12966

INFORMATION FROM R.C.M.P.

Date June 7/43

ar File No. 12966

Full Name WAKITA, Sajiro
(Surname in Block Letters)

Registration No. 04472 Male - V - Female (check) Age Feb. 7, 1887

rmer Address P. O. Box 429, Steveston, B. C.

e Evacuated Apr. 14/42 Naturalized - Canadian-Born - V - National (check)

esent Address P.O. Box 435, Revelstoke, B. C.

V
Married - Single (check)

Name of Wife Uno - #04465 (File 14257)

Name of Husband - - -

Name of Mother Natsu #04398 (File 14258) Name of Father - - -

Names of Children ~~under 16~~ Hajime (M) Sept.25/26, File #13086; (Yutaka) Sukeji (M) Nov. 6/28, File 14179; Yaeko (F) Feb. 2/31; Masayo (F) #05618 18yrs. File #14256; Nobuko (F) - #04244 - 23 yrs. File 14255; Jitsue (F) #04473, File 14095, 24 yrs.

equested by J. Hale Registered with Custodian (Yes or No)

Additional Information General Store.

12/6/17.

File No: 12966 7th January, 1948.

VEHICLE SUMMARY FOR CLAIM

CLAIMANT Sajiro WAKITA Regn No: 04472

FORMER ADDRESS Box 429 Steveston, B.C.

CLAIM Valuation of truck as per claim $750.
Specific amount of claim unavailable as included with claims on two properties viz Cat. 828 & 835.

REFERENCES	HISTORY:
RP.1	Wakita was evacuated 14 Apr 42 and neither he nor any other member of his family would complete Form JP.
T.1	Wakita turned in on 10 Mar 42 to R.C.M.P. the following vehicle: (Turned in by RCMP to Custodian 10 Mar 42)
T.1	(LICENSE NO: (1941) CA354 (MAKE & MODEL: 1929 STEWART truck (SERIAL NO: 21X4135 (ENGINE NO: 11581 (Number of Tires: 4 (Speedometer reading: 36275 (Extra equipment: Nil (Condition: Appears fair.
T.2	Appraised by McDermott Motors (undated) $130.
T.3	Johnston Motor Co. Ltd. tender 25 Jul 42 $57.50
T.4	Sold to Clarence M. Cabeen 21 Sep 42 $130.
T.5	Statement of Sale showing net credit of $102.56 submitted to Wakita 15 Jan 43.
T.6	Pro forma letter explaining reasons for sale etc submitted Wakita 15 Feb 43.

JC/

Form 246

ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT

Detachment
Seizure No. 2-33
FOR USE WHERE APPLICABLE

T 1

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date 19

RE:- WAKITA, Sajiro Box 429 Moncton St. Steveston BC B.C.
NAME OF FILE

On March 10th 19 42, I H.P.Price RCMP
MEMBER'S NAME

Came into possession of the following goods by:-

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

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		LICENSE NO. (42) GA554 TIRE NUMBERS 4
		MAKE & MODEL 29 Stewart truck
		SERIAL NO. 2172158
		ENGINE NO. 11501
		SPEEDOMETER READING 36275
		CONDITION
		appears fair
		EXTRA EQUIPMENT
		NONE
		DESCRIPTION & CONDITION VERIFIED
		S. L. Fisher #4 [illegible]

Mr Bennett Motors Appraisal T 3

G. G. 130-6220 Rev. 2-41

USED CAR APPRAISAL RECORD

NAME T 97

ADDRESS Fair Grounds

Paint			
Tires 4 fair	$ ✓		
Body & Fenders	$ ✓		
Glass	$ ✓		
Top	$ ✓		
Nickelling	$ ✓		
Radiator	$ ✓		
Running Boards	$ ✓		
Mats & Kick Pads	$ ✓		
Upholstery	$ 6 00		
Hardware	$ ✓		
Motor Expense	$ ✓		
Transmission	$ ✓		
Rear Axle	$ ✓		
Universal Joints	$ ✓		
Clutch	$ ✓		
Steering	$ ✓		
Brakes	$ ✓		
Tighten Up	$ 12 00		
Muffler	$ 15 00		
Sundries	$ 10 00		
Wash & Clean Motor	$ 2 00		
Clean Interior	$ 2 00		
Oil & Grease, Change Oil & Check Over	$ 4 00		
Total	$ 42 00		

Make: Stewart (Buddy)

Body Style: Van.

Year: 29.

License: 6A354 41

Serial: 21X4135.

Mileage: 36275

Remarks: Has Spare C.

32 x 6

Mod. interested in

Salesman

Date

Appraised by H. Grant.

For immediate acceptance only.

Selling price $ 130.00

Less Repairs $

Allowance $

REDIFORM - PATENTED - AUDIT BUSINESS FORMS LIMITED 20488

W. H. JOHNSTON, MANAGING DIRECTOR

A. S. JOHNSTON, PRESIDENT

T3

JOHNSTON MOTOR CO. LIMITED

Authorized Dealers Plymouth and Chrysler

TELEPHONE: FAIRMONT 0424 — SEVENTH AND MAIN STREET

VANCOUVER, B.C.

July 25th, 1942.

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

Dear Sir:

We wish to submit our tender for purchase of the following unit listed in your catalogue covering Japanese Vehicles.

MAKE	LOCATION	MODEL	YEAR	STYLE	CUSTODIAN NO.	OUR OFFER
Stewart	A	21-x	1929	Panel 1 T.	T97	$57.50

Enclosed please find certified cheque to cover 10% of our offer.

Yours very truly,

JOHNSTON MOTOR CO. LTD.

C. S. Johnston

repeat

5 28

T 4

MEMORANDUM

To: File 12966 March 23, 1944.

From: Specified Articles Department

Re: WAKITA, Sajiro - Reg. 04472

ARTICLE	DESCRIPTION	APPRAISED VALUE
TRUCK	1929 Stewart No. T97 License No. (41) CA 354	$130.00

Sold to: Clarence M. Cabeen X Date: September 21, 1942. X

Selling Price: $130.00

Parker

T 5

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE No. 12966

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

January 15, 1943.

Mr. Sajiro WAKITA,
Reg. No. 04472,
Revelstoke, B. C.

Dear Sir: Our No. T97

Re: Motor Vehicles

Your Stewart Truck

which was surrendered to the Authorities, has been sold for $130.00

Charges against your car were as follows:

Liens	$
Administrative Expenses	$ 27.44
The Balance thereafter remaining of	$102.56

has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA
JH

04472	NAME WAKITA, Saijiro	FILE NO. 12966

COMPANY	POLICY NO.	AMOUNT	EXPIRATION MONTH	EXPIRATION DAY	EXPIRATION YEAR	PROPERTY
Liverpool & London & Globe Ins. Co.	Renewal Pol.# 1400 Liverpool, London & Globe 116615	$1500.00	June	23	1944	Rear of 76 Moncton St., Lts. 384, Blk.5, Sec.10, Blk.5, Range 5, Steveston,
Liverpool London & Globe Insurance Company	Pol. now deposited for $2,000 with Mc Martin 126005	~~$1,500.~~	June	23	1945	Rear 76 Moncton St. ton, BC Lts. 384, Blk.5, Sec.10, Steveston, B.C.
Liverpool & London & Globe Insurance. Co.	Sold under Agreement for Sale to McDonald 135211	$2,000.00	June	23	2/4/45 1946	Rear 76 Moncton St. on Lts.384, Blk.5,Sec.10, Steveston, B.C.
Liverpool & London & Globe Insurance Co.	Renewed under Pol.# 148241 Trans. to purchaser - 13/3/47 148241 Premium paid by McMartin	$2,000.00	June	23	1947	Rear 76 Moncton St. on Lts.384, Blk.5,Sec.10,B3R,#7R,Map249.

File No. 12966 July 7th, 1944

MEMORANDUM
RE CLAIMS

Re: Saijiro WAKITA

CREDITORS:

Milne & Middleton,Ltd.	$15.69	Paid
Union Oil Co. (Against S. Wakita & Co.)	8.00	paid 5/11/43

DEBTORS: **SEE "A" FOR LIST**

~~Hideo KAWANO #05093~~ ~~$4.05 (Kawano says~~
~~File No. 992~~ ~~$32.00)~~

GDM/GH

12966 Claim

REGISTERED

6th January, 1948.

F. Drewe Pratt Esq.,
602 W. Hastings St.,
Vancouver, B.C.

Dear Sir,

RE: Cat.#835
Lots 3&4 Blk 5, Sec 10
B3N, R7W Map 249 D.N.W.

Cat.#828
Lots 4A & 4B, Blk 4, Sec 10
B3n, R7W Map 249 D.N.W.

Saijiro WAKITA

For your information we enclose herewith J.W. Fairhall, Coulthard, Sutherland & Co. Ltd., and Johnson, Reeve & Watson appraisals in the case of the property first above-mentioned and Coulthard, Sutherland & Co. Ltd. appraisal of the latter.

These are appraisals of Real Property which was sold by the Custodian, in regard to which you have filed a claim.

Yours truly,

J. Keating
OFFICE OF THE CUSTODIAN

JC/..

Encl. 4.

13086
14179
14095

8 January, 1948.

GENERAL SUMMARY

RE

Hajime WAKITA	File 13086
Yutaka WAKITA	14179
Jitsue WAKITA	14095

•-•-•-•-•-•-•-•-•-•-•-•-•-•

Hajime	(Male)	Date of birth	18 Sep 26	Age date lease	15
Yutaka	(Male)	"	6 Nov 28	"	14
Jitsue	(Female)	"	Unknown	"	--

The above Japanese are the children of Sajiro WAKITA file 12966 (subject of a personal claim)
Jitsue married during evacuation and is now Mrs Minoru NISHI.

The Wakita family refused to cooperate with this office at all times, and on the advice of their solicitor F. Drewe PRATT, refused to complete JP Forms or declare their property. All correspondence in this connection emanating from this office was ignored, and the efforts of the Supervisors of the B.C. Security Commission on the Custodian's behalf were useless. Copies of letters in this regard are attached hereto.
Due to the above condition the Claim file has been prepared on the basis of correspondence and documents which are unsupported by original testimony.

••••••••••••••••••

REFERENCE	HISTORY:
Claim	N.B. - Hajime and Yutaka WAKITA are the claimants in this case. No claim has been received from Jitsue WAKITA as of date of this Summary.
RP.I	Hajime and Yutaka were the registered owners of the property known as 76 Moncton St., Steveston, B.C., and the file reveals that Jitsue operated the store at that location.
LEASE Paras.1,2 " 14,Sched.A	On 22 May 42 these three Japanese leased premises, stock-in-trade, fixtures and chattels to a Mr. H.J. Blackburn for a period of 3 years expiring 22 May 45. THIS LEASE WAS SIGNED BY ALL PARTIES UNDER SEAL.
Para.14 and 1st page of lease	Jitsue WAKITA is described in the lease as being the "STORE OPERATOR". The "Store Operator" transferred the stock-in-trade, store fixtures, equipment and furnishings of the living quarters as per Schedule 'A' to the Lessee.
Para.15	The Lessee to be"responsible to the STORE OPERATOR" for the fixtures, furnishings and furniture.
Para.16	The Lessee to deliver up to the STORE OPERATOR the premises, fixtures, equipment, furniture and furnishings as per Sched.'A', and to replace or deliver the stock-in-trade at the termination of the lease.
Para.17	The Lessee to "Indemnify the STORE OPERATOR" from debts, claims or demands.
Para.18	Rent to be deposited to account of "Jitsue Wakita, acting for herself [redacted] and as agent for the Lessors". (No power of Attorney evident)

The above Lease was drawn up by F. Drewe PRATT who is also acting as counsel in regard to the Claim. (See Jitsue's letter 12 May 45)

File No: 12966 7th January, 1948.

REAL PROPERTY SUMMARY FOR CLAIM

CLAIMANT	Sajiro WAKITA Regn No: 04472
PROPERTY SUBJECT OF CLAIM	Cat. #835 - 1st Ave., Steveston, B.C. Lots 3 & 4, Blk 5, Sec 10 B3N/R7W Map 249 Dist. New West'r. BC
CLASSIFICATION	Apartment building.
CLAIM	Both Cat. #835 and #828 are included in the figures Wakita has placed as a valuation, so no separate figures on each parcel are available.

REFERENCES HISTORY:

RP.1 Wakita was evacuated 14 Apr 42 and neither he nor any other member of his family would complete Form JP.

RP.2 Custodian agent Mr. C.C. Robinson notified this office 17 June 43 that Wakita had made a verbal agreement with a Mr. Blackburn to rent the apartment building at a monthly rental of $10. plus water rates.
Blackburn remained as tenant on that basis until date of sale 16 Feb 45.

RP.3 Building photographed 13 Apr 43.

RP.4 1942 Tax Statement:

Land		946.
Improvements		1500.
		2446.
Taxable value		1696.
Taxes	37.32	
Dyking chge	2.60	39.92

RP.5 Vested and C of E dated 15 Jun 43 #51934.

RP.6 Coulthard, Sutherland & Co. Ltd. appraisal 22 Apr 44 $1565.
RP.7 J.W. Fairhall appraisal 31 Oct 44 $2100.
RP.8 Johnson,Reeve & Watson appraisal 26 Feb 45 $1000.

RP.9 Tenant (Blackburn) tenders sum of $500. for property, 19 Apr

RP.10 Wm. McMartin through realtor T.C. King offers $1800. 15 Jan

RP.11 McMartin offer approved by Adv. Com. 23 Jan 45.

RP.12 Wakita advised property sold 11 May 45:
$1000. cash bal of $800. secured by Agreement and payable $100. quarterly with int. at 5%. Date Sale:16/2/45
Stmt. of Acct., Stmt. re Sale supplied with covering letter.

RP.13 Agreement for Sale paid in full 28 Feb 47.

JC/

File No. 12966.

EXTRACTS MADE DEC. 28/42.

LIST OF ACCOUNTS RECEIVABLE

Saiiro WAKITA - Reg. No. 04472

C.D. NO.	FILE NO.	NAMES	AMOUNTS	REMARKS
1.	11346	Toyogi ABE	$98.09	
2.		ADACHI	15.00	Not located 23-12-43 add.
3.	6197	Yasuo ATAGI	16.05	
4.	3477?	Sunnosuke AURA	74.08	Bl 9/23-?
5.	Int. 430?	Kanesaburo CHIBA	97.05	
6.	10495	Sachie HAMAGUCHI	100.00	Disputed
7.	1396	Umajiro HAMAMOTO	140.70	Disputed
8.	2790?	Kichitaro HASHIMOTO	20.00	Pd 19.1.45
9.	Int. 765?	Masae HASHIMOTO	892,63	
10.	8001	Naojiro HASHIMOTO	287.50	
11.		HIGO	12.60	Not located 23-12-43 add.
12.	3537	Chotaro ISHIDA	213.77	
13.	3553	Hisahichi ISHIDA	106.41	
14.		KANAI	87.50	Not located 23-12-43 add.
15.	52727	Masuo KARUYA	53.90	
16.	1061	Toshio KATATSU	15.05	Wakita says 'Paid' Dec 30-4-44
17.	992	Hideo KAWANO	44.05	
18.	1837	Kazuo KIMURA	5.95	
19.	1221	Mitsuo KOYANAGI X	20.00	Paid 30-12-43
20.		Gengi MAEDA	6.40	Not located 23-12-43 add.
21.	1694	Yoshibi MAEDI	82.75	
22.		Takeo MIYAZAKI	24.98	Not located 23-12-43 add.
23.		Iwao MIYASHITA	172.38	Not located 23-12-43 add.
24.		MIZUGUCHI (Priest)	220.00	2/4/20?
25.	3542	Shiguchiro MIZUNO	199.44	
26.	8012	Tokuichi MIZUYABU	72.53	
27.	829	Kenji MORI	418.11	
28.	1536	Yoshimatsu MUKAI	13.20	
29.	12118	Rynsuke NAKAHARA	195.89	Pd. with [illegible] Pd 22-4-44
30.	6005	Hirokichi NAKAKURA	23.24	
31.	3043	Toichi NAKAI	4.00	
32.	Int. 849	Daizo NAKANO	26.48	

File No. 12966. LIST OF ACCOUNTS REC. - Cont. 2.

C.D. NO.	FILE no.	NAMES		AMOUNTS	REMARKS
33.	2403	Toyakichi NAKANISHI	X	$ 1.72	Paid 5-3-43
34.	5015	Katsujiro NARUKAMI		161.~~24~~ 161.72	Letter agreed this letter
35.	2443	Bunkichi NASU	X	25.16	Paid 31-1-44
36.	4129	Kichijiro NISHI		52.12	
37.	3209	Yonezo NISHI		9.00	Honeplay
38.	663	Yasojiro NISHIBATA		492.94	
39.	13685	Mitsuyoshi NITTA		151.58	
40.	11403	Kitaro NITTA		1633.97	
41.		Giroemon NODA		68.33	
42.	3888	Yukino ODA		123.60	
43.	5550	Makitaro OGA	X	83.70	Paid 24-5-43
44.		OGAKI		14.79	Not located 23-12-42 added
45.		Fukumatsu OYAMA		37.05	Not located 23-12-42 added
46.		Nancy OKANO		11.62	Not located 23-12-42 added
47.	1171	Tomi OKIMI		8.85	
48.		Kujozo ORITA		29.82	not located 23-12-42 added
49,		Tsunekusu SAIMOTO		11.00	not located 23-12-42 added
50.	4362	Ainosuke SAKAI		2246.09	
51.	3913	Shinji SATO	X	113.37	Paid 21-6-43
52.	1189	Kazuichi SHIMOZAWA		412.53	Disputes amount
53.	5829	Giromatsu SHIN		6.00	
54.	9912?	Tamuchi SHIN		44.85	
55.		Kanichi SHUJOJI		13.35	Not located 23-12-42 added
56.	13702	Hyozo TABATA		41.17	Settling direct - 10-8-44
57.	3867	Masao TAKAGAKI		43.31	Honeplay.
58.	Int. 897?	Junichi TANAKA		3.15	
59.	1101	Manabu TANAKA		152.04	
60.		Seikichi TANI		113.29	not located 23-12-42 added
61.	2921	Koji TASAKA		278.82	Admits but cannot pay
62.	1185	TOKAI		10.00	
63.	6428	Ikutaro UMEMURA		13.53	
64.		Itaro UMINO		28.85	not located 23-12-42 added
65.	6651	Masajiro URASE		135.30	
66.	6725	Soichi UYAJAMA		39.43	
67.	483	Kunizo UYEDA	X	38.06	Disputes amount. Says later to pay 1/11/44

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File No. 12966. LIST OF ACCOUNTS REC. - Cont. 3.

C.D. NO.	FILE NO.	NAMES	AMOUNTS	REMARKS
68.	481	Umikichi UYEDA	$ 54.85	
69.	5252	Hisakichi UYEDE	9.44	Pd
70.		Motokichi UYEYAMA	88.95	Letter addressed to wrong address
71.	13668	Sashichi WAKANO	42.18	Pd.
72.	1419	Mantaro YAMASHITA	502.75	not registered; cannot locate
73.	4460	Wakamatsu YASHIKI	45.80	
74.	4314	Toranosuke YASUDA	62.25	
75.	13726?	Kanichi YOSHIDA	273.20	
76.	8456?	Tsunekichi YOSHIDA	13.20	
77.	2844	Jujio YOSHIMOTO	59.75	
78.	4928	Yonekichi YUKAWA	256.53	
			72.74	

Green

110

76 Moreton Street,
Steveston, B.C.
December 20, 1941.

The Department of State Office of Custodian,
1012 Royal Bank Building,
Vancouver, B.C.

RECEIVED
DEC 24 1941

Re: Consolidated Regulations Respecting
Trading with Enemy (1939).

Gentlemen;

With regarding your letter of the 11th, our trade is owned and operated under the name of S. Wakita by K. and J. Wakita, both of Canadian by birth and that there is no Japanese interested.

Yours truly,

S. Wakita
per J. Wakita.

58

12966 & 13086.

February 18, 1943.

The Manager,
The Royal Bank of Canada,
Steveston, B. C.

Dear Sir:

Re: Sajiro WAKITA, File No. 12966 &
H. and Y. WAKITA, File 13086.

Further to your telephone conversation of today's date with the undersigned, would you please be good enough to provide the Custodian with a statement covering all the moneys paid into your bank by Mr. H. J. Blackburn or anyone on his behalf relative to certain properties on Moncton Street, Steveston, described as follows:

Lots 3 and 4, Block 5, Section 10, Block 3 North, Range 7 West, Map 249 and Lots 6 and 7, Block 5, Section 10, Block 3 North, Range 7 West, Map 249.

On these properties we understand there are situated a two storey building used as a boarding house and a store with living quarters respectively.

We have received notice from the Assessor of the Township of Richmond that Sajiro Wakita is owner of another property described as Lots 4A and 4B, Block 4, Section 10, Block 3 North, Range 7 West, Map 249 which property, however, we understand is vacant. In your statement in this connection, will you please show the dates as well as the amounts of deposits made to the credit of the Wakitas and also show any amounts and relative dates of any payments which have been made to these Japanese persons and also the amount standing to their credit in your bank at the present time.

Receipt of this information from you at an early date will be appreciated.

Yours truly,

A. G. McArthur,
Administration Department.

AGM/P.

COPY

February 23, 1943.

STATEMENT OF ACCOUNT.

Jitsue Wakita, Hajime Wakita & Nobuko Wakita or any of them.

Box, 429, Steveston, B. C.

In Account with

The Royal Bank of Canada.

Steveston, B. C.

Cheques.			Deposits.		
Date:	Particulars	Amount	Date:	Particulars	Amount.
May 29	Cheque	5.45	May 31	Balance	10,858.78
	"	6.41			
June 16	"	20.81			
20	"	2.15			
22	"	4.30	June 17	Dom. of Can. coupons	15.00
July 16	Certified cheque	348.75	Aug. 1	H. Blackburn	15.00
Aug. 12	Cheque	3.45	Sept. 1	H. Blackburn	25.00
Oct. 2	"	67.17	18	Dom. of Can. coupons	7.50
6	"	13.23	Oct. 1	H. Blackburn	40.00
Nov. 12	"	52.02	Nov. 2	H. Blackburn	25.00
17	"	26.36	30	Interest	78.45
Dec. 2	"	15.00	Dec. 1	H. Blackburn	25.00
Jan. 29	Safekeeping	1.50	21	Dom. of Can. coupons	15.00
Feb. 9	Cheque	139.68	Jan. 4	H. Blackburn	25.00
23	"	5.08	Feb. 5	H. Blackburn	25.00
23	Balance	10,443.37			
		11,154.73			11,154.73

P.O. Box 135,
Revelstoke, B.C.
May 3rd 1943.

EVACUATION SECTION
Rec'd MAY 4 1943
File No. 1-966 & 4015
Area
Referred Mr. Argyle

The Custodian,
Vancouver, B.C.

Dear sir :-

Enclosed is ~~please find~~ bills for Mr. Katsujiro Nakakami for which we have corrected the bills to ~~$~~ 156.89 as Mr. Nakakami has stated but this balance was up to Dec. 6, 1941. Since that he has ~~not~~ bought as you see on the bill some more up 1942 and the amounted to $161.74.

Our book showed $161.24 at first - this amount was what we had wrote you for However upon checking up to-day the amount should have been $161.74. Our Bookkeeper had added (50¢) wrong before. Kindly correct this and let Mr. Nakamikami know that the amount should be $161.74 instead of $161.24.

M

The amount to which he stated 156.89 is up to Dec. 6, 1941. Since that, the bill included. Will you please send him the bill in Japanese so that he will recollect what he has bought since Dec. 6, 1941.

Thanking you and trusting you will please collect this from him.

Sincerely yours,

S. Takita.

7-5-43

held ans
for word from
Nuakchiu

$

$161.71 ok

P. O. Box 439,
Revelstoke, BC.
Sept. 1, 1943.

INTERNATION SECTION
SEP 3 1943
File No. R2776
Ans. 16/9
Referred

The Custodian of the Enemy Aliens,
Vancouver, BC.,

Dear sir :-

With regarding the turnie belonging to Mr R. Nakahara, which you claimed that they are in the boxes in care of Mr. Blackburn in my store at Steveston, I wish to inquire regarding Mr. Nakahara's debt owing us. In case you disposed of the turnie, will he be be willing to pay for his debt owing us? I imagine you have the record of what he owes me. I should think that if this would amount to a little more than what his turnie worth. But that I am holding his turnie for his debt but I wish to know what he is going to do about his debt after getting the turnie disposed by you.

The turnie is not kept in the boxes in care of Mr. Blackburn so kindly do not encourage Mr. Blackburn to open any of the boxes that are in his care.

Please let me know what
you or Mr. Nakahara's intentions are regarding
this suit before selling the farm which I have
[redacted] taking care of.

Thanking you in advance,

I am,

S. Hakita
per J. M.

12966
12118

Sept. 11th, 1943

Mr. Sajiro WAKITA,
Registration No. 04472,
P. O. Box 435,
Revelstoke, B. C.

Dear Sir:-

Thank you for your letter of September 1st dealing with the twine belonging to Mr. Ryosuke NAKAHARA. We regret that our letter of July 26th was incorrect in saying that the latter asked us to send him the twine left in your care. His letter to us actually read as follows:

"The three bundles of net twine are worth $126.00. I left these at Mr. Sajiro Wakita's store in Steveston, so sell these and get the money and I will try and pay the rest when I can."

As this was in answer to a letter from us enquiring about his debt to you, we think this is a clear acknowledgement and if you will advise us where the twine is, we will sell it and credit your account with the proceeds.

Yours truly,

H. F. Green
Protection Department

HFG:IF

P. O. Box 435,
Revelstoke, B.C.,
September 29/43.

The Custodian of the Japanese Enemy Property,
Vancouver, B.C.

EXECUTION SECTION
Rec'd OCT 4 1943
File No. 12966
Ans.
Referred

Dear Sir :-

With regarding Mr. Kunzo Uyeda's account #38 Oc, the Mr. Uyeda referred, the amount Mr. Uyeda actually owes himself from me is $23.10 plus 5¢ postage. Bill to this amount is added $14.40 (2 bag of rice - one at $7.90 and other at 6.50) which was sent to Mr. Kunzo Uyeda of which Mr. Uyeda sent to Mrs. Shizue Muraa (nee Shizue Matsuba) for which she hasn't paid yet. This was included to Mr. Uyeda's $23.10. If you could, kindly arrange to collect $14.40 from Mrs. Muraa direct. I understand she is living in Greenwood at present.

Mr Uyeda

Regarding Mr. K Nakahara's terms, I am going to send them right away. There are 7 lbs. 40/10 ; 24 lbs. 40/9 ; 2 lbs. 40/4 ; total of 23 lbs. Kindly ~~sell and~~ credit to my account ~~and arrange~~ what is sold and please arrange to collect the balance of what Mr. Nakahara owes me and credit to my account. Thanking you, I am,

Mrs Yoshi

sold

Yours truly,
S. Wakabayashi
per P.M.

P.O. Box 435,
Revelstoke B.C.,
Nov. 10/43.

EVACUATION SECTION
Recd NOV 20 '43
File No. 12966
Ans. 23/11
Referred Green

Re Custodian,
Exhibits Dept.,
Vancouver B.C.

Dear sir :-

With regarding Mr. Nakabaro twine, I have sent them to Mr Blackburn in Steveston (who is taking care of my property in Steveston)

I understood that upon selling of those twine, you were suppose to credit the amount sold to my account. This is to be done because of Mr. Nakabaro's debt on my account.

Kindly let me know how much they are sold for and credited to my account so that I will have exact record of Mr. Nakabaro's acct.

Thanking you and waiting for your reply.

Sincerely yours,

S. Shita

P.O. Box 435,
Revelstoke, B.C.,
February 15, 1944.

EVACUATION SECTION
Rec'd FEB 25 1944
File No. 12964
Ans. 1
Referred Jamieson

506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

Dear Sir:

In reply to your letter of February 12, you have stated that 138 lbs of Barbour's twine was sent from us instead of 141 lbs. There must have been a mistake as our record shows as following:

40/9	4 pkg.		=	48 lbs.
40/6	6 pkg	3 lbs.	=	75 lbs.
40/5		5 lbs.	=	5 lbs.
40/4	1 pkg	1 lbs.	=	13 lbs.
Total				141 lbs.

The 8 lbs of 40/6, of course, has already been credited on our record as it has been paid before.

Will you check up this matter with the Western Leckie Ltd as I am sure our record is accurate.

Yours truly,
S. Wakita.

12366

February 26th, 1944

Messrs. Western Leckie Ltd.,
134 Abbott Street,
Vancouver, B. C.

Dear Sirs:

Re: Twine belonging to
S. WAKITA.

In connection with the 138 lbs. of twine which you delivered to us belonging to Sajiro WAKITA, we have today received a letter from him stating that there were 141 lbs. in storage made up as follows:

40/9	4 pkg.		- 48 lbs.
40/6	6 pkg.	3 lbs.	- 75 lbs.
40/5		5 lbs.	- 5 lbs.
40/4	1 pkg.	1 lb.	- 13 lbs.
			141 lbs.

Will you kindly check on this and advise us.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

WESTERN LECKIE LIMITED

FISHING SUPPLIES — MARINE HARDWARE

BARBOUR'S
"BEST"
SALMON NETS
TROLLING SUPPLIES
HALIBUT GEAR
FINLAYSON'S
CUTTYHUNK AND
B C LEADER LINE

KNOX'S
"BEST"
SALMON NETS
"BLUE TICKET"
COTTON NETTING
C.C.M "IMPERI"
COTTON ROPE AND TWINE
LINEN THREADS AND TWINES

148 ALEXANDER STREET

VANCOUVER,

J. C. HORAN,
MANAGER

March 3, 1944.

EVACUATION SECTION
Rec'd MAR 4 1944
File No. 12916
Ans.
Referred

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506, 675 West Hastings St.,
Vancouver, B. C.

Attention: Mr. G. D. Milsom.

Dear Sir:

RE: Twine belonging to
S. WAKITA

There appears to be a discrepancy of three pounds out of a total of 141 lbs. which we are unable to trace at the moment.

You will realize that this twine has been in our warehouse for over a year and a half, and it is very difficult for us to reconcile our records with the figures sent in by Mr. S. Wakita.

We are checking further into the matter and if the three pounds in question turns up we will advise you.

Yours very truly,

WESTERN LECKIE LIMITED.

Manager.

JCH:MG

1061
12966 A

April 19th, 1944.

Mr. Sajiro WAKITA,
Registration No. 04472,
P. O. Box 435,
Revelstoke, B.C.

Wakita
Atty Paul
2-X-4-44

Dear Sir:

re: $15.05 - Toshio KATATSU, Reg. No. 04512

Some time ago we submitted the above claim to KATATSU for payment and received reply as follows:

"I have no knowledge whatever of such debt."

He suggested, however, that it might be an account against the Steveston Buddhist Mission, of which Kiheiji Kishi was treasurer. We wrote to KISHI, who states that there were no unpaid accounts of the Mission at your store at the time he left Steveston. NISHI asked for an itemized statement in order to assist in locating the party who owes this amount, if possible.

All this was reported to your attorney, F. Drewe Pratt, Esq., on the 13th of January last, but we have received no reply from him. While we said at that time that we would take no further action we believe that we could be of assistance to you and hence are writing to you direct for this itemized statement. If we do not hear from you within a reasonable time we shall close the file in this regard.

Yours truly,

BRD:DE

B. R. Dusenbury,
Claims Department.

RP
9

76 Moncton Street

Steveston. B.C.

April 19.1944

835

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

Dear Sir:

JAPANESE EVACUATION SECTION
REAL PROPERTIES FOR SALE BY PUBLIC TENDER

I hereby tender the sum of Five hundred dollars ($500.) for the following described property as listed in Catalogue and enclose my cheque for deposit with tender 10%:- $50.

Catalogue No. 835. 1st Avenue. Lot 3&4. Blk.5. D.L.10.

This property is now occupied by me as Tenant.

Yours truly,

H. J Blackburn

H.Blackburn.

Revise & return cheque

Rec'd 22 Apr/44
File No. 12946
Ans. Any
Referred

RP
16

Rec'd 1-5-44
File No. 12966
Ans. any-
Referred

76 Moncton Street
Steveston. B.C.

April 19, 1944

828

To:-The Custodian,
Department of The Secretary of State,
506 Royal Bank Building,
Vancouver. B.C.

Dear Sir:

JAPANESE EVACUATION Section
REAL PROPERTIES FOR SALE BY PUBLIC TENDER

I hereby tender the sum of One hundred dollars ($100)
for the following described property as listed in Catalogue and
enclose my cheque for deposit with tender 10% $10.

Catalogue No. 828. 1st Avenue. Lot.4a.4B. Blk 4. DL.10.

This property is now occupied by me as Tenant.

Yours truly,

H. J Blackburn

H. Blackburn.

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

TELEPHONE 106

609 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

RP
17

22nd.April,1944.

Catalogue #828

~~File #6824~~

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

Dear Sir:-

Re:Lots 4A,4B,Block 4,Sec.10,B3N/7W,
Map 249,Steveston Townsite

This is vacat land, being two cleared lots 25 x 152' each, well fenced and has been cultivated. This property is in a good locality close to business district, fair surroundings, open ditch at front. This property fronts on 1st. Ave.

VALUATION: Lots $75.each $150.

Yours very truly,

Coulthard,Sutherland & Co.Ltd.

F.H.Coulthard.

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

TELEPHONE 106

609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

835
RP
6

22nd, April, 1944

Catalogue #835

File #12966

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

Dear Sir:-

Re: Lots 3 and 4, Block 5, Sec.10, BSN/TW
Map 249, Steveston Townsite

This property is a two story rooming house 70 x 26' consisting of 14 rooms. Exterior- Shiplap, rough, painted red. Interior- V joint and shiplap unpainted, fir floors in fair condition, two brick chimneys, two sinks and two toilets, roof in poor condition, ~~xxii~~ outside walls on concrete. City light and water. Heated by stoves.

This building is both poorly and cheaply constructed, close to business district and in poor surroundings. There is an open ditch at the side full of rubbish and sewerage.

The property is rented to Mr. Blackburn for $10. per month, including water.

VALUATION:	Improvements	1565.
	2 lots @ $100. each	200.
		1565.

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

F. B. Coulthard.

EVACUATION SECTION
Rec'd APR 25 1944
File No. 12966 A
Ans.
Referred

ENE
Rec'd APR 26 1944
File No.
Ans'd
Referred

Odenwa

Kpeo

P. O. Box
Kenelsoke, B.C.,
April 20, 1944

Custodians Office,
Department of the Secretary of State of Canada,
Vancouver, B.C.

Dear Sir:

I have your letter of April 19th concerning my Katalani Account #1061 amounting to $15.05.

I'm sure I have written to you of this account before about a month ago. I made a complete check up on the account and have discovered that is was a mistake. They had made a full payment of this amount.

No letter on file

I am very sorry that it was our mistake and is hoping there is no further account like this.

26 IV 44 D

Yours truly,
S. Wakita
per M.L.

12966

Gibson

REGISTERED

May 30th, 1944.

Mr. H. J. Blackburn,
76 Moncton Street,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 835
1st Ave., Steveston.

Your letter of April 19th, 1944, enclosing cheque for $50.00 and offer to purchase for $500.00 has been received and considered.

We are not able to accept this tender and are returning a cheque for $50.00 herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than $1565.00.

A similar letter to this is being sent to other persons who submitted tenders and if you desire to revise your offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

FGS/AM
Encl.

Rec'd JUN 5 1944
File No. 12966
Ans.
Referred HARRo?

Steveston. B.C.

June 3.1944

RP

18

879

Department of the Secretary of State.
Royal Bank Building
Vancouver. B.C.

Reference File 12966.

Dear Sir: Re: Catalogue No.828.
1st Avenue
Steveston. B.C.

Referring to my letter of April 19th, and your reply May 30th. I hereby increase my tender on this property to $150. and enclose my cheque for $5. extra deposit with tender.

Yours truly.

H.J.Blackburn.

12-8

Cancel

12966

June 19th, 1944

Mr. H.J. Blackburn,
Steveston, B.C.

Dear Sir: Re: Catalogue No. 828,
1st Avenue, Steveston, B.C.

This will acknowledge receipt of your letter of June 3rd in which you advise that you are prepared to revise your former bid and now offer to purchase the above property for the sum of $150.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for $135.00 to complete the purchase price on this property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you after which the documents will be submitted for registration.

Yours truly,

F.G. Shears,
Director

FGS:lm

P.O. Box 435,
Revelstoke, B.C.,
July 12, 1944.

Mr. Geo. Peters,
The Office of the Custodian,
Vancouver, B.C.

EVACUATION SECTION
Rec'd JUL 14 1944
File No. 12966
Ans.
Referred Peters

Dear Mr. Peters:-

With reference to your letter of July 7, concerning the sale of my property, File No. 95469-E, I would like you to stop proceeding with the sale immediately for which you have started doing it without my consent.

Mr. Peters, I and my family are not dependent on the government maintenance therefore, you should not need to sell my property which I altogether refuse in selling.

I do not know how much you are selling for or to whom you are selling it but kindly take notice that I have paid quite a sum for it.

Kindly understand that this letter confirms that I do not want to sell my property at whatever price, therefore, kindly stop immediately upon receipt of this letter in proceeding the sale which you claim you have begun without asking me first.

Awaiting your

S. T. Kita

EVACUATION SECTION
Rec'd SEP 13 1944
File No. 12966
Ans.
Referred Milton

76 Princeton St
Stevenson

Dear Sirs

In regard to your letter I was told by Mr Roberts to go a head and fix the Septic tank as the place was going to be condemned by the health officer and I had tenants in the apartments I would chip with the shortage of rooms out here you would not want the place closed up. However if you dont feel like paying the bill or letting it go on the rent I will take the matter up with Wabita & see how he is willing to willing it should come out of the rent money.

yours Truly.

H J Blackburn

Catalogue No. 828
File No. 12966
1st Avenue, Steveston
AA & AB/4/10/B3R/R7W/249

September 22, 1944.

MR. HENRY JAMES BLACKBURN

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

'As of July 5, 1944'

	DEBIT	CREDIT
Purchase price	$150.00	
Cheques received		$150.00
186/365 x $12.10 seller's proportion of 1944 taxes		6.17
Registration fees on deed - $150.00	4.30	
Amount owing to purchaser	1.87	
	$156.17	$156.17

AMOUNT OWING TO PURCHASER - $1.87

Catalogue No. 828
File No. 12966
1st Avenue, Steveston
4A & 4B/4/10/B3N/R7W/249

Receipt of Certificate of Title No. 175811-E is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me or property covered by the said certificate have been settled, and cheque for $1.87 representing closing adjustments on sale to me of the above described property.

Dated at Vancouver, B. C., this 4th day of Oct 1944.

H J Blackburn

P.O. Box 435,
Revelstoke B.C.
September 30/42.

EVACUATION SECTION
Rec'd OCT 2 1942
File R 12966
Ans
Referred Custodian

Re Custodian,
Japanese Property Division
Vancouver, B.C.

Dear Sir:

Kindly note that this letter is to confirm that I am in no intention of selling any of my properties in Steveston at whatever price.

I have heard that you are under way in disposing all the properties in Steveston but I am confirming that I do not wish to be sold at whatever condition. I understood that you dispose of them without the owners consent but I do trust that this applies only to the people under Govt maintenance & you + know that I and the rest of my family is not getting any maintenance from your Govt. We have evacuated all on our own expenses and are living on our own. I trust that you certainly would not be under way of selling any of my properties without first consulting me. It certainly would be unlawful if you commence it without my consent

The store and living quarters only is at least worth ₱10,000 anyway at present. It is my greatest asset and I have spent ~~y~~ of my money and practically all my life in building it up. Kindly note that I claim at least ₱10,000 on the store property only and nothing less but at whatever price I will not dispose of it. Kindly make this clear. This (& my claim) not only to the store but to the apartment house and the other lot.

Since I have written regarding to the above lot (situated at the rear of the Post Bank Building) in past you will have record of the same. Kindly keep this letter together with the above for future record and reference.

Let me stress again that I am claiming at least ₱10,000.00 on the store property and also that I am not in whatever condition going to sell the property. Also that I have not given any right whatsoever in the past for you to sell my property without my consent.

Sincerely yours,

S. Wakita

S. Wakita

Thomas C. King
REAL ESTATE AND INSURANCE
COMMISSIONER
FOR TAKING AFFIDAVITS

PHONE STEVESTON 138

78 GEORGIA STREET
Steveston, B. C.

RP
10

Rec'd JAN 17 1945
File No. 12966
Ans.

January 15th, 1945.

Office of the Custodian,
506 Royal Bank Building,
Hastings at Granville Sts,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue NO. 835
Lots 3 & 4 Sec 10 Bloak 5
B 3 N/R 7 W-249.

I wish to offer the sum of $1800.00 for the above property for my client Mr. Wm. McMartin of Steveston, B. C.

Certified Cheque in the sum of $180.00 being 10% of the offer is attached herewith.

Thanking you,

Yours very truly,

Thomas C. King.

Thomas C. King.

N.B. It is the wish of Mr. McMartin to pay $1000.00 cash if it is satisfactory to you.

12966

29th January, 1945.

Thos. C. King, Esq.,
78 Georgia Street,
Steveston, B.C.

1st Ave. Richmond

Dear Sir:- Re:- Catalogue No. 835
Lots 3 & 4/5/10/B3W/R7W/249

Your letter of January 15th enclosing cheque for $180.00 and offer to purchase the above property for the sum of $1,000.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Would you forward to us a certified cheque in the sum of $820.00 to complete the down payment of $1,000.00. An agreement for sale will be prepared providing for payment of the balance. Kindly let us know if you wish to make monthly or quarterly payments. Interest charge will be 5% per annum and the balance payable within the twenty-four month period.

Please state the full name, address and occupation of the person in whose name this property is to be purchased and the documents will be prepared accordingly. When ready for signature we will be pleased to notify you in order that you may arrange to have your client attend in this office for their completion. They will then be forwarded to the Secretary of State at Ottawa and if our recommendation is acted upon, will be signed and returned to this office.

After the documents have been registered, a statement of adjustments of taxes etc. will then be prepared, including registration fees, and forwarded to you.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and the owner will then be in a position to assume control of this property.

In supplying information as to the purchaser, kindly use the attached form.

Yours very truly,

F.G. Shears,
Director.

GP/DD.
Enc.

12966

February 2, 1945

Mr. Sajiro WAKITA,
Reg. No. 04472,
P. O. Box 435,
Revelstoke, B. C.

Dear Sir:

Re: Catalogue No. 828
1st Avenue, Steveston
AA.AE/A/10/B3W/R7W/249

Please be informed that the above property has been sold as of July 5, 1944 for the sum of $150.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Adjustments of unearned taxes have been credited to you.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

G. D. Wilson
Administration Department

GDW/GH
Enc.

c.c. B. C. Security Commission.

STATEMENT RE SALE OF:

Name: WAKITA, Sajiro

Catalogue No: 828

File No: 12966

Reg. 04472

Street Address: 1st Ave. Steveston

Legal Description: 4A,4B/4/10/R3/R7/249

Date of Sale and Adjustments July 5/44

Sale Price		$ 150.00
[redacted]	$	
Charge for Valuation	$5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	250.00	
Encumbrances:		
[redacted]		
[redacted]		
[redacted]		
[redacted]		
Adjustments:		
[redacted]		
Taxes to July 5/44	6.17	
Water		
	17.67	$ 150.00
		132.33

Net Proceeds credited to your account

Date: February 1, 1945

Compiled by: George Peters

File No. 12966
Reg. No. 04472

Saiiro [redacted]ITA

	Date	Particulars	Debit	Credit	Balance
1943	September 13	Balance as per statement sent	$	$ 347.20	
	September 29	Water rates	27.00		
	October 6	Rents collected		10.00	
	November 3	Taxes	12.11		
		Taxes	54.91		
		Kumizo UYENE - account paid		38.06	
1944	January 7	Mitsuo KOYONAGI - account paid		20.00	
	February 7	Bunkichi HASU - account paid		25.16	
	February 10	Sale of twine		309.84	
		Hauling & valuation of twine	3.00		
	April 5	Kyosuke NAKAHARA - on account		82.50	
	May 8	Tashichi WAKANO - account paid		42.18	
	June 1	Rents collected		30.00	
	June 8	Fire Insurance premium	39.15		
	July 5	Credit re Sale of Property		138.33	
	August 14	Hisakichi UEDA - account paid		9.44	
	September 22	Repairs	67.00		
		Rent - June 1 - Nov. 30		60.00	
		" - on account December		7.00	
	November 13	1943 and 1944 Taxes on lots 3 & 4	47.40		
1945	January 24	K. HASHIMOTO - claim paid		20.00	
			$ 250.57	$1,133.71	

250.57
CR $ 883.14

1133.71

12966

February 20, 1944.

Mr. Sajiro WAKIYA,
Reg. No. 04472,
P.O. Box 429,
Revelstoke, B.C.

Dear Sir:

Re: Catalogue No. 835,
1st Ave., Richmond,
3 & 4/5/10/B3E/RTW/249.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is $1800.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We presume that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

GP:AS
encl.

P. O. Box 435,
Revelstoke B.C.
Feb 20/45.

EVACUATION SECTION
Rec'd FEB 22 1945
12966
Referred McKeller

The Custodian,
Vancouver B.C.

Dear sir :-

With regarding my pictures and Cameras in the store which I own in Steveston I am writing to ask you to kindly send me to the above address the following :-

one coca cola cooler (electric)
one motor (for rice milling machine) at the back yard room.
one scale (also at the back yard room)
one small push wheel (large scale.) for hauling things



I will appreciate it if you will please send them at your earliest possible convenience.

The Richmond Transfer will call and ship them if you give them the advice to do so.

Thanking you, I am,

Sincerely yours,
S. Wakita
per GT

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON
ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

26th February, 1945.

The Custodian's Office,
509 Royal Bank Building,
Vancouver, B.C.

File No. 12966
Evacuee Section
Attention of Mr. K. V. Wright

Dear Sir: re Catalogue No. 835
1st Avenue, Steveston, B. C.
Lots 3 and 4 Block 5 Section 10, etc.

We have inspected this property and beg to report as follows.

The location is a poor one on a poor street and the surroundings are not attractive.

The dimensions of the land are approximately 100 feet frontage 132 feet depth with a lane at the rear. The land is very wet and this condition is aggravated by a defective septic tank. There is no cultivation nor fencing.

The Municipal assessment of the land is excessive. The assessment of the building does not take into account the deplorable condition of the premises.

The building is a two storey wood frame rooming house, approximately 72 ft. by 24 ft. with a one storey addition 12 ft. by 14 ft. The exterior is covered partly with drop siding and partly with shiplap, and there is a shingle roof which appears to be in fairly good order. The roof of a verandah at the back is in bad condition. Access to the building is by 2 plank bridges over a deep drainage ditch, which are in bad repair.

The interior is lined with unpainted v-joint. There are 19 rooms, but the plumbing comprises only 3 wood sinks, and 2 w.c. and 1 bathroom with wood box tub. Only four of the rooms are occupied by 2 tenants. There are only two chimneys.

The building is in bad condition and there are a number of broken windows. Besides being of the cheapest possible construction the building is not sufficiently provided with means of heating or cooking nor with plumbing. So much money would have to be spent on repairs and improvements to make the property desirable as an investment that the building can only be regarded as having a residual value. The building could have been constructed on one lot, so that there is more land than is necessary.

A buyer desiring this kind of investment would consider the alternative of building a new building of better plan and equipment, rather than attempt to remodel this building.

We are of the opinion that the property, as it stands, is worth not more than $1,000.

Yours faithfully,
JOHNSON, REEVE & WATSON
per D W Reeve

12966

REGISTERED

March 2, 1945.

Mr. Thomas C. King,
78 Georgia Street,
STEVESTON, B. C.

Dear Sir:

Re: Catalogue No. 835
1st Avenue, Richmond
3 & 4/5/10/B3W/R78/219

Attached please find Agreement for Sale in triplicate covering the above property for signature by Mr. William McMartin. Please have these copies signed and notarized, returning them to this office as soon as possible.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

1396 - 12966

March 29th, 1945.

Mr. Sajiro NAKITA,
Reg. No. 04472,
P. O. Box 435,
Revelstoke, B. C.

Dear Sir:

With reference to the correspondence we have had with you regarding your claim in the amount of $140.00 against Umajiro HAMAMOTO, whose present address is Box 413, Grand Forks, B. C., will you please advise us by return what arrangement has been come to regarding this debt.

We understood Mr. Hamamoto was communicating with you direct on the matter.

Whether or not the debt still stands, please advise us, and to facilitate your prompt reply a stamped and addressed envelope is enclosed.

Yours truly,

P. Douet,
Administration Department.

PD/ER
Enc.

EVACUATION SECTION
Rec'd APR 5 1945
File No. 14966 B
Ans.
Ref. Miss Allerton

P.O. Box 435,
Kamloops, B.C.
April 1, 1945.

The Custodian
Hastings & Granville Sts.
Vancouver, B.C.

Dear Sir,

In reply to your letter of March 29th regarding to our claim against Umajiro Hamamoto, I have not heard from him yet.

The sum you have stated ~~was~~ in your letter was $140.- but according to our reference book it is marked as $116.35 for groceries etc. and $24.60 for what Mr. Hamamoto had asked me to pay the bank debt. amounting to $140.95.

Since Mr. Hamamoto
st communicated with regarding to this
so he had said he would, I would

like you to get in touch with him again.

Yours truly,
L. al Akla
per Mill.

2966

April 18, 1945.

Thomas C. King, Esq.,
76 Georgia Street,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 835
1st Avenue, Steveston
3 A A/5/10/BE/KM/249

Attached hereto please find a corrected statement of adjustments showing a balance owing by the purchaser of 65¢ instead of $74.02 as previously charged.

Please have Mr. McMartin mail us a cheque for the above amount and at the same time return to us, duly signed, the control receipt and chattel release enclosed in our letter to you of April 11th, upon receipt of which copy of Agreement for Sale and relevant insurance policy will be sent by registered mail to Mr. McMartin or to any person designated by him.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Mr. McMartin

ague No. 835,
No. 12966,
Avenue, Steveston, B.C.
3 & 4 of Blk.5 of Sec. 10,
3 North Range 7 West, Map 249,
. of Richmond, D.B.W.

April 17th, 1945.

WILLIAM McMARTIN

(purchaser)

In account with: The Custodian of Enemy Property

CORRECTED STATEMENT OF ADJUSTMENTS

(as at February 16th, 1945)

	DEBIT	CREDIT
Purchase price	$1800.00	
Cheques received		1,000.00
Agreement for Sale		800.00
Seller's proportion of 1945 taxes, 46/365 x 46.51		5.86
Amount of rent collected		
February 16th to February 28th(half month)		5.00
March 1st to March 31st (one month)		10.00
Registration fees on agreement	3.50	
Insurance premium, 34.5% x 52.20	18.01	
Balance owing by purchaser		.65
	$1,821.51	1,821.51

BALANCE OWING BY PURCHASER - .65

Catalogue No. 835
File No. 12966
1st Avenue, Steveston
3 & 4/5/10/B3N/R7W/249
Agreement for Sale

Control of the above property covered by an Agreement for Sale is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of this property have been settled.

Dated at Steveston B. C., this 21st day of April 1945.

Signed Mrs McMartin

Return to the Custodian

Catalogue No. 835
File No. 12966

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

Dear Sirs:-

Re: 1st Avenue, Steveston

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

Wm. M. Mashiu. Signed

Return to the Custodian

12966

May 11, 1945

Mr. Sajiro WAKITA,
Reg. No. 04472,
P. O. Box 435,
Revelstoke, B. C.

Dear Sir:

Re: Catalogue No. 835
1st Ave., Steveston.
3.4/5/10/B3E/R7W/249.

Please be informed that the above property has been sold as of February 16, 1945 for the sum of $1300.00, $1000.00 Cash and $300.00 under Agreement for Sale. This balance is payable in quarterly instalments of $100.00 together with interest at 5% per annum. The first payment due May 16, 1945 of $100.00 and interest of $9.75 has been received by this office.

An independent appraisal of this property was obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your account and adjustments of unearned insurance premiums have been credited.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date, which includes the net figure to which reference has already been made.

The following claims have been filed against you:-

Milne & Middleton, Ltd.	$15.69
Union Oil Co. (Against S. Wakita & Co.)	8.00

Will you kindly advise us if these are correct and if so, we propose to pay them.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH
Enc.
c.c. B. C. Security Commission.

STATEMENT RE SALE OF: Name: WAKITA, Sajiro

Catalogue No: 835 File No: 12966

Street Address: 1st Ave. Steveston,B.C. Reg. #01472

Legal Description: 3,4/5/10/BSN/RTN/249

Date of Sale and Adjustments February 16/45 .....

Sale Price $1800.00(Agreement $800.00) cash		$1000.00
Real Estate Agents Commission	$ 180.00	
Charge for Valuation	26.00	
Charge for Advertising	4.00	
[redacted]		
[redacted]:		
[redacted]		
Mo[redacted]		
[redacted] of Taxes		
O[redacted] charges		
Adjustments:		
Fire Insurance		18.01
Taxes	5.86	
W[redacted]		
	215.86	$1018.01

Net Proceeds credited to your account as of February 16th, 1945 802.15

Date: May 9th, 1945 .....

Compiled by: Mr. George Peters .....

File No. 12966
Reg. No. 04472

Saijiro NAKITA

Date		Particulars	Debit	Credit	Balance
1945	January 24	Balance as per statement sent	$	$ 883.14	
	January 31	Yonekichi Yokawa - claim paid		256.53	
	February 16.	Water to 31st December 1944	40.37		
		Rent adjustment to purchaser	15.00		
		Credit re Sale of Property		802.15	
	March 27	Additional Insurance premium	3.65		
			$ 59.02	$1,941.82	
					CR $ 1,882.80

12966 & 1396

July 12, 1945.

Mr. Sajiro WAKITA,
Registration No. 04472,
P. O. Box 435,
Revelstoke, B. C.

Dear Sir:

With reference to your claim against Umajiro Hamamoto for $140.00, Mr. Hamamoto claims that $40.00 was paid to you on account by the Manager of the Royal Bank of Canada at Steveston from monies derived through the sale of one of his nets. The balance of $100.00 is being transferred, at his request, to your account with the Custodian.

As far as the Custodian is concerned no further action will be taken regarding this matter.

Yours truly,

George Peters,
Administration Department.

GP:EB

J.C. No. 13966 & 1396

P.O. Box 435
Revelstoke B.C.
July 14, 1945.

The Office of the Custodian,
506 Hastings & Granville
Vancouver, B.C.

EVACUATION SECTION
Rec'd JUL 19 1945
File No.
Ans.
Peters

Dear Mr. Peters :-

In answer to your letter of July 12, regarding Umayas Hamamoto, the $40.00 which Mr. Hamamoto claims was paid through the net co not done so.

As you will note on our statement showing the $106.35 is for groceries & other dry good merchandise and $34.65 is cash loaned through my endorsement which the bank (the Royal Bank of Canada, Steveston branch) has deducted off my account when we evacuated when Mr Kennedy who was the manager of the bank at that time, no longer trusted Hamamoto. I understood at that time when he mentioned about the net, he was going to sell it as soon as possible and deposit to my own

account for payment. I have written
Mr Rennison time and again after we
arrived here but so far we have not
yet sold the net and therefore the
amount $34.65 which Mr Hamenets
owed through the bank and deducted
if my account is not paid.

Kindly inform Mr
Hamenets regarding this matter
and explain, that the net nor any of
amount worth the net is not in our hand.
Perhaps Mr. Gordale, manager of the Royal
Bank of Canada, Steveston branch may give
you some information regarding the whereabouts
of the net.

Thanking you for all,

I am,

S. Wakita

per J.M.K.

P.O. Box 435,
Kimberley, B.C.
February 8, 1946.

Mr. G. Peters,
506 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION
Rec'd FEB 11 1946
File No. 12966
Ans.
Referred Peters

Dear Sir:

In reply to your letter of February 1st inst. concerning Mr. Kaniichiro Yoshida - 273.20 I have not made any arrangement with the payment.

Would you kindly find out if he has any funds in Custodian that he can pay with? If not please send another letter as you can see is a big account.

Yours truly,
D. Wakita
per Mill.

430, L2966
Enemy Section

509 Royal Bank Building,
Vancouver, B. C.
March 4, 1946

Mr. Sanjiro Wakita,
Registration No. 04472,
P.O.Box 435,
Revelstoke, B. C.

Re: P/W A-695, CHIBA, Kinzaburo
and Your Claim for $97.05

Dear Sir:

We are in receipt of your letter of the 21st ultimo.

The Custodian does not hold sufficient funds of the above named to pay off his creditors in full. Consideration is being given, however, to payment on a pro rata basis of 52.36%. If you desire to share in this distribution, it will be necessary for you to forward to us a Statutory Declaration immediately, in which you should outline particulars of your claim and also state that same is still outstanding and that you hold no security for the debt. This Declaration should be sworn before a Notary Public or Commissioner for taking oaths in the Province of British Columbia.

Yours truly,

W. J. Johnston
Administration Department

WJJ/JF

P. O. Box 1435,
Revelstoke B.C.
January 25th
1947.

The Custodian,
Vancouver B.C.

EVACUATION SECTION
JAN 31 1947
File No. 12166
Reply Required Please

Dear sir :-

Will you kindly send me a statement to full what you have sold of ~~our~~ property and fixtures belonging to them.

Kindly make this a very full account so that none is left out.

There is the store building & land & G. G. & K. Wakita ; also store fixtures which I learned you've taken away and the things stored in care of Mr. Blackburn's care at Steveston.

Since Wakita's are all of one family ; kindly list everything of Wakita's fully.

Thanking you, and do trust you'll do this for us ~~as soon~~ as soon as possible.

Sincerely yours,

S. Wakita

Seijiro Wakita

P.O. Box 435,
Renfrew, Ont.,
March 2, 1947.

EVACUATION SECTION
Rec'd MAR 6 1947
File No. 2966
Ans.
Referred Peters
and Thompson

Custodian Office,
506 Royal Bank Bldg.,
Hastings & Granville.
Vancouver, B.C.

Dear Sir:

I have contacted Mr. Kitasaka who hasn't paid our account yet. He tells me that he has assets in care of your Office, Custodian and ask me to settle in your office.

Please look into this matter and arrange full settlement of his debts, $ 278.82. from his assets or his funds.

I know that you have duplicate copy of the account but to be sure I have enclosed the statement.

Please kindly give this matter the earliest attention.

Thank you,

Yours truly,
S. Wakabayashi
per [illegible]

12966

June 14, 1947.

Mr. Sajiro WAKITA,
Reg. No. 04472,
P. O. Box 435,
Revelstoke, B.C.

Dear Sir:

Re: TASAKA, Koji - $278.82.

This is to advise you that we have to-day transferred to your account from the account of Koji TASAKA, the sum of $70.00 as indicated in our letter of March 13th. to Mr. TASAKA. A copy of this letter was sent to you for your information.

Yours truly,

F. Matheson,
Office of the Custodian.

CG

P. O. BOX 435 TELEPHONE 67

S. WAKITA

GENERAL MERCHANT

FLOUR AND FEED, DRY GOODS, MENS FURNISHINGS
COMPLETE LINE OF IMPORTATION SPECIALTIES
C-I-L PAINTS

48 SECOND STREET, EAST

REVELSTOKE, B.C., May 2, 1948. 19

EVACUATION SECTION
Rec'd MAY 6 1949
File No. 12966.
Ans.
Referred

Department Of The secretary of State,
506 Royal Bank Bldg.,
Hastings and Granville
Vancouver, B.C.

Dear sir:

I would be very grateful if you will return us the total sum of our claim paid to your office by our debtor.

The reason why is that I am very much in need for cash since we are expecting new truck next month. And I have promised them spot cash payment in order to get it right away.

Trusting that you will kindly favor us and send us the remittance covering the money paid from our debtor which would help us a great deal.

Truly yours,
S. Wakita

per M.W.

12966

7th May 1948

REGISTERED

Mr. S. Wakita,
48 Second Str et East,
Revelstoke, B. C.

Dear Sir:

As requested in your letter of the 2nd inst., we attach hereto Custodian cheque in the amount of $1281.58 which has been collected on your behalf on accounts owing to you prior to evacuation. The following is a list of these payments:-

T. Nakanishi	$1.72	Nakitaro Ago	$83.70
S. S. Sato	113.37	K. Uyede	38.06
M. Koyanagi	20.00	B. Nasu	25.16
K. Nakahara	82.50	Sashichi Nakino.	42.18
I. Uede	9.44	Y. Yokawa	256.53
K. Hashimoto	20.00	F. Yoshimoto	59.75
K. Tokai	10.00	K. Nishi	52.12
U. Hamamoto	100.00	K. Tosaki	70.00
Y. Maede	23.35		
K. Yoshida	273.20		

Yours truly,

C.H.Reed
Office of the Custodian.

P. O. BOX 435

TELEPHONE 67

S. WAKITA

GENERAL MERCHANT

FLOUR AND FEED, DRY GOODS, MENS FURNISHINGS
COMPLETE LINE OF IMPORTATION SPECIALTIES
C-I-L PAINTS

49 SECOND STREET, EAST

REVELSTOKE, B.C., May 18 1948

EVACUATION SECTION
Rec'd MAY 25 1948
File No.
Ans.
Referred

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

Dear sir

I received the cheque for the sum of $1291.59 which I appreciate very much. Thank you. I have closed the accounts for the ones who paid in full and charges to date. However, there are quite a few others yet to be cleared and I would be very glad if you will write to them again.

I have noticed there is $309.84 for the sale of wine but I had the letter that where was 1lb of 4/40 missing in the Alberton which amount to 3.10. There must have been some mistake because I have the copy

P. O. BOX 435

TELEPHONE 67

S. WAKITA

GENERAL MERCHANT

FLOUR AND FEED, DRY GOODS, MENS FURNISHINGS
COMPLETE LINE OF IMPORTATION SPECIALTIES
C-I-L PAINTS

48 SECOND STREET, EAST

REVELSTOKE, B.C., ... 19....

of the amount that was in the cartons. However, I would like to have that amount too.

Thank you again.

Yours truly

S. Wakita

per. M Wakita

12966

May 26, 1948.

Mr. Sajiro NAKITA,
Reg. No. 04472,
Box 435,
Revelstoke, B. C.

Dear Sir:

We have for acknowledgment your letter of the 18th instant, and in reply wish to advise that the twine mentioned by you was stored with Western Leckie Limited, and was sold by them for 138 lbs. instead of 141 lbs. We took up the matter of this discrepancy with Western Leckie Limited and received their reply in part as follows:

> "You will realize that this twine has been in our warehouse for over a year and a half, and it is very difficult for us to reconcile our records with the figures sent in by Mr. Nakita"

With regard to your claims, we have written repeatedly to these debtors, and there is nothing further that we can do. We would suggest that you write to them yourself or take whatever action you deem necessary.

There is a matter of two claims owing by yourself to Milne and Middleton Limited for $15.69, and to the Union Oil Company for $8.00, which do not appear to have been acknowledged by you. We shall be glad to have your remarks in respect to these two amounts.

Yours truly,

CHR/fm

C. H. Reed,
Office of the Custodian.

8001 & 12966.

September 28th, 1948.

Mr. Sajiro NAKITA,
Registration No. 04472,
P. O. Box 435,
Revelstoke, B. C.

Dear Sirt

Re: Naojiro HASHIMOTO - Reg. #08950.

At the request of Mr. Naojiro HASHIMOTO, we have today transferred from his account to the credit of your account the sum of $281.63, in liquidation of the claim of $287.50 filed by you against him.

The above payment represents all funds held by this office for account of Naojiro HASHIMOTO and as no further entries are expected in his account, the small unpaid balance of your claim ($5.87) is being written off our records.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.

c.c. to Mr. Naojiro HASHIMOTO,
238 John Street, N.,
Hamilton, Ontario.

P. O. BOX 435 TELEPHONE 87

S. WAKITA

GENERAL MERCHANT

FLOUR AND FEED, DRY GOODS, MENS FURNISHINGS
COMPLETE LINE OF IMPORTATION SPECIALTIES
C-I-L PAINTS

48 SECOND STREET, EAST

REVELSTOKE, B.C., Oct 2 19 48.

Office of Custodian
Vancouver B.C.

EVACUATION SECTION
Rec'd OCT 4 1948
File No. 12966
Ans. 4/10/48. KGB
Referred BELL

Dear sir:

She have received your letter of Sept: 28th. Re Kaneiro Hashimoto's claim of $285.50 which we thank you very much.

She would like you to send us the sum of $281.63 which you have collected from him.

1/10/48 $373.87

Shall you please let us know the credit balance on our account.

Thanking you again, yours truly
S. Wakita

12966

REGISTERED

10th December, 1948.

Mr. Sajiro WAKITA,
Regn No 04472,
P.O. Box 435,
REVELSTOKE, B.C.

Dear Sir,

RE: CLAIMS: Milne & Middleton
Union Oil Co.

This is to advise you that by letter of the 8th inst. Milne & Middleton, Ltd. informed this office that your account with them was paid as of 14th May, 1942. They regretted that they had not notified this office at an earlier date.

In regard to the claim of the Union Oil Co. in the amount of $8.00 to cover one Galv. Iron Barrel, we have repeatedly written you and requested your affirmation or denial of the claim without ever having received an answer. In order that we may close our file in this regard, may this letter be accepted please as a notice that on the 31st of December, 1948 this office will pay to the Union Oil Co. or their successors the sum of $8.00 in full payment of your outstanding account unless we are provided by you with proof to the effect that you have so previously paid this account, or that you do not owe same. The account, if paid by us as per the above, will be charged to your account at this office.

Yours truly,

J. Cuming
OFFICE OF THE CUSTODIAN

JC/..

MILNE & MIDDLETON, LTD.

HOSIERY, UNDERWEAR, SMALLWARES
WHOLESALE DRY GOODS

TELEPHONE PACIFIC 3571

347 WATER STREET
VANCOUVER, B. C., 8th. December, 1948

EVACUATION SECTION
Rec'd DEC 9 1948
File No. 12966
Ans.
Referred J Carney

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

Ref:File 12966.

Dear Sir:-

Under date of 1st. May, 1942, we submitted a list of Japanese who were indebted to us at that date.

Included in this was a claim against S.Wakita, Steveston, B.C. in the amount of $15.69, and we find that Mr. Wakita paid this amount to us on May 14th., 1942.

Wakita is now operating a store at Revelstoke, B.C., and when our traveller last called on him about Dec.2nd., he mentioned that he had received a communication from your office requesting his attention to the above debt. As he had paid it to us, he was anxious that we advise you of the payment, so that his account, insofar as we are concerned, is clear.

We regret that we apparently failed to advise you that the account was paid and any inconvenience which may have been caused by our neglect.

Yours truly,

MILNE & MIDDLETON, LTD.

Per: A Parney

4460/12966

13th January, 1949.

Mr. Saijiro WAKITA,
Regn No 04472,
Box 435,
REVELSTOKE, B.C.

Dear Sir,

Wakamatsu YASHIKI
RE: O/S ACCTS. RECEIVABLE

The writer is attempting at the present time to recover through Custodian balances various funds owing you from Japanese. On perusing the file of Wakamatsu YASHIKI it is noted that you placed a claim against him in 1942 for $45.80.

On 17th Dec., 1948 this office advised Yashiki that we intended to pay your claim from his credit balance unless word was received from him to the effect that settlement had either been made previously or arrangements between the parties concerned precluded our entrance into the picture.

On 27th Dec., 1948 a letter was received by this Office in answer to ours of the 17th, and Yashiki states that he considers that you have made an error in the amount. He states, in part: "...this must be an error in his part. This bill is owing for nearly thirty years. This sum I believe is in neighbourhood of $25.00"

In view of the fact that Yashiki's credit balance will not permit payment in full to all creditors, it will be necessary for us to distribute the funds on a pro rata basis. In your case, unless information is forthcoming by the 25th inst., we will treat your claim as being the $25.00 that Yashiki admits to.

If you intend writing Yashiki (address: TAPPEN, B.C.), in regard to the higher amount, do not forget to advise this office by the above-mentioned 25th inst. , and upon receipt of your notice that you intend writing Yashiki this office will withhold action pending receipt of further information from you.

As this office is going to considerable time and expense in attempting to protect you against loss, it is requested please that you co-operate to the fullest extent and immediately answer all communications addressed to you.

Yours truly,

J. Cuming
OFFICE OF THE CUSTODIAN

JC/..

12966
13086
14179
14095

13th January, 1949.

Mr. F. Drews Pratt,
Bank of Nova Scotia Bldg.,
602 W. Hastings St.,
VANCOUVER, B.C.

Dear Mr. Pratt,

RE: Saijiro WAKITA
and family.

Further to our conversation this date in re the distribution of funds presently held to the credit of various members of the Wakita family, and funds which might be forthcoming from any award made on the recommendation of the current Commission.

Due to the absence of information provided the Custodian in regard to the affairs of the Wakita family, all funds which have come into the possession of this Office since their evacuation have been placed to the individual credit of the various members as their interests appeared. While some funds have been remitted to them, the larger proportion has been frozen pending confirmation of ownership. It has been the desire of this Office for quite some time to place under their direct control all held funds, but due to their reluctance in co-operating same has not been possible.

From the Transcript of Evidence taken 9th Feb., 1948, Cases 56 and 57, covering claims by members of this family, it would appear that Saijiro holds only the usual Japanese parental interest in all matters, that Jitsue holds none, and that Hajime and Yutaka are the correct persons to whom any award for loss should be paid.

Transcript of Case 56, page 43 line 20, and page 48 line 21 refer to a request made by the Commissioner that you supply the Custodian with some document which would permit this office to pay "the money" to Hajime and Yutaka. While the writer's personal interpretation of the type of document to be supplied indicates one that would cover only payment of a Governmental award, such a document would only confuse the situation as review of the complete transcript indicates that Saijiro and Jitsue have seemingly renounced all interest in the Wakita holdings in favour of Hajime and Yutaka, even though title to various items was registered in their names and credited upon liquidation to their accounts.

If the interpretation of the transcript as outlined in the preceding paragraph is agreed to by you, it would be to the advantage of the Wakita family to complete a document at this date which would: (a) cover the distribution of funds presently held by the Custodian, and (b) cover the distribution of any award which might be received. If Hajime and Yutaka are to be appointed, as the transcript appears to indicate, it should be noted in the document what percentage of interest each would have. Instructions should also be contained in this document as to Hajime and Yutaka being appointed agents for Saijiro and Jitsue in order that future collections by this office of accounts receivable may

/2

accounts receivable may -

be transmitted forthwith.

As letters from this Office to the Wakita family are apparently disregarded upon receipt, it might be well to impress upon them that unless the necessary document is received prior to the re-opening of the Claims hearings, it is considered that due to the extra burden of work the hearings entail that it is doubtful whether time would be available to close their files and forward the funds presently held.

Your co-operation in this matter is respectfully solicited.

Yours truly,

J. Cuming
OFFICE OF THE CUSTODIAN

JC/..

P. O. BOX 488

TELEPHONE 87

S. WAKITA

GENERAL MERCHANT

FLOUR AND FEED • DRY GOODS • MENS FURNISHINGS
COMPLETE LINE OF IMPORTATION SPECIALTIES
C-I-L PAINTS

•

48 SECOND STREET, EAST

REVELSTOKE, B.C., January 22 19 49

v v 60

Mr. J. Cumming.
Department of Secretary of State
Office of the Custodian

EVACUATION SECTION
Rec'd JAN 25 1949
File No.
Ans.
Referred J. Cuming

Dear Mr. Cumeng.

Re: Wakamatsu Yoshiki

On receipt of your letter Jan 13 inst. I would like to stress that our bookkeeper has not made mistake on the amount. I have forwarded to him the statement of that amount and I'm sure he has one at least of the many I've sent before I was evacuated

I would appreciate you very much if you will debit my account in full $45.80. I am expecting to go through interior to collect many unpaid account as soon as the snow goes and I will see him about then - However, in the meantime please debit my account in full $45.80 instead of 25.00.

Thank you so much

Yours truly
S. Wakita
per MMO

12966

24th February, 1949.

Mr. Saijiro WAKITA,
Regn. No. 04472,
Box 435,
REVELSTOKE, B.C.

Dear Sir,

RE: Wakamatsu YASHIKI

Further to our letter of 13th January, 1949 in regard to Yashiki's debt to you, may you be advised that we have this date transferred to your credit at this office the sum of $14.25 from Yashiki's account.

As Yashiki denies owing you $45.80 as per your claim submitted, but does acknowledge being indebted to you in an amount "in the neighbourhood of $25.00", this office has no legal right to adjudicate in the matter and may therefore only consider the amount of indebtedness acknowledged by the debtor. In view of the fact that you have informed this office that you will be making a collection trip through B.C. when the weather clears, it is suggested that you call on Yashiki at Tappen, B.C. in regard to the balance.

As Yashiki is indebted to persons other than yourself, it was necessary to pay creditors on a pro rata basis from the funds at hand. Payment to creditors being at 57¢ on the dollar. Therefore, for the amount of indebtedness which this office could legally consider as a true indebtedness, namely $25.00, your portion of the distribution amounts to the above-stated $14.25 which we have credited to your account.

Yours truly,

J. Cuming
OFFICE OF THE CUSTODIAN

JC/..

1390/4160/12966

11th February, 1949.

Mr. Shinsuke YASUKI,
Regn. No. 02659,
TAPPIN, N.C.

Dear Sir,

RE: Claims - Makita
Teraguchi
Globe Fertiliser Co.

Review of your file has now been completed and the following information is noted in respect to the claims held against you:

Saijiro MAKITA

The above Japanese claimed $45.80 and still insists that that figure is correct despite your allegation contained in your letter of Dec. 27th, 1948 to this office that the amount was in the neighbourhood of $25.00.

Masaharu TERAGUCHI

The above Japanese claimed $261.37, and in your letter of 27th Dec., 1948 you admit that that figure is the correct amount of indebtedness.

Globe Fertiliser Co. Ltd.

The above company supplied this office on 27th April, 1942 with a sworn Affidavit of Claim plus a statement of account noting your indebtedness to them in the amount of $183.63, this amount being a balance owing of $148.09 as at 16 Oct 1936 plus interest at 6% to date of statement amounting to $45.54, less $10.00 payment received by them on 16 Oct., 1936.

On appraising you of this claim, the only comments on file from you are contained in your letter of 27th Dec., 1948 in which you state that it couldn't be your debt as you were a fisherman.

Review of the file indicates that you declared when registering with the Custodian various items of farm equipment (Tractor, plough, harrow, cultivator etc), these items other than the harrow which you sold to Mr. Blair were shipped to you at Sisean at your request. Therefore, your claim to not having been a farmer, is to say the least, extraordinary.

A further Affidavit has been received by the Custodian from the Globe Fertiliser Co. under date of 31 Jan., 1949, and it is the considered opinion that you as head of your family, if not personally, are responsible for this indebtedness, and it is the intention of this office to pay this claim. Investigation by this office discloses that you and your son operated your former Steveston holding as a farm.

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In view of the foregoing comments we have this date disposed of your credit balance in favour of your creditors in the following proportions:

Saujiro WAKITA	$ 25.00	57%	$ 14.25
Globe Fertiliser Co. Ltd.	183.63	57%	104.95
Nomburo TERAUCHI	281.37	57%	160.80
			280.00

The above creditors have been advised of our actions and we are also informing them that further collections in re the outstanding 43% of their claims must of necessity be directed to you.

In regard to Saujiro WAKITA particularly, while you admit that an indebtedness exists, you dispute the amount set by Wakita and state that the indebtedness is in the neighbourhood of $25.00. In order that Wakita might be protected as well as yourself, the payment to Wakita was made on the basis of an indebtedness in the amount of $25.00, and Wakita has been advised to personally contact you if he adheres to his claim of the debt being $45.80.

Yours truly,

J. Cuming
OFFICE OF THE CUSTODIAN

JC/..

14095
12966
13086
3334

June 24th, 1949.

Mr. Saijiro WAKITA,
Registration No. 04472,
Box 435,
Revelstoke, B. C.

Dear Sir:

Re: Chattels left with Jitsue NISHI by Naojiro NAKATSU

This office has been advised by Naojiro NAKATSU (file 3334) that the under-mentioned articles were stored by him at your former residence in Steveston with Jitsue NISHI, nee WAKITA:

2 Cash Registers
1 Scale
1 Bed (new), Spring & Mattress
4 Leather-covered Chairs
1 Bed (old)

May this office please be advised by return mail as to whether this claim is correct.

Yours truly,

J. Cuming,
Office of the Custodian.

JC/ER

P. O. BOX 436

EVACUATION SECTION
TELEPHONE 67
Rec'd JUL 15 1949
File No. 12766
Ans.
Referred

S. WAKITA

GENERAL MERCHANT

FLOUR AND FEED • DRY GOODS • MENS FURNISHINGS
COMPLETE LINE OF IMPORTATION SPECIALTIES
C-I-L PAINTS

•

48 SECOND STREET, EAST

REVELSTOKE, B.C., July 12 1946.

Office of Ele Costadinis,
Vancouver B.C.

Dear sir:

In regard to the letter of June 24th, I have be advised that most of the chattels left with us in care of Joitura has been sent back to the owner at Greenwood.

For the detail information I request you write to Joitura Hei Li, Kamloops B.C.

Yours truly, S. Wakita per.

14095
12966
13086
3334

August 12th, 1949.

Mrs. Jitsue NISHI,
Reg. No. 04473,
Kamloops, B. C.

Dear Madam:

Re: Chattels left with you by
Naojiro NAKATSU.

We have been advised by the above-mentioned Japanese that the following articles were left by him in your care at the time of his evacuation, some having been stored by you at your former place of business in Steveston:

2 Cash Registers
1 Scale
1 Bed (new), Spring & Mattress
4 leather-covered Chairs
1 Bed (old)

Upon writing your father, Saijiro Wakita, we were informed by him that "most" of the chattels left in your care had been sent to Nakatsu at Greenwood.

As the chattels in question were left at Steveston we are at a loss to understand how they could have been sent back by your family from Revelstoke.

Would you kindly advise this office giving all information as to what articles were left with you, what were returned to Nakatsu, to whom and how they were returned, and what items you or your family still hold.

Your immediate attention is solicited.

Yours truly,
per ER
J. Cuming,
Office of the Custodian.

JC/ER

P. O. BOX 435 TELEPHONE 67

S. WAKITA

GENERAL MERCHANT

FLOUR AND FEED • DRY GOODS • MENS FURNISHINGS
COMPLETE LINE OF IMPORTATION SPECIALTIES
C-I-L PAINTS

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48 SECOND STREET, EAST
REVELSTOKE, B.C. Nov 19. 1949.

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

EVACUATION SECTION
Rec'd NOV 22 1949
File No.
Ans.
Referred

Dear Sir.

We have made a enquiries to our lawyer to in regard to our old store account from Slocan. He has advise us ~~that~~ to ask you how the wartime regulation was enforced in regards to the credit. According to him; any credits that is over 7 years all are all out-lawed and the legal action could not be taken. However, would we like to know whether the period

P. O. BOX 436 TELEPHONE 67

S. WAKITA

GENERAL MERCHANT

FLOUR AND FEED • DRY GOODS • MENS FURNISHINGS
COMPLETE LINE OF IMPORTATION SPECIALTIES
C-I-L PAINTS

•

48 SECOND STREET, EAST

REVELSTOKE, B.C., ... 19....

of war from 1941— 1946 are included

He would also like you to
send us the up to date balance of our
account.

Thanking you, yours truly
S. Wakita
per S. Wakita

12966
13086
14179
14095

November 30th, 1949.

Mr. Saijiro NAKITA,
Registration No. 04472,
Box 435,
Revelstoke, B. C.

Dear Sir:

Re: Accounts Receivable
Funds on hand

As none of the members of your family provided this office with registration forms which would have clearly defined the individual interests of each person, it was necessary that we place funds as received to the credit of the person presumed by this office to be the owner.

Review of the Transcript of Evidence taken at your Hearing at Kamloops on February 9, 1948, merely confuses the situation as regards ownership, but it would appear that both you and Jitsuo Nishi apparently consider Hajime and Yutaka Nakita as being the legal owners.

As this office is presently holding considerable funds to the credit of various members of your family which we would pay out provided we were advised of the legal owner or owners, it is therefore to your advantage to supply us with the necessary information and thereby receive these funds. It might be pointed out that this money is drawing no interest while lying idle at this office.

May we suggest that you immediately advise us of the person to whom you wish all funds to be forwarded and we shall draw up a document for signature by all others, which would signify their agreement to this method, and upon receipt we shall immediately forward you a cheque covering your final balance of account.

This document would be so constructed as to cover the payment of any further collections by us of accounts receivable and the payment of the award, if any, under the present Royal Commission. If more than one member of your family are to receive funds it will be necessary that you advise us of the percentage of interest in each case. It is suggested, however, that you as the nominal head of the family have all funds forwarded to you, and if a distribution is necessary then you will have the proper parental supervision of the distribution.

With regard to your letter of November 19, 1949, as to the status of accounts receivable contracted for prior to the evacuation, it is understood that the legal period allowed under the Statute of Limitations is six years rather than the seven quoted by you. This period of six years may be extended under the following circumstances:

(1) If during the six year period the debtor acknowledges the indebtedness or pays any monies on account, the term of six years is renewed and extended from the date of the acknowledgment or payment.

(2) If at any time during the six year period the debtor resides in another country, the term is made up by adding the time from the date of creating the debt (or the last acknowledgment or part payment, whichever be the latest) to the date of his leaving the country to reside in a foreign country, then from the date of his return to this country to the completion of the interrupted six year period.

In other words, the debtor must be a full six years in this country from the date of incurring or acknowledging, etc., the indebtedness, with time out of the country not being counted.

The above outlined circumstances only affect "Simple Debt" under the Statute of Limitations, whereas a debt secured by an Indenture or Judgment continues for twenty years.

This office is not aware of any moratorium, etc., affecting the Statute of Limitations by reason of the War. As such action was not contemplated, the Custodian at no time assumed the responsibility of any evacuee's book debts and therefore collections by you in any manner whatsoever were countenanced by this office. Our role was merely to aid creditors where possible, and review of our many letters to you will reveal that we never adjudicated claims between Japanese, transfers from one account to the other only being made when the actual indebtedness was acknowledged or when the debtor after full and sufficient notice of intent was served, still elected to neither confirm nor deny the debt---thereby construing the correctness of same.

Many of the accounts submitted by you to this office for aid in collection were outlawed by the Statute of Limitations years prior to the evacuation; many of them should have been written off as loss at date of death of the contracting parents. Those which could be collected by this office were collected, either wholly or in part, and it is considered that further receipts may be expected by you upon payment of awards by the Royal Commission. Whether

this office will attempt to collect accounts receivable or otherwise has not as yet been decided, but it is suggested that when the paying out of award money becomes common knowledge that you attempt collection of your own accounts.

Referring to our prior remarks regarding distribution of the funds presently on hand, we would like to reiterate that these funds are lying idle at this office and your prompt attention to this matter is to your advantage alone, as neglect to answer will only result in our continued holding of same without benefit to you.

Yours truly,

J. Dowling,
Officer of the Custodian.

JD/ER

P. O. BOX 488

TELEPHONE 67

S. WAKITA

GENERAL MERCHANT

FLOUR AND FEED • DRY GOODS • MENS FURNISHINGS
COMPLETE LINE OF IMPORTATION SPECIALTIES
C-I-L PAINTS

•

48 SECOND STREET, EAST

REVELSTOKE, B.C., Dec 4 19 46

EVACUATION SECTION
Rec'd DEC 6 1946
File No. 12966
Ans. Dec 6/47
Referred

The Custodian Office
Vancouver B.C.

Dear sir:

the acknowledge & thank you for the necessary information we have received in your letter of Nov 30th.

In regard to the funds, left in the hands of your office at present, please be advised that I would like to have it sent to me immediately. As for the distribution, I could manage to distribute to my children as to their interest in each case.

P. O. BOX 438

TELEPHONE 67

S. WAKITA

GENERAL MERCHANT

FLOUR AND FEED • DRY GOODS • MENS FURNISHINGS
COMPLETE LINE OF IMPORTATION SPECIALTIES
C-I-L PAINTS

•

46 SECOND STREET, EAST

REVELSTOKE, B.C., 1949.

I would also like you to
inclose with your cheque, the statement
in full; with all the debts you
~~have checked~~ kept to now, from the time I was
turned in to your hand. This is
simply because I have lost a few
of the prior statement and could not
~~check~~ through my ledge again.

Hoping to get the account
cleared in full.

I am,

Yours truly,

S. Wakita

12966
14095
13086
14379

December 12th, 1949.

REGISTERED MAIL.

Mr. Saijiro WAKITA,
Registration No. 04472,
Box No. 439,
Revelstoke, B. C.

Dear Sir:

Receipt is acknowledged of a completed copy of our Authority as per our letter to you under date of December 6, 1949.

We have this date transferred from the account of Jitsue NISHI the sum of $898.97 and from the joint account of Hajime and Yukako WAKITA the sum of $3,339.21 as per statements of their accounts enclosed herewith.

As your own account held the sum of $2223.93, the above transfers provided you with a credit balance of $6062.11. A cheque in that amount together with a statement of account to date of balance are enclosed herewith.

With regard to your Accounts Receivable, all efforts have been made by this office to effect settlement either in full or on account, and where any funds were held by this office to the credit of debtors some recovery has been made. At the present time review of these accounts denotes that this office cannot do anything further for you as far as collecting is concerned, unless some debtor unexpectedly acquires a credit balance. Therefore, it is requested that you take over the collection of your accounts without reference to this office. If at any time a debtor does provide us voluntarily with funds or derives a credit balance by ordinary routine, we shall immediately advise you.

Review of your file indicates that you provided your lawyer, Mr. F. D. Pratt, with full information regarding outstanding accounts. Possession of this information from him together with the enclosed statements of account will provide you with all necessary particulars.

In order that we may be assured of your receipt of the enclosed

cheque please sign, date and return the duplicate copy of this letter in the stamped, self-addressed envelope provided for your convenience.

Yours truly,

J. Cuming,
Office of the Custodian.

JC/KR
Encl. - Custodian cheque #9062,11
Statements (3)
Duplicate copy of this letter

Saijiro WAKITA

December 12, 1949.
Reg.No. 04472 File No. 12966

STATEMENT OF ACCOUNT

		Debit	Credit	Balance
1942				
December 28	Transfer from Car Account		$102.56	
1943				
March 5	Settlement of Acct. Toyakichi Nakanishi		1.72	
April 22	Settlement of Acct. Makitaro Oga		83.70	
June 18	Transfer from File 14095:			
	March 6 Rent collected		10.00	
	April 20 Rent collected		10.00	
	May 25 Rent collected		10.00	
June 16	Rent collected		10.00	
June 24	S. S. Sato - settlement account		113.37	
July 26	Certificate of Encumbrance (2)	$ 2.00		
July 27	Rents collected		10.00	
August 18	Insurances #116615 London, Liverpool & Globe	39.15		
September 7	Rent collected		10.00	
September 13	Water rates collected from tenants		27.00	CR 347.20 (Statement)
September 29	Water rates	27.00		
October 6	Rents collected		10.00	
November 3	Taxes	12.11		
	Taxes	54.91		
	Kumiso UYENE - payment of account		38.06	
1944				
January 7	Mitsuo KOYONAGI - payment of account		20.00	
February 7	Bunkichi NASU - payment of account		25.16	
February 10	Sale of twine		309.84	
	Hauling & valuation of twine	3.00		
April 5	Kyosuke NAKAHARA - on account		82.50	
May 8	Tashichi WAKANO - account paid		42.18	
June 1	Rent collected		30.00	
June 6	Fire insurance premium	39.15		
July 5	Credit re sale of property - Catalogue #828		132.33	
August 14	Hisakichi UEDA - account in full		9.44	
September 22	Repairs - Septic tank, drains etc. required by Mun.of Richmond	67.00		
	Rent - June 1 to November 30		60.00	
	Rent on account December		7.00	
November 13	1943 and 1944 taxes on lots 3 & 4	47.40		
1945				
January 24	K. Hashimoto - claim paid		20.00	CR 883.14 (Statement)

Saijiro MAKITA

Reg. No. 04472 File No. 12966

CREDIT BALANCE AS PER SHEET NO. 1

		Debit	Credit	Balance
1945				
January 24	Yonakichi TOKAWA - claim paid			$ 883.14
February 16	Water to December 31, 1944		$256.53	
	Rent adjustment to purchaser	$ 40.37		
March 27	Credit re sale of property Catalogue No. 835	15.00		
	Additional insurance premium		802.15	
June 4	Payment under Agreement for Sale $100.00 Interest $9.75	3.65		
July 14	U. HAMAMOTO - Payment claim			CR 1882.80
June 20	K. TOKAI - Settlement of claim		109.75	(Statement)
August 1	K. NISHI - payment of claim		100.00	
August 6	B. C. Electric Railway Company - refund security deposit		10.00	
August 21	Payment Agreement for Sale $100.00 - Interest $8.82		52.12	
October 4	Payment of Water rates		1.61	
November 8	Payment Agreement for Sale $100.00 - Interest $7.56		108.82	
1946				
January 17	Payment Agreement for Sale $100.00 - Interest $4.38	58.37		
March 16	Payment of 52.36% of claim of $97.05 - K. CHIBA		107.56	
March 27	Cheque to you		104.38	
April 4	F. YOSHIMOTO - payment of claim		50.82	
April 25	Payment Agreement for Sale	50.82		
June 13	Payment Agreement for Sale $50.00 - Interest $6.46		59.75	
October 16	Payment Agreement for Sale		50.00	
November 9	Payment Agreement for Sale $150.00 - Interest $6.30		56.46	
1947			50.00	
February 28	Final payment Agreement for Sale $100.00 - Interest $1.30		156.30	
March 3	Registration fees Catalogue No. 835		101.30	CR 3009.22
May 27	Y. MAKIE Payment of claim	3.50		(Statement)
June 19	K. TOSAKI payment of claim		23.85	
September 15	K. YOSHIDA settlement of claim		70.00	
1948			273.20	
May 8	Remittance to you			
September 30	K. HASHIMOTO payment on account of claim	1281.58		
October 5	Remittance to you		281.63	
		281.63		

Saijiro WAKITA Reg. No. 04472 File No. 12966

		Debit	Credit	Balance
December 29 1949	K. SHIMOZAWA payment on account of claim (pro rata)		$ 15.08	
January 6	Payment of Union Oil Company claim	$ 8.00		
February 7	K. NARUKAMI payment on account of claim (pro rata)		111.41	
February 28	W. YASHIKI payment on account of claim (pro rata)		14.25	
December 12	Transfer from Jitsuo NISHI, file 14095		298.97	
December 12	Transfer from Hajime & Yutaka WAKITA, files 14179,13086		3339.21	
		$ 2191.79	$ 8053.90	$ 5862.11

Files Nos. 13086 & 14179
Reg. Nos. 15866 & 17192

Naiwa & Yutaka HAKITA

Date	Particulars	Debit	Credit	Balance
1942 December 28	Proceeds Car Sale		$ 242.79	
	Land Registry Office - Certificate of Encumbrance	$ 2.00		
1943 May 20	Fire Insurance premium	64.67		
August 18	Water rates collected from tenant		27.00	
September 13	Water rates paid	27.00		
	Repairs	25.00		
October 6	Taxes	82.16		
November 3	Rent collected		120.00	
	Fire insurance premium	14.92		
1944 June 12	" " "	49.75		
	Balance 1943 taxes	.89		
	Water rates	12.00		
	1944 taxes	83.89		
	Rents to date		90.00	
August 1	Sale of property		3050.00	
	Valuation	10.00		
	Advertising	4.00		
	Land Registry Office Transmission Fee	2.50		
	Fire Insurance adjustments		44.43	
	Taxes - adjustments		28.27	
	Sale of store equipment		115.50	
1945 July 4		3339.21		
1949 December 12	Transfer to Saijiro WAKITA (File 12966)			
		$ 3717.99	$ 3717.99	

CR NIL

JC/ER
December 12, 1949.

File No. 14095
Reg. No. 04473

Kitano (Mrs. Minoru) NISHI

Date		Particulars	Debit	Credit	Balance
1945	May 18	Proceeds Auction Sale		$ 175.92	
	June 30	Proceeds sale of rice mill and motor		47.90	
		Advertising rice mill and motor	15.40		
	July 26	Proceeds Auction Sale		90.59	
	October 26	Proceeds Auction Sale		.36	
1949	December 12	Transfer to Saijiro WAKITA (File 12966)	298.97		
			$314.37	$ 314.37	

CR NIL

JI/ER
December 12, 1949.

12966
13086
14179
14095

13th January, 1949.

Mr. F. Drewe Pratt,
Bank of Nova Scotia Bldg.,
602 W. Hastings St.,
VANCOUVER, B.C.

Dear Mr. Pratt,

RE: Saijiro WAKITA
and family.

Further to our conversation this date in re the distribution of funds presently held to the credit of various members of the Wakita family, and funds which might be forthcoming from any award made on the recommendation of the current Commission.

Due to the absence of information provided the Custodian in regard to the affairs of the Wakita family, all funds which have come into the possession of this Office since their evacuation have been placed to the individual credit of the various members as their interests appeared. While some funds have been remitted to them, the larger proportion has been frozen pending confirmation of ownership. It has been the desire of this Office for quite some time to place under their direct control all held funds, but due to their reluctance in co-operating same has not been possible.

From the Transcript of Evidence taken 9th Feb., 1948, Cases 56 and 57, covering claims by members of this family, it would appear that Saijiro holds only the usual Japanese parental interest in all matters, that Jitsue holds none, and that Hajime and Yutaka are the correct persons to whom any award for loss should be paid.

Transcript of Case 56, page 43 line 20, and page 48 line 21 refer to a request made by the Commissioner that you supply the Custodian with some document which would permit this office to pay "the money" to Hajime and Yutaka. While the writer's personal interpretation of the type of document to be supplied indicates one that would cover only payment of a Governmental award, such a document would only confuse the situation as review of the complete transcript indicates that Saijiro and Jitsue have seemingly renounced all interest in the Wakita holdings in favour of Hajime and Yutaka, even though title to various items was registered in their names and credited upon liquidation to their accounts.

If the interpretation of the transcript as outlined in the preceding paragraph is agreed to by you, it would be to the advantage of the Wakita family to complete a document at this date which would:
(a) cover the distribution of funds presently held by the Custodian, and
(b) cover the distribution of any award which might be received. If Hajime and Yutaka are to be appointed, as the transcript appears to indicate, it should be noted in the document what percentage of interest each would have. Instructions should also be contained in this document as to Hajime and Yutaka being appointed agents for Saijiro and Hitsue in order that future collections by this office of accounts receivable may

/2

accounts receivable my -

be transmitted forthwith.

As letters from this Office to the Wakita family are apparently disregarded upon receipt, it might be well to impress upon them that unless the necessary document is received prior to the re-opening of the Claims hearings, it is considered that due to the extra burden of work the hearings entail that it is doubtful whether time would be available to close their files and forward the funds presently held.

Your co-operation in this matter is respectfully solicited.

Yours truly,

J. Cuming
OFFICE OF THE COMPTROLLER

JC/..

14095
12966
13086
3334

June 24th, 1949.

Mr. Saijiro WAKITA,
Registration No. 04472,
Box 435,
Revelstoke, B. C.

Dear Sir:

Re: Chattels left with Jitsue NISHI by Saojiro NAKATSU

This office has been advised by Saojiro NAKATSU (file 3334) that the under-mentioned articles were stored by him at your former residence in Steveston with Jitsue NISHI, nee WAKITA:

2 Cash Registers
1 Scale
1 Bed (new), Spring & Mattress
4 Leather-covered Chairs
1 Bed (old)

May this office please be advised by return mail as to whether this claim is correct.

Yours truly,

J. Cumming
Office of the Custodian.

JC/KR

Name of Claimant WAKITA, Saijiro Case 57

Custodian File 12966

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
		~~1000.~~ 150.	15.00 ~~150.00~~ 100.00	.00 100.00 25.00		added in error.					20.- 400.- ~~420.00~~

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	
130.	32.50							32.50

NETS

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

MISCELLANEOUS CHATTELS

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

TOTAL RECOMMENDATION 452.50

1540

April 9, 1951.

F. Drewe Pratt, Esq.,
c/o Messrs. Pratt & Mitchell,
Barristers & Solicitors,
Bank of Nova Scotia Bldg.,
602 Hastings St. West,
Vancouver, B.C.

Dear Sir:

Re: Japanese Property Claims Commission
WAKITA, Hajime and) Case No. 56
WAKITA, Yutaka)
WAKITA, Saijiro .... Case No. 57

We acknowledge receipt of your letter of April 4th enclosing completed Release forms covering awards in relation to the above claims.

We enclose herein our cheque for $3,431.12 in favour of Saijiro WAKITA covering case 56, and cheque in favour of Saijiro WAKITA covering case 57, for $439.45.

Cheque in your favour for $241.32 is also enclosed covering legal fees in these two cases. Kindly acknowledge receipt.

Yours truly,

F. G. Shears,
Director.

FGS/GH
Encl.

KAMLOOPS
9 Feb. 48

B R I E F

Notes in Defence

Saijiro WAKITA

File No.12966

Case No. 57 ✓

Claims: 1. Land & Buildings.

2. Land - no buildings.

3. Chattels

Claim 1:-

		Sold for	Claim
Land & Bldgs.	$3600.00	1800.00	1800.00

Coulthard appr.*

Claim 2:-

		Sold for	Claim
Land, no bldgs.	$350.00	150.00	200.00

Coulthard appr.*

Claim 3:-

		Sold for	Claim
Motor Truck	$750.00	Tender 130.00 17*	$620.00.

McDermod motor-appr.

Question of value.

Submission: All properties sold for fair market value.

RWN/mw

CASE NO. 57.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Kamloops, B.C.,
February 9th, 1948.

IN THE MATTER OF THE CLAIM OF
SAIJIRO NAKITA.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the Dominion Government.

F. DREWE PRATT, Esq., appearing for the Claimant.

A. WATSON, Esq., Secretary.
G.N.R. UPTON, Esq., Official Interpreter.
T.P. HORNBEIN, Esq., Official Reporter.

MR. PRATT: The case of Saijiro Wakita, my lord, will be No. 57. My lord, this claim involves two pieces of real property and one Stewart truck.

SAIJIRO WAKITA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. PRATT:

Q Mr. Wakita, you owned two pieces of real estate out at Steveston, did you?

THE WITNESS: A: Yes.

Q And you are making a claim here for them?

A Yes.

Q On one of the properties you had a 14-room house?

A Yes.

Q And the other was vacant property with a fence you put around it?

A Yes.

Q You are claiming for the first property with the house on it that it was valued at $3600.00?

A Yes.

Q And the second vacant property, $350.00?

A Yes.

Q And for the truck you are claiming $750.00?

A Yes.

Q Is this the statement which you signed for the real estate property (producing)?

A Yes.

MR. PRATT: I file that, my lord, as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. PRATT: Now, this one here, my lord, (producing), is

for the truck.

Q Did you sign that, claiming $750.00?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 2).

Q Now, how big a property -- first, take the property with the house on it. When did you buy that?

(Question interpreted).

Q Perhaps I could take the document itself which he signed. According to the document you signed, you bought it on May 7th, 1938?

A Yes.

Q And how much did you pay for it then?

A A thousand dollars.

Q And then what did you do to the property after that?

THE INTERPRETER: A: He put in improvements, $2600.00.

Q You put in improvements to the amount of $2600.00?

A Yes.

Q And this place has 14 rooms, has it?

A Yes.

Q And what were they used for? Did people live in them? A: He made it into apartments. A thousand dollars. Yes, he received rent of a thousand dollars.

Q What, a year or a month?

A One year.

Q In one year his rental from the property was a thousand dollars? A: Yes. What is it you want to know?

Q I want to get the rent.

THE WITNESS: I pay taxes.

THE INTERPRETER: You want to know the rent.

Q How much rent did he get out of it?

A About a thousand dollars.

Q About a thousand dollars a year. How much was it insured for?

MRS. NISHI: There is a policy in there. I think it was $1800.00 or something.

Q You don't know offhand, all right. Anyhow the property was netting you approximately what? We better clear that up. Did you pay the taxes out of that thousand dollars or how much did you have for yourself after you paid all the expenses each year? A: He doesn't remember.

Q Now let's take this vacant property. When did you buy this piece of property that has no house on it? According to your statement here it was May 11th, 1931. Is that right?

THE INTERPRETER: A: 1938, was it?

Q 1931. The vacant property, that is the property that has no housex on it, when did you buy that property? According to the statement you have filed here today, Mr. Wakita, you say you bought the vacant property May 11th, 1931, for $300.00. Is that right? A: Yes.

Q And you put a fence around it?

A Yes.

Q And spent $50.00 for the fence? A: Yes.

Q You are claiming $350.00 now?

A Yes.

Q Did anybody offer to buy the property from you, or did you ever receive any offers for the property? A: He said no, he didn't want to sell it, and he had no offers.

Q Now, witness, you also have, according to the statement you filed today in Court -- you had a 1939 one-ton Stewart trucky-bought in 1929?

A Yes.

Q How much did you pay for it?

A $2500.00.

Q $2500.00? A: Yes.

Q Then you have a note here, "engine renewed 1937". What happened then? A: It was all bought new.

Q A new engine in 1937? A: Yes.

Q You say it was worth $750.00? A: Yes.

Q What happened to it? Where did you leave it when you left the Coast? A: He sent it to Hastings Park.

Q He sent it to Hastings Park in care of the Royal Canadian Mounted Police?

A Yes, he says he gave the whole thing to the R.C.M.P.

MR. PRATT: I don't think there is anything else. All right, your witness, Mr. Hunter.

MR. HUNTER: My lord, I would like to call to your Lordship's attention the gross amount received from the sale of the various assets now claimed upon amounts to $2,080.00.

THE COMMISSIONER: $2,080.00? The $1899.00 figure is a

not?

MR. HUNTER: Net. I don't know how it is arrived at actually. It was $1800.00 for the real estate, my lord, $150.00 for the two vacant lots, and $130.00 for the vehicle,

MR. PRATT: There is only one vacant lot, isn't there?

MR. HUNTER: No, there are two.

THE COMMISSIONER: What is your defence to this claim, Mr. Hunter?

MR. HUNTER: The defence, my lord, will be that all properties were sold at their fair market value.

CROSS-EXAMINATION BY MR. HUNTER:

Q Would that be a picture of that property, Mr. Wakita? A: Yes.

Q Of the boarding house or rooming house?

A Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. HUNTER: This is the original of the letter I read before as having been received from you, Mr. Pratt. I would like to file that letter, my lord. It is dated September 15th, 1943, from Mr. F. Drewe Pratt to the Custodian's Office.

MR. PRATT: I don't see how this affects this situation, my lord. This is real estate and a truck. There is no list of assets in that respect. The Custodian sold them, that is all.

THE COMMISSIONER: Let us put it in and talk about it later.

MR. HUNTER: (Reading letter).

THE COMMISSIONER: That was read before, was it not?

MR. HUNTER: Yes, my lord. I will file that.

(LETTER MARKED EXHIBIT NO. 4).

Q Now, Mr. Wakita, this rooming house, you called it an apartment house, but it was actually a rooming house, wasn't it? A: He says -- I can't differentiate between a rooming house and an apartment house, but he said he rented rooms to different individuals.

Q And, Mr. Wakita, was business good? Were the rooms usually occupied? A: He said there were times when they were full and times when they were not fully occupied. That is just what he said, that there were times when the rooms were full and there were times when they were not fully occupied.

Q On the average you got about a thousand dollars rent, is that correct?

A Yes, he said about a thousand dollars on the average.

Q And that would average about $71.50 per room per year? A: He would have to work that out, I expect.

THE COMMISSIONER: Is that not obvious from a mathematical calculation?

MR. HUNTER: Yes, right, my lord.

Q It boils down to this, Mr. Wakita, you were averaging $1.37 per week for a room.

MR. PRATT: Pardon me, where are you getting that figure?

MR. HUNTER: I am dividing the rental for a room for a year by 52. 14 rooms at a thousand dollars a year.

MR. PRATT: I haven't been able to establish whether that is gross or net.

MR. HUNTER: Perhaps my friend can establish that on his re-examination.

THE COMMISSIONER: He was not able to develop it in chief. As I got it, itwas his gross.

MR. HUNTER: Q: In effect, Mr, Wakita, this place was what is commonly known as a "flophouse", wasn't it?

MR. PRATT: I object tothat and I take serious objection to that statemmnt. It isn't a "flophouse". Here is a man who was 37 years in Steveston and operating a permanent business place.

THE COMMISSIONER: I think you should withdraw that question, Mr. Hunter. One can draw one's own conclusions from the rental received.

MR. HUNTER: Q: How many toilets were there in this place, Mr. Wakita? A: Two toilets.

Q One upstairs and one down? Now, in regard to the Stewart truck, at the time it was sold in 1942, that would make it 13 years old, is that correct? It is obviously correct.

A Yes, it was 13 years old.

THE COMMISSIONER: Mrs. Nishi, you are making it rather more difficult than helpful.

MR. PRATT: I would like to ask one question. I beg your pardon; are you through, Mr. Hunter?

MR. HUNTER: I am not just sure at the moment.

Q The question asked was, it was 13 years old.

A And he comes back and says he put in a new engine.

MR. HUNTER: That is in the form, that he put in a new engine. Yes, that is all, my lord.

RE-DIRECT EXAMINATION BY MR. PRATT:

Q I am going to try once more on this question. You told us that you got about a thousand dollars a year rent fromthis property. A thousand dollars a year for rent? A: Yes.

Q Was that after you paid the taxes, or did you take the taxes out of the thousand dollars? Do you understand my question?

A He says after he had taken the taxes and expenses.

Q Is that right, then, that after he had paid all the taxes and running expenses, it netted him a thousand dollars? Is that right? Do you understand it? A: Yes.

Q In other words, that $1000.00 was net after his expenses were taken off? A: Yes.

MR. PRATT: I don't think I will pursue it any further.

THE COMMISSIONER: Mr. Hunter, you are free to pursue that.

RE-CROSS EXAMINATION BY MR. HUNTER:

Q Mr. Wakita, will you agree that the taxes for 1942 there were $39.92? A: $39.42, is that it?

Q $39.92. A: He says he has forgotten and he can't say exactly.

THE COMMISSIONER: I would like you to put that question a little differently, Mr. Hunter. Would you ask

him has he any recollection at all of the amount of taxes paid on that property at any time during the time he owned it?

MR. HUNTER: Very well, my lord.

MR. PRATT: Let the Interpreter put that question as his Lordship has expressed it.

THE COMMISSIONER: Very well.

MRS. NISHI: I think he has receipts for it.

THE INTERPRETER: A: He says he doesn't know, my lord.

MRS. NISHI: There are receipts for the taxes. I think we have them at home, for the taxes paid.

THE COMMISSIONER: Q: Now, Wakita, counsel for the Government says that his records show the taxes were $39.00 odd -- in what year, Mr. Hunter?

MR. HUNTER: 1942, my lord.

THE COMMISSIONER: Q: -- for 1942. Do you think that is wrong? Is it too little or is too much?

MR. PRATT: My lord, I think perhaps I can clarify the matter. Mrs. Nishi, who really looked after his affairs, says that should be approximately correct.

THE INTERPRETER: He says that he doesn't know but he thinks these taxes were paid by the Custodian's Office.

THE COMMISSIONER: I take it from you, Mr. Pratt, that your instructions are that the figure of $39.00--?

MR. PRATT: --is approximately correct.

THE COMMISSIONER: Yes. Will you proceed, Mr. Hunter?

MR. HUNTER: My lord, while this witness is in the box it seems to me it might be a good time to bring up a question that has occurred to many of us and

possibly this witness can give his personal ideas of his attitude towards the problem, and that is the question of whether this Japanese Property Claims Commission is going to be the final tribunal for relief as far as these claimants are concerned, or whether they intend, if dissatisfied —

THE COMMISSIONER: Just before you go on to deal with that, I would like to ask a question on the same subject you were on. I take it you are finished.

MR. HUNTER: Yes.

THE COMMISSIONER: Q: If you do not mind I will put it to him first. Who looked after the rooming house— kept it clean and looked after it?

A He says his wife and family.

Q Did you pay your wife and family anything for their services in keeping the building clean and looking after it? A: No, he didn't. He wanders from the point, my lord. He says he didn't pay them anything.

Q So you had no wages to pay out for the operation of the rooming house?

MR. PRATT: That is admitted, my lord.

MRS. NISHI: The whole family sort of took care of the whole thing, you see, all at one time.

THE COMMISSIONER: Q: Had you electric light in the building?

THE INTERPRETER: A: Yes, he had.

Q Who paid the electric light account?

A He paid it.

Q Was that paid out of the thousand dollars' annual

rent? A: Yes, he says after paying for the electric light and the water, the thousand dollars was the balance.

THE COMMISSIONER: I see, all right. Now, Mr. Hunter; I am sorry to have interrupted.

MR. HUNTER: Quite all right, my lord. The question that has been concerning the Government and others, my lord, has been whether this Commission will be the final award which is to be made to these claimants, or whether they will still have their rights in the Courts to take any action they may see fit to take against the Custodian, and it is felt that this should be the final solution of the question and that these people should be asked whether they would accept your Lordship's disposition of their claim as final. It is desirable at this stage and possibly it might be desirable further that the Government should be aware of their position, because in the event that the claimants are prepared to accept your Lordship's disposition of their claim, the Government is satisfied to have the Commission carry on, on the present basis; but if these people will not commit themselves and say that they will be satisfied with your Lordship's award, then it places us in the position that we may be doing a task that will be ultimtely entirely meaningless. Now the position should be made known to Ottawa so that they could decide what solution is to be had of the question, and I suggest; perhaps it

might be a good thing to ask a witness such as the present witness whether he thinks this Commission -- while we are on this particular point to ask witnesses such as this witness, if they consider this Commission the final solution so you may give your opinion to Ottawa.

THE COMMISSIONER: Have you any comment, Mr. Pratt?

MR. PRATT: My lord, I quite see the merit of my learned friend's remarks. However, I didn't come here prepared to face that question.

THE COMMISSIONER: You have no instructions?

MR. PRATT: I have no instructions, of course.

THE COMMISSIONER: Well it is not fair then to ask you.

MR. PRATT: I quite see, as I say, -- the whole thing seems to me with the time and effort your Lordship has put into this thing, it would be really futile if those who submit claims now to the Inquiry have recourse to the Courts later on. I quite agree with that. I am giving my own personal opinion. I have six claims here and I would like to canvass my clients, and I would personally be prepared to recommend to them that they accept your Lordship's findings in regard to individual cases and waive any further rights to the Court. That would be my advice to these claimants because I can well visualize this matter if the various claimants do not feel they have received what they are entitled to -- I can well visualize this thing would be back at the door of the House of Commons and someone would

try to make an issue out of it which should be avoided if we can possibly carry on under your Lordship's leadership.

THE COMMISSIONER: Thank you, Mr. Pratt. I am glad that this question hasbeen brought up. I confess it had not occurred to me that the Investigation that is now being made was not designed to be accepted as a final solution. If it is not, I do not know why I am wasting my time sitting here to investigate these claims. So, if there is any questioning of it, I would ask counsel to communicate with the appropriate Departments of the Government with the idea of getting their views on the subject and possibly having it stipulated that the presentation of a claim before this Commission involves an undertaking to accept the award, whatever it may be, or the decision, whatever it may be, as final and binding on the claimants in all respects both in relation to the presentation of claims involving the same subject matter to the Courts of this country as well as embracing efforts by way of, for the lack of a better term, I would refer to it as a political approach, designed to induce the Government to pay a greater sum of money, and counsel is free to pass on to the appropriate Ministers the comment that I have made on the subject today in view of counsel's mentioning it. I do think most decidedly that this Investigation ought to produce finality in a matter of this kind. I appreciate Mr.

Pratt's personal comment, although, as he has not any instructions on the subject, I quite realise he cannot assume to bind his clients.

MR. HUNTER: My lord, I hesitate to write a letter to the Minister of Justice advising him of this problem without actually having some facts. I wonder if tomorrow we could not ask each claimant as he comes up if he is prepared to accept your findings, and if some of the claimants are not prepared to accept it as a final decision, I could tell the Minister of Justice that is the case and place the problem before him, but I don't like towrite the Minister raising the problem which may never arise.

MR. PRATT: You have heard 57 claimants already.

THE COMMISSIONER: Yes. As the situation stands at the moment, there is nothing to prevent it being raised. Mr. Upton, would you ask this witness this question; Mr. Wakita, are you prepared to accept as final and binding upon you such decision as I may reach in regard to the claim which you have presented here today?

THE INTERPRETER: My lord, I have found quite a deal of difficulty with this witness. I would rather there be no doubtabout this at all because it is an important question and I would prefer his daughter put it to him, and I will listen in. He seems to understand his daughter.

MR. PRATT: May I assist by saying to the witness you have recourse to the Courts. I would like that to be known to him, that at the moment he has the

right to go to the Courts.

THE COMMISSIONER: It is possible. I would prefer not to put it that way.

MR. PRATT: I don't think you will get a proper answer if you don't explain that there is the other tribunal he might have access to.

THE COMMISSIONER: Well in view of your comment I will put it in that way. Simply add, Mr. Reporter, to what I have said previously; keep in mind in answering the question that I have put to you the fact that there is a possibility that you may now have the right to obtain relief in respect of the claim you are making by presenting the claim before the Courts of this country, though do not take from what I am now saying that you have such right. Now, if you would be good enough to read that question on to, Mr. Reporter, to Mrs. Nishi, she can interpret it to her father?

MRS. NISHI: Is it that you have the right to expect this judgment to say that half of the claim or the whole of the claim -- you have the right to state it and we would be satisfied?

MRS. NISHI: (Answering for the witness): Well, he says that he doesn't know what to say at the moment because if the Judge was to give a fair and reasonable judgment as he thinks -- he wouldn't say full or he wouldn't say more than that or anything like that, but as long as you decide a fair and reasonable final judgment, he would be satisfied, if he didn't think that was

too small, you see.

MR. HUNTER: I think possibly that answers the question, my lord.

THE COMMISSIONER: I think that probably answers the question. Thank you, Mrs. Nishi.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

J. P. Horrobin

"T.P. HORROBIN"
Official Reporter.