

4889

REVISED EDITION

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: WAKAI (Chikayo) Mrs Suyezo  
HOME ADDRESS: Bailey Rd., R.R.#1. New Westminster B.C.  
REGISTRATION NUMBER 12510 SEX: Female AGE: 38  
OCCUPATION: Housewife

(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: H None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Suyezo

ADDRESS OF WIFE OR HUSBAND: Bailey Rd., R.R.#1. New Westminster B.C.

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

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

Also in husbands name. Land Only

2. BUILDINGS AND OTHER IMPROVEMENTS: none

3. INSURANCE (Give particulars; state where policies are) none

4. TAXES (Amount and where payable) none

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

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Titles office, New Westminster

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

9. IF FARM LAND STATE CROPS SOWN: none

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: See page 1 Section 2

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

**STATEMENT OF PERSONAL PROPERTY OWNED:**

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

none

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

none

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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

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

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

8. BANK ACCOUNTS: none

9. LIFE INSURANCE Can Confederation Life Association. \$1000.00 Policy NO. 562361  
Policy in declarant's possession

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

**LIABILITIES:**

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 18th day of April 1942.

(Signature) C. Wabai

[Signature]  
Witness

FOR DEPARTMENTAL USE \_\_\_\_\_

INFORMATION FROM R.G.M.P.

Date 3/12/42

✓  
Full Name Chikayo WAKAI (Mrs. Suyeido)  
(Surname in Block Letters)

Registration No. 12510

Male - Female ✓  
(check)

Age Dec. 15, 1902

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

Date Evacuated 23/4/42

Naturalized - Canadian-Born - National ✓  
(check)

Present Address % Seward House -  
Emerson, Man.

✓  
Married - Single  
(check)

Name of Wife \_\_\_\_\_

Name of Husband WAKAI, Suyeido 12511

Name of Mother <sup>(ma)</sup> SOGA, Shige

Name of Father SHIGENAGA, Hanichi

Names of Children under 16 \_\_\_\_\_

Our File No. 4889

Registered with Custodian \_\_\_\_\_  
(yes or no)

Requested By E. Burraston

Additional Information Housewife + farm helper.

REAL PROPERTY SUMMARY

Files 4889, 4926

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

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

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

PROPERTY ADDRESS: 1970 Bailey Road, New Westminster.

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

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

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

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

CLASSIFICATION: Farm with buildings. Inspector reported 28th December 1942  
approximately 1 1/2 acres cleared with several patches of mixed  
berries and 25 fruit trees and with a 1 1/2 storey frame house  
26 x 28, 4 rooms in good condition, also 3 chicken houses  
18 x 60, 20 x 30, 20 x 90, packing shed and chicken house  
30 x 72, colony house 10 x 18, bath house 8 x 12, woodshed  
12 x 15. At date of inspection occupied by A.J. SIGOUIN.

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

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

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

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

833.10

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

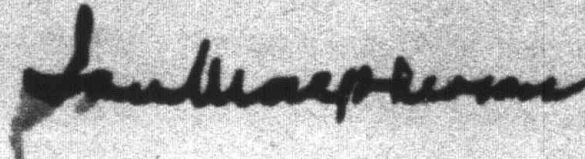
TITLE:

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

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

DATED February 25, 1946.

IM:ML



Extract from Lease.

Lease No. 36.

Files Nos. 4889 & 4926.

Lessor: Suyezo & Chikayo WAKAI.

Lessee: Aurel Joseph SIGOUIN.

Date: 10th December, 1942.

Term: 1 year from 1st November, 1942 to 31st October, 1943.

Consideration: \$180.00 - payable \$15.00 on 15th day every month commencing 1st November, 1942. No Taxes.

Property:

Land: Lot "C" of S.E.  $\frac{1}{4}$  of Section 36, Tp. 4, Map 6410, Map 6410,  
(1371 Bailey Road) Municipality of Delta.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

Lease handed S.S.B. 29/7/43.



# 48 89 + 4906  
12510 / 12511

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/4117  
(SL-602)

Vancouver, B.C.

FEB 29 1944

A.G. Duncan Crux, Esq.,  
Randall Building,  
535 West Georgia St.,  
Vancouver, B.C.

WAKAI, *Chikayo*  
WAKAI, *Iuyizo*

Dear Sir:-

Re: Lot "G" of the S<sup>1</sup> of Section 36,  
Township 4, Map 6410.  
MUNICIPALITY OF DELTA

I beg to acknowledge receipt of Duplicate Certificate of Title No. 166890E of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque for \$ 16,459.46 in favour of The Secretary of State, forwarded to you and dated February 9th, 1944, is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$	<u>1,754.00</u>
Less arrears of taxes to January 1st, 1943,	- \$	-
Amount paid to Secretary of State	- \$	<u>1,754.00.</u>

Will you kindly acknowledge receipt of the purchase price by signing the receipt on the duplicate hereof and return it to me.

Yours truly,

*W.K. Chandler*

W.K. Chandler,  
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase price in full of the land above described.

FEB 29 1944

\_\_\_\_\_  
Date

\_\_\_\_\_  
Solicitor for  
The Secretary of State

Canada

DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 4997 & 4998  
Reg. No. 12910 & 12911

506 Royal Bank Building,  
Vancouver, B. C.

APR 15 1944

Mrs. Chikayo WAKAI and Mr. Syosyo WAKAI  
Naroom, Manitoba.

Dear Sir:

Re: R.R. #1, New Westminster, B. C.  
Lot "C" of the S.E. 1/4 of Section 36, Township 4,  
Map 610, District of New Westminster, C. of B.  
50786.

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

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

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

Sale price of above described property	\$ 1754.00
Add:	
Unexpired insurance premium as at January 1st, 1943	6.85
	<u>\$ 1760.85</u>
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	\$ 3.00
Encumbrance—Principal	\$
—Interest	\$ 3.00
Net proceeds of sale	<u>\$ 1757.65</u>

Joint

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

Yours truly,  
F. G. SHEARS,  
Director.

R

		Debit	Credit	Balance
1943				
Jan. 1	Balance brought forward	\$	30.00	\$ 30.00 Cr.
	Credit re Sale of Property		1797.85	
	Land Registry Office	1.00		

1944				
Jan. 14	Confederation Life Insee. premium	<u>27.00</u>	<u>          </u>	
		\$26.00	\$1767.85	

\$1767.85

LIABILITY SUMMARY

Files 489, 496

Re: Chikayo WAKAI  
Buyiso WAKAI

Reg. No. 12510  
Reg. No. 12511

Neither Buyiso and Chikayo WAKAI declared any personal liabilities.

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

These files reveal no other liabilities.

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

*W E Harrison*

WEA:BA  
13th April, 1946.

PERSONAL PROPERTY SUMMARY

Copy for File No. 4889  
File No. 4986

12th November, 1946

Re: Suwazo WAKAI - Reg. No. 12511

CHATELS:

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

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

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

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

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

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

This file reveals no other personal property.

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

WEA:BA

*W. E. Lawrence*

FIRE INSURANCE SUMMARY

Files 4889,  
4925

Net Chikayo WAKAI  
Swisco WAKAI

Reg. No. 12910  
Reg. No. 12911

Swisco and Chikayo WAKAI, prior to evacuation, had insured in the North West Fire Insurance Co. under policy 205360 with \$700.00 on dwelling and \$100.00 on household effects, policy expiring on August 30, 1944. This policy was endorsed to the Custodian and endorsement sent to Swisco WAKAI on the 29th March 1943. This insurance was considered by the Custodian insufficient and on instructions from the Custodian, Coulthard, Sutherland & Co. placed additional insurance of \$1050.00 under policy 206500 in the North West Fire Insurance Co., expiring March 30, 1945. Policies number 205360 and 206500 were transferred to The Director The Veterans' Land Act.

After expiration of policy number 205360, the household effects were insured by the North West Fire Insurance Co. in the amount of \$500.00, under policy 21212, the policy expiring August 30, 1947, the premium of \$1.40 was paid by the Custodian on the 24th August 1944. The premium on policy 206500, \$6.25 was paid by the Custodian April 26, 1943.

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

*J. H. [Signature]*  
DATED February 25, 1945.



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name **Chiayo Wakai** File No. **4889**  
*40 Leeward House*  
*Emerson Man* Reg. No. **12 510**

Company **Con ederation Life Asc.** Agency **Vanc**

Policy No. **562 362**

Premium - \$ **75.38**

Payable: Annually, Semi-annually or monthly

Month **Jan.** Day **22**

REMARKS:

*Letter sent 7/9/43*



4926 & 4889

March 22, 1943.

Messrs. Coulthard, Sutherland & Company, Ltd.,  
609 Columbia Street,  
New Westminster, B. C.

Attention Mr. F. H. Coulthard

Dear Sirs:

Re: Mr. and Mrs. Buyezo WAKAI

The above named own property located on Lot "C" of  
the S. E.  $\frac{1}{4}$  of Section 36, Township 4, being No. 1371 on the north  
side of Bailey Road, in the Municipality of Delta.

This farm is under lease to A. J. Sigouin.

From information we have on file, the buildings on  
this property include a dwelling, bath house, feed house, wood  
shed and chicken house.

There is at the present time a North West policy  
No. 205360, expiry date August 20, 1944, and covering for \$700.00  
on the dwelling and \$300.00 on the household contents.

Feeling that this property was not properly covered,  
I wrote to the above named and suggested that the policy be ex-  
tended to protect other buildings as well as the dwelling.

Mr. Wakai has replied by asking us to extend insurance  
but the only information that he gives is the size of the building  
in each case and the amount that he wishes it covered for.

These are the dimensions and the amounts suggested:

20' x 112' joined by 12' x 12' structure	-----	\$800.00
20' x 60'	-----	\$600.00
20' x 52'	-----	\$400.00
30' x 30'	-----	\$400.00
14' x 16'	-----	\$ 70.00
8' x 12'	-----	\$ 30.00

4926  
4889

December 11th, 1944.

Mr. & Mrs. Suyeso WAKAI,  
Registration No. 12511 & 12510,  
P. O. Box 365,  
Emerson, MANITOBA.

Dear Sir and Madam:

We acknowledge receipt of your request of November 23rd which has been forwarded to us by the B. C. Security Commission, and accordingly enclose herewith Custodian cheque in the amount of \$1696.45 for the purpose of purchasing Victory Bonds as requested by you.

We are withholding \$58.00 at this time - \$8.00 for the purpose of taking care of the Union Oil Company claim and \$50.00 which is necessary for the Custodian to withhold to take care of legal costs in connection with the sale of your property.

You will note that the enclosed cheque is made out to Suyeso WAKAI and Chikayo WAKAI. This is done as the property was owned by both as Joint Tenants.

Yours truly,

R. D. Richardson,  
Farm Department.

Enc. (cheque)  
RDR:OH

Credit balance - \$58.00

1986  
1889

February 2nd, 1945.

Union Oil Company,  
402 W. Pender Street,  
Vancouver, B. C.

Dear Sirs:

Referring to your claim of \$8.00 against C. WAKAI,  
R. R. No. 1, New Westminster, B. C. The only individual of  
this name and address registered with the Custodian is Chikayo  
WAKAI (Mrs. Suyizo). We wrote to both her and her husband and  
we are enclosing herewith a copy of the husband's letter.

Under the circumstances we regret we cannot do anything  
further to assist you in this matter unless you can provide us  
with the full name and correct address of your debtor.

Yours truly,

A. McAlister,  
Claims Department.

AMcA:ND

Encl.

MEMORANDUM

Files 4889, 4926

August 16, 1947.

Re: North West Fire Insurance Policy No. 212114.

Miss Hallyer of McGregor, Johnston & Thomas, Ltd., telephoned this office today to advise that this policy which covered household effects at 1370 Bailey Road, New Westminster, for the sum of \$300.00 would expire on August 20, 1947. We advised Miss Hallyer that it was our intention to let this insurance lapse as the goods covered had been disposed of.

/AC

A handwritten signature in cursive script, appearing to read "C. C. C.", is written in the lower right quadrant of the page.