

6531



Richardson

FILE NO. 13057  
EXHIBIT 449 P-P  
DATE NOV 8 - 1948  
FILLED BY The Japanese

BUREAU HASTINGS PARK  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

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

**PERSONAL INFORMATION**

NAME: Kokichi Wakayama  
HOME ADDRESS: Hammond, B.C.  
REGISTRATION NUMBER 14183 SEX: male AGE: 44  
OCCUPATION: Grocery store

(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? \_\_\_\_\_

NAME OF WIFE OR HUSBAND: \_\_\_\_\_

ADDRESS OF WIFE OR HUSBAND: \_\_\_\_\_

NAMES OF ANY LIVING CHILDREN: \_\_\_\_\_

ADDRESS OF CHILDREN: \_\_\_\_\_

AGE OF CHILDREN: \_\_\_\_\_

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

1. LOCATION AND DESCRIPTION: 207 "A" Sec Lot 278  
Hammond, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: New building which  
was built three years ago and cost \$3000  
Woodshed and carshed which cost \$500

3. INSURANCE (Give particulars; state where policies are)

Tanaka insurance on building & furniture of \$3500

4. TAXES (Amount and where payable)

44.67. H. M. Langport. Naney. B.C.

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

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



7. STATE WHEREABOUTS OF TITLE DOCUMENTS. *None known*

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.

9. IF FARM LAND STATE CROPS SOWN

*about 30 fruit trees have been planted*

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

*Small farm equipment such as law, chains, motor pump, refrigeration, washing machine, large sewing machine, motor, 3 plows, 1000 staves, table, gramophone, cupboard and other many more*

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY



FORM "JP"

4. INSURANCE CARRIED ON ABOVE PROPERTY: \_\_\_\_\_

*Building and furniture insurance of \$3,500*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) \_\_\_\_\_

*\$50 Victory Bond*

8. BANK ACCOUNTS: \_\_\_\_\_

9. LIFE INSURANCE: *Sun Life*

10. INTEREST IN ANY ESTATES OR TRUSTS: \_\_\_\_\_

11. SAFETY DEPOSIT BOX: \_\_\_\_\_

**LIABILITIES:**

1. PERSONAL DEBTS: \_\_\_\_\_

2. TRADE DEBTS: \_\_\_\_\_

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 *3* day of *November* 1942.

(Signature)

*R. Wakayama**R. Igarashi*  
Witness

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



6531

INFORMATION FROM R.C.M.P.

Our File No. 6531

Date 7/10/43

Full Name WAKAYAMA  
(Surname in Block Letters)

Mrs. Kokichi  
Kinu (mm)

Registration No. 14153

Male - Female  
(check)

Age Nov. 1, 1900

Former Address

Tashme BC  
R. R #1, Port. Hammond, B.C.

Date Evacuated

8/9/42

Naturalized - Canadian-Born - National  
(check)

Present Address

Tashme, BC  
New Denver BC

Married - Single  
(check)

Name of Wife

Name of Husband

Kokichi #14183

Name of Mother

(MORITA) <sup>nee</sup> Kin #14072

Name of Father

ABE, Sataro #14057

Names of Children under 16

See husband's sheet.

Requested by

Gilson

Registered with Custodian

(Yes or No)

Additional Information



## Farm Appraisal Report

File No. JL-97

Land Description Lot 2 of Lot "A" of D.L.278, Map 4948, N.W.D.

Containing 5.42 Acres

Owner's Name Kokiohi WAKAYAMA Post Office Address R.R., Hammond, B.C.

Nearest Rail Point Hammond - C.P.R. Distance 1 mile

Market Town New Westminster Distance 16 "

Church (give denomination) All denominations within Distance 1-3 "

Nearest School Hammond Public-1 mile; Haney High by bus Distance 3 "

State how property was identified: Roads - post and map check

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

Yes. It fronts both on Lougheed Highway, 2nd Avenue, and Hunter Rd.

Is this district a good one? Yes.

Employment opportunity Limited to 2 sawmills and brickyard within 3 miles.

Predominating Nationality and religion: Locally Japanese

Describe Fencing and its condition: Just line fence along Highway Value \$

Water supply: Excellent dug domestic well. Water 8-10'. Value \$ 1198-2

## BUILDINGS ON FARM

EXHIBIT NO. 1  
DATE Nov. 1, 1948  
H. A. Christie

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
(Combination Store		Frame					Very	
HOUSE	28 x 40	Stucco	22'	Shgl.	3-4	Concrete	good	2300.00
Bath House	12 x 14	Frame	10'	"	3-4	"	Good.	
	x							
BARN	x							
Dwelling	18 x 30	Frame	9'	Shgl.	15-20	Wood	Poor	50.00
BARN	x							
	x							
GRANARY	x							
Garage &	x						Very	
Stores	18 x 40	Frame	12'	Shgl.	2-3	Wood	good	250.00
	x							
	x							

Electric light installed.

Total present day value \$ 2600.00

Total Value Buildings add to farm Appreciating store value \$ 2600.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? This refers to the store dwelling. The little old house is very modest, clean and still habitable. \$

Describe the basement and chimneys: No basement, brick chimney to ground in store. Stove pipe in old house.

Store No. rooms downstairs? 5 Upstairs? 6 How finished V. joint  
Old House - - - - - 3 - - - - - Shiplap and papered.  
Are buildings painted? Store only. Condition of paint Very good.

Distance from nearest bush All clear.

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.



LEVEL, UNDOULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1. Level	Light sdy. soil-2-3', rather coarse	Sandy & gravelly	Just old sod. Minute garden	75.00	75.00
Area which can be cultivated without cost other than for breaking.					
LEVEL, UNDOULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.					
LEVEL, UNDOULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
.5 Level	Lt.sdy. Soil	Sdy.& gravel	This has been slashed.	100.00	25.00
3.92 Almost level	2-3'		Clear stumps & drain & clear.	150.-200.	10.00
					12.50
					39.20
Area Unsuitable for Cultivation.					
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
Just the small two streams running through.					

Total value of Land \$ 126.70

Total added by buildings to value of farm \$ 2600.00

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

Total value of farm \$ 2726.70

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

Soil here is coarse and open; little effort has been made-no actual present cultivation,nor has been for several years.In my opinion,this particular parcel with its drainage problem,heavy clearing,& erosion will not be profitable agricultural land.  
State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.  
Very doubtful proposition as to future farming.

Noxious weeds:

Not in evidence.

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

Maple Ridge Municipal, Land, School & Library.  
\$44.67.

Date: 9th May 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination  
of the whole farm made on the 8th day of May 1942.

Inspector's Signature

"T. GODFREY"

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



# Farm Appraisal Report

Remarks:

This property, with three road frontage, including the highway - good transportation facilities, electric light and good water, has its drawbacks for two main reasons. It is underlaid with springs all year round and soil is coarse and open; ditches soon erode and require protection. Clearing is heavy. I doubt if the centre of the tract is worth clearing.

In my opinion this property will remain a good store site, garage, or something similar, rather than as farm land; hence carrying through full value of the main buildings.

## (FOR ORCHARD LANDS ONLY)

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

## ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

## ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

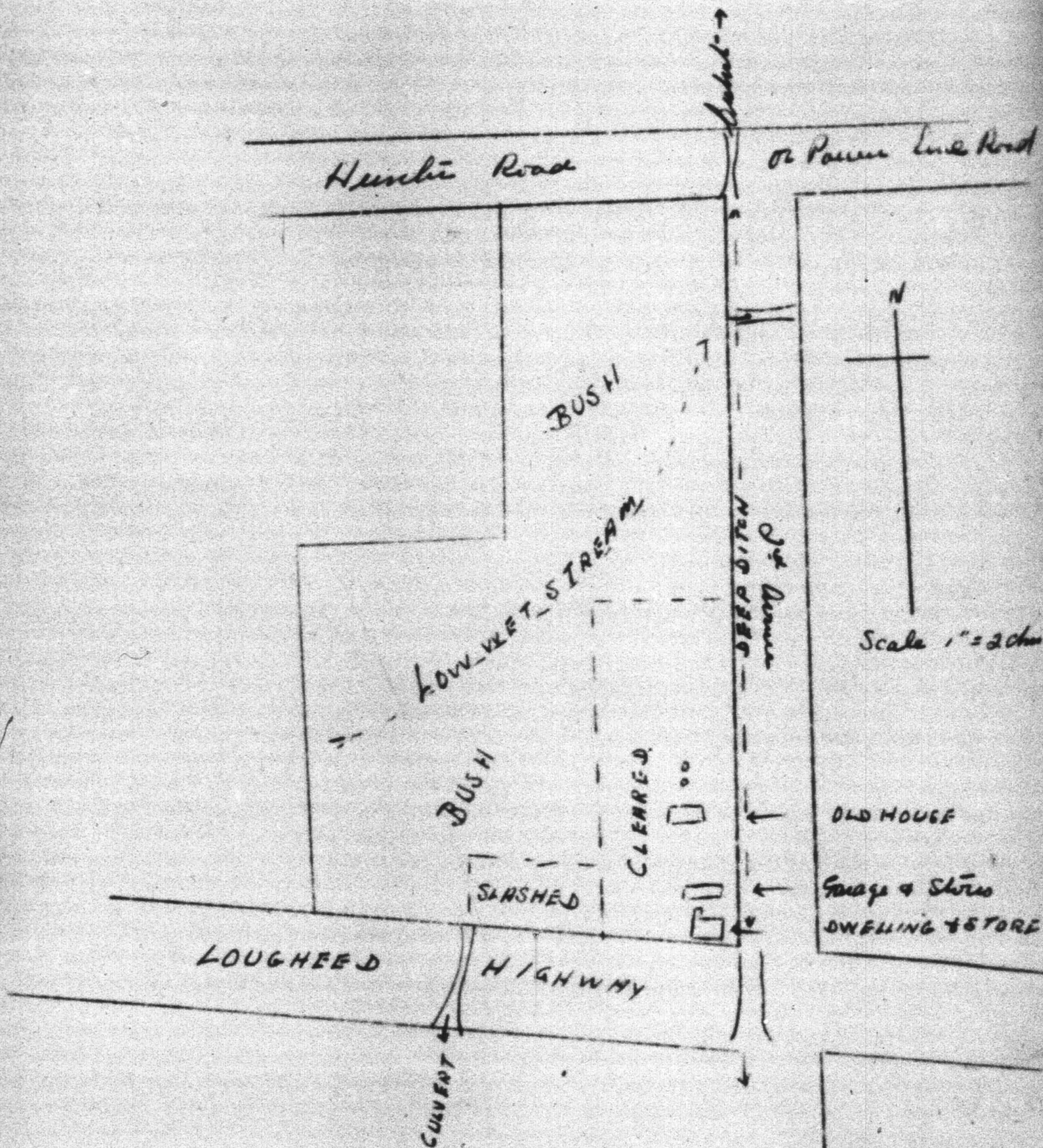
\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$

Total \$

Amount fruit trees add to value of farm \$



Lot 2 of A. 954 275 Map 4545  
 KOKICHI WAKAYAMA Diagram of Property



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

value is \$ 2500.00

Date 20th May 1942

"I.T. BARNET"

District Superintendent.



1198 - 5

EXHIBIT No.

Nov. 1/48

DATE

FILED BY

F.A.Brewin

I, KINU WAKAYAMA, authorize my husband KOKICHI WAKAYAMA,  
to make joint claims on behalf of myself and KOKICHI  
WAKAYAMA concerning real property and personal chattels.

"Kinu Wakayama"  
signed

Dated "November 1st, 1948"

CHATHAM, Ontario.

Witnessed "Kyo Shoji"

I hereby certify that the foregoing words are a true  
copy of the original whereof they purport to be a copy.

June 3, 1949.






EXHIBIT No. 119F-11  
DATE NOV 1 - 1948  
FILLED BY H. A. Blum

REPORT  
ON EVACUATED JAPANESE PROPERTY

File No. \_\_\_\_\_

MUNICIPALITY: MAPLE RIDGE.

Date: Feb. 11, 1948

NAME: WAKAYAMA, Kokichi

REGISTRATION NO. 14183

ADDRESS: 2499 Lougheed Highway, Hammond, B.C.

PROPERTY:

ACREAGE: 5.424 3 acres cleared.

KIND OF CROPS: The 20 fruit trees, claimed to have been planted, can not be seen.

APPROXIMATE ACREAGE OF EACH:

HOUSE: 2 Storey. VACANT: Yes.

OCCUPIED:

DESCRIPTION: Stucco. Store & living quarters.

ROOF: Shingle.

SIZE: 18' x 28'

NO. OF ROOMS: 12. 5-DE--7-US.

CONDITION: Good, all building are quite new.

OTHER BUILDINGS: Garage, woodshed, & storage shed combined 18'x28' (Good)

Note There is also the following buildings on this property which are not declared on the JP. 1 1/2 Storey frame house, shingle roof. 5 rooms, size 20x24. condition is poor.

NAME OF LESSEE OR RENTOR: None.

Bathhouse & woodshed 20x22 (poor)  
Hay shed 14x16 in fair condition.  
There is a well.

TERMS:

WATER: Well.

ON:

OFF:

LIGHT: Yes.

ON:

OFF:

REMARKS: These building have been broken into several times, appears to have been stripped of everything which might have been of value  
Mr. P. Telep, employee of Maple Ridge Hotel, says the owner said he could have the mechanical rice grinder in payment for moving his family in a truck when evacuating. Mr. Telep bought a washing machine & frigidaire from WAKAYAMA, and has receipts.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

Downstairs.  
1 Galv. sink.  
1 Kitchen chair.  
1 Sml. table. (HM)  
1 Cabinet gramophone. (broken)  
1 Framed picture.  
1 Cabinet. (HM)  
1 Lge. Jap. cooker, set in cement, with smoke catcher.  
1 Mechanical rice grinder, with lge. pulley, 2 shafts & worm gear.  
1 Kitchen range. (NG)  
4 Window blinds. (poor)

Upstairs.  
1 Bed & spring.  
1 Table. (HM)  
1 Enam. sink.

In 5 room house.  
1 Record cabinet.  
1 Dresser mirror frame.

Signed:

Approx. value of chattels

\$20.00

J. Morphyson



REC - 2 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,  
Office of the Custodian,  
Royal Bank Bldg.,  
Vancouver, B.C.

R 97  
QC 1987  
S.W. 18

6531  
13057

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

- KIND WAKAYAMA
- (1) NAME KOKICHI WAKAYAMA (RCMP) Reg. No. 14155  
(Print) Surname Given Name
- (2) Pre-Evacuation Address PORT HAMMOND, BRITISH COLUMBIA.
- (3) Present Address 23 DUKE STREET, CHATHAM, ONTARIO.
- (4) REAL ESTATE
- (a) Street Address (if any) LOUGHEED HIGHWAY AND SECOND AVENUE.  
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)  
LOT TWO OF LOT "A" OF LOT 278 GROUP 1  
MAP 4948  
IN THE DISTRICT OF NEW WESTMINSTER, BRITISH COLUMBIA.
- (c) Type of Real Property (cross out words which do not apply):  
(i) Farm  
(ii) Residence Type of business SOY BEAN FOOD MER. AND GROCERY-  
(iii) Business RETAIL AND DELIVERY.  
(iv) Any other type of property (describe) RENTED ONE HOUSE.
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) SOLE OWNER.
- (e) Fair market value at date of sale (estimate this to the best of your ability):  
(i) Land - - - - - \$ 1250.-  
(ii) Buildings - - - - - \$ 5650.- 690001  
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ 750.-  
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 7650.- ✓  
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 2664.-  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 4986.-
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation  
LOUGHEED HIGHWAY AND SECOND AVENUE, PORT HAMMOND, BRITISH COLUMBIA.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)  
HOUSE, WAREHOUSE AND GARAGE.
- (c) How stored or packed at time of evacuation  
PACKED IN BOXES WITH DOORS LOCKED.

(over)



(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

IN NO ONE'S CARE

(e) Itemized description of personal property which is the subject of the claim:

1. SOY BEAN FOOD MFR. MACHINERY AND EQUIPMENT	Estimated Value \$ 350
2. GARDEN TOOLS	Estimated Value \$ 100
3. CARPENTER TOOLS	Estimated Value \$ 65
4. BEDS (FIVE)	Estimated Value \$ 85
5. TWO HEATING STOVES AND TWO COOKING STOVES	Estimated Value \$ 110
6. CHINA AND GLASS WARE	Estimated Value \$ 25
7. FURNITURES	Estimated Value \$ 300
8.	Estimated Value \$
9.	Estimated Value \$
10.	Estimated Value \$
TOTAL CLAIM FOR PROPERTY LOSS \$ 1035	

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) \$ 6021.50

(6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no ☒ YES

(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

TORONTO

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA

County of Kent

TO WIT:

We, Kinu Wakayama and Kokichi Wakayama

of the City

in the County of Kent

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City

of Chatham

in the County of Kent

this 24th day of November

A.D. 1947.

A Commissioner etc.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.



File No.

ANALYSIS OF  
REVISED  
CLAIM

March 7, 1949

REAL PROPERTY SECTION

Case #1198

13057

Kokichi WAKAYAMA,  
Reg. No. 14183

and

JOINTLY

6531

Kimu WAKAYAMA,  
Reg. No. 14155  
wife of Kokichi WAKAYAMA

NOTE: - Kokichi WAKAYAMA is making claim for himself and wife as  
per P.4, lines 3-20 inc. Transcript.  
Exhibit #5.

REAL PROPERTY CLAIM - GROSS -

Gross Claim

\$1250.00 Land  
5650.00 Improvements  
\$6900.00 Total

\$750.00 omitted  
from Real property  
Section of claim  
and shown in Personal  
Property section of  
claim.

Appraisal

\$2726.70  
re Soldier's  
Settlement  
Board

Exhibit #2

Sold for

\$2677.00  
re Director  
Veterans  
Land Act  
ss Jan 1/43

Summary of Claim, dated July 10/48, on claim file shows  
comparative values of Realty concerned.

BRD/DD

March 8, 1949.



File No.

ANALYSIS OF  
REVISED  
CLAIM

March 7, 1949

PERSONAL PROPERTY  
SECTION  
Case #1198

13057

Kokichi WAKAYAMA,  
Reg. No. 14183

JOINTLY

and

6531

Kimu WAKAYAMA  
Reg. No. 14155  
wife of Kokichi WAKAYAMA

Case #1198

NOTE: - Kokichi WAKAYAMA is making claim for himself and wife for both  
Realty and Personalty.

PERSONAL PROPERTY CLAIM - GROSS -

<u>Gross Claim</u>	<u>Appraisal</u>	<u>Sold for</u>
\$1035.00 Total original claim Nov. 24/47 - Reduced by \$200.00 P.6, lines 9-10 inc. Transcript making Revised Claim \$835.00		
(a) \$223.00	Nil	Declared but not found.
(b) 90.00	"	No record at any time
(c) 172.00(as Revised)	"	Abandoned
(d) 350.00	"	either not found or if referring to rice machine given to Mr. P. Telep, by Claimants.
<u>\$ 685.00</u> as above		

Reference is made to Analysis of Original Claim Exhibit #6,  
for explanations and remarks.

\$750.00 1. Stock-in-trade or. - 2. Goodwill  
as in original claim Nov. 24/47  
on claim file.

This item is disposed  
of, as follows:-

1. If "Stock-in-trade" as  
not found or
2. If "Goodwill" as not considered.

BRD/DD

March 8, 1949.



Kokichi NAKAYAMA

File No. 13057  
Reg. No. 14183

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 3	Rent - October 1 - 31/42	\$	\$ 3.00	
1943 January 1	Credit re Sale of Property Land Registry Office - Certificate of Encumbrance	1.00	2,681.93	
1944 July 11	Sale Frigidaire without motor		30.00	
1945 April 23 August 6 October 18	Legal fees re sale of property B. C. Electric security deposit refund " " " "	15.00	10.73 5.00	
1946 April 12 June 21 July 26 August 7	Cheque to you S. Mochizuki - claim paid T. Kitisaka " " K. Matsuo " "	50.00	4.89 30.00 21.33	
1947 May 10	I. Kojima - claim paid		6.27	
		<hr/> \$ 66.00	<hr/> \$2,793.15	

CR \$ 2,727.15

Accounting Department  
March 25th, 1948



Canada

DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

## JAPANESE EVACUATION SECTION

File No. 13057

Reg. No. 14183

506 Royal Bank Building,  
Vancouver, B. C.

Mr. Kokichi WAKAYAMA,  
c/o Shirai Vernon Rd.,  
Kelowna, B. C.

MAY 12 1944

Dear Sir:

Re: 2nd Avenue, Hammond, B. C.  
Municipality of Maple Ridge, Lot 2 of Lot "A"  
of Lot 278, Op. 1, Map 4948, Dis. of New Westminster,  
C. of E. 50496.

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	\$ 2677.00 ✓
Add:	7.93
Unexpired insurance premium as at January 1st, 1943	2684.93

Less:

Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	
Encumbrance—Principal	
—Interest	
Net proceeds of sale	\$ 2681.93

3.00

2681.93

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.



1963

Jan. 1

Balance brought forward  
Credit re Sale of Property  
Land Registry Office C/R

Debits	Credits	Balance
\$1.00	\$ 3.00	\$ 3.00 CR
	2681.93	
	<u>\$2684.93</u>	<u>CR\$2683.93</u>



Extract from Lease.

Lease No. 186

File No. 13057.

Lessor: The Secretary of State. (Kokichi WAKAYAMA.)

Lessee: Adolf A. Damer.

Date: January 21st, 1943.

Term: One year from 15th February, 1943 to 14th February, 1944.

Consideration: \$36.00 - payable \$3.00 a month on the fifteenth of each and every succeeding month until the whole sum is paid, the first payment to be made on the 15th day of February, 1943. No taxes.

Property:

Land: The old dwelling house, together with 1 acre of cultivable land only, contained in that certain parcel or tract of land and premises, situate, lying and being in the Municipality of Maple Ridge, New Westminster District, more particularly described as:  
Lot 2 of Lot "A" of Lot 278, Map 4948. C. of T. 127321 E.

Buildings: Dwelling.

Chattels: Not included. *Space reserved for storage.*

*Lease given to SSB Aug 18/43*







6531 & 13057

25th October, 1946.

Messrs. Clunis & Kee,  
Barristers & Solicitors,  
118 King Street West,  
Chatham, Ontario.

Dear Sirs:

Re: Mr. & Mrs. Kokichi WAKAYAMA - Reg. Nos. 14183 & 14155

We acknowledge receipt of your letter of the 19th October, relative to Mrs. WAKAYAMA.

Upon reviewing her file we find that Mrs. WAKAYAMA, according to our records, declared ownership to no real or personal property of any kind with the exception of a Sun Life Insurance policy, and nothing of hers was apparently brought under control by the Custodian. If she had a bank account as stated in your letter, we would suggest that you obtain her pass book and forward it to this office. This office is quite prepared to arrange withdrawal of the account and forward it to her at her request.

Her husband, Kokichi WAKAYAMA, was the registered owner of real property which was sold in accordance with a detailed statement sent to him on the 12th May, 1944, giving him a credit balance at this office at that time of \$2683.93. Since that time, legal fees of \$15.00 have been charged and a remittance of \$50.00 made to him. We have credited to his account the sum of \$30.00 representing the balance owing on a frigidaire sold prior to his evacuation, \$15.73 representing a refund of his B.C. Electric light security deposit, and \$56.22 representing the collection of three accounts receivable from a small business, he and his wife were apparently operating. His credit balance at this office at this time is \$2720.88, and it is available to him upon his request.

We trust this is the information you desire and this office will be only too pleased to assist both you and your clients in the matter.

Yours truly,

W.E. Anderson,  
Office of the Custodian.

WEA:HA



SIDNEY L. CLUNIS, B.A.  
D. THURSTON KEE, B.A.  
JOHN D. BURWELL, B.A.

**CLUNIS & KEE**  
BARRISTERS, SOLICITORS, NOTARIES

SOLICITORS FOR THE DOMINION BANK  
SOLICITORS FOR COUNTY OF KENT

118 KING STREET WEST  
**CHATHAM, ONT.**  
CANADA

EVACUATION SECTION	
Rec'd.	OCT 24 1946
File No.	6531
Ans.	
Referred	<i>[Signature]</i>

Oct. 19th, 1946

Department of Secretary of State,  
Office of Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Bldg.,  
Hastings and Granville Street,  
VANCOUVER, B.C.

Dear Sir:

RE: Kinu Wakayama  
No. 14155

We have been consulted by the above named concerning two items of property owned by her in the Province of British Columbia.

According to our instructions there was a Bank account in the Royal Bank of Canada amounting to approximately \$500.00 which came into your hands as custodian of Japanese property. The husband of Mrs. Wakayama purposes buying a small house in Chatham, and remaining here with his wife and family. In these circumstances the wife is anxious to arrange for the transfer to Chatham of the funds above referred to if this can be arranged. We will be glad to have your assistance in this connection.

There is also the matter of a piece of real property which we understand was sold and the funds held by your office in the usual way.

We are instructed that Mrs. Wakayama would like to arrange for the transfer of these funds as well. It appears that she is not sure of the amount of the selling price, and we would be glad if you would let us know the amount in order that we may advise her.

We shall be pleased to hear from you in connection with these matters at your early convenience.

Yours very truly,  
CLUNIS & KEE,

per:-

*[Signature: Sidney L. Clunis]*

SLC:JC



8674, (6984) & 13057

14th June, 1946.

Mr. & Mrs. Kokichi WAKAYAMA,  
Registration Nos. 14183 & 14155,  
New Denver, B.C.

Dear Sir and Madam

Re: Tamehichi MATSUOKA - Reg. No. 13849

We have now received a letter from the above Japanese acknowledging your account. However he asks your consideration to reduce settlement to \$30.00, in view of the fact that the majority of his funds are now exhausted.

We would appreciate your considering this offer, and upon receiving your reply, will arrange payment of it.

Yours truly,

W.E. Anderson,  
Administration Department.

WEA:HA



COPY FOR FILE No. 6531

New Denver, B.C.  
June 25, 1946.

Mr. W.E. Anderson,  
Office of the Custodian,  
906 Royal Bank Building,  
VANCOUVER, B.C.

File No. 2797, 13057 & 6531

Dear Sir:

It is agreed that any money collected on behalf  
of Mr. & Mrs. Kokichi WAKAYAMA, be credited to the account already  
in existence in the name of Kokichi WAKAYAMA.

Thanking you for your prompt action,

Yours truly,

Reg. No. 14155

"Kimu Wakayama"

Reg. No. 14183

"Kokichi Wakayama"



6531 & 13057

3rd June, 1946.

Mr. & Mrs. Kokichi WAKAYAMA,  
Registration Nos. 14183 & 14155,  
New Denver, B.C.

Dear Sir and Madam:

We received your letter of the 18th May, to which was attached the list of accounts receivable on your ledger from operations of your business at Hammond, prior to your evacuation.

You are very late in advising us of these accounts, however we will do what we can to assist you in their collection.

The following are accounts listed of which we are unable to identify the debtors by the names you have shown:-

Kotaro NAKATA	\$4.18
Toyoki NAMBA	7.15
Itta Ryoji	12.46
Tsunekichi ISOJIMA	2.48

Is it possible for you to give us fuller details of who these people are, and just where they resided prior to your evacuation.

Mankichi IYEMOTO applied to return to Japan and has already left, and we are unable to assist you in any way in this account, as he only had a very small credit balance and a large amount of unpaid debts.

The following debtors have no assets here, or have not sufficient funds with which to pay the accounts already filed against them. We are giving you their present addresses according to our records, and we would suggest that you write them direct regarding your claims. The Custodian would have no objection to your taking whatever action you see fit to effect the collection of them, but we would appreciate your advising us of any collections you are able to make direct.

Masaichi KUNIMOTO, Registration No. 11242,  
c/o F.B. Rolfson,  
Raymond, Alberta.

Takayuki KUMAMOTO, Registration No. 13801,  
Taylor Lake Siding,  
Fawn P.O., B.C.

Tokusaburo OOTO, Registration No. 13916  
P.O. Box 77,  
St. Agathe, Manitoba.



3rd June, 1946.

Mokichi SAKIYAMA - Registration No. 13919,  
Shalalth, P.O.  
Bridge River, B.C.

Kasuo HOSHIZAKI, Registration No. 14368,  
Bay Farms,  
Slocan, B.C.

Seidayu INOUE, Registration No. 13902  
Morris,  
Manitoba.

We have been able to identify the rest of the debtors, and we are today writing to each one regarding your claims. Upon receiving a confirmation from them that your claim is correct, we will transfer to your account here from theirs, the accounts owing to you.

Yours truly,

W.E. Anderson,  
Administration Department.

WMA:HA



EXHIBIT No. 119A-18DATE NOV 1 1946

FILLED BY

REAL PROPERTY SUMMARYR. A. Christie

JAPANESE NAME: Kokichi WAKAYAMA Reg. No. 14183 File No. 13057.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.  
First Offer. BC/198-P.

PROPERTY ADDRESS: 2499 Lougheed Highway, Hammond, B.C.

LEGAL DESCRIPTION: Lot 2 of Lot "A" of Lot 278, Group 1, Map 4948, Mun. of Maple Ridge, D.N.W.

TITLE: Registered in the name of Kokichi WAKAYAMA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.  
Vesting Order filed No. 24906.

ASSESSED VALUE: Land \$ 450.00  
Improvements \$2700.00 - \$3150.00 Taxes - \$44.67.

CLASSIFICATION: This is a store with living quarters, and a small young orchard. The Custodian's representative reported February 11th, 1943, that this property had an area of 5.424 acres, 3 acres cleared upon which had been planted 30 fruit trees.  
1 - 2 storey stucco store and living quarters 18'x16', 12 rooms: 5 downstairs and 7 up. 1 garage. 1 woodshed and storage shed combined 18'x36'. All above buildings quite new and in good condition. There are also the following buildings not mentioned on his JP Form 1 - 1½ storey house, 5 rooms 20'x24'. 1 bathhouse and woodshed combined 20'x22'. 1 hay shed 14'x16'. All these last mentioned buildings in poor condition.

HISTORY OF ADMINISTRATION: There were two leases given on this property, Lease No. 186 was given by the Custodian to Adolf A. Damer, January 21st, 1943. Term 1 year from 15th February 1943 to 14th February 1944. Consideration \$36.00 payable \$3.00 per month on the 15th of each and every succeeding month until the whole sum is paid, the first payment to be made on the 15th of February 1943.  
Property leased: The old dwelling house, together with 1 acre of cultivable land only, contained in that certain parcel or tract of land and premises, situate, lying and being in the Municipality of Maple Ridge, D.N.W., more particularly described as Lot 2 of Lot "A" of Lot 278, Map 4948, C. of T. 127321E.  
Lease No. 491 was given by the Custodian to Christopher Gross 19th May 1943. Term of 8 months from May 1st, 1943 to December 31st, 1943. Consideration \$120.00 payable \$15.00 monthly in advance on 1st of every month commencing 1st June 1943. First month's rent to be allowed in lieu of cleaning up the place.  
Property: That portion of Lot 2 of Lot "A" of Lot 278, Gp. 1, Map 4948 fronting on Lougheed Highway and being a depth of 146' from property line along Lougheed Highway on south side, C. of T. 127321E, Municipality of Maple Ridge. Space reserved for storing chattels.



Lease No. 186 was handed to The Director, The Veterans' Land Act, August 18th, 1943.

Lease No. 491 was handed to The Director, The Veterans' Land Act, August 17th, 1943.

SOLD:

To The Director, The Veterans' Land Act for \$2677.00 as at January 1st 1943.

Approval of Advisory Committee - June 1st, 1943.

Funds released to the credit of Kokichi WAKAYAMA as at May 5th, 1944, against which were the following charges: Registration Fees \$3.00, Legal Fees \$15.00 = \$18.00, leaving a net credit of \$2659.00 from said transaction.

Adjustments as at January 1st, 1943, to the amount of \$7.93, covering unexpired Fire Insurance Premiums, were placed to the credit of Kokichi WAKAYAMA'S account.

The following Fire Insurance Policy -

North West Fire Insurance Co., Policy No.20506 - \$3,000.00 covering \$2000.00 on private dwelling

\$ 500.00 on garage etc.

\$ 500.00 on household effects.

Insurance on the buildings

was transferred to The Director, The Veterans' Land Act.

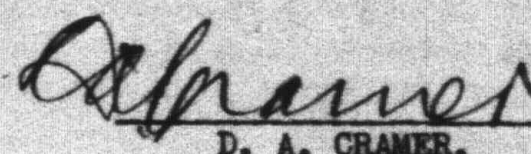
In view of the rents up to August 15th, 1943, viz., \$69.00, having been collected by the Custodian, a cheque for same was issued to The Director, The Veterans' Land Act, November 17th, 1943.

Certificate of Title No. 169073-E in the name of The Director, The Veterans' Land Act.

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

February 20th, 1947.

DAC:JS

  
D. A. CRAMER.



2.  
K. Wakayama,  
In chf.

3. KENJI WAKAYAMA, the claimant herein, being  
first duly sworn, testified  
through the interpreter as  
follows:

5. DIRECT EXAMINATION BY MR. BERNER:

6. Q. You are making a claim in respect of a  
7. farm property in or near Port Hammond, B.C.?

8. A. Yes.

9. Q. I notice the original claim is made by yourself  
10. and also Kina Wakayama; is that your wife?

11. A. Yes.

12. Q. And I also understand the property was  
13. registered in your name? A. Yes.

14. Q. I am showing you a document entitled "Real  
15. Estate Form" -- is that your signature?

16. A. Yes.

17. Q. And are the facts stated in this document  
18. correct? A. Yes.

19. (REAL ESTATE FARMLAND CLAIM FORM MARKED EXHIBIT  
NO. 1)

20. Q. I would ask my friend to file the Soldiers'  
21. Settlement Board Appraisal.

22. MR. BERNER: I tender as Exhibit E the Farm  
23. Appraisal Report.

24. (FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

25. MR. BERNER: Did you operate a farm there  
26. yourself? A. Yes.

27. Q. I see you bought this property in 1935 for  
28. \$300? A. Yes.

29. Q. And after that you cleared some acres and you  
30. planted 20 fruit trees and did some ditching and built  
some buildings on the land?



K. Nakayama,  
In chf.

1 A. Yes.

2 Q. I notice the Farm Appraisal Report says the  
3 condition of the buildings was good? A. Yes.

4 Q. There was one building there when you went?

5 A. Yes, there was an old building.

6 Q. That old building was rented at the time  
7 of the evacuation -- what was it rented for?

8 A. I rented it for \$3. a month.

9 Q. Now I notice here that you say the Custodian  
10 has a good picture of the home. Perhaps while my  
11 friend is getting that I will ask you -- you call it  
12 a combination store and house. Did you operate a  
13 store there? A. It was a grocery store but I  
14 didn't really commence operations.

15 Q. It had been built for a grocery store?

16 A. Yes.

17 Q. Was it in a good location for a grocery store?

18 A. Yes.

19 Q. Perhaps you would explain a little more, why  
20 was it a good location? A. It was a cross roads,  
21 on four roads.

22 Q. With a certain amount of traffic going past  
23 on those roads? A. Yes, it was a highway and so  
24 there were cars passing to and fro all the time.

25 Q. Is that a snapshot of the building?

26 A. Yes.

27 Q. That is the building referred to as a com-  
28 bination store and house? A. Yes.

29 (PHOTOGRAPH OF CLAIMANT'S PROPERTY MARKED  
30 EXHIBIT NO. 3)

Q. I notice that the Farm Appraisal Report deals



4.  
E. Nakayama,  
In chf.

1 with the property as farm land but it doesn't seem  
2 to say anything about its value as a store.  
3 Now, you have produced a copy of a document from your  
4 wife authorizing you to make joint claims, and as far  
5 as the real property was concerned, that is this land we  
6 have been discussing, did your wife have any interest  
7 in that? A. Yes, we had a joint interest, my  
8 wife and myself.

9 Q. In any event, if your wife has any interest,  
10 she is authorizing you to make the claim? A. Yes.

11 MR. CHRISTIE: I tender as Exhibit 4 the  
12 Certificate of Recombination.

13 (CERTIFICATE OF RECOMBINATION MARKED EXHIBIT 4)

14 MR. BROWN: Just in case there is some question  
15 on it, I tender a document dated November, 1948,  
16 which purports to be signed by the claimant's wife.  
17 That is her signature? A. Yes.

18 Q. Authorizing you to make a claim on her  
19 behalf? A. Yes.

20 (AUTHORIZATION ABOVE REFERRED TO MARKED EXHIBIT 5)

21 Q. Have you read through this Farmland Appraisal  
22 Report? A. Yes.

23 Q. Is there any part of it you want to make any  
24 comment on or any part that you want to say anything  
25 about to the Commissioner? A. No, I have nothing.

26 MR. CHRISTIE: I tender as Exhibit 6 the Analysis  
27 of Personal Property Claim.

28 (ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED  
29 EXHIBIT NO. 6).

29 MR. BROWN: Now, you are claiming for the items  
30 shown on this document, the Analysis of Personal Property



K. Wakayama,  
In chf.

Q. Claim, under the details of claim? A. Yes.

Q. I am showing you a document entitled Personal  
Chattels; is that your signature? A. Yes.

Q. Are the facts stated in this document  
correct? A. Yes.

(PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT 7)

Q. When you left the property, where did you  
leave these chattels? A. I left them in the  
upstairs room and also in the barn at the back and the  
doors were securely locked.

Q. Did you leave anybody in charge of the  
property? A. No.

Q. Now, according to this Exhibit, the garden  
tools were declared but not found. Where did you leave  
the garden tools? A. They were all left in the  
barn.

Q. The carpenter's tools, for which you are claim-  
ing \$65, appear not to have been included in the  
declaration you made after you left the property. Is  
there any reason you can tell us why the carpenter's  
tools weren't mentioned? A. I was concerned in March  
and my wife stayed on there until October and I thought  
probably she might need to use those tools and for that  
reason I didn't declare them.

Q. Perhaps you thought your wife would declare  
them? A. Yes, but she had a very small baby and  
I expect she forgot on that account.

Q. You are claiming \$300. for furniture, and I  
notice in the exhibit, the personal chattels claim that  
you have made out, you say that the furniture included



K. Wakayama,  
In chf.

1  
2 tables, chairs, stove, linoleum, and you estimated a  
3 value of \$100. What is it you are estimating as being  
4 valued at \$100. -- does that apply to all furniture,  
5 and is so why is the claim here for \$300? A. At the  
6 time afterwards, when I consulted with my wife she said  
7 she thought perhaps \$300. was a little over, so I  
8 changed it to \$100.

9 Q. So then you are agreeable to reducing your  
10 claim by \$200? A. Yes; that is correct, I have  
11 reduced my claim to \$100.

12 Q. One claim you are making is for some home  
13 manufacturing machinery and equipment, and the  
14 Custodian's analysis suggests that one of their field  
15 men inventoried a mechanical rice grinder with  
16 large pulley and worm gear. It says:

17 "This Mr. P. Telap stated had been given by  
18 Wakayama to him for moving his family when  
19 evacuating."

20 A. That is part of this machinery here but I  
21 didn't give that to Mr. Telap.

22 CROSS/EXAMINATION BY MR. CHRISTIE:

23 Q. I am showing you a J.P. Form dated the  
24 27th of September, 1942; whose signature is that?

25 A. That is my signature.

26 Q. And I am showing you a J.P. Form dated the  
27 27th of April 1943; whose signature is that?

28 A. That is my wife's signature.

29 (THE J.P. FORMS MARKED EXHIBIT C)

30 Q. Did this Mr. Telap move your chattels?



7.  
K. Mahagan,  
ex. ex.

1  
2 A. My wife told me that she asked Mr. Foley  
3 to move a motor for housekeeping but not anything  
4 else.

5 Q. Did Mr. Foley not move any other articles  
6 belonging to either the claimant or his wife belonging  
7 to this machine?

A. No.

8 Q. Why didn't he mention this machinery worth  
9 \$350. in his J.P. Form?

10 A. For the same reason  
11 as before, his wife was staying on there and she  
12 might have wanted to grind with it or use it.

13 Q. You made an inventory of the other articles  
14 your wife was using. Why did he make an inventory of  
15 the other articles his wife was using and not this  
16 particular machine?

17 A. As I stated before, I  
18 expected that, as I had to leave quickly, that my wife  
19 would register those things.

20 Q. Did he expect his wife to declare the china  
21 and glass ware? A. Yes.

22 Q. Now, you sold certain articles in your house  
23 prior to your declaration in November, 1942, is that  
24 correct?

A. No.

25 Q. Didn't you sell a refrigerator and washing  
26 machine and a sewing machine?

27 A. My wife sold those things and I don't know  
28 anything about it.

29 Q. Do you know whether or not your wife sold  
30 any other articles in the house? A. No, she sold  
nothing else.

Q. Do you know a Mr. Abe? A. Yes.

Q. And did he occupy these premises with your



K. Wakayama,  
ex. ex.

8.

1 permission? A. Yes, he was my wife's father and  
2 I let him stay there.  
3

4 MR. CHRISTIE: I am filing your honour, as Exhibit  
5 8, a letter dated November 4th, 1942, addressed to the  
6 Department of the Secretary of State, and the signature  
7 here is Sakuro Abe. It says:

8 "Referring to yours of October 29th asking  
9 particulars as to the disposition of the property  
10 as we found it at the time of our entering the  
11 house on Mr. Kokichi Wakayama's property located  
12 at the corner of 2nd Ave. and Loughheed Highway at  
13 Port Richmond, B.C.

14 There were no chattels or belongings in the  
15 dwelling house when we entered it on June 30th,  
16 nor did we leave anything when we left for  
17 Hastings Park on August 28th."

18 Now, has he any comments in regard to that  
19 statement of Mr. Abe's? A. Has that letter not  
20 reference to the fact that there were none of  
21 Mr. Abe's chattels left?

22 Q. He says: "There were no chattels or belongings  
23 in the dwelling house when we entered it."

24 A. This was the house at the back which I loaned  
25 to Mr. Abe, and at the time Mr. Abe went into the house  
26 there were no chattels there at all.

27 Q. Does the claimant say it doesn't refer to his  
28 own house?

29 A. It was a separate house to the  
30 house I was occupying.

(INTERIM ABOVE REFERRED TO MARKED EXHIBIT 9)

Q. Then I am showing you a letter received by the



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K. Wakayama,  
Sr. Sr.

Question on November 20th, 1942; is that your  
signature? A. Yes.

Q. It says:

"The few chattels found in the building is the  
Mr. Abe stuff. I don't know anything about  
this, because I left the place this spring, so  
you liked to take care of it please."

Now, are you referring to the house that

Mr. Abe lived in, in this letter? A. I think that  
was so, but I am not perfectly certain.

(EXHIBIT ABOVE REFERRED TO MARKED EXHIBIT 10)

Q. Were there any other buildings close to

your store and home? A. There was a beer hall  
in front and a school at the back.

Q. Was it a sparsely or thickly settled district?

A. It was quite well populated. There were  
about 50 Japanese and I don't know how many white  
people there.

Q. What was his occupation? When I wasn't  
looking after my store I worked on the farm.

Q. Did you have a garden at this house?

A. Yes.

Q. It is suggested here it was a "miniature" garden,  
would that be correct? A. Yes, it was a  
Japanese miniature garden.

RE-EXAMINATION BY MR. BREWSTER:

Q. I just wanted to get one thing clear if  
possible. In the Farm Appraisal Report it is made  
clear that there was first of all on your property



Q. There was a store and house, of which we have a picture there; is that right? A. Yes.

Q. Then in addition there was an old dwelling? A. Yes.

Q. Now, the personal chattels for which you are claiming, were they left in the old dwelling or in the new one? A. They were all put in my new house.

Q. And Mr. Abe, was he ever given charge of the new house or did he have possession of the old house?

A. I am not certain but I thought that he only had the old house.

Q. As far as your giving any consent or permission, it was only the old house?

A. I had no conversation with Mr. Abe at all, it was my wife.

Q. Does he know whether his wife ever got Mr. Abe to look after those things for which he is claiming? A. I don't know.

MR. CHRISTIAN: I am going to submit to you

which might have been of value. Mr. P. Tolop, employee of Maple Ridge Hotel, says the owner told he could have the mechanical rice grinder in payment for moving his family in a truck when evacuating. Mr. Tolop bought a washing machine and refrigerator from Nakayama, and has receipts."

MR. CHRISTIAN: I file as Exhibit 13 the Notice of Assessment.

(NOTICE OF ASSESSMENT MARKED EXHIBIT NO. 13)

(REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 13)

MR. CHRISTIAN: It is submitted, your honour, that the real property was sold at its fair market value. It is submitted that the valuations placed on the articles of personal property by the claimant are exorbitant. It is submitted that the Custodian is not responsible for these articles of personal property of which he had no record at any time and which were not sold by him.

MR. JENNIN: There is just one question I want to ask the witness arising out of this.

Q. In the exhibit headed "Personal Chattels" you stated Mr. Tolop was given a quantity of fuel wood at the back of the house for his assistance at evacuation. Perhaps you didn't know anything about that -- was that an arrangement with your wife?

A. Yes, my wife gave him that.


Q. According to your information your wife didn't agree he should have this machinery?

A. No, I asked her and she said no.


(PROCEEDINGS ADJOURNED SINCE DUE)



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

  
J. H. Hollinger,  
Official Reporter.

I, J. A. McGibbon, Deputy Commissioner,  
appointed to hear a Commission to  
investigate claims of Japanese Canadians  
for property loss, do certify the fore-  
going is a true copy of the evidence  
heard on the within claim.

  
J. A. McGibbon,  
Deputy Commissioner.



File No.  
13057

DEFENSE BRIEF

Kokichi WAKAYAMA  
Reg. No. 14183

and

6531

Kimu WAKAYAMA  
Reg. No. 14155,  
wife of Kokichi WAKAYAMA

Case #1198

Toronto, Ont.  
Nov. 1, 1948  
Case #1198

JOINTLY

*Case 1198  
Files 13057  
6531*

NOTE: - Kokichi WAKAYAMA is making claim for himself and wife  
as per p.4, lines 3-20 inc. Transcript.  
- Exhibit #5 -

REAL PROPERTY CLAIM - GROSS -

<u>Gross Claim</u>	<u>Appraisal</u>	<u>Sold for</u>
\$1250.00 Land		
5650.00 Improvements		
\$6900.00 - Total		Correction
750.00 - Stock-in-trade		as
or Goodwill		below
\$7650.00 -- Total		
original claim		
Nov. 24/47 and		
shown on Exhibit #1		
(a Real Estate (Farm		
Land) Exhibit)		
(a) \$6900.00	\$2726.70	\$2677.00
Land & Improvements	re Soldiers	re Director
	Settlement	Veterans
	Board	Land Act
		as Jan 1, 1943
	<u>Exhibit #2</u>	
(b) 750.00	Nil	Not found or
Stock-in-trade or		not considered
Goodwill		

NOTE: - The item of \$750.00 is included in  
Real Estate Claim, Exhibit #1- to make  
up \$7650.00. This appears to be an  
error as the total for Land and Improve-  
ments should be \$6900.00 as shown there-  
in.

As no disposition is shown of this  
item it is marked "not found", or "not  
considered" here and is on the personal  
property claim.

\$7650.00  
as above

Witnesses:- 1. T. Godfrey,  
Inspector.

2. F.G. Shears,  
re appraisal  
and  
sale



File No.  
13057  
Kokichi WAKAYAMA  
Reg. No. 14183  
and  
File 6531  
Kinu WAKAYAMA,  
Reg. No. 14155

- 2 -

Case #1198

Submissions:- The summary relative to claim, dated July 10/48, on claim file re this case shows comparative figures in respect to Real property values of this claim. It is noted, as referred to above, that an item of \$750.00 is improperly included with claimant's valuation of Land and Improvements. The relation between his valuation and sale price is therefore as between \$6900.00 and \$2677.00.

Farm appraisal report, Exhibit #2, indicates these premises as of not much value for farming purposes. Principal value is due to location. Full consideration seems to have been given to Buildings due to Store value.

PERSONAL PROPERTY CLAIM - GROSS -

<u>Gross Claim</u>	<u>Appraisal</u>	<u>Sold for</u>
\$1035.00 Total original claim Nov. 24/47. Reduced by \$200.00 p.6, lines 9-10 inc. Transcript making Revised Claim \$835.00. Exhibit #7 in error	<u>NOTE:</u> Item of \$750.00 referred to in Real property section is referred to below.	
(a) \$223.00	Nil	Declared but not found
(b) 90.00	"	No record at any time.
(c) 172.00(as revised)	"	Abandoned
(d) 350.00	"	Either not found or if referring to rice machine given to Mr.P. Telep by Claimants.
<u>\$ 835.00</u> as above		
⌘ 750.00 item referred to above and in Realty section must be regarded as "not found" or "not considered in this Analysis".		

Witnesses:- 1. J. Moryson,  
Hammond, B.C.

2. P. Telep.  
Hammond, B.C.

Submissions:- - Reference is made to explanations and remarks



File No.  
13057  
Kokichi WAKAYAMA,  
Reg. No. 14183  
and  
File #6531  
Kimu WAKAYAMA,  
Reg. No. 14155

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as shown in Exhibit #6.

P.6, lines 9-10 inc. Transcript shows reduction of \$200.00 in personal property claim reducing it to \$835.00.

Item of \$750.00 to which reference is made in this Brief does not belong in the Real Estate claim, that is, Land and Improvements and is shown in Personal property section herein as having been "not found" if stock-in-trade or "not considered" if goodwill.

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BRD/DD.

March 7th, 1949.



File No.  
13057  
Kokichi WAKAYAMA,  
Reg. No 14183  
and  
File 6531  
Kinu WAKAYAMA  
Reg. No. 14155

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Case #1198

<u>Summary of Defense Witnesses</u>	<u>Where required</u>	<u>Summary of Documents to be filed</u>	<u>Witness Proving same</u>
T. Godfrey	Inspector V.L.A.		
F.G. Shears	re appraisal & sale		
J. Moryson	Chattels Hammond		
P. Telep	Chattels Hammond		
		Analysis of Revised Claim Realty	
		Analysis of Revised Claim Personalty	

BRD/DD

March 8th, 1949



Name of Claimant **W AKAYAMA, Kimu**Case **1198**

Custodian File

**Hokichi  
6531 & 15087**

<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		
					2677	2446.72			2446.72	
<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 & Not Found & 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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			55%	835.00	292.25				292.25	
TOTAL RECOMMENDATION										2736.97



6531  
13057

October 6th, 1950

Mr. & Mrs. Kokichi WAKAYAMA,  
23 Duke Street,  
Chatham, Ontario.

Dear Sir & Madam:

Re: Japanese Property Claims Commission  
Case No. 1198

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourselves covering the award recommended under the above Commission, for the sum of \$2,738.97.

Cheque for \$2,630.53 is enclosed herein, and the sum of \$108.44 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F.G. Shears  
Director.

FOS:BN  
Encl.

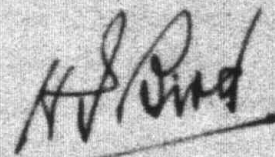


CLAIM NO. 1198 - Kinu and Kokichi WAKAYAMA

This is a claim for farm equipment and household goods declared in quite general terms and valued by the claimant at \$835.00. The Custodian's agent reported in February 1943, nearly one year after the evacuation of the claimants, that there was evidence of somewhat extensive pilferage.

Counsel have joined in a proposal that in the circumstances the general over-all percentage should not be applied, but that an allowance should be made based on 35 per cent. of the claim value.

I concur in this proposal, and RECOMMEND that payment be made to the claimants in respect of these chattels in the sum of \$292.25.



Commissioner.

February 1st 1950.