

13141

REAL ESTATE

FILE No. 13141.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: IWAMATSU WAKIDA.
HOME ADDRESS: 90 Mr. Uyeyama R.R. 1 Kamloops B.C.
REGISTRATION NUMBER 04487 SEX: male AGE: 45
OCCUPATION: ~~Farmer~~ Farm labour

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

EMPLOYER:

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: G. I. Wakida

ADDRESS OF WIFE OR HUSBAND: 90 Mr. U. Uyeyama R.R. 1 Kamloops B.C.

NAMES OF ANY LIVING CHILDREN: Matsue, Tadashi, Fumiko
Matsue, Ruriko

ADDRESS OF CHILDREN: 90 Mr. U. Uyeyama R.R. 1 Kamloops B.C.

AGE OF CHILDREN: 15, 13, 10, 8, 5 yrs.

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

1. LOCATION AND DESCRIPTION:
The west half of lot six (6) Block six (6) of Section Ten (10) Block Three (3) North Range Section Seven (7) west Map 249. In the District of New Westminster

2. BUILDINGS AND OTHER IMPROVEMENTS:
One story frame bldg with shingle roof

3. INSURANCE (Give particulars; state where policies are) Policy at my residence (west side)
90 Mr. Uyeyama R.R. 1
Policy No. 251473, New England Fire Insurance Co. Kamloops B.C.
expired Mar 1/43

4. TAXES (Amount and where payable)

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

6. OCCUPANCY AND LEASES (If vacant so state) Vacant

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
One Victory Bond
8. BANK ACCOUNTS: _____
9. LIFE INSURANCE: _____
10. INTEREST IN ANY ESTATES OR TRUSTS: _____
11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____
2. TRADE DEBTS: _____

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

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

Dated this *5th* day of *February* 1942.
(Signature) *J. Wakida*

T. Uyeyama
Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE June 10/43

File No. 13141

11 Name WAKIDA ^{or T} Iwamatsu
(Surname in Block Letters)

Registration No. 04487 Male - Female Nov. 3, 1897
(Check)

Former Address P.O. Box 318, Steveston, B. C.

Date Evacuated 1/3/42 Naturalized - Canadian-Born - National
(Check)

Int Address Kamloops, B. C. c/o T. Uyeyama, R. R. #1, Kamloops, B. C.

Married - Single
(Check)

nee
Name of Wife WAKITA, Ei

Name of Husband _____

Name of Mother Dec'd Name of Father HASHIMOTO, Kunimatsu (dec'd)

Names of Children under 16 Hatsue (F) 11/11/27 Tadashi (M) 5/11/29

Fumiko (F) 15/3/32 Matsue (F) 12/5/34 Ruriko (F) 15/3/37

ated by P. Hunter Registered with Custodian no
(Yes or No)

Additional Information Mechanic. 1 Dodge car/41 House at 34 Moncton St.

Name changed when he married into WAKITA family. Also known as WAKIDA.

58/7

Catalogue No. 841

File No. 13141

WAKIDA, Iwamatsu

Reg. No. 04487

Civic Address: 34 Moncton St., Steveston.

Legal Description: West $\frac{1}{2}$ of Lot 6, Block 6 of
Sec. 10, B 3 N, R 7 W, Map 249,
Mun. of Richmond in the District
of New Westminster.

Classification: Store & Shack.

----- SOLD -----

Rented to N. Krywecki at \$3.00 per mo.
Rented to Ying Lee at \$3.00 per mo.
(No water)

1944

Feb. 2nd	Memo re chattels
Sept. 15th	Memo re claims (Nil)

5th February, 1948.

REAL PROPERTY SUMMARY FOR CLAIM

CLAIMANT Iwamatsu WAKIDA Regn No: 04487

PROP. SUBJECT 34 Moncton St., Steveston, B.C. *lot # 841*
OF CLAIM being
W $\frac{1}{2}$ of Lt 6, Blk 6 of Sec 10, B3N
R7W, Map 249. Mun. of Richmond
District of New Westminster, B.C.

CLAIM Estimated value as per Claim: \$2520.
Custodian sold at 980.
LOSS as per Claim 1540.

CLASSIFICATION Store and shack.

REFERENCESHISTORY

JP Declared 5 Feb 42 on Form JP

RP.1 Assessed value (1942)

Land 270.
Improvements 1200.

Taxable value 870. Taxes \$19.14 (incl
dyking charge

RP.2 C of E #51016 d/22 Jan 43. Clear except for Vesting.

RP.3a,b,c. Appraised:

Johnson, Reeve & Watson 26 Feb 45 \$ 750.
J.W. Fairhall 31 Oct 44 1235.
Coulthard, Sutherland & Co. 26 Apr 44 850.

RP.4 A & B Tender to purchase Lum Poy \$1000. 19 Mar 45.
" " *Minsky* 950. 16 Nov 45

RP.5 Approved by Advisory Comm. 19 Mar 45 \$1000. to Lum Poy.

RP.6a,b,c. Wakida advised 11 Jun 45, Statement re Sale and Statement
of Account provided.

NAME WAKIDA, Isomatsu

REGISTRATION NO. 04487

FILE NO. 13141

The following chattels were sold by public
auction at Steveston, B.C. on May 12, 1944

Kitchen Range

\$ 15.00

Total

(Auctioneer's Fee: \$1.50

\$ 15.00

Less Expenses

(Advertising: 0.69

\$.360

(Moving: 1.41

Net Proceeds Credited:

\$ 11.40

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 13.

Remarks.

NAME WAKIDA, Iverson

REGISTRATION NO. 04487

FILE NO. 13141

The following chattels were sold by public
auction at Steveston, B.C. on October 27, 1944

Kiddie's Wagon

\$ 3.00

Total

\$ 3.00

Less Expenses: (Auctioneer's Fee: \$0.30
(Advertising: 0.12
(Moving: 0.20

\$ 0.62

Net Proceeds Credited:

\$ 2.38

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 23.

Remarks.

NAME WAKIDA, Iwanatsu

REGISTRATION NO. 04487

FILE NO. 13141

The following chattels were sold by public
auction at Steveston, B.C. on November 24, 1944

Bed & Spring

\$ 6.75

Total

(Auctioneer's Fee: \$0.68

6.75

Less Expenses:

(Advertising: 0.36

1.70

(Moving: 0.66

Net Proceeds Credited:

\$5.05

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 25.

Remarks.

NAME WAKITA, Iwanatsu

REGISTRATION NO. 04487

FILE NO. 13141

The following chattels were sold by public

auktion at Steveston, B.C. on April 27, 1945

Garden tools	\$ 0.60
2 Sledge Hammers	1.00
2 Sledge Hammers	0.70

Total	(Auctioneer's Fee: \$0.23	\$ 2.30
Less Expenses:	(Advertising: 0.15	\$ 0.65
	(Moving: 0.27	
Net Proceeds Credited:		\$ 1.65

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 33.

Remarks.

NAME WAKIDA, Iwanatsu

REGISTRATION NO. 04487

FILE NO. 13141

The following chattels were sold by public
auction at Steveston, B. C. on May 18, 1945.

Suit case	\$ 0.70
Kitchen and chinaware	1.85
Chinaware	3.25
Tea decorations	0.85
3 Wooden cases	0.60
3 Wooden cases	0.75
Iron pot	0.65
Iron pot	0.50

Total

Less Expenses: (Auctioneer's Fee: \$ 0.91
(Advertising: 0.47
(Moving: 1.22

Net Proceeds Credited:

\$ 9.15

\$ 2.60

\$ 6.55

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 34.

Remarks.

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 13241

NAME: WAKITA, I-matou

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: Thompson & Co.

VALUATION: \$1.50

PURCHASE PRICE: \$1.50

COMMITTEE'S APPROVAL: June 15, 1945

PURCHASER'S FULL NAME: GOSPEL MISSION

ADDRESS: Steveston, B.C.

OCCUPATION:

BILL OF SALE REQUIRED:
(state if purchase
price already paid or
arrangements made)

~~YES~~ Paid in full.

NO ✓

ENCUMBRANCES, IF ANY: Nil.

LIST OF CHATTELS SOLD: 1 home made round table \$1.50

MEMORANDUM: File 13141

October 24, 1944.

Re: Iwamatsu WAKIDA, Reg. 04487

Stromberg Carlson radio stored at J. W. Kelly Piano Co.Ltd.

(This is probably the radio No. 63-63406 which appeared on
the J. W. Kelly list under the name of H. Wakida, Steveston)

Letter, Oct. 21, 1944, advises J. W. Kelly Piano Co.Ltd.
that the Custodian has no objection to shipment being made.

JW

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Iwamatsu Wakida

File No. 13141

*C/o E. Uyeyama
RR 1, Kamloops B.C.*

Reg. No. 00487

Company Sun Life

Agency Vancouver Agency

Policy No. 834560

Premium - \$ Free

Payable: Annually, Semi-annually or monthly

Month

Day

REMARKS: No further premiums payable

*(Matured)
as pd. to Wakida
marked.*

\$197

*Form letter sent
Aug 24/43*

04187

WALLS, Invisible

1994

1341

[illegible]

File No. 13141

September 15th, 1944

MEMORANDUM
RE CLAIMS

Re: WAKIDA, Iwamatsu

There are no claims on file against
the above party as at this date.

GCM/GH

13141

July 15, 1943.

Mr. Iwamatsu WAKIDA, #04487,
c/o Mr. T. Uyeyama,
R. R. #1,
Kamloops, B. C.

Dear Sir:

Re Chattels

On Your 'JP' Registration form, dated 5th of February, 1943, you declare a lot of chattels.

Will you please let us know where these goods were stored as we have been unable to locate them.

From #34, Moncton Street, which property you own, we removed to our storage warehouse chattels of various Japanese. Among them were those of I. Nakatsu and K. Miyashita.

As we are unable to identify these two men, we would be much obliged for any information you can give us about them, namely what the initials "I" and "K" stand for, where they were employed, and their present address.

Your co-operation and immediate reply will be much appreciated.

Yours truly,

R. B. Mackenzie
Protection Department

RBM/ms

13141

January 12th 1944.

Mr. Iwamatsu WAKIDA,
Registration No. 04487,
c/o T. Uyeyama,
R. R. #1,
Kamloops, B. C.

Dear Sir:

We wrote you on July 15th last as per copy of letter enclosed but we did not receive any reply from you. We would much appreciate any information you can give us as to the location of your own chattels and also if you can in any way help us to identify the NAKATSU and MIYASHITA who also lived at No. 34, Moncton Street, Steveston, B. C., and left a lot of chattels behind when evacuated.

Do you know if these men were fishermen and where employed?

Thanking you in anticipation for an immediate reply.

Yours truly,

R. B. Mackenzie,
Protection Department.

RBM/HMS
Enc.

Iwamatsu Wakida,

c/o T. Uyeyama,

R.R.#1, Kamloops B.C.

January 19th, 1943.

Messrs. Custodian Office,

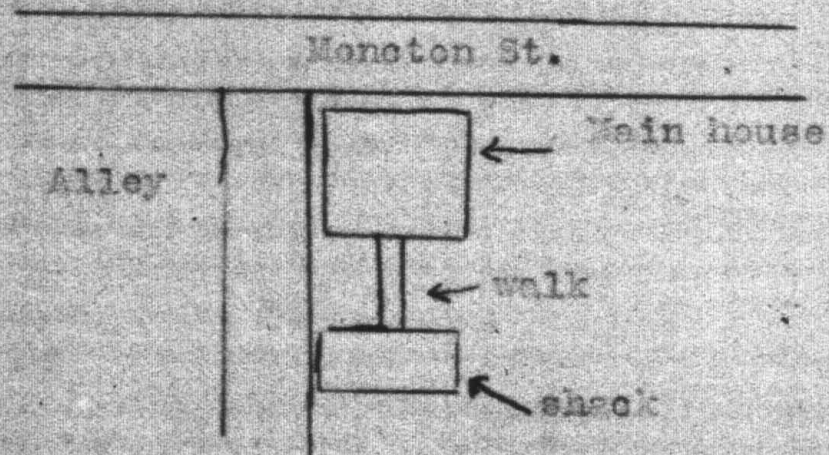
Vancouver B.C.

Dear Sir; -

Re-your file No. 131-1

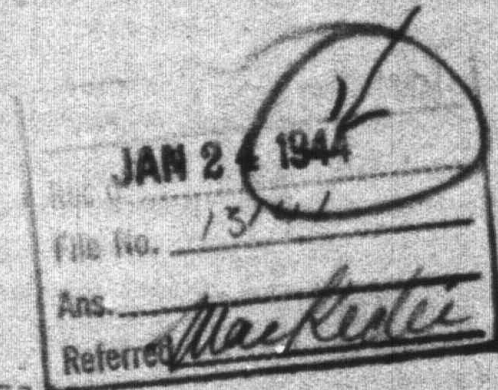
I for Wakatsu should be K. Wakatsu and it stands for
Kaneshiro. K. on K. Miyashita stands for Kinosuke.
They are both fishermen and are in Greenwood B.C.

As for those chattels, I had some in the main house and lot
in the shack at the end of the back yard as I have sketch below.



Yours very truly,

J. Wakida



9343 & 13141

20th November, 1944.

Mr. Leo Hinsky,
Stevenson, B.C.

Dear Sir:

Re: Catalogue Nos. 852 & 841
29 Moncton Street and 34 Moncton
Street, St. John's, N.B.

We are in receipt of your offer to purchase the above
properties.

We believe that our Advisory Committee would give
favourable consideration to your offer of \$675.00 for Parcel No.
852.

In the case of Parcel No. 841 we have an appraisal on
this property of \$1,235.00 so that it is not likely that your
present offer would receive favourable consideration. If you
are prepared to revise your bid to approximately \$1,100.00 we
would be glad to submit the matter to our Advisory Committee.

Please also let us know whether you would be prepared
to purchase Catalogue No. 852 irrespective of whether the offer
you make on No. 841 is accepted.

Yours truly,

F. G. Shears,
Director.

P.S. Our official receipt for your cheque for \$460.00 is enclosed
herein.

FG/VM

encl.

509 Royal Bank Building,
Vancouver, B. C.
December 5th, 1944

13141
Evacuee Section

Messrs. Johnson, Reeve & Watson,
Bank of Nova Scotia Building,
602 West Hastings Street,
Vancouver, B. C.

Attention: Mr. Reeve

Re: Catalogue No. 841 and
West Half of Lot 6, Block 6 of Section 10,
Block 3 North, Range 7 West, Map 249, Municipality
of Richmond, in the District of New Westminster,
known as 34 Nancton Street, Staveston, B. C.

Dear Sirs:

Will you kindly let us have a valuation of the above noted
property.

This property consists of a store, rented to Mr. H. Krywecki
at \$3.00 per month, and a shack, which is rented to Ying Lee at \$3.00
monthly.

Assessed Value - Land - \$270.00. Improvements - \$1,200.00.

Taxes for 1944, amounting to \$25.74, have been paid by this
office.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF

1376 W. Pender St
Van. B.C.

To,
The Custodian
of

Alien Enemy Property

Rec'd	JAN 9 1945
File No.	1376
Atty.	

Dear Sir Cat 844

this is an application for
property No. 34. Moncton St.

Stevenson. B.C.

at a price of 1,235-⁰⁰

Please find encl. 50 ⁰⁰

deposit. Lieut Mc Bullough
will get in touch with

you in a few days and

Colonel Boy told me to tell
you 4 weeks at the latest
hoping this application

To close the deal.

2
will meet with your
approval I am
yours Sincerely

Mr. Raymond Brummell
K. 85307.

Shaughnessy Hospital

Home address

1376 Pender W.
San.

PROPERTIES SUSPENSE ACCOUNT

1311

Jan. 13th, 1945.

Mrs. Raymond Brummell,
1375 West Pender Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 841
34 Moncton Street,
Steveston, B.C.
Wt. 6/6/10/BW/RW/219

Your letter of recent date enclosing \$50.00 cash and offer to purchase the above property for the sum of \$1,235.00 has been received and considered.

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 the balance of the purchase price, namely \$1,185.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner 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.

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 tenants 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.

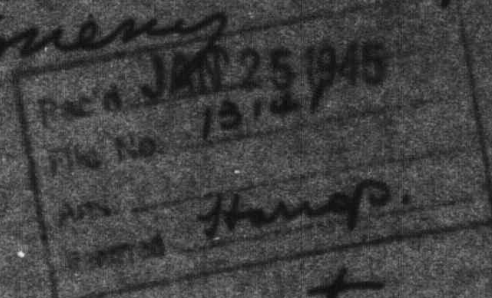
Yours truly,

F. G. Shears
Director

GP:PR
Enc.

10
1376 W. Pender
Van. B.C.
Mr Peters
Custodian Alice Enery Property

Dear Sir Cat 841



I wish to withdraw my tender
of 1235⁰⁰ for store.

• No. 34. Moncton St
Steveston, B.C.

For which I made a
deposit of 50⁰⁰
which I would like to receive
• at your earliest convenience

Thanking you,
Yours Truly

Mr. R. Bremmell
1376 W. Pender St Van B.C.

COPY

JOHNSON, REEVE AND WATSON

Bank of Nova Scotia Bldg.,
602 West Hastings St.,
VANCOUVER, B.C.

26th February, 1945.

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

File No. 13141
Evacuee Section
Attention Mr. E.W. Wright

Dear Sir: Re Catalogue No. 841
 34 Moncton Street, Steveston, B.C.

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

The dimensions of the land are approximately 22 ft. by 100 ft.

The buildings comprise a one storey wood frame store building approximately 24 ft. by 50 ft., which appears to encroach 2 feet on the lane, and a small building at the back about 12 ft. by 24 ft. which also encroaches on the lane, and a woodshed.

The condition of the buildings is very bad. There is water supply but no w.c. and it is surprising that occupancy is allowed by the Municipality.

The store is boarded up and the foundations and floor are in bad condition. The roofs of the rear buildings and the outer walls are in a bad state of repair.

The encroachment on the lane involves the risk of reducing the size of the buildings, pulling down and rebuilding the west walls. Apart from this so much expense is required, to make the buildings fit for occupation, that they have only a residual value.

The location is not attractive and the demand for retail stores non-existent at present. The prospects for the future are very speculative.

We are of the opinion that the value of this property is not more than \$750.

Yours faithfully,

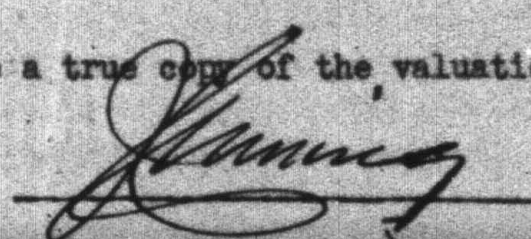
JOHNSON, REEVE & WATSON

per "D.W. Reeve"

DWR

The above is hereby declared to be a true copy of the valuation received from Johnson, Reeve & Watson.

Feb. 5/48, Vancouver, B.C.



Copy for Mr. Peters

13141

March 20th, 1945.

Mr. Ian Poy,
Steveston, B.C.

Dear Sir:-

Re:- Catalogue No. 841,
34 Moncton Street, Steveston,
W₂ of Lot 6, Blk. 6 of Sec. 10,
Blk. 38, Range 7 West, Map 249, Mun.
of Richmond N.W.D.

Your letter of March 19th enclosing cash in the amount of \$100.00, 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. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$900.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered, and also state whether or not he is a British subject, using the enclosed form for your reply.

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.

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.

Yours truly,

F.G. Shears,
Director.

[Handwritten signature]
Enc. 1.

13141

March 21, 1945.

Mr. Iwanatsu WAKIDA,
Reg. No. 04487,
c/o T. Uyeyama,
R. R. #1,
Kamloops, B.C.

Dear Sir:

Re: Catalogue No. 841,
34 Moncton Street, Steveston,
W₂ of Lot 6, Blk. 6, of Sec. 10,
B.M. R7W. Map 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 \$1000.00 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 note from your declaration to the Custodian 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.

9th April, 1945.

REAL PROPERTY MEMORANDUM

FILE NO: 13141

NAME: Iwanatsu WAKIDA

CATALOGUE NO: 841

RE: 34 Moncton St., Steveston, B.C. - Store & Shack

CERTIFICATE OF ENCUMBRANCE:

Description of Property: The West half of Lot 6, Block 6
of Section 10, Block 3 North,
Range 7 West, Map 249, Municipality
of Richmond in the District of
New Westminster.

Encumbrances: None

Taxes: 1944 taxes paid - no arrears or
consolidated.

Vested: 25349

VALUATION BY APPRAISER: \$750.00

AMOUNT OF BID: \$1000.00

APPROVED BY ADVISORY COMMITTEE: March 19, 1945

NAME OF PURCHASER: Lum Poy and Lum Kew, Joint Tenants

K.W. WRIGHT

KWW/DG
Attachs

13141

May 11, 1945.

Messrs. Lum Poy and Lum Kew,
Steveston, B. C.

Dear Sirs:

Re: Catalogue No. 841
34 Moncton Street
W66/6/10/B3M/W77/249

Deed to the above described property has now been registered in your names and we are ready to deliver control to you. When the title has been received by us from the Land Registry Office it will be sent by registered mail, together with relevant insurance policy, to you or to any person designated by you.

Letters, copies of which are attached, have been sent to the tenants of the above property.

Adjustments as of March 24th, 1945, as shown on the enclosed sheet, have been calculated and a balance of \$7.42 has been charged to you.

Please mail us a cheque for the above amount and at the same time return to us the attached control receipt, duly signed. Will you also sign and return to us the attached chattel release in order that if there should be any hidden Japanese effects discovered on the premises at a later date these may be removed by the Custodian.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

Catalogue No. 841
File No. 13141,
34 Moncton St., Steveston, B.C.
W. Lot 6, Blk. 6, Sec. 10, B.N.,
R.T.N. Map 249,

May 4th, 1945.

LUM POY and LUM KEN

(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at March 24th, 1945)

	DEBIT	CREDIT
Purchase price	\$1,000.00	
Charges received		1,000.00
Seller's pro portion of 1945 taxes 82/365 x 25.74		5.78
<u>Amount of rent collected</u>		
W. Kaywecki - March 24th to April 30th, 38/30 x 3.00		3.80
Ying Lee - March 24th to April 15th, 23/30 x 3.00		2.30
Registration fees on deed, \$1000.00	6.00	
Insurance premium, 13.65 x 12.30	1.65	
Over-payment of taxes by Custodian which will be credited by Municipality to purchaser	11.65	
Balance owing by purchaser		7.42
	<u>\$1,019.30</u>	<u>1,019.30</u>

BALANCE OWING BY PURCHASER - 97.42

13141

May 30, 1945.

Messrs. Lum Poy & Lum Kew,
Steveston, B. C.

Dear Sirs:

Re: Catalogue No. 841
34 Moncton Street
W26/6/10/B3N/R7W/249

Please be informed that certificate of title covering sale to you of the above described property has been received by this office registered in your names jointly, and is now ready for delivery.

Kindly let us have your cheque for \$7.42 representing closing adjustments mentioned in our letter of May 11th and at the same time return to us duly signed control receipt and chattel release enclosed upon receipt by us of which, title will be mailed to you immediately.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

STATEMENT RE SALE OF:

Name: WAKIDA, Iwanatsu #04487

Catalogue No: 841

File No: 13141

Street Address: 34 Moncton Street, Steveston

Legal Description: W $\frac{1}{2}$ 6/6/10/B3H/K7H/249

Date of Sale and Adjustments March 24, 1945

Sale Price

\$1,000.00

~~Real Estate Agents Commission~~

3

Charge for Valuation

22.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

~~Unpaid Taxes~~

~~Mortgages~~

~~Interest on Loans~~

~~Other Charges~~

Adjustments:

Fire Insurance

1.65

Taxes to March 23, 1945

5.78 (overpayment
of 1944 tax) 11.65

~~Water~~

33.28

\$1,013.30

Net Proceeds credited to your account as of March 24, 1945

\$ 980.02

Date: June 8, 1945

Compiled by: George Peters

FILE No. 13941
REG. No. 04487

TRANSACTION LIST

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 February 10	Land Registry Office - Certificate of Encumbrance	\$ 1.00		
October 22	On account 1943 taxes	10.00		
	Rents collected		29.00	
1944 May 26	Fire Insurance premium	12.30		
November 13	Balance 1943 taxes & 1944 taxes	38.00		
	Rents collected		75.00	
1945 February 14	Sale of table		1.50	
April 19	Proceeds Auction Sale		18.83	
	Balance rents to date (net)		14.90	
May 16	Credit re sale of property		980.02	
May 28	Proceeds Auction Sale		1.65	
		\$ 61.30	\$1,120.90	

CR \$ 1,059.60

Catalogue No. 841
File No. 13141
34 Moncton Street
W26/6/10/B3N/R7W/249

Control of the above property is by us hereby acknowledged and we agree
that all adjustments and incidents connected with the sale to us of this
property have been settled.

Dated at Vancouver BC this 4 day of June 1945.

Signed _____

Signed

Fleming

Return to the Custodian

Catalogue No. 841
File No. 31341

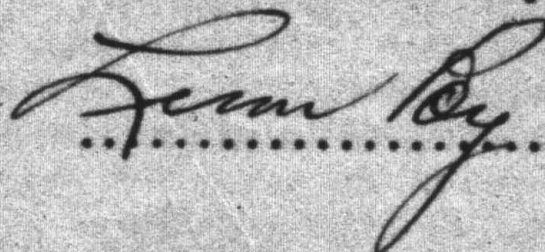
To The Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:-

Re: 34 Moncton Street, 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,


.....Signed

Return to the Custodian

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

Dear Sirs:-

Re: 34 Moncton Street, 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,

Copy for purchaser

Heinrich
.....Signed

12141

June 11, 1945.

Mr. Iwamoto TAKIDA,
Registration No. 04487,
c/o T. Oyama,
R. R. No. 1,
Kenloope, B. C.

Dear Sir:

No: Catalogue No. 841
34 Bonston Street
12/6/19/123/177/242

Please be informed that the above property has been sold as of March 24, 1945, for the sum of \$1,000.00. An independent appraisal of this property has been 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 taxes and any insurance premiums have also 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,

George Peters,
Administration Department.

GP:EB
Enc.

cc to E. C. Security Commission

STATEMENT RE SALE OF:

Name: WAKIDA, Ivanatsu 704487

Catalogue No: 841

File No: 13121

Street Address: 34 Hanston Street, Steveston

Legal Description: W 6/6/10/B3N/W75/249

Date of Sale and Adjustments March 24, 1945

Sale Price \$1,000.00

~~Real Estate Agents Commission~~ \$

Charge for Valuation 21.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~Capital Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance 1.65

Taxes to March 23, 1945 5.78 (overpayment
of 1944 tax) 11.65~~Water~~33.28 \$1,013.30

Net Proceeds credited to your account as of March 24, 1945 \$ 980.02

Date: June 8, 1945

Compiled by: George Peters

File No. 1341
 Rec. No. 0457

Income Statement

Date	Particulars	Debit	Credit	Balance
1943 February 10	Land Registry Office - Certificate of Insurance	\$ 1.00		
October 22	On account 1943 taxes Rents collected	10.00	29.00	
1944 May 26	Fire Insurance premium	12.30		
November 13	Balance 1943 taxes & 1944 taxes Rents collected	36.00	75.00	
1945 February 14	Sale of tools		1.50	
April 19	Proceeds Auction Sale Balance rents to date (net)		18.83 17.90	
May 16	Credit re sale of property		980.02	
May 26	Proceeds Auction Sale		1.65	
		<u>\$ 61.30</u>	<u>\$1,120.90</u>	

CH \$ 1,059.60

Kamloops, B.C.
July 5th / 45

The Custodian's Office
Dept. of the Secretary of State
of Canada.
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUL 7 1945
File No.	12141
Ans.	✓
Referred	Return

Dear Sir: Re: File # 12141

I am in receipt of your
letter of June 11th, 1945.

Please send me your cheque
for \$1,059.60, balance of my account
in full as I have no outstanding
accounts in Steveston. Since evacuation
my work has been only seasonal
and as I have a large family to support
your prompt attention will oblige.

Yours truly,
IWANATSU WAKIDA

REG No. 04487,

% T. UYEYAMA,

RR #1,

KAMLOOPS, B.C.

Attn: J. Kobayashi

File No. 13141

Mr. Iwamatsu Wakida
C/O T. Uyemura
R.R. # 1 Kamloops, B.C.

Aug 6 1945
EVACUATION SECTION
13141
Referred *Plus*

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

Dear Sir:

I hereby acknowledge receipt of your letter of July 10th. enclosing cheque for \$500.00 and note the balance of my account with you will be forwarded as soon as possible. When forwarding this balance please send to the Royal Bank of Canada, Kamloops, B.C. for my credit in my saving account # W 661

YOURS TRULY,

I. Wakida

Iwamatsu Wakida,
Reg. # 04487

% J. Wakayama;
R.R.#1,
Kamloops, B.C.,
Oct 29th/45.

George Peters, Esq.,
Administration Dept.,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	OCT 31 1945
File No.	13141
Ans.	
Referred	Peters

Dear Sir: Re: File # 13141

Please forward the balance of
my funds \$565.90 in your hands as I am
sure I have no outstanding accounts
anywhere.

The seasonal work is all
finished now and I will not be working
hardly so I would appreciate your
kind and prompt attention.

Yours truly,
(J. Wakayama Reg. #04457)

per J. Wakayama

March 14/46,
Kamloops, B.C.,

Geo. Peters Esq.,
Office of the Custodian,
Vancouver, B.C.

EVACUATION SECTION	
Date	MAR 15 1946
File No.	13141
Ans.	
Referred	Peters

Dear Sir:—

Re. File No 13141

In your letter of Dec 20/45 you stated that the balance owing me, \$168 $\frac{74}{xx}$, would be forwarded as soon as my chattel situation had been clarified.

As considerable time has passed since then I was wondering if you would kindly mail me a cheque for the balance because I need the money to purchase some farm implements & seed.

I hope to hear from you favourably at your early convenience.

Yours sincerely,
L. Wapian
per K.K.

13141

February 18, 1948.

Mr. Iwanatsu WAKIDA,
Reg. No. 04487,
R. R. #1,
Brookhurst,
Kamloops, B. C.

Dear Sir:

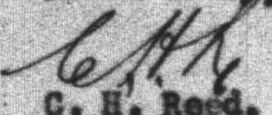
As requested in your letter of the 14th instant, a cheque for \$168.74 is attached, which represents the balance of your account with the Custodian.

A statement of your account was sent to you on June 11, 1945, and since that time the following entries have been made:

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Bal.</u>
	Balance as per statement		\$1059.60	
1945 June 19	Proceeds, sale of chattels		6.30	
July 11	Cheque to you	\$ 500.00		
October 18	Refund B.C.E. R.C. Light Deposit		2.84	
December 21	Cheque to you	400.00		
	Cheque herewith	<u>168.74</u>		
		\$1068.74	\$1068.74	NIL

Kindly acknowledge receipt.

Yours truly,


C. H. Reed,
Office of the Custodian.

CHR/fm
enc.

R.R. # 1,
Kamloops, B.C.
March 27th/48

Mr. George Peters,

Office of the Auditor

Royal Bank Bldg.

Vancouver, B.C.

EVACUATION SECTION	
MAR 30 1948	
Rec'd	13.41
Referred	Sign

Dear Sir:

I acknowledge with
thanks your cheque for balance
of my account and wish to thank
you for all your past favors on
my behalf.

Yours very truly,
I. Makida,
per H.

File No. 13141
Reg. No. 04487

Iwamatsu WAKIDA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943	February 10 October 22			
	Land Registry Office - Certificate of Encumbrance	\$ 1.00		
	On account 1943 taxes	10.00		
	Rents collected		29.00	
1944	May 26 November 13			
	Fire Insurance premium	12.30		
	Balance 1943 taxes and 1944 taxes	38.00		
	Rents collected		75.00	
1945	February 14 April 19			
	Sale of table		1.50	
	Proceeds Auction Sale		18.83	
	Balance rents to date (nett)		14.90	
	Credit re Sale of Property		980.02	
	Proceeds Auction Sale		1.65	
	Appraisal fee re chattels sold	.25		
	Proceeds Auction Sale		6.55	
	Cheque to you	500.00		
	B. C. Electric Railway - refund security deposit		2.84	
	Cheque to you	400.00		
		\$ 961.55	\$1,130.29	

CR \$ 168.74

Accounting Department
February 5th, 1948

Name of Claimant **WAKIDA, Iwamoto**Case **123**

Custodian File

13243

<u>REAL PROPERTY</u>											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total			
		1000.	100.	12.50 8.50							121.00
<u>PERSONAL PROPERTY</u>											
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column				
<u>NETS</u>											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
72.	36.20	10.86	30.28%	225.50	113.38	1.50	.18	124.42			
TOTAL RECOMMENDATION											245.42

13141

December 7th, 1950.

Mr. Iwanatsu WAKIDA,
75 Tranquille Road,
North Kamloops, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 123

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$245.42.

Cheque in your favour is enclosed for \$231.22
and we have paid the Co-Operative Committee .. \$ 14.20
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.

DEFENCE BRIEF

Kamloops
17 May 1948

Iwamatsu WAKIDA

File No. 13141

Case No. 123

REAL PROPERTY CLAIM

(All claims shown are Gross)

1. Claim reduced to

\$1750.

(Trans. Page 2)

Appraised at

\$750. (Johnson Reeve & Watson) \$1000.
\$850. (Coulthard Sutherland)
\$1235. (J.W. Fairhall)

Sale Price

Appraisers (Johnson Reeve) report 26/2/45 - Condition of buildings is very bad, and it is surprising that occupancy is allowed by Municipality. The location is not satisfactory.

Appraisers (Coulthard Sutherland) report 26/4/44 - Roof of building very poor, open post foundation which is rotten. Living quarters cheap and poor construction throughout.

Certified copies of these appraisals on file.

It is submitted that the real estate was sold, after independent appraisals had been obtained, and realized a fair value.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

2. Claim reduced to

\$305.

(Trans. Page 2)

(a)	Goods value \$ 72.00	Sold by Auction for	\$36.20
(b)	" " \$ 7.50	Sold by Tender for	\$ 1.50
(c)	" " \$225.50		
			<u>\$305.00</u>

Claimant stated that his chattels, together with other people's chattels, were stored in his property at 34 Moncton Street, Steveston, which he boarded and locked.

No restaurant equipment was found.

It is submitted that all articles disposed of had been done on the basis of a fair price.

Defence Summary

Witness

Where Required

Johnson Reeve	1	Appraisers
Coulthard Sutherland	1	Appraisers
J. W. Fairhall	1	Appraisers
Thompson & Co.	2 (a)	Auctioneer
Mr. Harris	2 (a)	Staff
Thompson & Co.	2 (b)	Appraisers

BMP/mw

IN THE MATTER OF THE "INQUIRIES ACT."
PART 3. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

10

Kamloops, B.C.

May 17, 1948

IN THE MATTER OF THE CLAIM OF
KAWATSU WAKIDA

PROCEEDINGS AT HEARING

20 APPEARANCES:

R.W. KENNEDY, Esq.,

appearing for the
Dominion Government.

A.E. COBUS, Esq.,

appearing for the
Claimant.

J.R. COLLEY, Esq.,

Secretary to Kamloops
Sub-Commission.

MRS. I.C. SMITH,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

30

2.
I. Wakida
In Chief.

MR. COBUS: The claim, your honour, of Iwamatsu
Wakida, No. 129 on the list.

IWAMATSU WAKIDA, the Claimant herein, being
first duly sworn, testified
as follows:

10 MR. COBUS: Your honour, I would ask to amend the claim
to read \$1,750.00 for the realty, a credit to
the Custodian of \$1,000.00, leaving a net realty
claim of \$750.00; and as well to amend the claim
for personalty, amending the total to read
\$305.00, credit to the Custodian of \$31.00, a net
claim of \$274.00 for personalty. The total
claim becomes \$1,024.00.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement. Did you
instruct Mr. Leckie to prepare that statement
for you and is that your signature?

20 A: Yes.

Q: The statement refers to the real estate for which
you are making a claim, is that correct?

A: Yes.

Q: And where is that property located?

A: 34 Moncton Street, Steveston, B.C.

Q: Yes. The statements contained therein, are they
true to the best of your knowledge and recollec-
tion?

A: Yes.

MR. COBUS: I would ask to file the statement as the
30 first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Referring to the statement marked Exhibit No. 1, the subject matter of the claim is a restaurant and living quarters building. The main building was used as living quarters, consisting of two rooms. The building itself was of frame structure on posts set on cement blocks. It was shingle roofed, there was no cellar, and it had fir floors. It was purchased about 1926 for \$1200.00. The claimant lists three improvements made on the property. The living quarters were added in the rear in 1927 or 1928. He re-shingled the main building in 1937 and changed the foundations in the main building and laid timbers on the new cement blocks in 1937. In 1939 he built a woodshed and bathhouse on the premises. The cost of those improvements totals \$800.00. The claimant estimates the value of the property at the date of sale to be \$1750.00 for the land and improvements. Ordinary upkeep was done on the property as required.

As to the appraiser's report, the claimant points out that when he left the property it was in quite good repair. The roof and foundations were quite all right, and the doors showed no sagging in either the front or rear structure. He says that if the property was in poor condition as the appraisal states, it must have been neglected after he left. He considers the valuation much too low.

I. Wakida
In Chief

He left the property boarded up when he was evacuated at the beginning of March, 1942, and adds that the Custodian rented the property in 1943 and believes that the Custodian kept it rented until the property was sold. His account was credited with rent collected from time to time.

He believes that a fair market value for the property would be \$1750.00.

10

I would ask my learned friend to produce the appraisal on this property. (Handed to Mr. Cobus)

20

I have what purports to be an appraisal on the property for which the claim is submitted, made by Johnson, Reeve and Watson, dated the 26th of February, 1945; another by Coulthard, Sutherland and Company, Limited, New Westminster, dated the 26th of April, 1944, and what is described as a copy of a list of valuations made by one J. W. Fairhall, dated October 31, 1944, and the property in question is listed as Catalogue No. 841. The valuation placed on the property by Mr. Fairhall, I would point out, is \$1,000.00; that by Coulthard, Sutherland and Company, Limited, \$850.00; and that by Johnson, Reeve and Watson, \$750.00. It is to be noted that the last valuation was made in 1945.

Would my learned friend advise the date of sale of this property?

30

I would file the three appraisals as one exhibit, your honour, on behalf of my learned

friend.

(APPRAISALS MARKED EXHIBIT NO. 2)

MR. KENNEDY: The date appears to be March 24, 1945.

MR. COBUS: Would my learned friend admit that the assessed value of the property was \$1470.00 in the year, I believe, 1942?

MR. KENNEDY: I will so admit.

MR. COBUS: Q: Now, witness, I produce to you a statement concerning the personal chattels for which you are claiming. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature? A: Yes.

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

A: Yes.

Q: In the last column on the statement, those values indicate your estimated value of each item as at the date of evacuation, is that correct?

A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 3)

MR. COBUS: The statement, your honour, lists the items for which the claim is being made and the details respecting the date of purchase, condition and cost of each item. The claimant indicates that the chattels claimed were stored or left in the main house and rear house of the property at No. 34 Moncton Street, Steveston, B.C.

The house was boarded and locked. All of the

items for which he is claiming were his own exclusive property. In the J.P. form dated -- it says here -- the fifth of February, 1942, and also declared --. Before I go on with that, your honour, I would ask my learned friend to produce the J.P. form. (Handed to Mr. Cobus) The date of the J.P. form appears to be correct, your honour.

10 He declared in his J.P. form dated the 5th of February, 1942, the property located at 34 Moncton Street in Steveston, B.C. He has allowed depreciation on all articles as indicated by the estimated values placed thereon.

Your witness.

MR. KENNEDY: Your honour, the submission of the Custodian in regard to this claim will be (a) as regards the real estate, that the same was sold after independent appraisals had been obtained, that it realized a fair price; (b) as regards the
20 chattels, the Custodian will claim that all articles have been accounted for and that anything disposed of had been done on the basis of fair price.

CROSS EXAMINATION BY MR. KENNEDY:

Q: Witness, did any other Japanese people have chattels stored at your place at 34 Moncton Street, Steveston? A: Yes, I don't
30 know his first name, but a few days after he evacuated from the coast, he wrote to me, Mr.

Miyashita, and Mr. Nakatsu. I believe they put their chattels in my house, stored them in my house. That is to the best of my knowledge.

Q: Who are those people who stored these chattels in your house again?

A: One is Mr. Miyashita, and another one is Mr. Nakatsu.

MR. KENNEDY: That is all.

MR. COBUS: That is all, thank you.

19

(Witness aside)

MR. COBUS: Your honour, I think the date stated to be the date of the J.P. form is incorrect. Though the J.P. form in the Custodian's file is dated February 5, 1942, I am inclined to believe that that must read 1943.

Iwanatsu Wakida, recalled.

RE-DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, when did you make your J.P. form?

MR. KENNEDY: It is '43.

20 A: I believe it was February or March, 1943.

MR. COBUS: Q: '43 is the year? A: Yes.

MR. COBUS: Thank you. I have no further questions, your honour.

THE COMMISSIONER: That is all, witness.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified correct and true transcript.

Condon Hambleton
G. Hambleton
Official Reporter

30

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

J. R. Archibald
Sub-Commissioner