

4823

BUREAU HASTINGS PARK
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: WAKAHARA, Sannosuke,

HOME ADDRESS: 32nd. Ave. Ruskin, B.C.

REGISTRATION NUMBER 13512 SEX: Male AGE: 60

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: Haru.

ADDRESS OF WIFE OR HUSBAND: Same as above.

NAMES OF ANY LIVING CHILDREN: Tomoshiko (M) Ken (M) Hidemichi (M)
Kikue (F) Kimie (F)

ADDRESS OF CHILDREN: Same as above

AGE OF CHILDREN: 29 19 8 22 20

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

1. LOCATION AND DESCRIPTION: Lot 11 lying to the North of the Right of
Way of E.H.Heaps & Co Ltd. Of the South west quarter of Section 9
Township 15. Map 1110. Said Right of Way being shown colored Red
on sketch deposited. #2113 Municipality Maple Ridge, also part of
Lot 12.S.W.qtr.Seot 9 Twnship 15.Map1118.

2. BUILDINGS AND OTHER IMPROVEMENTS: Lot 11 2 story house, 5 rooms
Shingle roof, 3 Chicken houses. 3 Packing houses,
Barn 22x50.

3. INSURANCE (Give particulars; state where policies are) North West Insurance Co
Vancouver. \$500.00 on house only. None on other buildings.

4. TAXES (Amount and where payable) \$26.74 Payable Maple Ridge, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None.

6. OCCUPANCY AND LEASES (If vacant so state)

Still occupied.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Owners possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None.
9. IF FARM LAND STATE CROPS SOWN Strawberries, Raspberries, Rhubarb,
Black Currants, Gooseberries, Vegetables.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: _____
2. LANDLORD'S NAME AND ADDRESS: _____
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: _____
4. STATE WHEREABOUTS OF LEASE: _____
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) _____
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: _____

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: _____
None. Will be declared by his Wife.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS _____
Same as above.
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)

1- \$50.00 Victory Bond # H467723. In Owners Possession.
29 Shares Pacific Co-Operative Union, Par value \$10.00 each.
16 Shares Pacific \$10.00

8. BANK ACCOUNTS: None.

9. LIFE INSURANCE: Western Mutual Benefit Association \$1,000.00
payable to Haru Wakahara.

10. INTEREST IN ANY ESTATES OR TRUSTS: None.

11. SAFETY DEPOSIT BOX: None.

LIABILITIES:

1. PERSONAL DEBTS: None.

2. TRADE DEBTS: Union Fish Co. Vancouver. \$35.00 *Paid*

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 20th. day of April.

1942

(Signature)

Haru Wakahara

H. Bandwell

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

RETURNED TO JAPAN

Date Oct 18

S.S. GENERAL MEIGS

17th JUNE, 1946

File No. 4833

Name WAKAHARA Sannosuke.
(Surname in Block Letters)

Registration No. 13512

Male - Female
(check)

Age 41.20

Former Address 32nd Ave., Ruskin, B.C.

Date Evacuated May 16/42. Naturalized - Canadian-Born - Nation
(check)

Present Address Not in Canada Stocan City
Bay Fama, Stocan, B.C.

Married - Single
(check)

Name of Wife (YASHIDA) Haru #13499

Name of Husband

Name of Mother 7. Mina Name of Father Tomoya (deid)

Names of Children under 16 (deid)
Kidem (M) 22/2/34.

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

Additional Information Strawberry Groves
Oranges of 10 acres - 1 house - 1/2 to 1/3

REAL PROPERTY SUMMARY

File 4823

V.L.A. B.C. 197-P

JAPANESE NAME: Sannosuke WAKAHARA - - Reg. No. 13512.

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

PROPERTY ADDRESS: 3384 - 12th Road, Buskin, B. C.

LEGAL DESCRIPTION: That portion of Lot 11 lying to the North of the Right of Way of E.H. Heaps & Co. Ltd., of the South West quarter of Section 9 Township 15 Map 1118 said Right of Way being shown colored Red on Sketch 2113 Municipality of Maple Ridge in the District of New Westminster.

and

That part of Lot 12 of South West quarter Section 9 Township 15 Map 1118 lying to the North and East of the 1.61 acre portion of said Lot 12 taken for Right of Way which is shown colored Red on Sketch 2113 Municipality of Maple Ridge in the District of New Westminster.

TITLES: In the name of Sotoya KITAGAWA.

ENCUMBRANCE: 70880-C Agreement of Sale dated the 31st May 1932 Sotoya Kitagawa to Sannosuke WAKAHARA. *(See note appended)*

Vesting 24274 - 7th July 1942.

ASSESSED VALUE: 1943 - 8.29 acres.
Land \$590.00
Improvements \$900.00 Total \$1490.00 Taxes \$29.29.

CLASSIFICATION: Inspector reported May 19, 1942, a farm of 8½ acres of which 4 were in strawberries, ¼ acre raspberries, 1 acre rhubarb, ¼ acre black currants, some gooseberries and about 50 fruit trees with a 1½ storey frame house 27 x 36, 6 rooms, good, a barn and chicken house 20 x 50, poor, chicken house 8 x 25, fair, woodshed, packing house and garage 20 x 40, fair, 2 chicken houses 18 x 35, fair, 2 small packing sheds 8 x 10, poor. Property occupied at date of inspection by Fred SCHUR and A. NIELSEN.

HISTORY OF
ADMINISTRATION:

Property was leased by Sannosuke WAKAHARA on the 28th April 1942, to Fred Schur and Aage Nielsen as from the 1st May 1942 for 9 months at a rental of \$600.00 which was paid to WAKAHARA. This lease was extended to Fred Schur as from the 1st February 1943 to the end of the year at a rental of \$150.00 paid to the Custodian and allowed as accrued rental to The Director The Veterans' Land Act.

The original lease specified certain area in crop, which areas were disputed by the tenants who made a claim to the Custodian for misrepresentation of area equivalent to an excess of \$242.00 in the rent. This claim was finally settled on a basis of 70%

of 70%

on \$169.40 which was charged against the credit balance in favour of Wakahara in respect to sale of a truck.

SOLD:

To The Director The Veterans' Land Act for \$1551.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS:

Released to the credit of Sannosuke WAKAHARA, sale price \$1551.00 plus refund of insurance \$14.36, credit from sale of rhubarb \$17.61, total \$1582.97; less insurance \$17.50, legal services in connection with chattels \$10.00, 4 Certificates of Encumbrance \$4.00, legal fee \$15.00, total \$46.50. Net amount released \$1536.47.

TITLE:

Issued C'S of T. 172741-E and 172742-E and payment made on the 27th June 1944.

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

DATED May 11th, 1946.



IM:ML

In connection with this property the following is appended:

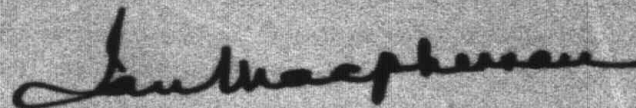
The title to this land being in the name of Sotoya KITAGAWA, subject to a registered Agreement of Sale to Sannosuke WAKAHARA the title was conveyed by Transmission to the Custodian and Deed to the Director The Veterans' Land Act.

WAKAHARA'S claim to the proceeds of the sale is not definitely determined. He purchased the property in 1932 from Kitagawa, who in that year returned to Japan and died there about a year later. All of his heirs are said to be in Japan. From a statement made by Wakahara to the agent of the B.C. Security Commission it appears that Sanjiro HAMAKAWA (now deceased) and Youhi ISOGAI, in Japan, had an interest in the property at the time of purchase by Wakahara. There is no record of a power of attorney authorizing Kitagawa to act for the others in the sale.

Also Wakahara is not able to produce evidence that he has paid for the land in full. A nephew of Hamakawa seems to have collected some of the payments, as agent for Kitagawa. The R.C.M.P. have no record of this Hamagawa. Wakahara states that the final payment was made to this man, in a letter dated 19th March 1943; to the Security Commission's agent he stated that this payment was made on May 13th, 1941, to one Heihiro ISOGAI. On file is a notarial declaration of Isogai that as agent for Kitagawa he had collected from Wakahara the final payment of \$100.00, which he transmitted to Kitagawa. Also on file is a Notarial declaration of Wakahara that payment in full had been made by him.

The alleged interest of Kitagawa's partners not being a registered interest, their claim is against Wakahara. Wakahara and Heihiro's declarations as to final payment being made are the sole evidence on hand that the transaction was completed, and Isogai's statement is open to the suspicion that he does not actually know that the payment made to him was the final one. We have no evidence whatever to the contrary.

Any claim of Kitagawa's heirs lies against Wakahara. This possible interest is vested under the Revised Regulations and if valid becomes a matter for the Enemy Section.



IM:ML

PERSONAL PROPERTY SUMMARY

File No. 4823

Re: WAKAHARA, Sannosuke - Reg.No.13512

CHATELS: The above Japanese when registering with this office on April 20th, 1942 stated that the chattels would be registered by his wife. She did declare them and therefore details of liquidation and the proceeds from same have been transferred to her account here and will be reported to her.

SPECIFIED ARTICLES: WAKAHARA surrendered his 1940 Ford truck to the authorities in accordance with the Order-in-Council. This truck was advertised and sold by the Custodian for the sum of \$625.00 from which expenses of \$25.76 were deducted. The net sum of \$599.24 was credited to his account on December 29, 1942 and he was fully advised in our letter of January 8th, 1943.

ACCOUNTS RECEIVABLE: When leasing his property in 1942 prior to his evacuation, WAKAHARA received a Pacific Co-operative Union postdated cheque in the amount of \$299.30 as part of the consideration. The cheque was sent to this office for collection which was effected on February 22, 1943 at which time the funds were credited to his account here.

On April 28, 1942 WAKAHARA sold 900 chickens and 700 chicks to Messrs. Schur & Nielson for the sum of \$800.00. In payment for these he received \$480.00 in cash and the balance in the form of a note payable September 30, 1942. The Custodian attempted to collect the balance owing WAKAHARA but the debtors refused payment stating that there were only 681 hens and 321 chicks. The matter was placed in the hands of our solicitors who advised that the only way, if any, collection could be effected would be by suing in court. The fee for this advice was \$10.00 which was charged to WAKAHARA's account. No collection was made in this matter except for the sum of \$169.40 a contra account relative a crop misrepresentation claim filed and allowed against the Japanese by the same men.

The Pacific Co-operative Union forwarded the sum of \$17.61 into this office on November 10, 1942 being WAKAHARA's credit balance there.

Moichiro TONOMURA owed WAKAHARA \$50.00 and this sum was transferred to his account here on March 6, 1946 in settlement by this office.

BONDS & INVESTMENTS: The above Japanese declared a \$50.00 Victory Bond in his possession. This was not brought under control by the Custodian.

He also declared holding 45 shares in the Pacific Co-operative Union. According to the records of the Co-operative this was confirmed as his having an equity of \$290.00 in Unredeemable shares and \$160.00 in Redeemable shares. The latter shares had been issued as follows:

\$30.00	-	1937	-	Shares rec'd.	March 22/43.	Redeemed	March 30/43.
\$30.00	-	1938	-	"	January 15/45.	"	March 20/45.
\$20.00	-	1939	-	"	January 15/45.	"	March 20/45.
\$30.00	-	1940	-	"	April 25/45.	"	January 10/46.
\$50.00	-	1941	-	"	April 25/45.		

Those shares issued from 1937 to 1940 inclusive were redeemed at par from time to time and the sum of \$110.00 credited to his account as received together with \$6.38 interest on the shares. The 1941 shares should be redeemed early in 1947.

The \$290.00 worth of Unredeemable share certificates was sent to this office on April 19, 1945. These are not cashable at this time and they are therefore being held in safekeeping here to WAKAHARA's credit.

WAKAHARA also sent to this office a Pacific Fraser Co-operative Union share of \$1.00 value. Investigation showed that this Co-operative was non-existent now and the share of no value. The certificate is however being held in safekeeping here.

LIFE INSURANCE: WAKAHARA declared a \$1,000.00 Western Mutual Benefit Association policy. This was not brought under control by the Custodian however on November 4, 1942 WAKAHARA wrote to this office requesting us to pay the premium on this policy from his account here. We forwarded a cheque to cover but it was returned as the insurance company informed us that the policy had lapsed for non-payment and reinstatement was refused him.

This file reveals no other Personal Property assets.

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

WEA:HH
May 22, 1946



MEANARA, DENOMINATED

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COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North West Fire Insurance Co.	191901	\$7500.00	April	17	1943	E. side No. 12 St., Washin, D.C. Lot 8 or 9, Blk. #2113, S.E. Sec. 9, Twp. 15, Rm. 10
North West Fire Insurance Co.	210426	\$7500.00	April	17	1946	E. side No. 12 St., Washin, D.C. Lt. 8 of B, Blk. #2113, S.E. Sec. 9, Twp. 15, Rm. 10

FIRE INSURANCE SUMMARY

File 4223

Re: SHIROBUKI NAKAHARA

Reg. No. 13512.

At the date of evacuation the buildings on the property owned by the above Japanese were insured in the North West Fire Insurance Co., policy number 193901 in the amount of \$500.00 expiring April 17th, 1943. This insurance was renewed in the North West Fire Insurance Co., policy 210022 in the amount of \$500.00, expiring on the 17th April 1946. The policies were transferred to The Director The Veterans' Land Act.

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

Julius [Signature]

DATED May 11th, 1945.

10001

LIABILITY SUMMARY

File No. 1823

Re: WAKAHARA, Sannosuke - Reg.No.13513

P. B. Ross & Sons filed a claim against Sannosuke WAKAHARA on behalf of the Union Fish Co., for \$38.35, which was paid by the Custodian on the 26th January 1943.

Buckerfields Limited filed a claim for \$51.20. On the 15th January 1943 they advised the Custodian that this claim had been liquidated.

Messrs. Nielson & Schur, the Japanese 1942 lessees, filed a claim for \$242.00 against WAKAHARA for misrepresentation of acreage in crop as shown on their lease. The Custodian investigated the matter thoroughly and after obtaining legal counsel arranged a settlement of \$169.40. This settlement was not paid to them however but was applied against an account owing by them to WAKAHARA for the purchase of chickens. WAKAHARA was fully informed of this in our letter of July 16, 1943 which he acknowledged as agreeable.

This file reveals no other liabilities.

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



WEA:HH
May 22, 1946

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 4823

MUNICIPALITY:

Date: May 19/42

NAME: WAKAHARA SANNOSUKE

REGISTRATION NO. 13512

ADDRESS: 3384 - 12th Rd., Ruskin

PROPERTY: Farm

ACREAGE: 8.5

KIND OF CROPS:

Straws. Rasps, Rhub. Bl.Curr. Gooseberries - 50
fruit tr.

APPROXIMATE ACREAGE OF EACH: 4 $\frac{3}{4}$ 1 $\frac{3}{4}$

HOUSE: Frame

VACANT:

OCCUPIED X

DESCRIPTION $1\frac{1}{2}$ storey

ROOF: shingle

SIZE: 27 x 36

NO. OF ROOMS 6

CONDITION: good

OTHER BUILDINGS: Barn & chick Hse. 20 x 50 poor - 1 chick Hse. 8 x 25 Fair
Woodshed pack.shed & Gar. 20 x 40 Fair - 2 Chick Hse 18x35
Fair, 2 small pack.sheds 8 x 10 Poor

NAME OF LESSEE OR RENTOR: FRED SHUR and A.P.NIELSON

TERMS: \$600.00 - 1 yr. lease

WATER: none

ON:

OFF:

LIGHT: none

ON:

OFF:

REMARKS: Property & Bldgs. in husband's name
Personal property in wife's name

INVENTORY OF CHATTELS LEFT ON PROPERTY

1 Sing. sew. mach.
1 Trunk
6 boxes
2 cartons
2 beds
1 dresser
11 kit.chair
3 pc. chest.suite
1 gramophone & records
1 wall clock
7 pc. Din. suite
2 heaters
1 wardrobe
1 rock. chair
1 range
1 kit. cabinet
1 couch
1 large kit. table
1 platform scales
1 bdle. gard. tools
1 cult.
1 spring tooth cult.
1 plow
1 sect. drag harrow
1 horse & harness
1 hand sprayer

*declared
(owned) by wife
file # 8809*

Signed: _____

4823

LIST OF CHATTELS INCLUDED IN LEASE BETWEEN

WAKAHARA, S. of Ruskin and A.P. Nielson & Fred Schur.

Farm Equipment:

- 1 Plough ✓
- 1 Horse with 1 set of harness *no horse harness O.K.*
- 2 Cultivators - 1 spring, 1 ordinary. *spring only*
- 1 Harrow ✓
- 3 Shovells ✓
- 3 Axes ✓
- 6 Garden Hoes ✓
- 4 Potato hooks ✓
- 2 Grub hoes ✓
- 1 Scales ✓
- 4 Trowels ✓
- 4 Sickles ✓
- 1 Wheelbarrow ✓
- 6 Feeding pails *no*
- 3 Manure pails-wooden *no*
- 1 Knapsack sprayer ✓
- 24 Raspb. picking cans *no*

Furniture:

In the Kitchen

- 1 Divan armchair *no*
- 1 Large table *no*
- 7 Chairs *3 only*
- 1 Closet-movable *no*
- 1 Kitchen stove *no*
- 1 Heater ✓
- 1 Kitchen clock ✓
- 2 Towel hangers ✓
- 2 Towel racks ✓
- 4 Sets of curtains ✓
- 2 Benches *no*

In the Diningroom

- 1 Suite of round table and 6 chairs ✓
- 1 Rocking chair ✓
- 1 Mirror *no*
- 1 Heater ✓
- 2 Prs. of curtains ✓

In the Livingroom

- 1 Chesterfield suite ✓
- 1 Gramophone ✓
- 6 Chairs ✓
- 1 Clock *no*
- 2 Prs. of curtains ✓

In the 3 Bedrooms

- 1 Bureau ✓
- 1 Wardrobe ✓
- 2 New beds-good mattresses *mattresses N.C.*
- 1 Table ✓
- 1 Chiffonier-5 drawers ✓

Various

- 5 Curtains *no*
- 6 Barrels ✓
- 6 Lamps *only 2*
- 2 Wash tubs *no*
- 1 Water pail-wooden with chain attached *no*
- 2 Brooms *no*
- 1 Mop *no*
- Carpets on all floors *2 Rugs only*
- Drapes with tassels *no*

The above signed by both parties

BC-197-1
BC-2233-6

BC/197-P
BC/2733-B

Page 1

S.S. Form No. 49
(Sheet 1)

Farm Appraisal Report

File No. JL-392

Land Description Pt. of Lots 11 & 12, lying to N. & E. of R/W of E.H. Heaps & Co., Ltd.,
of the S.W. 1/4, Sec. 9, Tp. 12, N.W.D.
Containing 8.29 more or less Acres

Owner's Name S. WAKAHARA Post Office Address Ruskin, B.C.

Nearest Rail Point Ruskin on C.P.R. Distance 2 1/2 miles

Market Town Whonnook 4 miles; or New Westminster Distance 30 "

Church (give denomination) " 4 " - Presby., & Anglican Distance " "

Nearest School Ruskin Public - 2 1/2 miles; Haney High School Distance 10 "

State how property was identified: Regat., Plan, Road and neighbours.

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

Has direct access & fronts on a fair gravel road (No. 12) along North
boundary.

Is this district a good one? Only fair.

Employment opportunity Very limited.

Predominating Nationality and religion: British & Protestant, with some Japanese.

Describe Fencing and its condition: Fenced at North & East only - fair. Value \$

Water supply: Adequate from 2 wells, each about 20' deep. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22 x 26	Lumber	14'	Shgl.	20	Cement block	Fair	1200.00 (1100.)
" (Add'n)	18 x 26	"	14'	"	1	"	"	"
Shed	22 x 48	Rough Lbr.	10'	Shke.	20	Post	Only	50.00
Hen hse	18 x 40	"	8'	Shgl.	20	"	"	50.00
Hen house	18 x 50	"	8'	Shke.	20	"	"	60.00
Brooder	12 x 28	"	8'	"	20	"	Poor	-
Shed	20 x 40	"	8'	"	20	"	"	-
Hen House	20 x 30	"	8'	"	20	"	Only fair	40.00
	x							
	x							
	x							

No electric power installed or immediately available to the ppty.

Total present day value \$ 1400.00

Total Value Buildings add to farm

\$ 1000.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it

habitable? New addition added last year; old part reshingled and foundations

renewed. \$

Describe the basement and chimneys: No basement or cellar. Brick chimney on bracket.

No. rooms downstairs? 4 Upstairs? 3 How finished V. Joint & shiplap

Are buildings painted? No. Condition of paint

Distance from nearest bush Unexposed.

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
8.29	Slight slope South	Clay loam	clay	Straws;rasps;rhubarb & a few black currants & gooseberries. - Fair condition.	70.00	580.30
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 580.30

Total added by buildings to value of farm \$1000.00

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

Total value of farm \$ 1580.30

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

Farm in fairly good condition and tillage. Has been occupied by the Wakahara family for about the last 10 years, but who were evacuated just recently and a white tenant now in residence.

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

Diversified farming along with small fruit and poultry.

Noxious weeds:

Fairly clean.

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

Municipality of Maple Ridge -
1942 Land & School taxes - \$29.29.

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

"J.D. PATTERSON"

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

Farm Appraisal Report

• Reminders

A nice small holding and in fairly good productive condition, but a little too far out and not very favourably situated as far as community facilities concerned.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
Land slopes gently to South and lies about 2 miles directly North of the Fraser River on No. 12 Road. Fertile clay loam soil with fairly good natural drainage & pretty well under-drained with cedar.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

W12

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

3 1/2 acres - Strawberries - fair condition.

14 " - Rhubarb

1 " - Raspberries

- Black currants & gooseberries - fair condition.

30 mixed Fruit trees - fair condition.

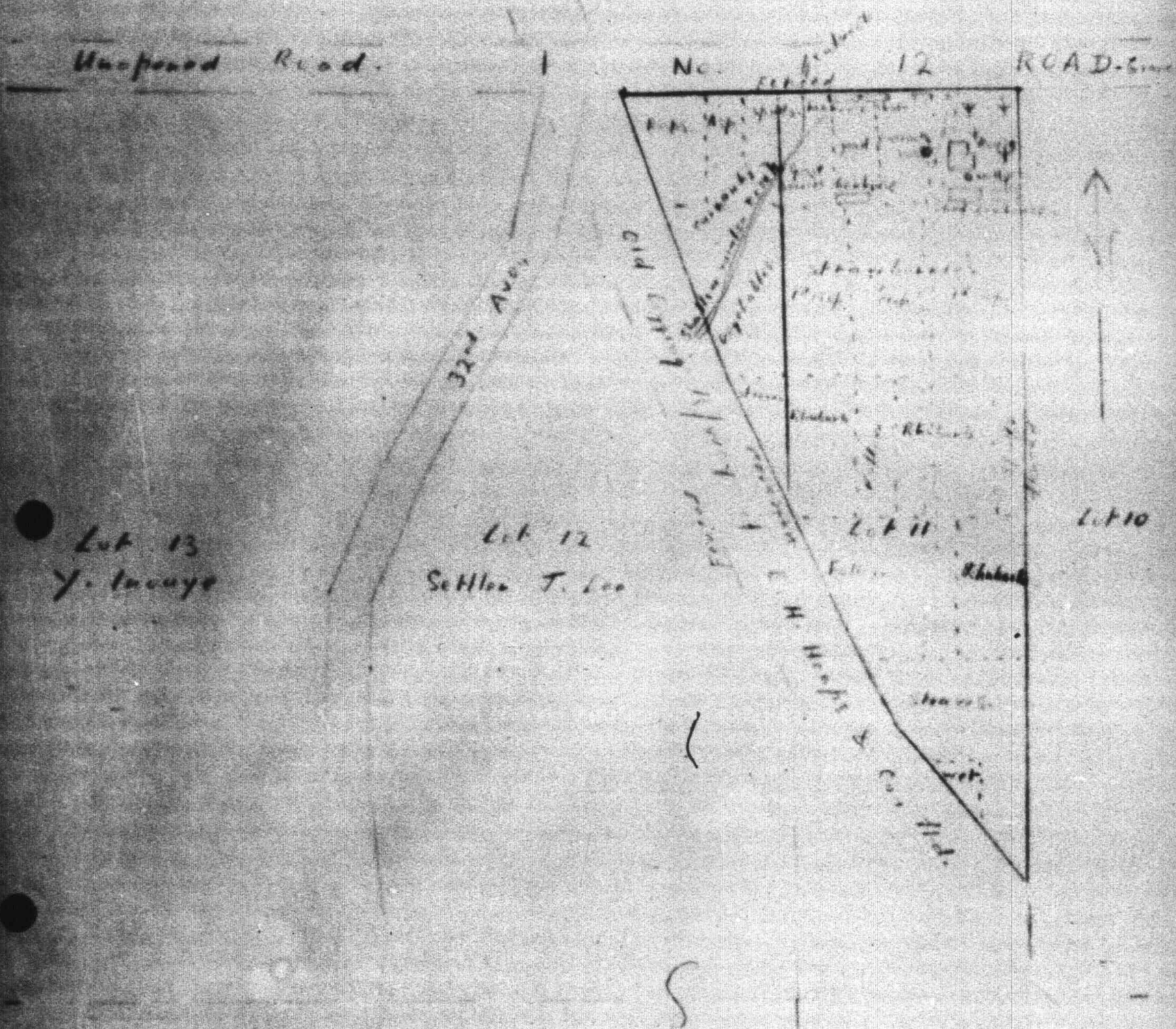
Total 3.

Amount fruit trees add to value of farm \$.

Scale 200' = 1 inch

Diagram of Property - S. Wakahara

Part of Lts 11 & 12 lying to N and E of R/way of E. H. Hooper Co. Ltd;
of S.W. 1/4 Sec. 9, T7, R12, N.W.D.



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

value is \$ 1500.00

Date 29th June 19 42.

"I.T. BARNET"

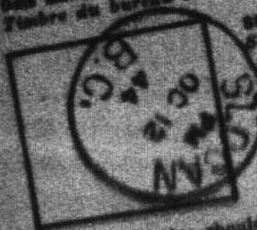
District Superintendent.

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE OTHER
le soussigné déclare que l'envoi mentionné d'autre part

October 12 1917

COPIES WAS DULY DELIVERED ON THE
à cet égard il est à

Date dans et office of destination
Timbre du bureau destinataire



SIGNATURE OF THE ADDRESSEE
Signature du destinataire

S. Wabehara

ADDRESSER'S REPRESENTATIVE
à représentant du destinataire

[Signature]

IF THE POSTMASTER OF THE OFFICE OF DESTINATION
le l'agent du bureau destinataire

(1) This advice should be signed by the addressee or if the regulations of the country provide, by the Postmaster of the delivery office and returned by first mail to the address shown on the other side.
Cet avis doit être signé par le destinataire, ou si les règlements du pays de destination le permettent, par l'agent du bureau destinataire, et renvoyé par le premier courrier à l'expéditeur, dont l'adresse figure sur l'autre côté de cette carte.

(2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.
Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent paraître sur ce reçu.

File No.

1823 ✓

Date Oct. 1, 1944.

SUMMARY

Name: WAKAHARA, S

Address: 12th. Rd., Ruskin, B.C.

(1) - We have today moved to auction room at Harvey, B.C. effects as per enclosed list at a total cost of \$ 42.25 as per attached bill.

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

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

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

1 Cultivator, 1 Divan arm chair, 4 chairs, 1 Mirror,

1 Clock, and Drapes, 1 Spring bedstead, 1

1 Horse - dead

The tenant gave us the following explanation: No tenant

had moved out several days before we knew the house was
attended.

Transferred to Wahamba - F. 4823
 May 1946 (O.R.)
 Transferred to Suspense Account
 NAME WAKAMURA, Susumu

REGISTRATION NO. 13512

FILE NO. 4823

The following chattels were sold by public
 auction at Nasey, B.C. on October 19, 1944.

1 harrow	6.50
Shovelbarrow	0.75
Flaw	8.00
Spring tooth harrow	8.50
Barrels	3.75
Baskets etc.	0.50
Mortar	0.50
Peavy	3.00
Prism stove	0.50
Boiler	0.50
23 tiles	6.00
Lantern	1.75
stove	3.00
grab hook etc.	1.25
2 chairs	1.00
Small barrel	0.10
Brooder stove	2.00
car	1.25
Sundries	0.50
School books	0.50
Blinds etc.	2.00
Cabinet	18.00
Crockery	0.10
Box cups	0.40
Sundries	0.45
Plastic dishes	2.90
pots	2.00

Total carried forward:

\$ 73.70

~~Less expenses:~~

\$

~~Net Proceeds Credited:~~

\$

~~Members of Custodian Staff Present.~~

~~Registered from Auctioneering List No.~~

~~Remarks:~~

Original sent Jan. 19/45

NAME WAKAHARA, SannosukeREGISTRATION NO. 13512FILE NO. 4823

The following chattels were sold by public
 auction at Naney, B.C. on October 19, 1944.

	Brought forward:	\$ 73.70	
Crockery		4.00	
Crockery		5.65	
Washes		1.25	
Harness		12.00	
X Sprayer		2.50	Trans. 4/5/46
Sundries		2.50	To Sanyu
Sundries		0.25	account.
Tools		11.00	
Arm Chair		3.50	
Sprayer		3.50	
Old chairs		0.50	
6 chairs		9.00	
Couch		2.50	
Bed & spring		12.00	
		12.00	
		2.00	
Chest of drawers		1.00	
Trunk		6.00	
Heater		18.00	
Box stove		8.00	
Scales		0.85	
Hot water bottles		3.00	
Sundries		0.35	
Crock of sundries		2.00	
Table & benches		13.00	
6 dining chairs		7.00	
Dining table		8.50	
Linoleum			
Total - carried forward:		\$ 225.55	
Less expenses:		\$	
Net proceeds credited:		\$	

~~Members of Custodian Staff Present.~~

~~Extracted from Auctioneering List No.~~

~~Remarks.~~

Original sent Jan. 19/45.

NAME WAKAHARA, Sannosuke

REGISTRATION NO. 13512

FILE NO. 4823

The following chattels were sold by public
auction at Hanay, B.C. on October 19, 1944.

	Brought forward:	
Dresser		225.55
Gramophone		6.00
X Gramophone		7.00
Charterfield		9.50
Clock		85.00
Sewing machine		8.00
Clothes press		62.50
		15.00

*Transferred
to Sannosuke
11/5/44*

Total	(Auctioneer's Fee: \$41.26	\$412.55
Less Expenses:	(Advertising: 3.91	\$ 89.12
	(Moving: 43.94	
Net Proceeds Credited:		\$ 323.43

Members of Custodian Staff Present. Mr. R.M. Anderson

Extracted from Auctioneering List No. Hanay 10.

Remarks.

Original sent Jan. 19/45

MEMORANDUM

Files 8809
4823

May 6th, 1946.

TO: The File
FROM: W. J. Iverson

Re: Haru (Mrs. Sannosuke) WAKAHARA, Reg. 13449

Mrs. WAKAHARA declared all the personal chattels on her husband's farm as her property.

They were inventoried by Mr. Campbell and according to his list on File 4823 they were included in the property lease.

When the effects were liquidated the proceeds were credited to her husband Sannosuke WAKAHARA, File 4823. However, Mrs. WAKAHARA on January 1st, 1946 inquired about her chattels, stored on her husband's property. The proceeds have therefore been transferred to her account. All the foregoing saleable effects were sold at auction on October 19th, 1944 realizing the net sum of \$318.69 as per sales sheets on file. This amount is now at the credit of Haru WAKAHARA.

However, the sales proceeds of a gramophone \$3.50 and a sprayer \$2.50 were transferred from File 4823 to Suspense Account as the items were not identified as the property of Mrs. WAKAHARA. She only declared one gramophone and one sprayer.

Transferred 4/5/46.

WJ:IP

1 Case File 4823
File 8809
4823

MEMORANDUM

May 3rd, 1946.

Mrs. Hara (Mrs. Sannosuke) WAKAHARA, Reg. 13499

TO: The File
FROM: W. J. Iverson

Mrs. WAKAHARA declared all the personal chattels on her husband's form as her property.

They were inventoried by Mr. Campbell and according to his list on File 4823 they were included in the property lease.

When the effects were liquidated the proceeds were credited to Sannosuke WAKAHARA, File 4823. However, Mrs. WAKAHARA on January 1st, 1946 inquired about her chattels, stored on her husband's property. The proceeds are therefore being transferred to her account.

WJ:IP

W. J. Iverson

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 8121
PLEASE REFER TO
FILE NO. 4823

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

January 15, 1943.

Mr. Samomake WAKAHARA,
Reg. No. 13512,
SLOCAN, B.C.

Our No. T 139

Dear Sir:

Re: Motor Vehicles

Your truck

which was surrendered to the Authorities, has been
sold for \$ 625.00

Charges against your car were as follows:

Liens

\$ 25.76

Administrative Expenses

\$ 599.24

The Balance thereafter remaining of
has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA

U. S. GOVERNMENT

4823

USED CAR APPRAISAL RECORD

NAME 7 139
 ADDRESS Just Hamilton

Paint			
Tires	<u>5. good</u>	\$	<u>✓</u>
Body & Fenders		\$	
Glass		\$	<u>✓</u>
Top		\$	<u>✓</u>
Nickelling		\$	<u>✓</u>
Radiator		\$	<u>✓</u>
Running Boards		\$	<u>✓</u>
Mats & Kick Pads		\$	<u>✓</u>
Upholstery		\$	<u>✓</u>
Hardware		\$	<u>✓</u>
Motor Expense		\$	<u>✓</u>
Transmission		\$	<u>✓</u>
Rear Axle		\$	<u>✓</u>
Universal Joints		\$	<u>✓</u>
Clutch		\$	<u>✓</u>
Steering		\$	<u>✓</u>
Brakes		\$	<u>✓</u>
Tighten Up		\$	<u>✓</u>
Muffler		\$	<u>✓</u>
Sundries		\$	<u>✓</u>
Wash & Clean Motor		\$	
Clean Interior		\$	<u>0.00</u>
Oil & Grease, Change		\$	<u>0.00</u>
Oil & Check Over		\$	<u>0.50</u>
Total		\$	

Make Ford

Body Style Belmont

Year 40

License 64770

Serial 182086

Mileage 16292

Remarks

Mod. interested in

Salesman ✓ Selling price \$ 625.00

Date 11/13/40 Less Repairs \$
 Appraised By H. G. G. G. Allowance \$
 For immediate acceptance only.

ROYAL CANADIAN MOUNTED POLICE

Detachment

Seizure No. **T 139**

FOR USE WHEN APPLICABLE

EXHIBIT REPORT

Detachment File No.
 Sub-Division File No.
 Division File No. **E 269-6-13-3**
 Headquarters File No.

Detachment
 Sub-Division
 Division **"E"**
 Date **March 12th**

19 42

RE: **SHUNSHU WAKAHARA, Bennoyuke** **Parker Rd, Hickin, B.C.**
 On **March 12th** **19 42, 1** **H.P. Price RCMP**
 MEMBER'S NAME

Came into possession of the following goods by:-

SURRENDER UNDER O.C. P.C. 1486

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PAGES	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		LICENSE NO. (42) GU 770 TIRE NUMBERS 8 MAKE & MODEL 40 Ford delivery truck SERIAL NO. 1B2086 ENGINE NO. SPEEDOMETER READING 16282 CONDITION appears good
	EXTRA EQUIPMENT	dual horns
	DESCRIPTION & CONDITION VERIFIED	<i>[Signature]</i> # 13812 Signature of Owner Japanese Registration No.
	Handed over to representative of Custodian whose signature in receipt thereof appears hereunder <i>[Signature]</i> March 12/42	
DATE:		<i>[Signature]</i> SIGNATURE OF MEMBER SUBMITTING REPORT

DOMINION OF CANADA
PROVINCE OF BRITISH COLUMBIA

In the Matter of Portion of Lots 11 and 12
of South West quarter, Section 9, Township 15,
Map 118, District of New Westminster.

To wit:

3. Sannosuke WAKAHARA

of the city

of Slokan,

in the Province of British Columbia,

Do Solemnly Declare that

I purchased the parcel of land above described from Sotoya KITAGAWA
and have paid in full the purchase price agreed upon between the
said Sotoya KITAGAWA and myself, and I am entitled to a Deed convey-
ing title free of encumbrance.

I am credibly informed that the said Sotoya KITAGAWA died in Japan
and that all of his heirs are known to me and are at present in
Japan, and am unable to procure a conveyance of title to the land,
to my name, as desired by me.

Not required for same purpose

AND I make this solemn declaration conscientiously believing it to be true, and know-
ing 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

Slokan City in the
Province of British Columbia this
4th day of *January*
A.D. 19*46*

Sannosuke Wakahara

E. P. Adams

A Commissioner for taking affidavits within British Columbia.

DOMINION OF CANADA
PROVINCE OF BRITISH COLUMBIA

Files 4823, 10701

In the Matter of Portions of Lots 11
and 12 of S.W. $\frac{1}{4}$ Sec. 9, Twp. 15,
Map/118, N.W.D.

To wit:

3. Heijiro ISOGAI

of the

of TASHME,

in the Province of British Columbia,

Do Solemnly Declare that on the 13th day of May, 1941, I, acting as agent for Setoya KITAGAWA and duly authorized by him, received from Sannosuke WAKAHARA the sum of \$100.00.

The said sum of \$100.00 represented the final payment owing to Setoya KITAGAWA by Sannosuke WAKAHARA in respect to the purchase of the parcel of land above described.

The said sum of \$100.00 was duly Transmitted by me to Setoya KITAGAWA, and I hereby believe that Sannosuke WAKAHARA is no further indebted to Setoya KITAGAWA or his estate, and is entitled to a conveyance of title of the property above described.

Not required for Surrender

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

Tashme in the
Province of British Columbia this
25 day of April
A.D. 1945

Heijiro Isogai

Walter Hardy
A Commissioner for taking Affidavits within the Province of British Columbia

This Agreement, made in triplicate this thirty-first
day of May in the year of Our Lord one thousand nine hundred and ~~thirty~~ thirty-two

BETWEEN

SOTOYA KITAGAWA, (Farmer)
of Ruskin, in the Province
of British Columbia.

Name,
Address, and
Occupation
of Parties

hereinafter called the "Vendor" of the one part
AND

SANNOSUKE WAKAHARA, (Farmer)
of the same place.

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the District of New Westminster, Province of British Columbia, and more particularly (1) known and described as that portion of Lot eleven (11) lying to the North of the Right of Way of E. H. Heaps and Company Limited, of the South West quarter ($\frac{1}{4}$) of Section nine (9) Township fifteen (15) Map eleven hundred and eighteen (1118) said Right of Way being shown coloured Red on sketch deposited Number twenty-one hundred and thirteen (2113), Municipality of Maple Ridge.

That part of Lot twelve (12) of the South West quarter ($\frac{1}{4}$) of Section nine (9) Township fifteen (15) Map eleven hundred and eighteen (1118) lying to the North and East of the one point six one (1.61) acre portion of Lot twelve (12) taken for Right of Way which is shown coloured Red on sketch deposited Number twenty-one hundred and thirteen (2113).

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of Two Thousand (\$2,000.00)-----Dollars of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of Five Hundred (\$500.00)-----Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows:

Five Hundred (\$500.00) Dollars on the 31st day of May, 1933.

Five Hundred (\$500.00) Dollars on the 31st day of May, 1934.

Five Hundred (\$500.00) Dollars on the 31st day of May, 1935.

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate of seven (7%)-----per cent. per annum, payable on the dates aforesaid.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOETH COVENANT, PROMISE AND AGREE to and with the Vendor that he will and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed. THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOETH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

Mr. Sannosuke MAKAHARA,
Ruskin, B. C.

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisions and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
BY THE VENDOR
in the Presence of:

Signature of Witness "J.C. McIntyre"
Street Address Washington Street,
City Mission, B. C.
Occupation Notary Public

"HOTOYA KITAGAWA"

SIGNED, SEALED AND DELIVERED
BY THE PURCHASER
in the Presence of:

Signature of Witness "J.C. McIntyre"
Street Address Washington Street,
City Mission, B. C.
Occupation Notary Public

"SANNOSUKE WAKAHARA"

FOR ATTORNEY

I **Hereby Certify** that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity _____, who is) _____, has been proved by the evidence on oath of _____ personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of _____ to the annexed instrument as the maker thereof, that the said _____ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said _____ knows the contents of said instrument, and subscribed the name of the said _____ thereto voluntarily as the free act and deed of the said _____ under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

I hereby declare that the attached document is a copy of the Original deposited in the Land Registry Office New Westminster, B. C. and numbered 70880 "C"

Declared before me this
22nd day of November 1943
at Vancouver, British Columbia.

[Signature]
Notary Public in and for the Province of British Columbia.

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Acknowledgment of Officer of a Corporation

I **Hereby Certify** that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me, _____ of _____ and that he is the person _____ of the said _____ and affixed the seal of the _____ to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE:—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Perfect this

J.
4823

FARM LEASE

346

THIS INDENTURE made in duplicate the 20th day of April A.D. 1943

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:-

~~SANOOKI~~ WAKAHARA of Baskin

in the Province of British Columbia
Farmer
(hereinafter called the Lessor)

Of the First Part

- and -

FRED SCHUR and AAGE NIELSEN of the same place

Farmer
(hereinafter called the Lessee)

Of the Second Part

WITNESSETH THAT: for and in consideration of the rents, covenants, conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and leased AND BY THESE PRESENTS DOTH DEMISE AND LEASE unto the Lessee all those certain parcels or tracts of land and premises situate, lying and being in the Municipality of Maple Ridge in the District of New Westminster and Province of British Columbia, more particularly described as:

Part of Lot eleven (11) North of the Right of Way being a subdivision of the South West quarter of Section nine (9) Township fifteen (15) Map 1118 containing 6.85 acres more or less and part of Lot twelve (12) South East of Right of Way being a subdivision the South West quarter of Section nine Township fifteen Map 2113 containing 1.61 acres more or less.

TOGETHER with all erections and buildings, dwellings, barns, stables and outhouses thereupon erected, standing and being;

AND TOGETHER ALSO with all ways, paths, passages, water courses, privileges and advantages whatsoever to the said premises belonging or in anywise appertaining;

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of nine (9) months to be computed from the first day of May A.D. 1943.. and from thenceforth next ensuing and fully to be completed and ended:

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of Six hundred (\$600.00) - - Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged).

THE LESSEE covenants with the Lessor to pay rent; and to repair (reasonable wear and tear and damage by fire and tempest only excepted) and to keep up fences; and not to cut down timber for any purpose whatsoever; and that the Lessor may enter and view the state of repair; and that the Lessee will repair according to notice; and will not carry on any business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair;

AND it is understood and agreed that in the event of a crop failure by Vis Major or an act of war the Lessee shall have the right to the use and occupation of the said lands and premises and the crops thereof during the year A.D. 1943 without any further payment.

THE LESSEE FURTHER covenants with the Lessor that he will, during the said term, properly cultivate, fertilize, harvest and market all of the growing crops upon the said land, which growing crops consist of:-

Four (4) acres of strawberries

Three quarter ($\frac{3}{4}$) acres of raspberries

Three quarter ($\frac{3}{4}$) acres of Black currants

Some fruit trees

and that he will not impoverish, depreciate or injure the soil and that he will cultivate the aforesaid lands after the said crops have been marketed, in a good husbandlike manner and will, in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Pacific Co-operative Union and will in all respects carry out the obligations of the Lessor to Pacific Co-operative Union under the Lessor's contract with that co-operative association and will execute an Agreement of his own with Pacific Co-operative Union;

AND it is further understood and agreed that statements of the proceeds of the aforesaid growing crops shall be furnished to the Custodian of Enemy Property or his representative by Pacific Co-operative Union in the same manner as statements have previously been furnished to the Lessor.

THE LESSEE FURTHER covenants with the Lessor that he will properly care for and account to the Lessor for any livestock, farm implements or miscellaneous tools which are left by the lessor in the care of the Lessee and such accounting will be given to the Lessor or his Agent at the termination of this lease; which live stock, farm implements and miscellaneous tools are evidenced by a list signed by the Lessee;

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated. PROVIDED THAT, if the Lessee shall properly operate the aforesaid lands and premises during 1942, he shall be able to again rent the said

lands for the year 1943, but any arrangement in respect thereto must be made with the Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City aforesaid) and for this purpose Pacific Co-operative Union is hereby appointed the Agent of the Lessor in that respect with regard to the year 1943 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants The Lessee covenants with the Lessee for quiet enjoyment.

PROVIDED ALSO in case of any breach of any of the covenants and conditions herein contained, it shall be lawful for the Lessor or his Agent to re-enter upon the said lands and premises and the same to have again, possession and enjoy;

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors, or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined;

AND it is further agreed that the words Lessor and Lessee wherever used in this Indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns, and the masculine shall include the feminine and the singular the plural.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered by
SANOKE WAKAHARA and FRED SCHUR and AAGE
NIELSEN
in the presence of

M. M. Fletcher

SANOKE WAKAHARA
A. P. Nielsen
Fred Schur

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of Mission City in the Province of British Columbia, Make Oath and Say:-

1. That I was personally present and did see SANOKE WAKAHARA and FRED SCHUR and AAGE NIELSEN the parties thereto, duly sign and execute the within instrument, for the purposes therein named.
2. That the said instrument was executed at Mission City aforesaid.
3. That I know the said parties and that they are each, in my belief of the full age of twenty-one years.
4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City in
the Province of British Columbia
this twenty eighth day of April
A. D. 194 2.

[Signature]
A Commissioner for taking affidavits
within British Columbia.

M. M. Fletcher

IN THE MATTER OF FARM LEASE APRIL 20th, 1942

SANOSKE WAKAHARA TO FRED SCHUR AND AAGE NIELSEN

STATUTORY DECLARATION

We, FRED SCHUR AND AAGE NIELSEN, both of Astoria in the Province of British Columbia, Farmers, severally do solemnly declare:-

1. That on the 20th day of April A.D. 1942 we leased from Sanoske Wakahara of Astoria aforesaid, part of Lot Eleven (11) North of the Right of Way being a subdivision of the South West quarter of Section nine (9) Township Fifteen (15) Map 1118 containing 6.85 acres more or less and part Lot Twelve (12) South East of Right of Way being a subdivision the South West Quarter of Section Nine Township Fifteen Map 2113 containing 1.61 acres more or less, in the Municipality of Maple Ridge, for a term of Nine (9) Months from the 1st day of May A.D. 1942, at a rental of \$600.00.

2. That at the time of entering into the said lease Sanoske Wakahara represented to us that the growing crops on the said land consisted of the following:-

Four (4) acres of strawberries
Three quarter ($\frac{3}{4}$) acres of raspberries
Three quarter ($\frac{3}{4}$) acres of Black currants
Some fruit trees

and it was on that basis that we paid the aforesaid rental of \$600.00.

3. That we now find the aforesaid acreages have been exaggerated.

4. That on or about the 6th day of August A.D. 1942 in company with one John J. Booth of Astoria, in the Province of British Columbia, Farmer, we carefully measured all of the growing crops of the various kinds on the said lands and found that there were:-

A. five patches of strawberries, totalling 112,661 sq. ft. or 2.60 acres
B. two patches of raspberries, totalling 21,235 sq. ft. or 49/100 acres
C. two patches of black currants, totalling 15,115 sq. ft. or 35/100 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	1.40 acres
Raspberries	26/100 acres
Black currants	40/100 acres

6. That on the said 28th day of April, 1942 we purchased from the said Samson Wambara, Nine Hundred (900) old hens and Seven hundred (700) chicks for the sum of Eight Hundred (\$800.00) Dollars.

7. That as soon as we were able to do so after the removal of the said Wambara from the lands we counted the said hens and chicks and found them to be 681 hens and 521 chicks being a shortage of 219 hens and 179 chicks.

And we severally 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.

Severally declared before me at Mission City
in the Province of British Columbia
this 31st day of August A.D. 1942

John A. P. Schur
A Commissioner for taking affidavits within
British Columbia

Fred Schur

George P. Schur

IN THE MATTER OF FARA L. ASH APRIL 28th, 1942

SANDRICK WAKAHARA TO FRED SCHER AND AAGE NIELSEN

STATUTORY DECLARATION

I, JOHN J. BOOTH of Mission, in the Province of British Columbia, Farmer,
do solemnly declare:-

1. That on or about the 6th day of August A.D. 1942 in company with Fred Scher
and Aage Nielsen, lessees of part of Lot Eleven (11) North of the Right of Way
being a subdivision of the South West quarter of Section Nine (9) Township Fifteen
(15) Map 1116 containing 6.85 acres more or less and part of Lot Twelve (12)
South East of Right of Way being a subdivision the South West Quarter of Section
Nine Township Fifteen Map 1115 containing 1.61 acres more or less, in the
Municipality of Maple Ridge, we measured up all the patches of the various
kinds of growing crops on the lands aforesaid and found that there were:-

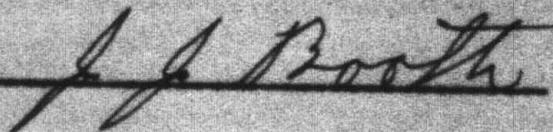
- A. five patches of strawberries, totalling 112,691 sq.ft. or 2.60 acres
 - B. two patches of raspberries, totalling 21,355 sq.ft. or 49/100 acres
 - C. two patches of black currants, totalling 15,115 sq.ft. or 35/100 acres
- being all of the acreage in growing crops on the aforesaid land.

2. That we took particular pains with our measurements and computations of
the aforesaid acreages and are 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.

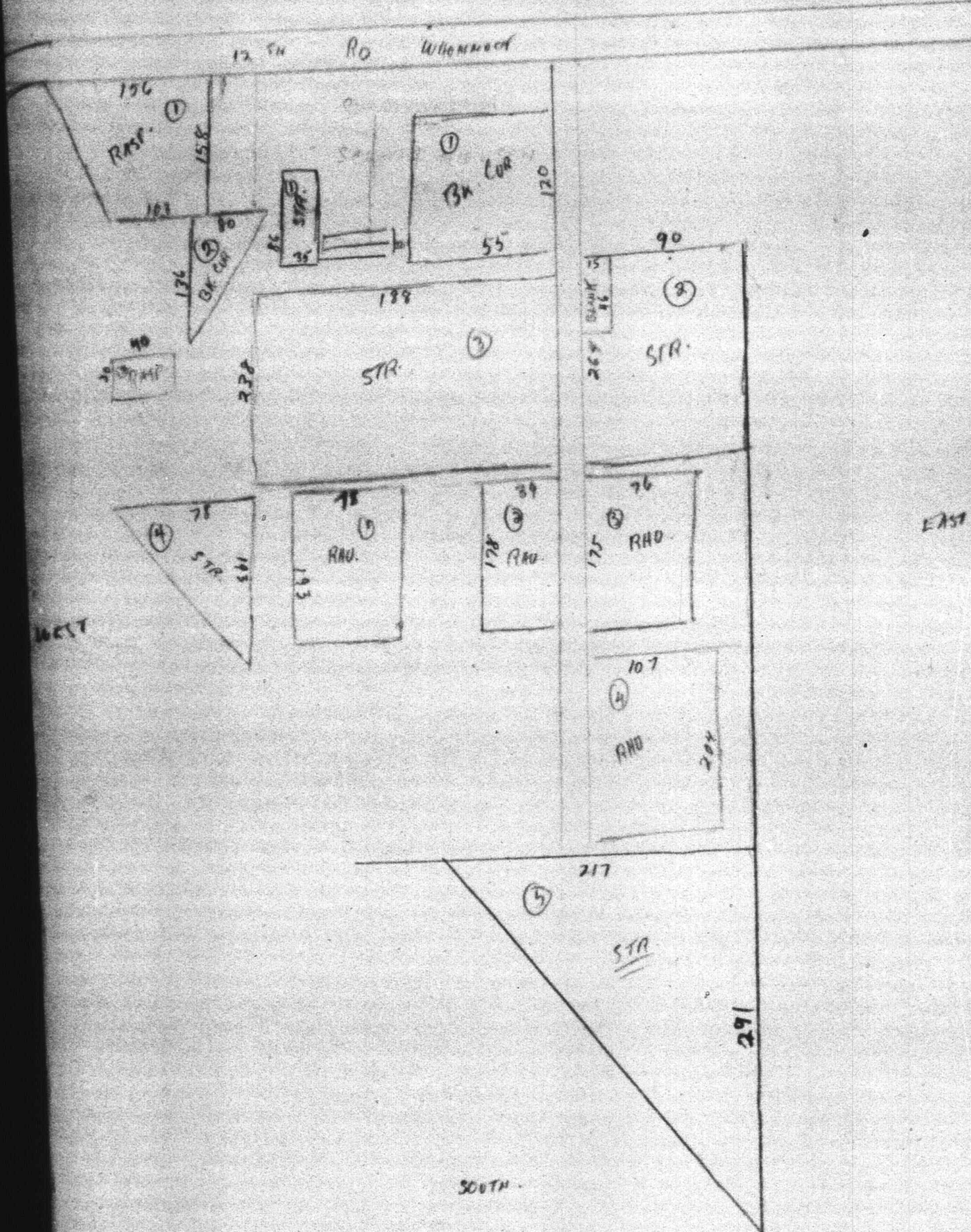
Declared before me at Mission City
in the Province of British Columbia
this 21st day of August A.D. 1942


A Commissioner for taking Affidavits
within British Columbia.



S. WAKAHARA
SCHUR & NIELSEN

NORTH



This Indenture

made the twenty-eighth day of April in the year of our
Lord one thousand nine hundred and forty-two

In Pursuance of the "Bills of Sale Act"

Between

SANOSKE WAKAHARA of Muskin
in the Province of British Columbia
farmer

(hereinafter called the Grantor) of the First Part
AND

Insert full Names,
Addresses and
Occupations of
Parties

Fred Schur and Aage Nielson of
Muskin in the said Province
farmers

(hereinafter called the Grantee) of the Second Part.

Whereas, the Grantor is possessed of the goods and personal chattels hereinafter set forth, described and enumerated, and hath contracted and agreed with the Grantee for the absolute sale to him of the same, upon the terms and considerations hereinafter set forth.

Now this Indenture Witnesseth, that in pursuance of the said Agreement, and in consideration of the sum of Eight hundred (\$800.00) ----- Dollars

of lawful money of Canada, paid by the said Grantee to the said Grantor, at or before the sealing and delivery of these presents (the receipt whereof is hereby acknowledged), the said Grantor has bargained, sold, assigned, transferred and set over, and by these presents Doth bargain, sell, assign, transfer and set over unto the Grantee:

All those the said goods and personal chattels described and enumerated as follows:

Nine hundred old hens
seven hundred chicks

All of which goods and personal chattels are now in the possession of

Grantee and are situate, lying and being in,
upon or about Part of Lot 11 North of R/W a subdn. of S.W. 1/4 Sec. 9 Tp. 15
Map 1118 and part of Lot 12 S.E. of R/W a subdn. of S.W. 1/4 of Sec. 9
in the Municipality of Maple Ridge

in the County of Westminster in the Province of British Columbia.

And all the right, title, interest, property, claim and demand whatsoever, both at law and in equity, otherwise howsoever, of the said Grantor, of, in, to, and out of the same, and every part thereof:

To have and to hold the said hereinafter assigned goods and personal chattels and each and every of them and every part thereof, with the appurtenances, and all the right, title and interest of the said Grantor thereto and therein, as aforesaid, unto and to the use of the said Grantee, to and for his sole and only use Forever:

And the said Grantor Doth hereby Covenant, Promise and Agree with the said Grantee, in manner following, that is to say:

That the said Grantor is now rightfully and absolutely possessed of and entitled to the said hereby assigned goods and personal chattels, and every of them, and every part thereof: And that the said Grantor now has in himself good right to assign the same unto the said Grantee, in manner aforesaid, and according to the true intent and meaning of these presents; And that the said Grantee shall and may from time to time, and at all times hereafter, peaceably and quietly have, hold, possess and enjoy the said hereby assigned goods and personal chattels and every of them, and every part thereof, to and for his own use and benefit without any manner of hindrance, interruption, molestation, claim or demand whatsoever, of, from or by him, the said Grantor, or any person or persons whomsoever; And that free and clear, and freely and absolutely released and discharged, or otherwise, at the cost of the said Grantor, effectually indemnified from and against all former and other bargains, sales, gifts, grants, titles, charges and incumbrances whatsoever:

And moreover, that the said Grantor, and all persons rightfully claiming, or to claim, any estate, right, title, or interest of, in or to the said hereby assigned goods and personal chattels and every of them, and every part thereof, shall and will from time to time, and at all times hereafter upon every reasonable request of the said Grantee, but at the cost and charges of the said Grantee, make, do and execute, or cause or procure to be made, done and executed, all such further acts, deeds and assurances for the more effectually assigning and assuring the said hereby assigned goods and personal chattels unto the said Grantee, in manner aforesaid, and according to the true intent and meaning of these presents as by the said Grantee or his Counsel shall be reasonably advised or required.

Wherever the singular or masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require, and shall include the parties, hereto, their and each of their heirs, executors, administrators, successors and assigns, respectively.

In Witness Whereof the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered

IN THE PRESENCE OF

SIG. OF WITNESS: M. M. Fletcher

ADDRESS Grand Ave

OCCUPATION Stenographer

S. Wakahara

This is the paper-writing marked "A" referred to in the Affidavit of

Mildred M. Fletcher

sworn before me this

twenty-eighth

day of

April

A.D. 19 42

J. M. Campbell

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking Affidavits within British Columbia.

TRANSLATION

Power of Attorney

Document stamp
cancelled {
by personal {
stamp of {
S. Kitagawa }

I hereby appoint Shichizo Hamagawa
1776 Powell St.
Vancouver, B.C.
Dominion of Canada

Permanent domicile,
2/2083 Iso Oaza
Yonehara Machi
Sakata Gun
Shigaken Japan

to be trustee of my unmoveable property until effect
has been given by the authorized Government office to
my application to transfer property registered in my
name to it's rightful owner.

Signed Sotoya(?) Kitagawa
1884 Iso Oaza
Yonehara Machi
Sakata Gun
Shigaken Japan

Impression of
Personal Stamp

{
} of S. Kitagawa

Dated Nov. 25, 1935.

Certified a true translation of
the document in Japanese presented
this day by Mr. Ian Macpherson, Of-
fice of the Custodian of Enemy Property
Vancouver, B. C.

Signed this 28th May 1945

Ian Macpherson Postal
Yoshino Hoshino Censors

Witnessed by *A. Beach* J.P.

受取書

金壹百圓也

右之金額本日正に受取候間其、様

以了承知度

昭和十六年五月十三日

磯谷平次郎

若原三之助様

TRANSLATION

RECEIPT.

Mr. Sannosuke WAKAHARA,

THE SUM OF ONE HUNDRED DOLLARS.

I hereby acknowledge the receipt from you the above mentioned
sum of money.

Dated May 13th, the 16th Year of Showa (1941).

(Signed) Heijiro ISOGAYA.

I, Jutaro Tokunaga, Office Clerk, hereby certify that I have translated
the above Japanese into English, and that the translation is correct.

Slocan City,
June 16, 1945.

J. Tokunaga

Extract from Lease.

Lease No. 374.

File No. 4823.

Lessor: The Secretary of State (Sanosuke WAKAHARA)

Lessee: Fred SCHUR.

Date: 10th April, 1943.

Term: 11 months from 1st February, 1943 to 31st December, 1943.

Consideration: \$150.00 payable on the fifteenth day of July, 1943.

Property:

Land: Part of Lot 11, lying to the North of the Right of Way of E.H. Heaps and Co., of the SW $\frac{1}{4}$ of Section 9, Township 15, according to a registered map or plan thereof deposited in the Land Registry Office, New Westminster, and therein numbered 1118, as shown on sketch 2113. C. of T. 34194 E. Municipality of Maple Ridge.

Part of Lot 12, SW $\frac{1}{4}$ of Section 9, Township 15, according to registered map or plan thereof deposited in the Land Registry Office, New Westminster, and therein numbered 1118, lying to the North East of that portion of said Lot 12, taken for Right of Way shown on Sketch 2113. C. of T. 98547 E.

Buildings: Included excepting thereout sufficient space to be reserved for the sole and exclusive use of the Lessor in storing certain chattels and effects now on the premises.

Chattels: Not included. *a space reserved for storage.*

*Lease given to SSC
August 1943*

Extract from Lease.

File #4823.

Drawn by James M. Campbell.

Lessor: Sannosuke WAKAHARA.

Lessee: Fred SCHUR & Aage NIELSEN.

Date: 28th April, 1942.

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

Consideration: \$600.00, paid.

Property:

Land: Part Lot 11 N. of Right of Way being subdivision of S.W. $\frac{1}{4}$ of Section 9 Tp.15 Map 1118 containing 6.85 acres more or less and part of Lot 12 S.E. of Right of Way being subdivision S.W. $\frac{1}{4}$ of Section 9 Tp.15 Map 2113 containing 1.61 acres more or less. Municipality of Maple Ridge.

House: Included, also buildings.

Chattels: (Livestock and farm implements) ~~not~~ specified.

↓
owned by wife #8809.

Extract from Lease.

Lease No. 374.

File No. 4823.

Lessor The Secretary of State (Banouake BAHAMARA)

Lessee Fred SCHUR.

Date 10th April, 1943.

Term 11 months from 1st February, 1943 to 31st December, 1943.

Consideration \$150.00 payable on the fifteenth day of July, 1943.

Premises

Land Part of Lot 11, lying to the North of the Right of Way of E.H. Heape and Co., of the SW $\frac{1}{2}$ of Section 9, Township 15, according to a registered map or plan thereof deposited in the Land Registry Office, New Westminster, and therein numbered 1113, as shown on sketch 2113. C. of T. 34194 E. Municipality of Maple Ridge.

Part of Lot 12, SW $\frac{1}{2}$ of Section 9, Township 15, according to registered map or plan thereof deposited in the Land Registry Office, New Westminster, and therein numbered 1113, lying to the North East of that portion of said Lot 12, taken for Right of Way shown on Sketch 2113. C. of T. 96547 E.

Buildings Included excepting thereout sufficient space to be reserved for the sole and exclusive use of the Lessor in storing certain chattels and effects now on the premises.

Chattels Not included. *space reserved for storage*

*Lease given to SSC
Lange 8/11/43*

May 6, 1943.

MEMORANDUM - MR. WRIGHT

Re: Sannosuke Wakahara
Fred Schur & Aage Nielson
Dispute Regarding Poultry

Attached are both files.

In brief, under Bill of Sale dated April 28, 1942, Messrs. Schur and Nielson purchased from Sannosuke Wakahara "nine hundred old hens and seven hundred chicks" for the sum of \$800.00.

At the time agreement was made, Messrs. Schur and Nielson paid in cash 60% of the total, i.e. \$480.00, borrowed by them from the Canadian Bank of Commerce on a note endorsed by the Pacific Co-operative Union. The note was subsequently met or is being met, but that aspect of the case need not concern us.

It was agreed between the buyers and seller that the remaining balance of 40%, or \$320.00, would be paid at the end of September, 1942.

The buyers claim that they had had no opportunity of counting the number of birds as "they were all over the place". Subsequently, the buyers claim that there were 219 hens short and 379 chicks short and they therefore feel entitled to refrain from making any further payment.

The Wakaharas' stand in the matter is clearly outlined in their letter dated April 12th on file No. 4823.

I believe that the matter of the poultry contract should be dealt with separately from the question of a claim they have filed with us against the Wakaharas on the score of crop acreage misrepresentation, and if you agree, I would appreciate your placing the matter in the hands of Messrs. Locke, Lane, Guild & Sheppard for attention.

HPA:HA

4823

October 3rd, 1945.

MEMORANDUM

To: Mr. Anderson,

From: Ian Macpherson.

Re: Parts of Lots 11 and 12, of S.W. $\frac{1}{4}$
Sec. 9, Twp. 15, Map 1118, N.W.D.

Title is in the name of Sotoya KITAGAWA, who is reported to be deceased, in Japan. All heirs are said to be in Japan. Title is subject to an Agreement of Sale dated 31st May 1932 to Sannosuke KITAGAWA. Vested in Custodian 7th July 1942.

WAKAHARA holds no receipts, and conclusive evidence of payment in full is lacking. No further evidence is obtainable, and until further information is at hand the only equity of WAKAHARA is the \$500.00 first paid. He is being repatriated.

WAKAHARA made an initial payment of \$500.00 and claims he has paid in full and is entitled to conveyance. The final payment of \$100.00 it is claimed, was made to Heijiro ISOGAI, who remitted to KITAGAWA. These statements are supported by affidavits made by WAKAHARA and ISOGAI.

IM:ML

J.M.
Macpherson

December 19th, 1949

MEMORANDUM

TO: MR. F. G. SHEARS

FROM: The Accounting Department

Re: Property Pt. of Lots 11 & 12, lying N & E of R/W
of E. H. Heaps & Co. Ltd. of SW $\frac{1}{4}$, Sec 9, Tp 12,
N.W.D., Ruskin

Sannosuke WAKAHARA (a repat) owned the above property purchased under an Agreement for Sale, copy on file, from Sotoya KITAGAWA (a resident of Japan) in whose name the title was registered. The property was sold for \$1,551.00 to the V. L. A. and \$1,548.83 is still held in the account for proof of ownership as it is not clear as to whether or not the agreement for sale was paid up in full.

In a letter dated March 19th, 1944 from Sannosuke Wakahara he states that Sotoya Kitagawa died in Japan in 1933 and that Hamakawa acted as his attorney and that the balance of payment including final payments were made to him. Hamakawa died at Ruskin, B. C. and we were unable to obtain a copy of the Power of Attorney translation of appointment as Trustee on file.

On January 8th, 1945 a copy of a letter was received from E. R. Adams to The B. C. Security Commission which reads in part as follows:

"We have had a long session with this man today and have obtained the following details from him regarding the purchase of this property:

KITAGAWA, Sotoya	now dead in Japan
HAMAKAWA, Sanjiro	dead, killed at Ruskin, B. C.
ISOGAI, Youhi	now in Japan

The above three men were the original owners of this property and Wakahara made his purchase from them through Kitagawa. After Hamakawa was killed and Kitagawa and Isogai had gone to Japan the property became vested in Isogai, Heiji, a relative of Isogai mentioned above. A nephew of Hamakawa, Sanjiro, by the name of Hamakawa, son of Hichiro, came from Japan and stayed at 1857 Triumph Street, Vancouver, apparently for the sole purpose of putting the affairs of the original three men mentioned above into shape in Canada.

Wakahara, Sannosuke, #13512, had made his original payment to Kitagawa, Sotoya and had continued to make payments and eventually on May 13, 1941, made the final payment of one hundred dollars to Isogai, Heiji. He holds this receipt today."

There is a Statutory declaration on file signed by Sannosuke Wakahara declaring that the purchase price was paid in full and a Statutory

Declaration signed by Heijiro Isogai declaring that he received the final payment. There is also a copy of a receipt given by Isogai to Wakahara.

The statements and declarations are somewhat confusing on March 19/44 Wakahara says he made his final payment to Hamakawa yet Isogai gave him a receipt for the final payment.

The question arises should Wakahara

- (1) Receive the total proceeds.
- (2) Receive the original payment of \$500.00 and the balance transferred to an account of Sotoya Kitagawa in Japan.
- (3) Receive none of the proceeds and the full amount placed in Sotoya Kitagawa's account.

Wakahara returned to Japan on 17th June 1946. He owes the Treasury \$130.77.

CHR:EK



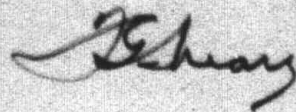
January 7, 1950.

For the time being at least, we will pay the Treasury the sum of \$500.00 out of which they will retain their advance of \$130.77 and remit the balance to Sannosuke WAKAHARA, repatriate in Japan.

Heijiro Isogai's Statutory Declaration states that he received \$100.00 from Sannosuke WAKAHARA. The file would indicate however, that Sotoya died in Japan in 1933.

Further clarification appears necessary to establish whether Sotoya KITAGAWA or his heirs received the balance of payments due under the Agreement of Sale from Sannosuke WAKAHARA.

FCS/GN



The Custodian of Enemy Property,
Office of the Custodian,
5th Royal Bank Building,
Vancouver, B. C.

Dear Sir:

I hereby agree to accept settlement of my claim against

Sanoske Wakabara

on a basis of 70% of the total.

Signed:

Wage. P. Nielsen
Fred Schur

Feb 1st / 45

Office of the
Custodian
Japanese Evacuation
Section



Greenwood, Bl
Oct 15/42.

4823
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 21 1942

Dear Sir: —
The Pacific Co-Operative
Union has issued a post-
dated cheque to us. You have
asked us to send it first to
the Custodian before we are
able to, any thing with it.
Well, we are sending it to
you as you have asked us
to. I hope you would be
fair & send it back to us.

Sincerely yours,
S. Nakahara
Registration No 13512

JOSEPH A. BRYANT
SECRETARY-TREASURER



TELEPHONE
TRINITY 3

WESTERN MUTUAL BENEFIT ASSOCIATION

INCORPORATED UNDER THE BRITISH COLUMBIA "SOCIETIES ACT"

SIX DEATHVILLE STREET
VANCOUVER, B. C.

November 19, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 21 1942

Department of the Secretary of State
Office of the Custodian
506 Royal Bank Building
Vancouver, B. C.

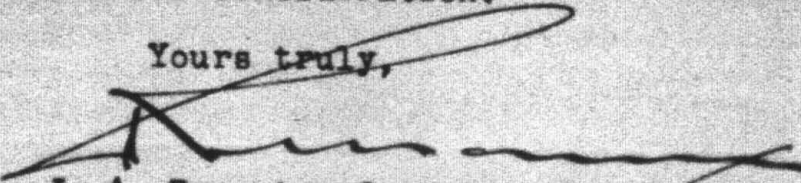
Dear Sirs:

Re: Sannosuke Wakahara--Your File No. 4523

Cheque No. 575 dated November 16th, 1942, tendered in payment of the membership of Mr. Sannosuke Wakahara, is being returned herewith as this membership lapsed in October through failure to pay our Mortuary-Trust Fund call No. 31 which was due and payable on or before October 15 last.

If this member desires to apply for re-instatement, he may send such a letter to the Association and which in turn will be turned over to our Board for consideration.

Yours truly,


J. A. Bryant - Secretary-Treasurer
WESTERN MUTUAL BENEFIT ASSOCIATION

JAB:NFB

Encl.

Mr. Gibson

*Please instruct us regarding this
cheque*

*S.A.B.
accounting*

JOSEPH A. BRYANT
SECRETARY-TREASURER



TELEPHONE
TRINITY 3011

WESTERN MUTUAL BENEFIT ASSOCIATION

INCORPORATED UNDER THE BRITISH COLUMBIA "SOCIETIES ACT"

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

515 GRANVILLE STREET
VANCOUVER, B.C.

November 24, 1942

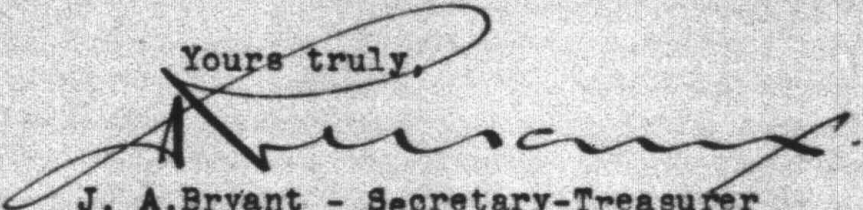
RECEIVED
NOV 25 1942

Mr. Gibson
Insurance Department
Department Secretary of State
Office of Custodian of Alien Property
506 Royal Bank Building
Vancouver, B. C.

Dear Sir:

With reference to our Phone conversation of this date, enclosed is the application form for re-instatement required to be completed by members who desire to apply to this Association for re-instatement.

Yours truly,


J. A. Bryant - Secretary-Treasurer
WESTERN MUTUAL BENEFIT ASSOCIATION

JAB:NFB

Encl.

4823

November 27, 1942.

Mr. Sannosuke WAKAHARA,
Registration No. 13512,
Greenwood, B. C.

Dear Sir:

As advised in our letter to you of November 14th we sent a cheque for \$2.50 to the Western Mutual Benefit Association to cover a Mortuary Trust Fund Call #31 which was due and payable by you to the association. On November 21st we received from the Western Mutual Benefit Association a letter advising that your membership had lapsed. I phoned their office and acquainted them with the circumstances in connection with the delay.

They advise that if you wish to be re-instated as a member in good standing of the association that it will be necessary for you to complete the enclosed application for re-instatement. Please notice that your signature on this application must be witnessed.

If you will complete this and send it to this office we will forward it to them along with our cheque on your account to cover the \$2.50 owing to them.

Yours truly,

S. M. Gibson
Insurance Department

SMG:MS

4223

12th December, 1942.

Mr. Sannosuke WAKAHARA,
Registration No. 13512,
Greenwood, B. C.

Dear Sir:

A letter just received from your son, Ken Wakahara, asks for particulars of the disposition made of your truck. You may shortly anticipate receiving a detailed statement providing you with full particulars.

In the meantime we wish to advise you that relative truck has been sold and net proceeds of sale have been credited to your account with us.

Our file indicates that you declared you were indebted to the Union Fish Company of Vancouver to the extent of \$35.00. Is it your desire that we effect settlement of this obligation on your behalf at this time?

We are in receipt of a claim against you of \$51.20 from Messrs. Buckerfield's Limited, Vancouver. We would appreciate your advising us by return mail whether or not you agree with the amount claimed by Messrs. Buckerfield's in order that we may effect settlement on your behalf.

Your request for funds for the support of your family and of yourself has been noted and we are at this time requesting the Accounting Department to issue a cheque payable to your order and amounting to \$150.00.

Yours truly,

R. P. Alexander
Manager

RPA:LF

The Custodian's Office
506 Royal Bank Bldg.
Vancouver

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 15 1942

Dear Sir

(150 and 151/444)

We have sent you a post-dated cheque which the Pacific Co.-Operative Union has given to us. Right at present we are not able to support ourselves as none of us in our family are at work. Also it is very hard to obtain work. I wonder if you would be kind enough to send us a few sum to keep us going. One of my daughter would like to go to work in the Eastern Canada in early spring. Is it could she go or how she have to stay where she belong. I would like to hear your kind reply. I thank you.

Yours truly

Sannosuke Wakahara
Registration No 13512.

Kichijiro
Slocan City.
Dec 7/42.

File No 4823.
Indo Atlantic

Office of the ^{Local City}
Custodian; Lee 8/42.
Vancouver, B.C. ^{out to Alexander}

Dear Sir:

I know I am
delayed in paying the
insurance. I was not
able to pay it also it
too so many days to
arrive here. I have
signed it & am sending
it right away. I thank
you.

OFFICE OF THE CUSTOMS
JAPAN

RECEIVED
DECEMBER 1942

File No 4823.
Registration No 13512

Yours truly,
Sannosuke Takahara

Arbison

APPLICATION FOR RE-INSTATEMENT

I, _____, being free from disease or any disability and having suffered no impairment of mind or body, hereby apply to the **Western Mutual Benefit Ass'n.** for re-instatement of my Membership Certificate and make the above representations which are true in substance and in fact for the sole purpose of inducing the Society to grant re-instatement.

S. Nakahara **RECEIVED** *Sannosuke Nakahara*
Witness Signature of applicant
Hoan City, Ill. *Hoan City, Ill.*
Address Address
Date: *Dec 8, 1942.*

REGISTERED

4823

December 15, 1942.

Mr. Samnosuke WAKAHARA,
Registration No. 13512,
Greenwood, B. C.

Dear Sir:

In response to the request embodied in your letter dated December 8th, we are at this time forwarding to you attached our cheque No. 1164 payable to your order and amounting to \$150.00, receipt of which we would appreciate your acknowledging by return mail.

A formal statement covering particulars of sale is in course of preparation and will be dispatched to you and to other individuals of the Japanese race, whose cars have been sold by the Custodian, very shortly.

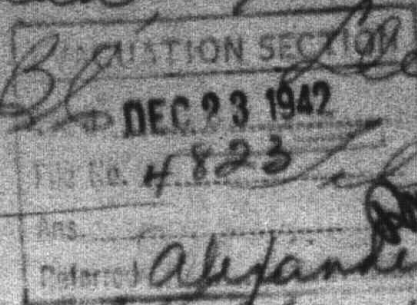
We would appreciate receiving from you an early reply to our letter dated December 12th, more particularly in connection with the two claims mentioned in our letter.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA
Enc.

Office of the Custodian, Sloan, B.C.
Vancouver, B.C. Dec 18/42.



Dear Sir:

Having received your letter
on Dec 17th 1942, so I must answer
it immediately. Please forward
all particular and information
about trucks to Mr. Tan Nakahara
yes, we certainly do owe the
debt to Union Fish Co. But it is
not quite thirty five dollars (\$35.00)
Please, kindly pay this up for me
I settle it up. We do not owe
the sum of fifty one dollars & twenty
cents (\$51.20) to Buckersfield Co. Please
write to Mr. V. Wallace of Mission
City, B.C. & find out. We also
had the receipts and we also
kept it. But Mr. Wallace would
we paid it to him on cash on
April 30th 1942. I will be gladly
waiting for that sum for the supporting
of the family. Thank you kindly,
over - Yours truly
Sennouke Nakahara

Registration No 13512.

Please address all letters to Sloan City,
B.C.

The Home of
BUCKERFIELD'S QUALITY PRODUCTS



Buckerfield's Ltd.

VANCOUVER, CANADA

January 15, 1943.

TELEPHONE
HASTINGS 5400
PRIVATE EXCHANGE
CONNECTING
ALL DEPARTMENTS

VACUATION SECTION	
Rec'd	JAN 18 1943
File No.	4123
Ans.	Ran
Referred	Alex

out → Alex

Office of the Custodian
Japanese Evacuation Section
506 Royal Bank Building
Vancouver, B. C.

Attention Mr. Alexander..

Dear Sir:

The writer is indeed sorry that he had neglected to reply to the communication which was received on January 4, relative to a balance that was originally filed by us against Mr. S. Wakahara, formerly a resident on the Parker Road, Ruskin, B. C.

Perusing our files, we note that on the 19th of November, 1942, we had furnished to you an amended list of balances owing by the various Japanese who had been evacuated from the coast area, and this list brought up to date, the balances outstanding at that time. In checking the various accounts listed with the original master list furnished a few months previously, you will immediately note that many of the balances originally outstanding, had been liquidated and while we did not forward the particulars regarding the individual balances liquidated, we thought that the prepared list submitted in November should have been sufficient to indicate that the previous amounts recorded had been retired. For your records, you can record that the account outstanding against Mr. Wakahara had been paid in full and that further solicitation on our part is therefore unnecessary.

Should it assist you to any extent in maintaining an up-to-date record of balances owing by the various Japanese listed in our letter of November 19, we will gladly assist you in this endeavour by forwarding any change which may appear from time to time, although it is quite possible that any reductions received will be facilitated through your office.

Yours very truly,
BUCKERFIELD'S LTD.

C. N. Miller
Manager Credit Department

NM:MF

Please address all
communications to
"The Manager"

The Canadian Bank of Commerce

Mission City, B.C.,
February 4, 1943.

Refer File No. 4823

The Custodian of Japanese Property,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Sannosuke Wakahara and
Mrs. Haru Wakahara

EVACUATION SECTION	
Rec'd	FILED 8 1943
File No.	4823-8809
Ans.	<i>DM</i>
Referred	<i>Alexander</i>

Referring to your letter of 1st instant, to begin with we have no record of having received any letter from the Wakaharas, but it has occurred to us that they might have communicated with the Pacific Co-Operative Union.

A loan of \$480.00 (total purchase price \$800.) was negotiated for Fred Schur and A.P. Nielsen at the time the Wakahara's left here so that they could receive this amount which we understood represented 60% of the purchase price of certain poultry. The loan from us was endorsed by our customers, Pacific Co-Operative Union and there is still a balance of \$200. remaining, the last payment being \$50.00 on 11th ultimo.

Mr. Shimek of the Pacific Co-Operative Union was in our office today and we enquired if he had any knowledge as to when the purchasers of the poultry intended to pay up the balance and he stated it was his understand that they had filed a claim with your office against Wakahara.

Yours truly,



James Muir

c/c Pacific Co-Operative Union
c/c F. Schur & A.P. Nielsen

4823 & 8809

10th February, 1943.

W. S. Dye, Esq.,
c/o Pacific Co-operative Union,
Mission City, B. C.

Dear Sir:

Re: Sannosuke WAKAHARA and Mrs. Haru WAKAHARA,
and Fred Schur and Aage Nielsen

Records in this office indicate that a lease dated April 28th, 1942 between Sannosuke Wakahara and Mrs. Haru Wakahara, and Fred Schur and Aage Nielsen, covered certain crops and the use of land for a period of nine months from May 1st, 1942, the consideration being \$600.00, stated in said lease to be paid.

Our records also indicate that there is a Pacific Co-operative Union cheque issued to Wakahara on which payment has been stopped and that said cheque amounts to \$299.30. The cheque is No. 682.

More recently we received a strange letter from the Wakaharas which we are at a loss to understand. It dealt mainly with chickens and the Canadian Bank of Commerce. We referred the matter to the Canadian Bank of Commerce in Mission from whose reply dated February 4th the following is quoted:

"A loan of \$480.00 (total purchase price \$800.) was negotiated for Fred Schur and A. P. Nielsen at the time the Wakahara's left here so that they could receive this amount which we understood represented 60% of the purchase price of certain poultry. The loan from us was endorsed by our customers, Pacific Co-Operative Union and there is still a balance of \$200. remaining, the last payment being \$50.00 on 11th ultimo.

Mr. Shimok of the Pacific Co-Operative Union was in our office today and we enquired if he had any knowledge as to when the purchasers of the poultry intended to pay up the balance and he stated it was his understand that they had filed a claim with your office against Wakahara."

Are these two separate and distinct deals, the one covering crops and land and the other covering poultry? Any light you can throw on the matter as a result of your investigations in Mission will be appreciated.

Yours truly,

R. P. Alexander
Manager

RPA:LF

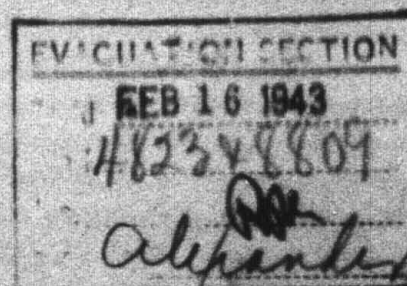
CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO
FILE NO. 4823 & 8809

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

Mission, B.C.
Feb. 15, 1943



R.P. Alexander, Esq.,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Sir:

RE: Sannosuke WAKAHARA and Mrs. Haru WAKAHARA,
and Fred Schur and Aage Nielsen

Replying to your favor of the 10th instant, regarding the rather complicated transactions of the above named.

The first and second paragraphs of your letter are quite in order.

Insofar as the second part of of the letter is concerned, Schur and Nielsen purchased from the Wakahara's a certain number of chickens, and I believe have registered a claim with the office against Wakahara for misrepresentation. The bank loaned Schur and Nielsen the sum of \$480.00 which was endorsed by the Pacific Co-operative Union.

These are two separate and distinct transactions - the crop being one transaction financed by the Pacific Co-operative Union directly and the poultry transaction financed by the bank with the Pacific Co-operative Union guarantee.

Trusting this is the information you require, I am,

Yours truly,

William L. Ulf

4823 & 8809

Your File No. 603

27th February, 1943.

James M. Campbell, Esq.,
Barrister and Solicitor,
Mission City, B. C.

Dear Sir:

Re: Sannosuke WAKAHARA and
Mrs. Haru WAKAHARA

We recently received a letter from Mr. Sannosuke Wakahara concerning the purchase of some chickens from him by Fred Schur and A. P. Nielsen, the tenants on his farm, which deal, we understand, was financed by the Canadian Bank of Commerce in Mission City.

Would you kindly advise us if you know anything about this transaction, and if so would you please state the nature and present status of the agreement with the tenants and, if possible, send us a copy of relative agreement. Any information you can give us in this connection will be very much appreciated.

Yours truly,

R. P. Alexander
Manager

RPA:LF

4823

3rd March, 1943.

Mr. Sannosuke WAKAHARA,
Registration No. 19512,
Sleean City, B. C.

Dear Sir:

Attached please find our Cheque No. 2000, payable to your order and amounting to \$150.00, together with a detailed statement of your account showing a remaining balance in your favour of \$577.60. Your acknowledgment of this cheque will be appreciated.

You have already been advised that we have been successful in obtaining payment of the \$299.30 due to you by the Pacific Co-operative Union covered by their postdated Cheque No. 682. You will find attached copy of a statement of your account with the Pacific Co-operative Union which we trust you will find self-explanatory.

We are corresponding with Mr. Fred Schur and Mr. A. P. Nielsen, and also with Mr. James M. Campbell of Mission, in connection with the poultry transaction you had with Mr. Schur and Mr. Nielsen. If you would send us full particulars of this transaction, showing the amount agreed upon for the sale of the poultry, the amount you received on account of the poultry and the balance due to you on the poultry, together with a copy of your agreement covering the sale of the poultry, it would be very helpful.

Yours truly,

R. P. Alexander
Manager

RPA:LF

Registered.

FILE # 4829

3rd March, 1943.

PACIFIC CO-OPERATIVE UNION

CLAIM FOR MISREPRESENTATION

Sanoske WAKAHARA

to

Fred Schur and Aage Nielson

Acreage adjustment 2.22 - \$242.00

Suggested Settlement on 70% basis \$169.40

Settled as follows

Schur Nielson owe Wakahara 320.00

less this crop claim 169.40

Balance due Wakahara \$ 150.60

July 16 1943. RMG

Ruskin B.C.
Mar. 18/43.

Department of the Secretary of State
Office of the Custodian
506 Royal Bank Bldg
Hastings and Granville
Vancouver B.C.

RECEIVED	
MAR 20 1943	
File No.	706
Att.	W. G.
Deferred at 10:00 a.m.	

Dear Sirs:—

Referring to file No. 4823 & 8809.
In the agreement we made
with Sansuke Wakahara on the
28th day of April 1942 were as follows.
We were to purchase 900 old hens
and 700 chicks for 800 hundred dollars.
But as soon as we were able
to count after Wakahara's were
removed we found there only to
be 681 old hens and 321 chicks,
being a shortage of 219 old hens
and 379 chicks.

continued on next Page.

The down payment was 60% cash.
the balance to be paid later.

Hoping this information to be
satisfactory on this matter.

Yours truly.

Fred Schur

and

Age P. Nielsen.

Department of the Secretary
of State
Office of the Custodian,
Vancouver, B.C.

EVACUATION SECTION
Rec'd MAR 22 1943
File No. 4823
Ans. File No. 4823
Referred Anderson

Glenn City, Pa.
March 20, 1943
out to Alex

Dear Sir:

I have received the check on March 19th for which I must say thank you. You we understood it very well the statement which came with the check I shall be very glad to explain to you. Before we was evacuated we had 6% of the amount paid to us from the bank. But still they owe us 4% of the amount. The poultry was sold for (800) eight hundred dollars. On the day when we received the 6% of the amount Mr. Schur & Mr. Nielsen was with me. If you get in touch with these men also with Mr. Campbell I am sure he will know. I also am sending you the 1937 share which you have asked for. Sorry for my delayance. I thank you.

Yours truly,
Sannouke Nakahara,
Registration No. 13512.
Glenn City, Pa.

JAMES M. CAMPBELL
BARRISTER SOLICITOR
NOTARY

EVACUATION SECTION	
Rec'd	MAR 31 1943
File No.	
Ans.	
Referred	<i>[Signature]</i>

Mr. Alexander

Your file 4823 & 8809

MISSION CITY, B. C.

March 30th. 1943

The Custodian
Japanese Evacuation Section
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:-

Re Sanosuke WAKAHARA and
Mrs. Hara WAKAHARA

Regret that yours of February 27th. has remained unanswered. I had to dig to obtain any information on this matter and in the process the file disappeared under the load which is constantly on my desk.

I find that on April 28th. 1942 Sanosuke WAKAHARA gave a Bill of Sale to Fred Schur and Aage Nielson covering 900 old hens and 700 chix for the sum of \$800.00. On investigation I find that the sum of \$500.00 was paid in cash at the time by money borrowed from the Bank here by Schur and Nielson and the balance of \$300.00 was to be paid at the end of September 1942.

However, on checking up the number of hens and chickens at the time of the removal of the WAKAHARAS Schur and Nielson claim that there were only 681 old hens and 521 chix. They claim they had no opportunity of checking the birds before as the WAKAHARAS were occupying the place up till the time of their evacuation and every time they tried to count them they were all over the place. They have filed a claim for the shortage of 219 hens and 379 chix along with their claim for a shortage in acreage and this is one of the things which has yet to be settled. The acreage shortages were all agreed on but these other matters were left open.

Schur and Nielson claim that the shortage offsets the amount still owing.

Yours very truly

[Signature]

4823,8809

April 6th, 1943.

Mr. Sanosuke WAKAHARA,
Reg. No. 13512,
Sloan City, B. C.

Dear Sir:

Re: F. Schur and A. Nielson

We have been endeavoring to collect on your behalf the amount stated by you as being owing from the sale of chickens to the above stated men. We have now received a communication to the effect that they consider the balance of \$300.00 is not owing, in fact they state that there is a sum due from you and the following is a quotation from a letter received regarding the situation from Mr. James W. Campbell, Solicitor at Mission:

"I find that on April 28th, 1942, Sanosuke WAKAHARA gave a Bill of Sale to Fred Schur and Aage Nielson covering 900 old hens and 700 chicks for the sum of \$800.00. On investigation I find that the sum of \$500.00 was paid in cash at the time by money borrowed from the Bank here by Schur and Nielson and the balance of \$300.00 was to be paid at the end of September, 1942.

However, on checking up the number of hens and chickens at the time of the removal of the WAKAHARAS Schur and Nielson claim that there were only 681 old hens and 321 chicks. They claim they had no opportunity of checking the birds before as the WAKAHARAS were occupying the place up till the time of their evacuation and every time they tried to count them they were all over the place."

Please supply us with your views on the subject and if possible, inform us from whom these hens and chicks were purchased by you and who in the neighborhood could in some way substantiate your count on the hens and chickens.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

Slocan City B.C.,
April 12th/43

The Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section
516 Royal Bank Building
Hastings & Granville Sts.
Vancouver B.C.

EVACUATION SECTION	
Rec'd	APR 15 1943
File No.	4873 + 8809
Att.	Anderson
Referred	Anderson

Re: F. Schur AND A. Nicolson. File #4823,
8809.

Dear Sir:-

I wish to thank you very much for your kind effort as to solve ^{our} this problem regarding the sale of hens & chicks.

Upon reading your letter, I was surprised to hear that Mr. Schur & Mr. Nicolson consider that they owe no money to us, due to the cause that there wasn't the same number of hens & chicks when they counted them, as was ^{at} the time when we made the deal.

But, since, they have agreed with us for the deal we made them at the Pacific Co-operative Union, it's rather inconsistent to claim that there wasn't same number of hens & chicks as when we made the deal.

As you may know, those hens & chicks, especially the chicks keep on dying, depending how improperly they take care of ^{them} which consequently means so much decrease each day or week as the day passes by.

2.
Judging from your letter, it seems as though
that Mr. Schur & Mr. Nielson made
calculations or count away after we left, which
as I stated before is apt to a certain number of
loss or decrease without any doubt.

Even while we were there, I noticed so
much chicks ^{happening} dying so they had to quarrel
between them, that of course was after
we made the deal.

Are we then responsible for the loss or
decrease even after we made the deal?
Or have they ever thought of the number
of the chicks or hens that has died
before they make complaints?

I can not see why I must take responsi-
bility as Mr. Schur & Mr. Nielson
presumably are claiming.

The chicks were bought from Mr. Jujiro
Ohashi. of Mission City, B.C., on March 15th.
However, I don't see any use in counting
hens & chicks now with whatever way
you may recommend us, since it is
apparent to see that there are
inavoidable decreases everyday, which
may mean another decrease than the
number what they have stated in the
previous letter to you.

Furthermore, according to my presumption,
they are not willing to pay the balance due
or any more than what they paid to us,
pointing you to the fact that there
wasn't or are not the same number of hens
or chicks as was claimed by us when the
deal was made.

Please excuse me for the rudeness, but
I hope you could be able to comprehend the
situation then existed.

I am ready to accept your arbitration,
pending your further investigation. I also
have opinion or conception as to follow
your instructions willingly, if only I could
ask of your favour to dig into this matter
deeply.

Thank you

Yours truly

H.A. Wabahord

Please address all
communications to
The Manager

The Canadian Bank of Commerce

Mission City, B. C.

May 25, 1943.

EVACUATION SECTION	
Rec'd	MAY 26 1943
File No.	4823
Ans.	
Referred	Wright

Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Rec'd	MAY 27 1943
File No.	
Ans.	
Referred	

Dear Sir:

Re: Sanoke Wakahara of Ruskin

When the above named was evacuated a little over a year ago, Fred Schur and Aage Nielsen purchased the poultry for \$800.00, and \$480.00 was paid in cash at the time. This amount was borrowed from us, and eventually repaid by the purchasers. A note for the full amount dated 29th. April, 1942 was taken at the time, and that is enclosed herewith showing a balance still remaining of \$320.00. Copy of the relative Bill of Sale dated 28th. April, 1942, covering the same transaction, is also enclosed.

We understand the purchasers have filed a claim with you for an adjustment of the purchase price on account of some misrepresentations, and we thought it advisable, now that we have no further interest in the transaction, that the enclosed papers should be sent to you, and we should appreciate your advising the evacuee that we have done so.

Yours truly,



James Muir
Manager

Sub 8805
4823

C
O
P
Y

LOCKE, LANE, GUILD & SHEPPARD

Barristers & Solicitors

703 Rogers Building,
Vancouver, B. C.
June 8th, 1943.

The Office of the Custodian.
Legal Department,
Royal Bank Bldg.,
Vancouver, B. C.

Attention Mr. Wright.

Dear Sir:-

Re - Sannosuke Wakahara
Your files No. 8809 and 4823

We have considered your files to determine the claim of Fred Sahur and Aage Nielsen for the reduction of ground between the parties that this was a sale of specific hens and chicks and that the Bill of Sale of April 28th, 1942 was intended to include all the hens and chicks at that particular poultry run then occupied by the evacuee. Under the Bill of Sale the seller, Wakahara, has given a warranty that there were 900 hens and 700 chicks and has warranted her title to that quantity. As against this because the sale was specific the property in that poultry would pass in the Bill of Sale on April 28th, 1942 and that property would carry the risk to the buyers. It follows that any claim of the buyers against the Grantor depends upon the number of hens and chicks which were alive at the time the Bill of Sale was executed. If the named number were alive then the property has passed and the sale has been completed without any breach of warranty. On the other hand if that number were not then alive, or the seller had not title to that number then there is a corresponding claim for reduction of the purchase price by the buyers. The buyers say they made a check later but they do not state when this check was made nor do they offer any circumstances which indicate that they necessarily counted all that were then available. Any that disappeared between the date of the Bill of Sale and the time of their check would not be grounds for the reduction of the price. It, therefore appears necessary to determine the number which were alive at the date of the Bill of Sale, that is, the number which then passed to the buyer and the dispute be adjusted on that basis. We are afraid this may be

The Office of the Custodian.

difficult but we see no other way of settling the dispute.

We are returning your files including the letter and promissory note forwarded by the Canadian Bank of Commerce.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD,

)signed("F. A. S."

Per:-

FAS/EB

4823

June 14, 1943.

Messrs. Fred Schur and Age Nielson,
32nd Avenue,
Rushin, B. C.

Dear Sirs:

Re: Sannosuke WAKAHARA and
Bill of Sale dated April 28, 1942

Subsequent to our sending you our letter dated March 23rd we received from Mr. James H. Campbell a copy of the Bill of Sale mentioned above under which, on April 28, 1942, you purchased from Mr. Wakahara nine hundred hens and seven hundred chicks for the sum of \$600.00. Our records indicate that you paid \$480.00 leaving a balance due and still outstanding of \$120.00.

On behalf of Mr. and Mrs. Sannosuke Wakahara we have discussed this matter with our solicitors who confirm the view already held by this office. We quote as follows the opinion of our solicitors on this case:

"We have considered your files to determine the claim of Fred Schur and Age Nielson for the reduction ground between the parties that this was a sale of specific hens and chicks and that the Bill of Sale of April 28th, 1942 was intended to include all the hens and chicks at that particular poultry run then occupied by the ew-cuses. Under the Bill of Sale the seller, Wakahara, has given a warranty that there were 900 hens and 700 chicks and has warranted her title to that quantity. As against this because the sale was specific the property in that poultry would pass in the Bill of Sale on April 28th, 1942 and that property would carry the risk to the buyers. It follows that any claim of the buyers against the Grantor depends upon the number of hens and chicks which were alive at the time the Bill of Sale was executed. If the named number were alive then the property has passed and the sale has been completed without any breach of warranty. On the other hand if that number were not then alive, or the seller had not title to that number then there is a corresponding claim for reduction of the purchase price by the buyers. The buyers say they made a check later but they do not state when this check was made nor do they offer any circumstances which indicate that they necessarily counted all that were then available. Any that disappeared between the date of the Bill of Sale and the time of their check would not be grounds for the reduction of the price. It, therefore, appears necessary to determine the

number which were alive at the date of the Bill of Sale, that is, the number which then passed to the buyer, and the dispute be adjusted on that basis. We are afraid this may be difficult but we see no other way of settling the dispute."/>

We have nothing on file to indicate the date upon which you counted the poultry purchased by you and hold that if the number of hens and chicks were alive as of April 28, 1942, you have no grounds for claim. Therefore the entire balance of \$320.00 should be remitted by you now to the Custodian in the form of a cheque made payable to "The Custodian of Enemy Property" on behalf of Mr. Sannosuke Nakahara, unless you can show that the number alive as of the date of the Bill of Sale was less than the number of hens and chicks set forth in said Bill of Sale.

Yours truly,

R. P. Alexander,
Manager.

HPA:MA

cc Mr. Nakahara

File No. 4823.

Property: S. WAKAHARA.

Lessee: Fred Schur.

CANADA
Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

PAYMENT ORDER.

To *Pacific Coop*
Address *Mission B.C.*

I HEREBY ASSIGN AND TRANSFER TO THE CUSTODIAN the sum of *120.00*

One hundred and fifty 100 Dollars out of monies now due and
accruing due or that at any time hereafter may be due in respect to the
proceeds of:- *Garage shipments*

to be paid to the Custodian at Vancouver, British Columbia, AND for so doing
this will be your full authority.

IN WITNESS WHEREOF I have hereunto set my hand
and seal this *23* day of *June*, 1943.

SIGNED, SEALED, and DELIVERED
IN THE PRESENCE OF

Signature: *Moulyton*

Address:

ACKNOWLEDGMENT

RECEIPT of the above order acknowledged this day of 1943.

Signature

OK

Ruskin B.C.
July 3rd 1943.

The Custodian's Office
Dept. of the Sec. of State
Vancouver B.C.

EVACUATION ACT 10	
Recd	JUL 7 1943
File No.	4823
Ans	AM
Referred	Alexander

Dear Sirs: -

We have wrote you many times, giving full particulars on this matter.

I understand by your letter that you want to know the exact date, they were counted. Well it was within five or six days, after the removal of the Japanese.

We also have two witnesses on this matter.

Hoping this to be satisfactory to you.

Yours truly
F. Schur & A. Nielsen.

July 16, 1943.

Mr. Sannosuke WAKAHARA,
Registration No. 13512,
Slocan, B. C.

Dear Sir:

Re: Settlement of Crop Claims

The Custodian's office has received quite a number of claims from tenants who leased farm properties from persons of the Japanese race and whose growing crops were sold to the tenant under written agreement which contained the specific acreage said to be under cultivation.

The claims filed with the Custodian have been based on the difference between the acreage specified in the agreement which you signed, and the actual acreage of crops under cultivation.

We have gone into this matter very carefully and the difference in acreage has been established by actual measurements. Legal opinion which we have obtained on your behalf advises us that the agreement you signed would leave you liable for the full amount of the claim. However, we have been able to obtain the consent of the tenants to the reduction of their claims to 70% of the full amount.

The amount claimed against you for a difference of 2.22 acres amounted to \$242.00 and a settlement on the basis of 70% amounts to \$169.40 owing by you to Messrs. Fred Schur and Aage Nielson.

We have informed Mr. Schur that he and Mr. Nielson are indebted to you to the extent of \$320.00 due by them to you under Bill of Sale dated April 28, 1942, and applying amount owing by you to them on the score of misrepresentation of crop acreage claims of \$169.40 this leaves a balance owing by Mr. Schur to you of \$150.60 and we have notified Mr. Schur accordingly.

This opportunity is taken to advise you that we have been successful in collecting rent due you of \$150.00 for 1943 and that this amount of \$150.00 has been credited to your account with the Custodian.

We shall endeavour to collect the balance still outstanding
as explained above of \$150.60.

Yours truly,

R. P. Alexander,
Manager.

RP:MA

JAMES M. CAMPBELL
BARRISTER SOLICITOR
NOTARY

Your files
8809 & 4823

Mr. Alexander

REC'D	AUG 4 1943
File No.	4823
Ans.	<i>RAE</i>
Referred	<i>Alexander</i>

MISSION CITY, B. C.

August 3rd. 1943

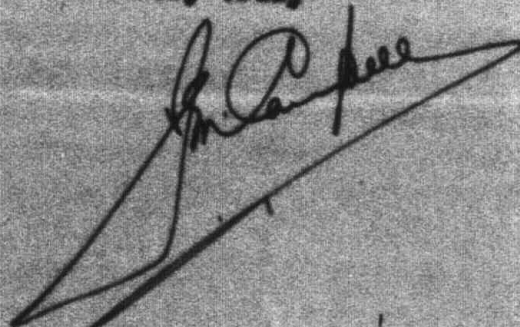
The Custodian
Japanese Evacuation Section
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:-

Re Sannosuke WAKAHARA
and Hara WAKAHARA

Will you please advise in due course what disposition you have made, are making or intend to make with the claim of Fred Schur and Ange Neilson regarding a shortage of 219 hens and 379 chix as set forth in statutory declaration dated August 31st. 1943.

Yours very truly



I am leaving the office for a week commencing Thursday the 5th. Am going where there are no phones, no post office, no faps - in short no worries.



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.

August 13th, 1943.

CORRESPONDENCE SECTION	
Rec'd	AUG 14 1943
File No.	
Ans.	<i>AM</i>
Referred	<i>Alfred</i>

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

Dear Sir: Re:- Sannosuke Wakahara File # 4823

Replying to your letter of the 12th instant.

Messrs. Schur & Nielson were in our office a few days ago and they had a letter from Mr. J. M. Campbell, lawyer, of Mission, stating that their claim of \$300.00 on the chicken deal had been allowed. We had your letter of July 21st at that time and the writer phoned Mr. Campbell about this matter. He informed us that he was writing to you so we just left the matter at that until we heard from you again.

At the time Schur & Nielson were here they could not understand why you were asking for \$150.60 when they had a letter from Mr. Campbell stating the claim of \$300.00 was O.K. They think now that they have \$149.40 coming on the crop acreage shortage. They also have a bill from Mr. Campbell for \$15.00 being 5% collection of claim of \$300.00.

Would you kindly get in touch with Schur & Nielson and let them know just where they stand in this matter and as soon as we hear that it is definitely settled we will be in a position to make settlement.

We remain

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per

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

GAB/EK

5873

August 19th, 1943

The Pacific Co-operative Union,
Mission City, B. C.

Attention Mr. Geo. A. Reid

Dear Sir:-

Re: Sannosuke WAKAHARA
Fred Schur
Aase Nielson

Thank you very much for your letter dated August 17th. The facts of the matter are very simple and we recite them briefly as follows.

(1) Mr. Schur and Mr. Nielson, under their agreement dated April 28th, 1942 with Mr. Sannosuke Wakahara, bought chickens for an agreed upon price of \$2000.00.

(2) Against the amount of \$2000.00 in question, they paid \$480.00.

(3) The balance owing under the agreement was \$1520.00.

(4) Against this balance of \$1520.00 Messrs. Schur and Nielson received credit of \$169.40 representing settlement of their claim against Mr. Wakahara on the score of misrepresentation of crop acreage.

(5) This leaves a balance owing by Messrs. Schur and Nielson to the Custodian on behalf of Mr. Wakahara of \$1350.60 and it is for this sum of \$1350.60 that we are asking you to protect this office.

Mr. James Campbell wrote to us on August 3rd and we replied to him on August 5th referring him to specific correspondence we have had with his clients. We are entirely at a

The P. C. U.

- 2 -

Aug. 19, 1949

loss to understand the statement alleged to have been made by Mr. Campbell to his clients in connection with this matter, nor are we in any position to pass any comments upon the bill for \$15.00 presented by Mr. Campbell to his clients.

We are sending a copy of this letter to Mr. Campbell and to Messrs. Schur and Neilson and we look forward to receiving word from you in this connection in the near future.

Yours truly,

E. P. Alexander
Manager

EPAL:IF

c/c sent to: Fred Schur and Angelo Neilson
James E. Campbell
P. C. Uro

#1-7th Ave.
Bay-Farm
Slacan City
B.C.,

The Department of the Secretary of State
Office of the Custodian.
Japanese Evacuation Section
506 Royal Bank Building,
Vancouver, B.C.,

EVACUATION SECTION	
Rec'd	AUG 30 1943
File No.	4825
Ans.	QNT
Referred	Alexander

Dear Sir; — Re Settlement of crop claims (File #4823)

I beg to acknowledge the receipt of two letters of July 16th and 12th inst. with many thanks.

I regret to hear that according to my tenants complaint, you had to adopt an arbitration as to settle this case smoothly.

I'm sorry to mention you of this, but that agreement was made at the Lawyer in Mission City, B.C., following Mr. Shimets's advice.

The agreement was made before the lawyer and both of tenants and myself in attendance.

When making that agreement it was confirmed by the lawyer, who phoned into Hancy, B.C. where my municipal office is while we three were there.

I'm afraid it may criticize this lawyer by ignoring the said agreement to a certain extent.

However, this case already was settled somehow through your kind effort and I shall say no

more, since its already settled and they are notified
so accordingly.

Judging from your letter, or rather the letter from
my tenants to you, it may seem as though they
are not doing very good as to make a sizeable
profit or income, which consequently is causing the
tenants to send in the complaints in order to cut
down on the rents.

If the case is such, as I have written above I really
sympathize in them for not being able to make what
they are wishing to make, but I often doubt
myself if they have ~~conscience~~ conscience enough
to explain the situation and ask for compromise
through your department.

I wish to assert this in this opportunity that I'm
ready to accept any of such depending on the
circumstances.

May I call your attention regarding my tenants that
if they are to keep on doing what seems to be the
dirty tricks, I'm ready to cope with the situation
accordingly, which may bring unhappy ending,
nevertheless it is my sincere desire to settle all the
dispute in friendly way through your department.

I again wish to thank you very much for the
troubles your department has gone through as to
settle this matter.

Please read my letter by your judgment as I'm afraid
this letter may be incomprehensible owing to the
grammatical errors.

I thank you very much for your kind attention.

I remain

yours truly

J. H. H. H.

per J. H. H. H.

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.
September 3rd, 1943.

EVACUATION SECTION	
Rec'd	SEP 4 1943
File No.	4823
Ans.	
Referred	Alexander

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

Dear Sir:

Re: Sannosuke Wakahara
Fred Schur & Aage Nielson
File Number 4823

Until we hear further from Schur & Nielson regarding this matter there is nothing we can do. We cannot pay the amount of \$150.60 from their account without their consent. They still have enough credit with us to liquidate this amount and when they come in we will go into this matter again.

We remain

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per



Geo. A. Reid
Office Manager.

BAR/EK

September 10, 1943.

Mr. Samosuke WAKAHARA,
Registration No. 13512,
7th Ave., Bay Farm,
Slocan City, B.C.

Dear Sir:

Lots 11, 12, SW 1/4 Sec. 9, Twp. 15,
Map 2113, Maple Ridge, N.B.D.

It appears that you purchased on the 31st of May 1932, under Agreement for Sale, from Sotoya Kitagawa, the above described property, so will you please send into this office by return mail a copy of the Agreement for Sale that you have in hand. We wish to make a copy of same and as soon as that is done it will be returned to you.

In the event that you have paid for this property in full and have received a Deed from Mr. Kitagawa will you please forward that Deed on to us which will be used for registration purposes.

Please do this by return mail and oblige.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:JS

LOCKE, LANE, GUILD & SHEPPARD

Barristers & Solicitors

C. H. LOCKE, K.C.
W. S. LANE C. K. GUILD, K.C. (MAN)
E. A. SHEPPARD, K.C. (BARR.) K. L. YULE
J. R. YOUNG S. C. LANE
G. E. LOCKE

703 Rogers Building

Vancouver, B. C.

September 22nd, 1943.

Rec'd	SEP 23 1943
File No.	
Ans.	
Handled	

Office of the Custodian,
912 Royal Bank Bldg.,
675 West Hastings Street,
VANCOUVER, B.C.

Attention Mr. K. W. Wright

Dear Sir:-

Re - Sannosuke Wakahara
File No. 4823 Legal Department.

We have written Messrs. Schur and Niel-
son demanding payment of \$150.60. We are returning
your file and will report in due course.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD,

Per :-

FAS/EB

4823

January 15th, 1944.

Mr. Sannosuke WAKAHARA,
Registration No. 13512,
Bay Farm,
SLOCAN, B. C.

Dear Sir:

RE: Portion of Lots 11 and 12,
S.W. 1/4, Sec. 9, Tp. 15, Map
1118, New Westminster Dist.

We note that you purchased the above described land on the 31st May, 1932, from Sotoya KITAGAWA, who appears on the records of the Land Registry Office as the registered owner. Under this agreement the final instalment of the Purchase Price was payable on the 31st of May, 1935, and it appears most likely that you have paid Mr. KITAGAWA in full, and may be holding a Deed to yourself.

If you have not paid the full Purchase Price and if you are still indebted to Mr. KITAGAWA, will you please advise us of the date of the last payment made by you, and the amount of the Purchase Price still remaining unpaid, also of any interest which you may be owing as of this date.

Will you please advise us also of the present address of Mr. Sotoya KITAGAWA if known to you.

Yours truly,

Ian Macpherson
Title Examiner

*Deed in full
see letter dated 19.1.44
for deed given
Jm*

IM:ML

March 19/44

Day-Turn

Locant, B.C.

The Immigration Office
Immigration Section
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAR 22 1944
File No.	4123
Ans.	
Referred	Mr. Plummer

Re File # 482

Dear Sir:

I beg to acknowledge the receipt of your letter of 15th inst. to which a copy of which according to your letter were sent to the Immigration Office.

Regarding the final payment of the land which you have inquired of me, I am pleased to say that the final settlement was made in full to Mr. Hamakawa who is acting as attorney for Mr. Satoh Kinsaku.

The ex-servant, Mr. Satoh Kinsaku returned to Japan soon after the sale of his land. (1934)

He passed away a year after his arrival in Japan, thus his relative Mr. Hamakawa was taking Mr. Satoh's place, namely his attorney who until evacuation resided at 1607 Triumph St. Vancouver, B.C.

I'm unable to locate Mr. Hamakawa's address because of the sudden change in his address due to the evacuation.

I regret to say that I have no deed of any kind at present to show, but I'm very

confident to suggest that you would get more details
by writing to Mr. Hamikawa, whose address is unknown
except to the Royal Canadian Mounted Police.
Hoping this would cover everything you have
enquired.

I remain
yours truly
L. Hakokura
per J. Hakokura.

August 7th, 1944.

Mr. Sannosuke WAKAHARA,
Registration No. 13512,
New Denver, B. C.

Dear Sir:

Re: Portion of Lots 11 & 12, SW
1/4 Sec. 9, Twp. 15, Rsp 11E.

We received your letter of March 19th in reply to ours of February 26th and thank you for the information contained therein. We have endeavoured to find some trace of Mr. Hamakawa so that we might take the matter up with him but we have no trace of him in this office and have been informed by the R.C.M.P. that they have no knowledge of him, or his whereabouts. We shall be pleased if you will inform us of Mr. Hamakawa's first name, if known to you; and we find that the address given by you - 1607 Triumph Street - does not exist, the lowest number on that street being 1800.

This property has been sold but we shall not be able to transfer the proceeds of sale to you until we have further information confirming your claim as owner. You will of course, be unable to get the Deed for the property from Mr. Sotoya Kitagawa until after the war. It may be possible, however, that if Mr. Hamakawa is in possession of the original Power of Attorney from Mr. Kitagawa, and will send it to us we may be able to pay you over the moneys now to your credit. We much regret this delay but you will readily see that we are unable to transfer the funds to you until we have satisfactory evidence of your right to them.

- over -

A - 7th Avenue, Bay View,
Sloean City, B. C.
October 17th, 1944.

The Custodian of Enemy Property,
506 Royal Bank Building,
Hastings and Granville,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	17 1944
File No.	14523
Atty.	J. M.
Referred	McPherson

Dear Sir:

File #4923

Re: Portion of Lots 11 & 12 of
SW 1/4 Sec. 9, Twp. 15, Map 118

Received your registered mail of October 8th, 1944 enclosing Statutory Declaration. Paragraph (3) reads as follows: "I am informed and verily believe that the said Gotoya KITAHARA died in Japan and have no knowledge of his heir or heirs." However, this is not correct - his heirs are known to me and are all in Japan. For this reason, I am not signing the declaration.

As to your letter of September 11th, I have not received it.

My cheques and letters from your office have been addressed to New Denver lately and I have had difficulties and delay in getting them. I have at no time been a resident of New Denver. Will you please make this change in my records at your office.

Yours truly,

S. Wakahara

Sannosuke WAKAHARA
Registration #13514

December 4th, 1944.

Mr. Sannosuke WAKAHARA,
Registration No. 13512,
Slocan City, B. C.

Dear Sir:

Re: Portion of Lots 11 & 12 of SW $\frac{1}{4}$ of
Sec. 9, Twp. 15, Map 11E, D.N.E.

We are sending you enclosed a form of Notarial Declaration, revised to conform to the circumstances you report in your letter of March 19th last, and request that you sign before a Notary Public and deliver to the Supervisor of the B. C. Security Commission at Slocan, B. C.

We make this request in order to expediate the transfer of title to the land to your name, which with this Declaration, we may be able to do, and then place to your credit the proceeds of the sale. Failing to get from you this Declaration and transfer of title you will be obliged to get a deed from the heirs of the late Mr. Kitagawa, which will be, in the circumstances, a long and expensive process, as his death will have to be proven and the succession of his heirs established.

Also we should have from Mr. Hamakawa, to whom you made the final payment of purchase price, a written statement confirming your claim of payment. It is for this that we desire to get in touch with him but you have been unable to give us his first name or his correct address. If you could give us his first name we might be able to find him and get his confirmation of your statement that you have paid in full. As we advised you, the address 1670 Triumph Street is incorrect, there being no such address. We find in the City Directory the names of four people named HAMAKAWA, and possibly

*No P/a filed
in 1944
H. 12-4*

- over -

- 2 -

you may be able to tell us if any one of these is the Hamakawa to whom you made payment. They are:

Masu HAMAKAWA, widow. Keeper of a rooming house at 110 E. Hastings St.

Yokeichi HAMAKAWA, retired. Also known as Koto HAMAKAWA, of 944 West 6th Ave.

Yoshio HAMAKAWA, 944 West 6th Avenue.

Chiye (Eddie) HAMAKAWA, Mechanic, of 55 West 5th Avenue.

Will you kindly assist us by giving the Supervisor what information you can.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM
Enc.

EVAN	JAN 15 1945
Recd	4823
File	
Adm	
Ref	

Sleean City, B. C.,
January 11, 1945.

Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

File #4823

I have received your circular letter re: selling of the
Pacific Co-Operation Union's non-redeemable shares.

We are not quite decided as to what to do in this matter
so I will advise you later.

I am enclosing 5 - \$10.00 re-deemable shares.

No. 820 shares 1810 - 1812 dated November 30, 1938.

No. 1077 shares 2473 - 2474 dated November 30, 1939.

Please have these cashed and credited to my account.

Very truly yours,

Sambosuke Wakahara

SAMBOSUKE WAKAHARA, #13512.

Enc. -

*Shares sent to R. D. R.
Jan. 15/45.*

BRITISH COLUMBIA SECURITY COMMISSION

Vancouver, B. C.

January 4, 1945

Our File 780
Custodian File 4823

B.C. Security Commission,
Vancouver, B. C.

Attention Mr M.L. Brown

This will acknowledge your letter of December 5th in connection with declaration which the Custodian wished to have sworn by Wakahara also copy of letter written by the Custodian to Wakahara on December 4th.

We have had a long session with this man today and have obtained the following details from him regarding the purchase of this property:

KITAGAWA Sotoya	now dead in Japan
HAMAKAWA Sanjiro	dead, killed at Fuskin B. C.
ISOGAI Youhi	Now in Japan.

The above three men were the original owners of this property and Wakahara made his purchase from them through Kitagawa. After Hamakawa was killed and Kitagawa and Isogai had gone to Japan the property became vested in Isogai, Heijiro, a relative of Isogai mentioned above. A nephew of Hamakawa, Sanjiro, by the name of Hamakawa son of Michiro, came from Japan and stayed at 1857 Triumph Street, Vancouver, apparently for the sole purpose of putting the affairs of the original three men mentioned above into shape in Canada.

Wakahara, Sannosuke, #13512, had made his original payment to Kitagawa, Sotoya and had continued to make payments and eventually on May 13, 1942, made the final payment of one hundred dollars to Isogai, Heijiro. He holds this receipt today.

In view of the above facts we had Wakahara, Sannosuke, sign the declaration as Kitagawa, Sotoya was apparently the original vendor of this property to Wakahara.

Our information is that Isogai, Heijiro, is at present resident at Tashme.

We hope this information will be of some use to the Custodian but if he requires further information we will get Wakahara in again and have another session with him.

B.C. SECURITY COMMISSION

Supervisor E.R. Adams

EVACUATION SECTION

Rec'd APR 25 1945

File No. H823

Ans. KOPOM

Bay Farm #1 - 7th Avenue,

Slocan, B. C.,

April 19th, 1945.

Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville,
VANCOUVER, B. C.

File H823

Dear Sir:

I am enclosing the following shares for redemption as
offered by the Pacific Co-operative Union at 25¢ on a dollar:

Pacific Co-op Shares

#300 - 29 shares (\$10 share)	dated January 21/42	<i>Nov 1942</i>
#1336 - 3 shares -	dated November 30/40	
#1704 - 5 shares -	dated November 30/41	

I am also enclosing #72 - 1 share Pacific Fraser
Co-operative Union Share.

Please credit proceeds to my account with you.

APR 25 1945

*Received above
Certificates
C.H. Reed*

Yours very truly,

S. Wakahara

Sannosuke WAKAHARA,

Reg. No. 13512.

Enc.

May 31st 1945

Mr. H.L. Brown,
B.C. Security Commission,
360 Homer St.,
Vancouver, B. C.

Dear Sir:

Re: Heijiro ISOGAI, # 07425,
Tashua, B. C.

On February 22nd last you informed us that Mr. Roberts reported to you that the only document in Mr. ISOGAI'S possession in connection with this matter was one in Japanese authorizing him to collect \$100.00 from Mr. WAKAHARA. On May 4th we requested that this document in Japanese should be forwarded to us and it was duly received on May 25th. I am enclosing a translation of this document from which you will note that no reference is made to the collection of any money from Mr. WAKAHARA, and, if Mr. ISOGAI has such authority in documentary form, will you please ask Mr. Adams to procure the same and forward it to your office and us.

The document received with yours of the 25th is in the nature of a Power of Attorney in favor of Shichiso HAMAGAWA of 1776 Powell St., which was the former address of Mr. ISOGAI, and presumably Mr. Shichiso HAMAGAWA is known to Mr. ISOGAI. This document really complicates the situation, as there is no record of any application to transfer the property and it does not indicate the rightful owner.

Will you please have Mr. Adams get from Mr. ISOGAI Mr. HAMAGAWA'S present address, if known to him, and any other relevant information, particularly if Mr. HAMAGAWA has returned to Japan.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML
Encl.

4823, 11701

September 6th, 1945.

Mr. H.L. Brown,
Department of Labour,
Japanese Division,
360 Homer St.,
Vancouver, B. C.

Dear Sir:

Re: Portion of Lots 11 & 12, of S.W. 1/4
Sec. 9, Twp. 13, Map 1112, N.E.R.

We are enclosing copies of two Statutory Declarations made by Heihiro ISOGAI of Tashiro and Sannomake WAKAHARA of Slocan City and a copy of what purports to be a Power of Attorney given by Etoya KITAGAWA to Shichizo HAMAGAWA.

The situation appears to be that Mr. WAKAHARA purchased under Agreement for Sale dated May 31st, 1932 the above described property from Mr. KITAGAWA for \$2000.00, and though he claims to have made payment in full of the purchase price, he holds no receipts for the amounts paid. It is believed that the final payment of \$100.00 was made on the 13th May 1941 to Mr. ISOGAI who so states in his declaration.

The property has been sold by the Custodian who is holding the proceeds of the sale, \$1551.00, to the credit of Mr. WAKAHARA pending satisfactory evidence that he is the party to whom payment should be made. The statements made in the two Statutory Declarations appear as comprehensive as possible to these declarants. If we accept the Power of Attorney given to Mr. HAMAGAWA as being valid, we still have no record of any connection between Mr. HAMAGAWA and Mr. ISOGAI or of any authority given by Mr. HAMAGAWA to Mr. ISOGAI to collect the payments due from Mr. WAKAHARA.

- OVER -

Your supervisor, Mr. E.H. Adams, Sloan, reported to you on January 4th, that Mr. WAKAHARA purchased from Sotoya KITAGAWA, Sanjiro HAMAKAWA and Youhi ISOGAI that HAMAKAWA was killed at Ruskin, B.C., and that Youhi ISOGAI is in Japan. He also reported that a nephew of Sanjiro HAMAKAWA came from Japan, and presumably this may be the Shichizo HAMAGAWA whose name appears on the Power of Attorney. This is no evidence however that this man authorized Mr. Heijiro ISOGAI to collect any money from Mr. WAKAHARA on account of the purchase price. I may add that Title stands in the name of Sotoya KITAGAWA solely.

We should be pleased if you will ask your agent at Tasme to ascertain from Mr. Heijiro ISOGAI by what authority he collected the payment of \$100.00 from Mr. WAKAHARA, whether by direct instructions from Mr. KITAGAWA or instructions from Mr. Sanjiro HAMAKAWA. If he holds any written instructions from either, we request that the original document be sent to this office in your care.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML
Encl.

16th May, 1946.

Mr. Sannosuke WAKAHARA,
Registration No. 13512,
Bay Farm,
Sleean, B.C.

Dear Sir:

We have been advised by the Department of Labour, Japanese Division, that you have made application to return to Japan.

As you are aware, certain farm property situated at Ruskin which has been claimed by you, is registered in the name of Sotoya KITAGAWA, under an Agreement for Sale with you. We understand that Sotoya KITAGAWA is in Japan. If you are able to contact him, we would advise you to make every effort to obtain from him a receipt acknowledging payment for this property in full. This receipt should be witnessed and notarised, and refer to the property, of which the legal description is as follows:

Parts of Lots 11 and 12, of South West 4, Section
9, Township 15, Map 1118, District of New Westminster.

You have been told that the sum of \$1,546.36, which is the net proceeds from the sale of this property, is being held in your account here until proof of your ownership is produced. In your own interests, therefore, we would suggest that you arrange this matter as soon as possible and return the receipt to this office without delay.

Yours truly,

F.E. Anderson,
Administration Department.

WEA:HA

23rd May, 1946.

Mr. Sannosuke WAKAHARA,
Registration No. 13512,
c/o Department of Labour,
Japanese Division,
Vancouver, B.C.

Dear Sir:

In accordance with your inquiry made to our representative at Slocan, we have reviewed your file, and the following is a brief summary of our administration of your affairs.

You registered with this office on the 20th April, 1942, and at that time real property at Kuskin, which you declared you owned became vested in the Custodian. On the 28th April, 1942, you leased the property for a period of nine months from the 1st May, for a rental consideration of \$600.00. This rental was apparently paid to you at the time, although you accepted a post dated Pacific Co-operative Union cheque for \$299.30 as part of it. You sent this cheque to this office for collection, which was effected on the 22nd February, 1943, and the full amount was credited to your account here. No rentals accrued to your benefit at this office as in accordance with the policy of liquidation decided upon by the Canadian Government, the property was sold as of the 1st January, 1943 to the Director of Veterans' Land Act. According to the records of the Land Registry Office, the property was found to be registered in the name of Sotoya KITAGAWA, and under Agreement of Sale to you. You claim to have made payment in full for the property, but have been unable to produce any actual proof of this. The net proceeds of the sale of the land, less legal fees in connection with the conveyance of it, are therefore, being withheld from your use at this time, until some evidence of your having made payment is produced. We wrote to you on the 16th May, regarding this matter and would again suggest you obtain satisfactory evidence when you arrive in Japan.

Messrs. Neilson and Schur, your 1942 lessees, filed a claim against you for \$242.00 for misrepresentation of the acreage in crop as was shown on your lease to them. The Custodian investigated this matter thoroughly, and after obtaining legal counsel, arranged a settlement of the matter for \$169.40. This settlement was not paid to them direct, but was applied on an account owing to you regarding their purchase of your chickens. The balance owing you on the chickens is \$150.60. According to the Solicitors in whose hands it was placed this balance could only be obtained by suing your debtor in Court, and therefore, no further action was taken in the matter, as the expense that would be involved in this would not warrant it. Legal fees of \$10.00, relative to the above were charged to your account here.

The liquidators of the Union Fish Company filed a claim against you for \$38.35, and upon obtaining your acknowledgment that the account was correct, it was paid on your behalf from this office.

23rd May, 1946

We received through our representative your itemized list of chattels about which you enquired. All chattels that were being left on the property were declared by your wife as being hers, although they had been left by you in the care of your tenants. In accordance with the policy of liquidation decided upon by the Canadian Government, all saleable chattels that could be found were removed and sold by public auction, and details of the sale have been sent direct to your wife. Articles that were not of sale value, or worth the expense involved in their handling, were abandoned on the property.

We note that a radio receiver, not declared to the Custodian, was left in your attic, and that a lawnmower was loaned to a George Langford of Ruskin. The matter of these effects will be investigated and any proceeds derived from their sale will be credited to your account here when received.

You surrendered a truck to the authorities in 1942. You were fully advised in our letter of the 8th January, 1943, regarding its sale. The net proceeds from which amounted to \$599.24, and these funds were credited to your account here at that time.

Motchihiro TONOMURA stated he owed you \$50.00 and upon receiving your confirmation of this debt, payment in this amount was transferred to your credit at this office.

You declared having in your possession a \$50.00 Victory bond and a \$1000.00 Western Mutual Benefit Association Insurance policy. These were however, not brought under control by the Custodian, but on the 4th November, 1942, when you requested that we make payment of your premium on this policy, our cheque was returned for the credit of your account as the Insurance Company informed us that the policy had lapsed for non payment.

You declared you were the holder of shares of the Pacific Co-operative Union, and according to their records, your equity amounted to \$290.00 in non-redeemable shares and \$160.00 in redeemable shares. Redeemable shares which had been issued to you in the years 1937 to 1940 inclusive have been redeemed at par from time to time, for \$110.00, and these proceeds, together with \$6.38 interest on the shares, and a \$17.61 credit which was in your account with the Co-operative, have been credited to your account here as received. We acknowledge holding in safe-keeping to your credit your five 1941 redeemable shares which should be redeemed early next year. Your 29 non-redeemable shares and a Pacific Fraser Co-operative Union share which we understand is of no value, are all in safe-keeping to your credit at this office, where they can be dealt with if the occasion arises.

Attached hereto is a detailed statement of your account at this office, of which only \$61.48 has been made available to you in accordance with the Government's Regulations of which you are aware, and the balance is being held pending word regarding proof of ownership of the real property.

It would appear that we have accounted for all the property of every

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.
October 16th, 1946.

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

TREASURY DEPT. CLAIM \$ 188.52

Dear Sir:

Re: WAKAHARA, Sannosuke. No. ⁴⁸²³13512

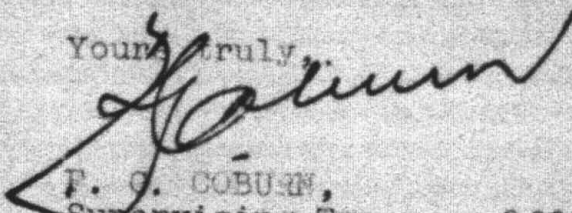
Please note that the above has been repatriated to Japan. At the time of repatriation, the following transactions took place:

Cash turned in - - - - - \$ 61.48

Draft Issued - - - - - \$ 250.00

It will be seen that this Japanese is indebted to the Department on account of repatriation in the amount of \$ 188.52. 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,


P. G. 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 \$ 130⁷⁷

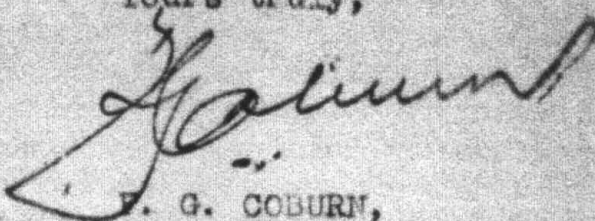
Dear Sir:

Re: WAKAHARA, Sannosuke #13512

This will acknowledge the sum of \$ 57.75
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.