4926

FORM "JP" STRAWBERRY HILL. FILE NO. 4446

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: WAKAI Suyeso

HOME ADDRESS: Bailey Rd., New Westminster B.C.

REGISTRATION NUMBER 12511 SEX: Male AGE: 56

OCCUPATION: Farmer

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Chikayo

ADDRESS OF WIFE OR HUSBAND: Bailey Rd., New Westminster B.C.

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: Panel C. S.E. ¼ of Section 36. Township 4. Municipality of Delta

The land also in Wifes Name.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Storey wooden frame dwelling house 4 rooms. 1 Wood Shed, Bath house, Chicken House, Feed House.

3. INSURANCE (Give particulars; state where policies are) North West Fire Insurance $1000.00. Policy No. Unknown. In declarants possession.

4. TAXES (Amount and where payable) $22.54 Taxes paid 1941. Corporation of Delta Ladner B.C.

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

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6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Title Office, New Westminster B.C.

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

9. IF FARM LAND STATE CROPS SOWN Strawberry, Black Currants, Asparagus, Raspberries, ~~GRAPE~~ Gooseberries, 2 Cherry Trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Seepage 1, Section 2.

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:

9 Chairs, 2 Tables 2 Pantry, 1 Drawer, 3 Stoves, 1 Shovel 2 Peavey, 12 Egg Crates, Electric Water Pump and Water System. All to be left at Bailey Rd., New Westminster B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Confederation Life Association $1000.00 Policy No. 562361. Policy in declarants possession.

10. INTEREST IN ANY ESTATES OR TRUSTS. none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 18th day of April 1942.

(Signature) S. Wakai

F. N. Lebans
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date 3/12/42

Full Name ✓ WAKAI, Suyizo
(Surname in Block Letters)

Registration No. 12511 ✓ Male - Female (check) Age Sept. 1, 1884

Former Address Bailey Rd., R.R. #1, New Westminster B.C.

Date Evacuated 25/4/42 Naturalized - Canadian-Born - National ✓ (check)

Present Address % Seward House
Emerson, Man.

✓ Married - Single (check)

Name of Wife SHIGENAGA, Chikayo 12570

Name of Husband —

Name of Mother (wife) YOSHIYAMA, Yoshi (dec'd) Name of Father WAKAI, Tokujiro (dec'd)

Names of Children under 16

Our File No. 4926 Registered with Custodian (yes or no)

Requested By E. Burraston

Additional Information Farmer (15 acres + buildings)

REAL PROPERTY SUMMARY

Files 4889, 4926

V.L.A. B.C. 411-P

JAPANESE NAMES: Chikayo WAKAI -- Reg. No. 12510
Suyizo WAKAI -- Reg. No. 12511.

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

PROPERTY ADDRESS: 1370 Bailey Road, New Westminster.

LEGAL DESCRIPTION: Lot "C" of the South East quarter of Section 36 Township 4 Map 6410 Municipality of Delta, D.N.W.

TITLE: In the names of Suyizo and Chikayo WAKAI Joint Tenants.

ENCUMBRANCE: Vesting in Custodian 25155, 14th December 1942.

ASSESSED VALUE: 14.3 acres.
Land $787.00
Improvements $1200.00 Total $1987.00 Taxes $22.54.

CLASSIFICATION: Farm with buildings. Inspector reported 28th December 1942. approximately 1½ acres cleared with several patches of mixed berries and 23 fruit trees and with a 1½ storey frame house 26 x 28, 4 rooms in good condition, also 3 chicken houses 18 x 60, 20 x 30, 20 x 90, packing shed and chicken house 30 x 72, colony house 10 x 18, bath house 8 x 12, woodshed 12 x 15. At date of inspection occupied by A.J. SIGOUIN.

HISTORY OF ADMINISTRATION: Prior to evacuation Suyizo and Chikayo WAKAI gave to Stanley G. Stewart permission to occupy the premises for the duration of the war, the said Stewart to pay taxes and light and keep up reasonable repairs. The taxes had been paid up to the end of 1941 and the 1942 taxes were paid on behalf of Stewart. The Custodian paid $15.00 on account of the 1942 taxes which the Municipality refunded on the 19th November 1942. Stewart notified the Custodian on the 31st November 1942 that he was vacating the premises.

On the 10th December 1942, the Custodian leased the property to Aurel J. SIGOUIN as from the 1st November 1942 to the 31st October 1943 for $180.00 payable $15.00 on the 1st of each month. This lease included buildings and reserved storag space. The lease was handed to The Director The Veterans' Land Act on the 2nd January 1943. On this lease, $150.00 was paid to the Custodian of which $120.00 was allowed to The Director The Veterans' Land Act as accrued rental.

SOLD: To The Director The Veterans' Land Act for $1754.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of the Joint Account of Suyizo and Chikayo WAKAI sale price $1754.00, refund of insurance $33.10,

$33.10

rental for November and December 1942, $30.00, total $1817.10
less Insurance $31.65, Certificate of Encumbrance $1.00,
registration fee $3.00, legal fee $15.00, total $50.65. Net
amount released $1766.45.

TITLE: Included in C. of T. 166890-E and payment of consideration included in cheque to the Custodian dated February 9, 1944.

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

DATED February 25, 1946.

Ian Macpherson

IM:ML

12511	NAME: NAKAI, Suyeo (See also File 4880)				FILE NO.: 4926
COMPANY	POLICY NO.	AMOUNT	EXPIRATION MONTH	DAY	YEAR	PROPERTY
North West Fire Insurance Company	Transferred to Bldg. 209360	$1,000.	Aug.	20	1944	Bailey Rd, Strawberry Hill Lot "A", SE¼ Sec.36, Twp.4, Mun. of Delta, B. C.
North West Fire Insurance Company	Transferred to 206500	$1,050.	March	26	1946	Lot "C", SE¼ Sec.36, Twp.4, 1371 Bailey Rd, Mun. of Delta, B. C.
North West Fire Insurance Company	212118	$300.00	August	20	1947	Bailey Rd, Strawberry Hill, BC Lt."C", SE¼ Sec.36, Twp.4, Mun. Delta.
	Expired					

FIRE INSURANCE SUMMARY

Files 4989, 4926 Re: Chikayo WAKAI Reg. No. 12510
Suyiso WAKAI Reg. No. 12511

Suyiso and Chikayo WAKAI, prior to evacuation, had insured in the North West Fire Insurance Co. under policy 205360 with $700.00 on dwelling and $300.00 on household effects, policy expiring on August 20, 1944. This policy was endorsed to the Custodian and endorsement sent to Suyiso WAKAI on the 29th March 1943. This insurance was considered by the Custodian insufficient and on instructions from the Custodian, Coulthard, Sutherland & Co. placed additional insurance of $1050.00 under policy 206500 in the North West Fire Insurance Co., expiring March 26, 1946. Policies number 205360 and 206500 were transferred to The Director The Veterans' Land Act.

Before expiration of policy number 205360, the household effects were insured by the North West Fire Insurance Co., in the amount of $300.00, under policy 212116, the policy expiring August 20, 1945, the premium of $5.10 was paid by the Custodian on the 8th August 1944. The premium on policy 206500, $26.25 was paid by the Custodian April 26, 1943.

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

DATED February 25, 1946.

IM:ML

LIABILITY SUMMARY

Files 4889, 4926

Re: Chikayo WAKAI — Reg. No. 12510
Suyiso WAKAI — Reg. No. 12511

Neither Suyiso and Chikayo WAKAI declared any personal liabilities.

On the 16th December, 1942, Union Oil Co. Ltd., filed a claim against C. WAKAI of New Westminster in the amount of $8.00. This claim was referred to Chikayo WAKAI who, on the 20th January, 1943, denied the liability. This denial was reported to The Union Oil Co. on the 2nd February, 1945, and the Custodian no longer carries this liability on record.

These files reveal no other liabilities.

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

W.E. Robertson

Vitelli
13th April, 1946.

PERSONAL PROPERTY SUMMARY

File No. 4986 12th November, 1946

Re: Suyezo WAKAI - Reg. No. 12511

CHATTELS:

When registering with this office on the 18th April, 1942, the above Japanese declared leaving at his house on Bailey Road, New Westminster, a number of household goods, garden tools, egg crates, and an electric water pump system. He was evacuated on the 25th April, 1942, and our fieldmen inventoried the property in December, 1942, and the tenant Mr. Sigouin, signed the inventory stating that he would be responsible for them.

On the 12th April, 1945 some household articles were sold to the tenant by apprisal for the net sum of $9.00 and on the 2nd May, 1946, a further number were sold for the net sum of $13.50.

A detailed account of the chattels is shown on the attached chattels schedule.

The electric water pump system was sold with the property as a fixture.

ACCOUNTS RECEIVABLE: The sum of $40.00 was collected by the Custodian on WAKAI's behalf from Y. MUKAI, as requested 30th October, 1944.

LIFE INSURANCE: Both Suyezo WAKAI and his wife, Chikayo, File No. 4889, declared owning Confederation Insurance policies, and at the request of these Japanese, in January, 1944, premiums were paid on both policies from the joint account of the Japanese in the total amount of $27.00. No other premiums have been paid from this office.

This file reveals no other personal property.

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

WEA:HA

W. E. Anderson

CHATTEL SCHEDULE

File No. 4926 April 23rd, 1946.

RE: Suyiso WAKAI, Reg. No. 12511 ,

The above made his declaration to the Custodian on April 18/42 and was evacuated on May 25/42.

DECLARED April 18/42	INVENTORIED	SOLD	OTHER DISPOSITION
9 Chairs	6 Chairs	2 sold to tenant 15/6/45	4 Missing
2 Tables	1 Dining room table & top	Sold on appraisal 16/4/46	
	1 Home made table		Abandoned
2 Pantries			Abandoned
1 Drawer			Abandoned
3 Stoves	Small boat stove		Abandoned
	Coal oil stove		Abandoned
			1 not found
1 Shovel		2 forks sold on appraisal 16/4/46	
2 Peavies 12 Egg crates	12 Egg crates	Sold on appraisal 16/4/46	
Electric water pump and water system	Electric pump		Fixture
	240# scales		Missing
½ Gallon crock fountain 15 Jam crates 1 Bed complete 13 Picker's trays 2-1 gallon crock jugs 2 Cans creolin 20 Picker's trays Part roll wire fencing Few wooden troughs and feeders Perfection milk cooler 215 Common brick Cone heater		2 barrels sold on appraisal 16/4/46 All sold on appraisal 16/4/46	
2 Brooders		1 brooder stove sold to tenant 15/6/45	1 brooder abandoned
12 Gallon crock		Sold to tenant 15/6/45	

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

April 23/46
WJI:LEM

W. J. Iverson

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 4926

NAME: Suyeso WAKAI

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: Trapp Motors Ltd.

VALUATION: $10.00

PURCHASE PRICE: $10.00

COMMITTEE'S APPROVAL: June 15, 1945

PURCHASER'S FULL NAME: Mr. M. Lyons

ADDRESS: Surrey, B.C.

OCCUPATION: Farmer

BILL OF SALE REQUIRED: ~~YES~~ NO
(state if purchase price already paid or arrangements made) paid in full. May 25. 1945

ENCUMBRANCES, IF ANY: Nil

LIST OF CHATTELS SOLD:

Crock	$3.00
Coal Brooder stove	5.00
2 Kitchen chairs	2.00
	$10.00

File No. 4926

CHATTELS BELONGING TO Suyeso NAKAI

Reg. 1251

Sold to Tenant, M. Lyons

Crock	$ 3.00
Coal brooder stove	5.00
2 Kitchen chairs	2.00
	$10.00
Less appraisal fee - 10%	1.00
NET PROCEEDS	$ 9.00

"Certified a just and fair appraisal as made by us this 12th day of April, 1945."

TRAPP MOTORS LTD.

SIGNED [signature]
TRAPP MOTORS LTD.

Survey
F.

WITNESS: [signature]
Office of the Custodian.

APPROVED BY OUR RURAL ADVISORY COMMITTEE: June 16, 1945

File No. 4889 November 3rd, 1944

CLAIMS DEPARTMENT

Suyeso NAKAI - Reg. No. 12511

CREDITORS:-

NO CLAIMS ON FILE.

PLEASE NOTE CLAIM BELOW:- Chikayo NAKAI (Mrs. Suyeso) - Reg. No. 12510
File No. 4889

1. Union Oil Company Ltd.....$6.00
(This claim is against C. Wakai, R.R.1, New Westminster, B. C.)

DEBTORS:-

1. T. Wakai.....T.8621..... $ 40.00

AMOUNT

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Suyezo Wakai

c/o Edmund Hansen

Edmonton Man.

File No. 4926 from

Reg. No. 1254

Company Confederation Life Asc. Agency Vanc

Policy No. 562 361

Premium - $ 190.17

Payable: Annually, Semi-annually or monthly

Month Jan. Day 22

REMARKS:

P.

1816143

letter sent

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: DELTA Date: Dec. 28th. 1942

NAME: WAKAI, Suyezo REGISTRATION NO. 12511

ADDRESS: 137[illegible] Bailey Rd. New Westminster, B.C.

PROPERTY:

ACREAGE: App. 1½ acres cleared

KIND OF CROPS: Several patches of mixed berries, 23 Fruit trees

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1½ Storey VACANT: OCCUPIED: Yes

DESCRIPTION: Frame ROOF: Shingle

SIZE: 26 x 28. NO. OF ROOMS: 4

CONDITION: Good

OTHER BUILDINGS:
Colony House 10 x 18, Chicken House: 18 x 60
Bath house 8 x 12 " " 20 x 30
Woodshed 12 x 15 " " 20 x 90
Packing Shed & " " 30 x 72

NAME OF LESSEE OR RENTOR: A.J. SIGOUIN (above address)

TERMS: $15.00 pr[illegible] Month as from Nov. 42.

WATER: Well (Electric pump) ON: OFF:

LIGHT: Electric ON: Yes OFF:

REMARKS: Property seems to be well kept.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

SEE ATTACHED LIST

Signed: [signature]

To Whom it may concern, April 27th 1942.

I the undersigned have come to an agreement whereby Standly & Stewart should take over my property and use same located at No.- Bailey Rd Delta Municpality BC for the duration of the war,

It is further agreed that Standly & Stewart will pay taxes & light and keep up reasonable repairs on said property for terms of this contract.

Witness E M Scott

Signed
S. Wakai
C. Wakai

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 4926

MUNICIPALITY: Delta. Date: May 13th. 1942.

NAME: WAKAI. Suyezo, REGISTRATION NO. 12511

ADDRESS: 1367 Bailey Road. New Westminster, B.C.

PROPERTY:

ACREAGE: 5.

KIND OF CROPS: Strawberries, Black currants, Asparagus. Rasberries, Goose Ber.

APPROXIMATE ACREAGE OF EACH: Not obtainable.

HOUSE: VACANT: Yes. OCCUPIED

DESCRIPTION 2 Story wooden frame house ROOF: Shingle.

SIZE: 24x24 NO. OF ROOMS 4.

CONDITION: Good.

OTHER BUILDINGS: Woodshed. Feedhouse. Chickenhouse.

NAME OF LESSEE OR RENTOR: Stanley G. Stewart. address 409 Scott Road.

TERMS: Not stated.

WATER: "Well" ON: OFF:

LIGHT: ON: Yes. OFF:

REMARKS: Property in WAKAI's Wifes name.Lessee not on property when I was there.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house.
6 Chairs.
3 Boxes & 2 Cartons.
1-8 Gal. stone crock.
1-12 Gal. Stone crock.
1 Heater.
Electric water pump connected in basement.
In second part of Feedhouse:
1 Bed & Spring (New)
1 Small platform scale.

Signed: I.C.Bardwell

JL 602

✓ 4589 4926

Please file this

4889

R.R.1, New Westminster, B.C.
October 31, 1942.

The District Superintendent,
Soldier Settlement of Canada,
Vancouver, B.C.

Dear Sir:

Re: S. & C. Wakai Property
Lot C of SE¼ Sec.36, Tp.4,
Map 6410, N.W.D.

I wish to advise that I do not intend to continue operation of the above property under arrangements made with the Japanese owners and in the circumstances am willing to give up immediate possession in order that other arrangements may be made for leasing of the property.

Yours truly,

A. C. Stewart.

30

INVENTORY OF CHATTELS BELONGING

TO

WAKAI. Su yezo # 12511

Which have been left in the care of: A.J.SIGOUIN.
1367 Bailey Rd. New Westminster, B.C.

IN HOUSE MAIN FLOOR

1 H.M.Front room table
6 Chairs (1 Arm chair)

UPSTAIRS

1 Oil Lamp
1 Gas Lantern
1 Electric treatment machine
1 Cone Electric heater
1 Box of Clothes & rags
1 Box of Books & Magazines
1 Crtn. " "
Large quan. of Newspapers & magazines Loose
1 Part bag of Cement
1 Sad Iron
1 Large Tea chest
1 Large metal lined Box.
1 Bed warmer
3 ½T. Medecine bottles
1 Bottle of DURIKONO Medicine

BASEMENT

3 Lanterns Oil
1 Lamp "
1 12 Gal. crock
1 Saw set
12 Egg crates complete
1 240 Platform scale missing
1 BEATTY WATER PUMP & TANK
1 ½ Gal. crock Fountain
2 Water taps
Few loose bottles

PACKING HOUSE & CHICKEN HOUSE COMB.

15 Jam crates
17 Wooden pails
1 Bed complete
13 Picker trays
1 Table top
2 1 gal. crock jugs
2 Large baskets
1 4 gal. tin of coal oil
6 Part bags of Cement
1 tin cont. dry Sulpher
3 Wooden pails
11 Empty 4 gal oil cans
1 4 & 2 1 gal. cans of CREOLINE
4 Barrels : 1 cont. quan. of Lime
2 10 Gal. square tins

The above articles have been left in my care , and I will be responsible for their safe keeping.

WITNESS [signature] SIGNED A. Sigouin

Office of Custodian.

CONTINUED INVENTORY RE: WAKAI , Suyezo # 12511

CONT. PACKING & CHICKEN HOUSE

2 Brooders complete (1 oil)
1 Sml. Boat cook stove
Part bag of GOE WEST
1 1 gal crock jug cont. wine
6 Bottles of wine
1 Pail
20 Picker trays
1 Part roll of 2" to 6" wire fencing
2 Chicken shipping crates
8 Jam crates
1 Loose window
Few wooden troughs
1 Perfection milk cooler
1 1 Hole coal oil stove
1 Gal lamp base
1 Box cont. 2 Logging spikes, 1 Oar lock, Hatchet head, 1 Speedometer
1 Crtn. & 1 Old box of Old fish net
Part sack of ##### old Herring
15 Lengths of Brooder pipe
1 3 way wooden pulley block
2 Sml. bags of ARSENATE of Lead powder
2 12' lengths of 1 x 8" Cedar
3 10' " " 1 5/8ths X 5/5/8ths Cedar
1 10 Gal Drum
Sml. box of Sulpher
3 Sacks of Egg coal
215 New fire brick —
Quan. of mixed lumber
1 Old drum
Several wooden feed troughs

CHICKEN HOUSE

Quan. of short lehgth lumber
2 Part rolls of 2" x 6' wire fencing

WOODSHED

1 Large basket
1 Old mattress tied up
2 Large wooden boxes
1 Sml. H.M.Table

CHICKEN HOUSE

Large quan. of mixed Lumber
1 H.M.Wooden pulley

OUTSIDE

1 Gooseberry grader
Large quan. of chicken wire fencing in use
1 Large basket
2 Peevees
~~1 Old washing machine in parts N.V.~~

The above articles have been left in my care, and I will be responsible for their safe keeping.

WITNESS [signature] SIGNED A. Siguria

Office of Custodian.

S.T. Sold to Arnant, 12/4/45
Appraised by Trapp Motors Ltd.

COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

TELEPHONE 190

Rec'd MAR 29 1943
File No.
Ans.
Referred MR Gibson

Your File: 4926 & 4889.

March 26, 1943.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

Attention Mr. Gibson.
RE: Mr. & Mrs. Suyezo WAKAI.

INVESTIGATION SECTION
Rec'd MAR 29 1943
File No.
Ans.
Referred Gibson

Dear Sir:

We have inspected the property of the above party as requested in your letter of March 22nd and wish to report buildings and values as follows:

#1	Dwelling.....	$700 00	(Brick chimney)
#2	Chicken House..... 50 ft.	200 00	
#3	Chicken House 30 ft.....	250 00	
#4	" " 50 ft.....	200 00	
#5	" " 100 ft.....	350 00	
#6	Woodshed.....	50 00	
		$1750 00	

Attached is our cover note.

Yours very truly,
COULTHARD, SUTHERLAND & CO. LTD.

W. H. Coulthard.

EVACUATION SECTION
Rec'd NOV 2 1944
File No. 4926
Ans.
Referred

S. Wakai
Ernestina
Manitoba

Oct 30th 1944

Dear Sir

I received letter from Mr
& Mrs Wakai who living
Lemon creek B. C.

I lented $40 to him
before leaving B C

Will you pay back to me
from Mr & Mrs Wakai
Customman account as fast as
possible.

Yours truly

S. Wakai

8621
4926

November 7th, 1944

Mr. Yutaka MUKAI,
Registration No. 12395,
Slocan, B. C.

Dear Sir:

As you are aware we have paid the claims lodged against you by M. Nishiguchi Co. Ltd., Shizuo KADO, and Tsunegusu INABA. However, since paying these claims we have received two further claims, one, Masato OHORI - $49.00. This claim we have already forwarded to you through the B. C. Security Commission. The other claim is by Suyizo WAKAI - $40.00. We would like to know whether you agree that these claims are correct, or otherwise. If they are correct we would like to know the date on which they originated, also whether you would like them paid from your joint account with the Custodian.

Yours truly,

ANcA:ND

A. McAlister,
Claims Department.

4926

November 7th, 1944

Mr. Suyizo NAKAI,
Registration No. 12511,
Emerson, Man.

Dear Sir:

We have for acknowledgment your letter of the 30th ultimo, stating that T. MUKAI owes you $40.00. Please supply us with the correct first name of MUKAI, in other words what does "T" stand for? We require this as there are a lot of "T" MUKAIS registered with the Custodian.

We would also like to know the date you loaned the money to MUKAI. If you have a receipt for the loan this could be forwarded and placed in your file.

Please give the matter of a reply to this letter your earliest attention.

Yours truly,

AMcA:ND

A. McAlister,
Claims Department.

Office of the Custodian,
Hastings and Granville,
Vancouver, B.C.

EVACUATION SECTION
Rec'd NOV 23 1944
File No. 4926
Ans.
Referred McAlister

Emerson, Man.
Nov. 20/44.

3Le 9621

Dear Sir,

Refering to your file # 4926.
My letter of the 30th ultimo stating that
Y. MUKAI owes "40.00
"Y" stands for YUTAKA.
I have no reciept but was informed
from him stating he had a account with
the custodian.
And he wanted me to collect through
the department.
Mr. Y. Mukai was my neighbor at Stanberry
Hill, B.C. and I trusted him.

Hold for reply from
B.C. Dr

Yours truly,
S. Wakai

REG. NO. 12511.

P.S.
The money mentioned above was loaned in or Jan. Feb. 24
1942.

DEPARTMENT OF LABOUR

CANADA

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
December 7th 1944

Dept of Secretary of State,
Office of the Custodian,
506 Royal Bank Building,

EVACUATION SECTION
Rec'd DEC 7 1944
File No. 4926 & 4889
Ans.
Referred Anderson

Attention Mr W.F.Anderson

Dear Sir,

Re Suyezo WAKAI #12511
Custodian Files #4926 & 4889

We enclose herewith Custodian Release form received from the above named man requesting that his funds be invested in the purchase of Victory Bonds.

As we understand it, your office is reluctant to undertake the purchase of War Bonds on behalf of Japanese and would prefer that they make their own purchase of Bonds. In view of this would you please forward a cheque to Mr WAKAI for the available balance of his funds.

Yours truly,

Remit $1696.45

cr. B.C. 1754.45

Claims 8.00

$50 Legal

H.L.Brown
Office Manager.

Joint Accounts 4889 & 4926

/mrs
enc

1704.45
5
1696.45
58
1754.45

G-165-B

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

Address: P. O. Box 365 Date: November 23rd. 1944

Emerson, Manitoba

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, Suyezo WAKAI, Police Registration No. 12511

hereby request you to release to me the under-noted ~~articles stored at~~

in possession of The Custodian

and I release you from any claim whatsoever with respect to such articles, and ship same through the B.C. Security Commission.

Description of articles wanted:

All my Assets in hands of the Custodian to be turned into Victory Bonds, to be forwarded me on completion of purchase; any balance remaining to be forwarded by cheque.

Original Address: Strawberry Hill, British Columbia

Total Number in Family: 2

Date evacuated to present address: June 1942

CHARGES:

I agree to pay all charges as required by the British Columbia Security Commission.

Deposit Received: Nil

Approved:
BRITISH COLUMBIA SECURITY COMMISSION

Per [signature]

Suyezo Wakai

(Claimant sign here)

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Per [signature]

Suyezo. Wakai

(Claimant sign here)

File No. 4926

CHATTELS BELONGING TO Suyeso NAKAI

Sold to Tenant, M. Ivens

Crock	$ 3.00
Coal brooder stove	5.00
2 Kitchen chairs	2.00
	$10.00
Less appraisal fee - 10%	1.00
NET PROCEEDS	$ 9.00

"Certified a just and fair appraisal as made by us this 12th day of April, 1945."

Price Quoted Buyer by Agent by telephone to Supervisor.

TRAPP MOTORS, LTD

SIGNED _____
TRAPP MOTORS LTD.

WITNESS:
Office of the Custodian.

APPROVED BY OUR RURAL ADVISORY COMMITTEE:

R E P O R T

File No. 4926 May 1st, 1945.

TO: The File

FROM: Mr. R. M. Anderson

RE: Suyezo WAKAI

On examining the undermentioned articles I found them valueless and think they should be abandoned:

1 Box of old clothes
2 Boxes of magazines and papers
Large quantity of newspapers
Seve al bottles of medicines
2 Large tea chests
Quantity of jam crates
17 Wooden pails
~~1 Bed~~
2 Baskets
Quantity of cement
1 Tin of sulphur
Quantity of creoline (used)
Several tins
1 Jug of wine (rotten)
~~Quantity of fertilizer~~
~~Quantity of picker's trays~~
~~Quantity of wooden troughs~~
3 Old lamps
Brooder stove pipe (old)
2 Bags of lead poison
2 Bags of sulphur
Quantity of mixed lumber (used)
Old mattress
Small table, home made
1 Wood pulley

RMA:

APPRAISAL SHEET

File 4926 May 2, 1946.

Re: Syuiso WAKAI, Reg. No. 12511.

In accordance with instructions received from the Custodian's office, Vancouver, B. C. we have appraised and sold to Mr. McNay, 1371 Bailey Road, Surrey, B. C., the following goods at the price indicated below:

Round table	$ 2.00	
Bed Stead & Spring	1.00	
Troughs & feeders	4.00	
Quantity bricks	2.00	
2 forks	.50	
Cone heater	1.00	
2 barrels @ 50¢	1.00	
Jam crates	1.50	
Odds & ends	1.00	
Wire	1.00	$15.00
Less appraisal fee 10%		$ 1.50
Net Proceeds		$13.50

In full purchase of all sundry chattels inspected on property on April 16th, 1946, excluding fixtures.

I hereby certify that the foregoing is a true and fair appraisal.

TRAPP MOTORS LTD.

SIGNED C. B. Trapp

WITNESS _____

SUBMITTED TO THE RURAL ADVISORY COMMITTEE _____

WJI/DP

Copy sent in to Mr. Evans at it was returned

4926

12th November, 1946.

REGISTERED

Mr. Suyeso NAKAI,
Registration No. 12511,
P.O. Box 365,
Emerson, Manitoba.

Dear Sir:

As requested through the Department of Labour, we enclose herewith Custodian cheque in the amount of $62.50, which sum represents all the funds credited to your personal account at this office. A detailed statement of your account showing how this sum was arrived at is attached.

Funds held in the joint account of yourself and your wife, derived from the sale of your jointly owned real property, have already been remitted, and it would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

/HA
Encls.3 (Cheque)

J.L. No. 602

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 4889 & 4926

Reg. No. 12510 & 12511

506 Royal Bank Building,
Vancouver, B. C.

APR 15 1944

Mrs. Chikaye WAKAI and Mr. Suyeso WAKAI
Emerson, Manitoba.

Dear Sir:

Re: R.R. #1, New Westminster, B. C.
Lot "C" of the S.E. ¼ of Section 36, Township 4, Map 6410, District of New Westminster, C. of E. 30786.

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

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

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

Sale price of above described property		$ 1754.00
Add:		
Unexpired insurance premium as at January 1st, 1943		6.85
		$ 1760.85
Less:		
Tax arrears to December 31st, 1942	$	
Registration fee	$ 3.00	
Encumbrance—Principal		
—Interest		$ 3.00
Net proceeds of sale		$ 1757.85

Joint

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

Yours truly,

F. G. SHEARS,
Director.

1943		Debit	Credit	Balance
Jan. 1	Balance brought forward	$	$ 30.00	$ 30.00 Cr.
	Credit re Sale of Property		1757.85	
	Land Registry Office	1.00		
1944				
Jan. 14	Confederation Life Insce. premium	27.00		
		$28.00	$1787.85	

CR $1759.85

BC-411-P

BC/411-p Page 1 S.S. Form No. 43 (Sheet 1)

COPY

Farm Appraisal Report

File No. John 608

Land Description Lot "C" of S.E.¼ of Sec.36, Tp.4, Map 6610, N.W.D.

No house number Containing 14.30 Acres

Owner's Name Suyise Wakai & Chikayo Wakai (Joint tenants) Post Office Address R.R.1, New Westminster, B.C.

Nearest Rail Point New Westminster Distance 5 miles

Market Town " " Distance 5 "

Church (give denomination) " " All Denominations Distance 3 "

Nearest School Kennedy School Distance ½ "

State how property was identified: Map location and corner posts

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

Direct access to Bayley Road; gravel; good condition.

Is this district a good one? Reasonably good

Employment opportunity New Westminster industries - 5 miles

Predominating Nationality and religion: Mixed Nationals.

Describe Fencing and its condition: No fences; posts on S. & E. Value $

Water supply: From 2 wells; only fair supply; electric pump & tank. Value $

Electricity: Power available; light installed.

BUILDINGS ON FARM

4926-4889

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22 x 28	Frame	1 sty.	Shgls.	10 yrs.	Wood	Fair	$ 800.00
Shed	14 x 16	"	1 "	"	5 "	"	"	80.00
Poultry house	20 x 60	"	1 "	"	4 "	"	Good	300.00
" "	20 x 30	"	2 "	"		"	"	280.00
" "	20 x 52	"	1 "	"	4 "	"	"	260.00
" "	16 x100	"	1 "	"	10 "	"	Fair	380.00
Fuel shed	12 x 12	"	1 "	"	" "	"	"	
" "	12 x 20	"	2 "	"	" "	"	"	
	x							
	x							
	x							
	x							

Total present day value $1980.00

Total Value Buildings add to farm $1400.00

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

$

Describe the basement and chimneys: Partial wood basement; brick chimney on ground.

No. rooms downstairs? 4 Upstairs? nil. How finished Wood

Are buildings painted? No Condition of paint -

Distance from nearest bush 150'

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
2.	Level	Sandy loam 10 to 18"	Hardpan	Mixed small fruits	$70	$ 140.00

Area which can be cultivated without cost other than for breaking.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
12.50	Level	Sdy.loam 10 to 18"	hardpan	Clearing, stumping, breaking	$150 to $200	$80	246.00

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land $ 386.00

Total added by buildings to value of farm $1400.00

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

Total value of farm $1786.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property occupied by tenant. Very little farming operation this season. Porous, hungry soil. Fertility only maintained by ample manure.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Small fruits and poultry if soil fertility maintained.

Noxious weeds:
Numerous annual weeds

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation of Delta
Assessed - Land - $ 787.00
Improvements - 1200.00 - Tax 1942 - $22.56

Date: July 23rd, 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 20 day of July 1942.

Inspector's Signature "H. L. SINCLAIR"

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

Farm Appraisal Report

Remarks: This property is situated on the Bayley Road about 5 miles from New Westminster. Only a small portion of the land is under cultivation; balance in bush. The soil is of a light sandy gravelly nature over hardpan, and heavy application of manure is necessary to maintain fertility.

The property has been developed and operated chiefly as a poultry proposition and apparently the manure used to maintain fertility for small acreage under cultivation. Buildings are fair structure and in a good state of repair.

The property is leased to S.C.Stewart of 1370 Bayley Road until the duration of war. Stewart is responsible for payment of taxes only. Dwelling on property is at present occupied by A.J.Sigouin.

(FOR ORCHARD LANDS ONLY)

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

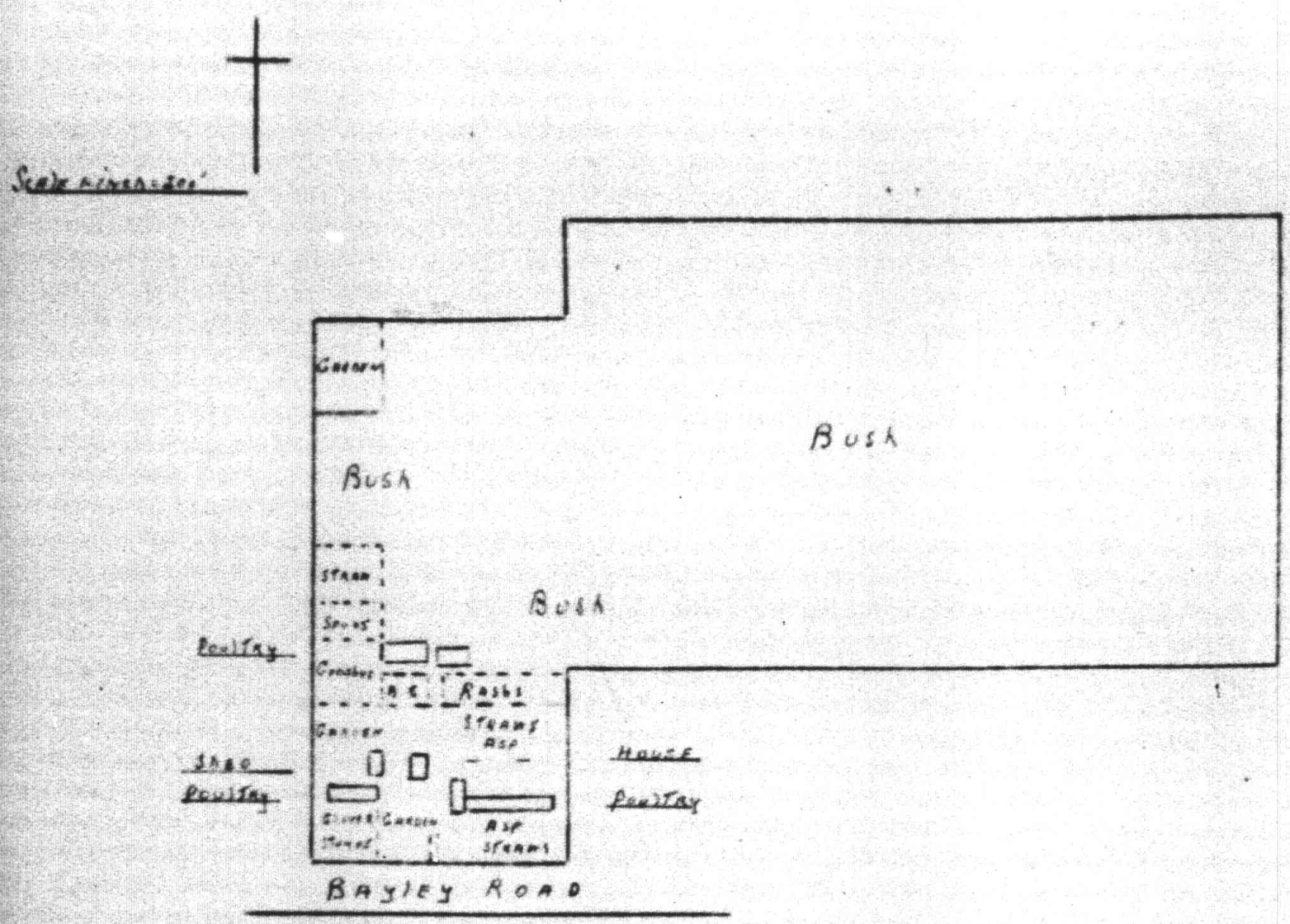
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

			Present Value
Strawberries	-	.12 acre	$
Gooseberries	-	.14 "	$
Strawberries & asparagus	-	.51 "	$
R.Currants & Raspberries	-	.15 "	$
Buildings & garden	-	1.08 "	$
Bush	-	12.80	$
		14.30 "	$
			$
			$
		Total	$

Amount fruit trees add to value of farm $

Diagram of Property



Lot "C" of S.E. ¼ of Sect. 36 Tp. 4 Map. 6410 N.W.D.

Suyizo Nakai & Chikayo Nakai Joint Tenants

14.30 Acs

Following careful review of this appraisal report, it is my opinion that the present value is $ 1600

Date 24th July 1942

H B Smith

District Superintendent.