Kazuo WADA,
c/o Mrs. M. E. Pollock,
Picture Butte, Alberta.

Dear Sir:

Re: 3396 Parker Road, Bunkin, B. C.
Municipality of Maple Ridge, Lot 8 of the S.W. $\frac{1}{4}$ of
Sec. 9, Twp. 15, Rng 1112, Dis. of New Westminster,
C. of E. 51340.

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	288.00
Add:	
Unexpired insurance premium as at January 1st, 1943	288.00
Less:	
Tax arrears to December 31st, 1942	22.71
Registration fee	3.00
Encumbrance—Principal	
—Interest	25.71
Net proceeds of sale	\$ 262.29

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.

8.62
 89.62
 8287.11 CR 8257.29

.07
 .80
 .80
 3.15

\$1.00

Debits
 Credits
 Balance

1963
 Jan. 1 Credit re Sale of Property
 Feb. 29 Land Registry Office C/R
 Feb. 29 P. C. B. 1962 crop returns
 Sep. 21 P. C. B. Interest on Shares.
 1964
 Mar. 8 Debit
 May 1 Cheque to Jan

3366

April 10th, 1944.

M. Ebisusaki & Co.,
c/o F.S. Ross and Sons,
Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

With reference to the claim of \$3.00 which you lodged against -- Wada, Dowdney, B.C., the only likely party registered with the Custodian is Kasuo WADA, who was a farmer and lived at Parker Road, Ruskin, B.C. We wrote to him and he replied as follows:

"I have received a letter of March 30th, saying there was a claim against me amounting to \$3.00 (three dollars) but I haven't bought anything from this store M. Ebisusaki before so it must be different Wada so please get in touch with some other Wada in Canada."

Under the circumstances we cannot do anything further to assist you, unless you can supply us with sufficient information to enable us to locate your debtor.

Kasuo WADA's address is:

Registration No. 13467,
c/o Mrs. M.E. Pollock,
Picture Butte, Alta.

Yours truly,

AMcA:DE

A. McAllister,
Claims Department.

File No. 3366

Date Feb 21/45

SUMMARY

Name: Kazuo Wada

Address: Rushin

(1) - We have today moved to auction room at 3 Mason effects as per enclosed list at a total cost of \$ as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at 1712 where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ for which herewith cheque or cash.

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

Loss property and account - Kitchen stove
heater, 3 chairs, cultivator, garden tool
sprayer & horse cult. were missing &
presumably stolen.

The tenant gave us the following explanation:

Whidmore

NAME WADA, Kazuo

REGISTRATION NO. 13467

FILE NO. 3366

The following chattels were sold by public

auction at Mission, B. C. on February 21, 1946.

- 1 Box of old tools	\$ 0.65 -
- 1 Heater	0.50 ✓
- 1 Chest of drawers	2.35 ✓
- 1 Bed	4.25 ✓
- 1 Bed	1.00 ✓

Total

Less Expenses: (Auctioneer's Fee: \$ 0.86
(Advertising: 0.05
(Moving: 1.56

Net Proceeds Credited:

\$ 8.65
\$ 2.77
\$ 5.88

Members of Custodian Staff Present.

Mr. W. E. Anderson

Extracted from Auctioneering List No. Mission 17.

Remarks. *Inventory in back section.*

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE MONTREAL

COPY for the Custodian of Enemy Property

May 1, 1946

Mr. James Wade,
Box 51,
Picture Butte, Alberta.

EVACUATION SECTION	
Rec'd	MAY 2 1946
File No.	3366
Ans.	
Referred	<i>Indicated</i>

Dear Mr. Wade:

Re: Policies Nos. 2,177,386 & 2,244,594

We have now received from our Head Office cheques in settlement of your above numbered policies and these are today being forwarded to the Custodian of Enemy Property.

The cheque in settlement of policy No. 2,177,386 amounts to \$509.34 and is drawn to the order of yourself and your wife. Cheque under policy No. 2,244,594 is for \$350.25 drawn to the order of yourself only.

You will receive the cheques in due course from the Custodian.

Yours faithfully,

G.L. Hay,
Branch Secretary.

Per:

SL/W

20th February, 1947.

REGISTERED.

Mr. Kasuo WADA,
Registration No. 13467,
c/o Mr. Z. Flipchuck,
P.O. Box 31,
Picture Butte, Alta.

Dear Sir:

Your file has now been reviewed and we are enclosing Custodian cheque in the amount of \$279.71, which sum represents your full remaining credit balance at this office. For your information we are also enclosing a statement of your account showing entries made since the one sent to you with details of your property sale on the 22nd May, 1944.

You will note this balance includes the redemption of your three Pacific Co-operative Union shares issued in 1941. Please forward the certificate covering these shares to this office as soon as possible.

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 and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

/HA
Encls 3 (cheque)

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. **240**

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: **Kasuo Wade**

2. Registration Number: **13467**

3. Present Address: **Granford, Alberta**

1. Address Prior To Evacuation: **Ruskin B.C.**

*Wants about 40% more than invested
changed Oct 12/48*

EXHIBIT No. 777-1
DATE Oct 12/48
FILED BY W. A. Russell

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

**Lot eight (8) of the South West Quarter, Section 9,
Township 15, Map 118 in the District of New Westminster**

- (a) Nearest Post Office adjacent to land. **Bushin**
 (b) Number of acres: **9.75**
 (c) When purchased: **July 1932**
 (d) Condition when purchased: Give improvements and values in detail as of date of purchase)
 4 acres cleared but 2 acres overgrown with weeds
 3 acres bushland
 1 house 18 x 30
 1 root house 22 x 28
 2 sheds 14 x 16
 (e) Purchase Price \$ **400.00**

6. IMPROVEMENTS:

(a) Clearing.....acres at \$.....per acre	\$	
(b) Fencing	\$	
(d) Drainage)	\$	75.00
(c) Tillage	\$	32.00
(e) Weed Eradication	\$	150.00 - ?
(f) Planting 2 acres strawberries	\$	250.00
1 acre asparagus		100.00
(g) 50 fruit trees	\$	15.00
(h)	\$	
	\$	622.00
Total	\$	622.00
Carried Forward	\$	1022.00

9. Appraisal or Valuation (by Custodian):

Lands	\$	<u>243.75</u>
Improvements	\$	<u>70.00</u>
Total	\$	<u>313.75</u>

10. Rental Value per Year: \$ 150.00

11. Fire Insurance on Buildings: **NTL**

(List amount on each building):

.....	\$
.....	\$
.....	\$
.....	\$

12. Documents in Support:

(a) Photographs:

(b) Deeds

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

(f) Correspondence

(g)

(h)

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1	\$ ^{812^{rs}} 1118.00
Parcel 2	\$
Parcel 3	\$
Parcel 4	\$

TOTAL:

812^{rs}
~~1118.00~~

PERSONAL PROPERTY:

Item	Year Purchased	Price Paid	Value	Remarks
1 scale	1941	21.10	20.00✓	
1 sprayer	1940	5.00	4.50✓	
2 cultivator	1938-40	10.00	8.00✓	
2 shovels			4.00✓	
4 hoes			8.00✓	
2 forks			4.00✓	
1 rake			1.75✓	
cross cut saw	1938-41	17.00	15.00✓	
pulley	1941	5.00	4.50✓	
wedge 3			3.00✓	
1 sledge hammer			2.00✓	
nail hammer 1			1.00✓	
4 strawberry spates			1.20✓	
1 wheel barrel			3.00✓	
21 fertiliser	1941	5.00	5.00✓	
20 strawberry tray			4.00✓	
1 kitchen stove	1938	40.00	35.00✓	
1 heater	1938	14.50	13.00✓	
1 camp stove	1938	15.00	15.00✓	?
4 tables			5.00✓	?
2 double beds	1938-34	45.00	40.00✓	?
1 single bed	1940	11.00	10.00✓	?
1 mattress			5.00✓	
1 dresser	1938	15.00	15.00✓	
2 chairs			5.00✓	
2 kitchen cabinet			3.00✓	
10 chimney			3.00✓	
1 bench			1.00✓	
1 box chinaware			10.00✓	
		TOTAL	249.95	

(Add additional page if necessary)

(If claim for vessel describe on separate sheet numbered 6A)

PAYMENTS RECEIVED FROM CUSTODIAN ON
PERSONAL PROPERTY

Item:

Year:

Month:

Amount.

Total: \$ 8.65

Total Claim for Personal Property \$ 249.95

Deduct Payments from Custodian \$ 8.65

Net Loss on Personal Property \$ 241.30

I Certify the above to be True and Correct.

.....
Witness

.....
Signature of Claimant.

Name of Claimant **WADA, Edgar**Case **TV7**Custodian File **3366**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					288.00	396.63				396.63
<u>PERSONAL PROPERTY</u>										
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			
<u>NETS</u>										
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	
<u>MISCELLANEOUS CHATTELS</u>										
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			
78.00	8.00	2.40	11.00%	171.95	19.05			21.85		
TOTAL RECOMMENDATION										418.50

Defense Brief

Kasuo W A D A

File No. 3366

Case No. 777

LETHBRIDGE

13 Oct. 1948

V.L.A.

Sheet A.10-19

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1

Land & Buildings

Lot 8 of S.W. 1/4 Section 9 Twp. 15 Map 118 New Westminster.

Amended Claim

\$1100.

Appraised at

\$293.75

Sale Price

\$268.00

Witness: Appraiser - J.D. Patterson.

Appraiser (Patterson) reports -
Shack 20 years old, buildings makeshift
and dilapidated and about done. Farm
in poor condition, has only 3 acres
cleared, with poor buildings of little
or no value.

Claimant is claiming \$672. as improve-
ments of which \$182. is for tillage
and weed eradication.

It is submitted that the real estate
was sold for its fair market value.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2

Household Goods & Farm Equipment

Claim

\$249.95

Sold for

\$ 8.65

Claimant stated that his furniture was
left in his house in one room. The
Lessees were given the use of his
farm tools and they agreed to keep
safe any furniture left in the house.

Claimant purchased the Stove in 1936
for \$15.50 for which he now claims
\$15.00, the Beds he purchased in 1934
and 1939 for \$42. for which he now
claims \$40., another Bed he purchased
in 1940 for \$11. and 2 years after he
claims \$10. for it. Very little has
been allowed for depreciation and
these claims do not appear to be a
fair market value.

(a)	Goods valued at	\$78.00	Sold by auction for \$8.65
(b)	"	"	24.00
(c)	"	"	81.45
(d)	"	"	66.50
			<u>\$249.95</u>

Articles not accounted for are
presumed to have been stolen as
reported by Mr. W.E. Anderson
21/2/45.

It is submitted that the chattels sold or disposed of by the
Custodian were sold at their fair market value. It is also
submitted that the claim made by the claimant to any articles
that the Custodian may be held responsible for is exorbitant.

Summary of Defence Witnesses

Where required

J. D. Patterson

1

Appraiser

J. H. Harkiss

2 (a)

Auctioneer

W. E. Anderson

2 (a) (d)

Staff

DMP/nw

1
CASE NO. 777.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

BEFORE

(HIS HONOUR JUDGE R. M. EDMANSON, SUB-COMMISSIONER)

JAPANESE PROPERTY CLAIMS COMMISSION

10

Lethbridge, Alberta,

October 12th, 1948.

IN THE MATTER OF THE CLAIM OF
KAZUO WADA,

PROCEEDINGS AT HEARING.

20

APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the
Dominion Government.

W.S. RUSSELL, Esq.,

appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANFORD, Esq.,

Official Interpreter.

S.E. HOWARD, Esq.,

Official Reporter.

30

K. Wada,
In Chief.

THE SECRETARY: Case No. 777, Kazuo Wada.

KAZUO WADA, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Wada, I am showing you a document called a
summary of evidence in support of claim. This
document was prepared on your own instructions
and from information supplied by you?

A Yes.

Q And you are familiar with the contents?

A Yes.

Q The same is true to the best of your knowledge,
information and belief?

A Yes.

(SUMMARY MARKED EXHIBIT NO. 1).

Q Who did you pay the \$400.00 to for this land, Mr.
Wada?

A: T. Sawada, a

friend of mine.

Q And when did you put on these various improvements
such as the planting of the strawberries and the
asparagus and the fruit trees? When was that done?

A 1936.

Q Did you do the work yourself or did you pay someone?

A I had it done for me. I paid to have it done.

Q Well, this figure under paragraph 6 (d) for
drainage, \$75.00, who did you pay that \$75.00 to?

A I hired somebody to do it for me. I was working
in a mill most of the time myself, and had to hire
somebody.

3
E. Wade,
In Chief.

Q There is an item under 6 (c), "weed eradication, \$150.00"; who did you pay that \$150.00 to?

A A white neighbour of mine used his team, and did it for me.

Q Was that just for one operation or was that for several operations in weed eradication?

A It was on several occasions. There was quite a lot of weeds and grass which had to be cleared away.

Q Were all of the operations performed in the same way, I mean, in the same year, or was it for operations for several years?

A It was over a period of two years.

Q You had somebody do the planting for you, is that correct?

A: Yes.

Q You planted two acres of strawberries?

A Yes.

Q And you paid \$250.00 to have them planted?

A Yes.

Q Now, how was that done? Was that done on a contract basis, or did you buy the plants and have someone to put them in?

A No, I bought the plants and paid for the labour of planting.

Q Well, this figure of \$250.00, does that represent the combined cost of labour and plants?

A Yes.

Q And you say you paid \$100.00 for one-half acre of asparagus; is that also the combined cost of labour and plants?

A Yes, that is on the same basis.

K. Wade,
In Chief.

Q You say that you could rent this land for \$150.00
a year?

A: Yes.

Q How do you know that? A: I have never
rented land so that I don't know exactly, but that
is my estimate.

Q Do you know of any other land that was of a similar
calibre that was rented in your area?

A No, I don't.

Q That was a straight estimate of \$150.00?

A Yes.

Q All right, that is all.

MR. RICE: I am submitting, your Honour, that the
real estate was sold for its fair market value.

I am submitting the chattels sold or
disposed of by the Custodian were sold at their
fair market value. I am submitting that the claim
made by the claimant to any articles that the
Custodian may be held responsible for is exorbitant.

I submit as exhibits the following
documents: Farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. RICE: Tax statement for the year 1942, issued
by the District of Maple Ridge showing the land to
be assessed at \$500.00 and the improvements \$300.00.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. RICE: An analysis and a summary respecting the real
property.

(DOCUMENTS MARKED EXHIBIT NO. 4).

MR. RICE: An analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 5).

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K. Wada,
Cross Exam.

MR. RICE: And a personal property summary.
(SUMMARY MARKED EXHIBIT NO. 6).

CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form dated the 13th of April, 1942; will you look at that document and tell me if it is yours and if you signed the same?

A Yes.

Q It is yours? A: Yes.

MR. RICE: I tender the J.P. form as an exhibit.
(J.P. FORM MARKED EXHIBIT NO. 7).

MR. RICE: Q: You have a claim of \$150.00 for weed eradication. You are obliged to destroy weeds every year, are you not, if you want to grow a crop?

A The first year the grass was very high, the witness indicated about waist high, but in the third year there were no more weeds and grass.

Q You got the benefit of the crops for those three years, did you not? A: Yes, I took off a good crop for those three years.

Q And if you didn't keep the weeds down you wouldn't get a crop anyway, would you?

A It needs to be kept every year.

Q Certainly. You are claiming \$15.00 for a camp stove that you paid \$15.50 for in 1936, is that right? A: Yes.

Q After using this camp stove six years you say it has only depreciated in value 50¢?

A I didn't use it very much since buying it.

Q I see. Well, I suppose the beds are the same way?

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E. Wada,
Cross Exam.

you have two beds that you purchased in 1934 and 1939 for \$42.00, and after using them up until 1942, you say they only depreciated \$2.00 in value, and you say the fair value is \$40.00, is that right?

A I bought new mattresses before I evacuated, and that is why I think they are worth the amount indicated.

Q And another bed that you bought in 1940 and used it for two years, cost you \$11.00 and you say it is worth \$10.00, or was when you were evacuated, and depreciated \$1.00 in value?

A Yes.

Q That is your estimate of a fair value?

A Yes, I think it has fully the value that I claim.

THE SUB-COMMISSIONER: Did he set those values on there, or did some person for him?

A I fixed those myself.

Q That is all. A: All the farm implements I bought new in 1938.

MR. RICE: Q: What about the crosscut saw? What kind of a crosscut saw is worth \$15.00 after you have used it for about four years?

A Yes, it was only used for cutting the cordwood for the house.

Q You say it cost you \$17.00 to buy a crosscut saw?

A Two for \$17.00.

Q Two for \$17.00? A: Yes.

Q That sounds more like it. Apparently one was bought in 1938 and the other in 1941; it doesn't say two, but is that what you mean? A: Yes.

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K. Wada,
Discussion.

Q You had used one for four years and you say the two of them had only depreciated \$2.00 in value after using them for that length of time?

A Yes.

Q All right.

THE SUB-COMMISSIONER: That is all, thanks.

10 I do not see, Mr. Russell, why a man places such values on personalty, because it is obvious that the values are entirely out of line. I had the experience of being at a sale of some personalty in Calgary within the last month or so, and you can't get anything for a first-class bed and a mattress, and then to say that this stuff depreciates only \$2.00, it does not mean anything as far as the Commission is concerned.

MR. RICE: In four years.

THE SUB-COMMISSIONER: It just makes you feel as if a man in that position is trying to get everything that he can possibly get, and more than the property is worth.

MR. RICE: I think with a lot of them, they seem to think "It is worth that to me" and their values are placed that way; it isn't a fair market value.

THE SUB-COMMISSIONER: That is not the test.

MR. RICE: No. So far as the Custodian is concerned, all the Custodian is responsible for is the fair market value, not what the intrinsic value would be that would be placed on it by the claimant; that is why I hit at some of these various articles.

THE SUB-COMMISSIONER: I credit these men with a better

K. *ada,
Discussion.

capacity for sizing up the situation than the procedure they have followed in some of these claims.

MR. RUSSELL: Quite possibly.

THE SUB-COMMISSIONER: You know yourself that things depreciate more than \$2.00.

MR. RICE: Especially a bed.

THE SUB-COMMISSIONER: In two or three years.

MR. RUSSELL: It depends, sir. There have been over the last several years, which have been unusual years, there have actually been cases where there has been an appreciation. Take used cars for example, we know of dozens of instances where that has been the case, and I have known where different items of furniture have appreciated in value.

THE SUB-COMMISSIONER: Of course, you could not buy the used cars, but you could always buy beds.

MR. RUSSELL: There have been occasions in the past eight years, due to shortage of steel and shortage of aluminum and the strategic materials, where actually there are not any new products for sale and the used value is higher than probably the purchase value.

THE SUB-COMMISSIONER: What I have in mind is within the last six weeks I know of an excellent Windsor bed with an excellent spring, and I suppose it cost \$50.00 to \$75.00, and the best that they could get for it was \$25.00, and then the mattress was given away on top of that. There is what you are up against in personalty.

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K. Wada,
Discussion.

MR. RUSSELL: Yes, but six weeks ago there was quite a competitive market in beds and now, but when you look back several years when bed springs were not available and other articles were not available.

THE SUB-COMMISSIONER: Yes, but I know this was a steel Windsor bed, enamelled and an excellent type, and in 1941 and '42 there wasn't any trouble getting that stuff. However, I just make that observation because I think it is foolish for these claimants to place themselves in that position.

MR. RUSSELL: By the way, sir, there is just one point I would like to draw your attention to in connection with this last claim that was heard, and that is the great discrepancy between the assessed value and the actual value for which that land was sold. I think the assessed value was something like \$300.00 and the land was sold by the Custodian for, I think, \$286.00.

THE SUB-COMMISSIONER: The assessed value was \$300.00.

MR. RUSSELL: That is what I say, sir; and the land was sold for \$286.00 by the Custodian.

THE SUB-COMMISSIONER: Yes. It is \$300.00 for improvements and \$500.00 for the land.

MR. RUSSELL: Yes.

THE SUB-COMMISSIONER: And sold by the Custodian for \$286.00?

MR. RUSSELL: Yes, your Honour.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the transcript accurate:
"B.R. HOWARD" Official Reporter *[Signature]*

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

SUB-COMMISSIONER.

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