

2867

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: ~~SAITO~~ SAITO, Keitaro

HOME ADDRESS: R. R. #1 Cedar Valley Rd., #496, Mission, B. C.

REGISTRATION NUMBER 13107 SEX: Male AGE: 64

OCCUPATION: Farmer

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

EMPLOYER: "Self"

EXHIBIT No.

737-10

DATE

Sept 30/48

FILED BY

G. H. Rice

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Shizu

ADDRESS OF WIFE OR HUSBAND: Cedar Valley Rd., #496, Mission, B. C.

NAMES OF ANY LIVING CHILDREN: Tadashi (M) None

Tadashi (M)

ADDRESS OF CHILDREN: R. R. #1 Cedar Valley Rd., #496 Mission, B. C.

AGE OF CHILDREN: 25 years.

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

1. LOCATION AND DESCRIPTION: R. R. #1 Cedar Valley Rd., Mission, B. C.

Lots 15 and 16 of the South half of the S.W. quarter of Sec. 28 T. 17

Map 661 in the D. of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2-storey 5-room house, wooden frame;
root-house (2-stories, wooden frame); barn; picker house; and garage.

3. INSURANCE (Give particulars, state where policies are) Fire insurance applied for

New England Fire Ins. Co. - Reed, Phipps & Davies Ltd. \$1,500.00

Policy.

4. TAXES (Amount and where payable) \$26.50 paid 1941, at Municipal Hall
Mission, B. C.

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

None

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. The Canadian Bank of Commerce Mission, B.C. in Box 88 belonging to K. Ogawa.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.

None

9. IF FARM LAND STATE CROPS SOWN & Acres loganberries; 1 acre strawberries; 1/2 acre rhubarb; 2 blackberry; 2 acre hops;

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 2 1/2 Acres on Sandust Rd., Mission, B.C.

2. LANDLORD'S NAME AND ADDRESS: W. Sawyer - R. R. #1 Sandust Rd., Mission, B.C.

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

7 year lease, ceases in 1945, paid October 1942 \$30.00 yearly.

4. STATE WHEREABOUTS OF LEASE/The Canadian Bank of Commerce Mission, B.C. in Box 88 belonging to K. Ogawa.

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

None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN

2 1/2 Acres of Strawberry plants.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Kitchen stove; heater stove; 2 tables; 4 chairs; kitchen utensils; 3 beds;

1-outlet; 1-plough; 2-harrow; fruit ladder; carpenter ladder; raspberry

wire 1000 lbs.; 1-harness equipment; 4-hoes; 2 mattocks; 2-shovels; 1-pole;

1-sledge hammer; 4-wedges; 2-wooden barrels; 1-grow bar; 252 hop posts; 2500 lb.

hop wire; 1-water pump and tank (electric); 12 hop baskets; 2 hop wire towers;

5. sold by auction 7/2/45. Mission B.C.

1-wheel-barrow; 1-sucker; 50ft. water hose; 50 trays (strawberry); 1-log in chain;

4-seythes; 2-gramophones; 2-forks; 2-wash tubs; Owner's address Cedar Valley Rd., Mission, B.C.

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)

1-\$50.00, 1-\$25.00; 1-\$10.00, and 1-\$5.00 War Saving Certificates -
88 shares capital stock Pacific Co-operative Union: 4211-4266; 981-985; 2914-17
5067-71; 2251-54; 1609-18; also 15 shares cap. stock The Western Canada Hop Co-operative
Union: 67-81.

8. BANK ACCOUNTS: Current Acc. Bank of Commerce, Mission, B. C. Amt. \$19.00.

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

Property owned to be.....
REMARKS: Leased to Abram Friesen R.R.#1 Cedar Valley Rd., Mission, B.C.
\$250 yearly which has been paid in advance. The power of attorney will be
given to Pacific Co-operative Union, Mission, B.C. after the first year.
(present lease end Feb. 1943)

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 7th day of April 1942.

(Signature)

Keith Sait

A. M. M. M.

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

Sept 4/13

Our File No. 2867

Full Name SAITO, Keitaro
(Surname in Block Letters)

Registration No. 13107

Male - Female
(check)

Age

May 10, 1878

Former Address

S. B. No. 1, Mission, B.C.

Date Evacuated

Apr 11/42

Naturalized - Canadian-Born - National
(check)

Present Address

40 Quin Pearson, S. B. No. 1, Rabbford, Alta.

Married - Single
(check)

Name of Wife

Shizu # 13106

Name of Husband

Name of Mother

(KANADA) Iko (dead)

Name of Father

Katsuhai Arai

Names of Children under 16

Requested by

Mawel

Registered with Custodian

(Yes or No)

Additional Information

Farmer. Owner of 10 acres, house and truck at above address.

Name of Claimant

SAITO, Keitaro (Mr. and Mrs.) Case

127

Custodian File

2867

2705

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					982.00	563.95			563.95	
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not-Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
10.00	1.75	.52	46%	225.00	103.50				104.02	
TOTAL RECOMMENDATION									667.97	

FIRE INSURANCE SUMMARY

File No. 2887

31st November, 1946.

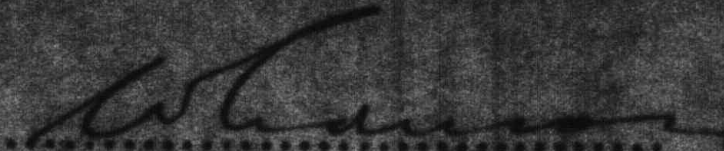
Re: Kaitaro SATO - Reg. No. 13107

The above Japanese declared having \$1500.00 worth of Fire Insurance on his buildings, which fact was found to be correct, with expiry date being 7th April, 1945.

The property was sold to the Veterans' Land Act as of the 1st January, 1943, and upon the insurance being assigned to them, they refunded the sum of \$22.99 under property sale adjustments, being the unexpired portion of the premium.

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

WJH:HA

A handwritten signature in dark ink, appearing to be "Whitman", written over a dotted line.

FILE NO.

1527

[illegible]

LIABILITY SUMMARY

File No. 2867

21st November, 1946.

Re: Keitaro SAITO - Reg. No. 13107

The above Japanese declared no liabilities. However the following claims were filed against him at this office:-

1. Mohawk Service	\$1.72
2. Pacific Co-operative Union	400.00
3. A. Friesen	31.60
4. A. Friesen	100.00

No. 1 was filed here early in 1942. However Saito must have settled this prior to his evacuation as it was not shown on later list.

No. 2 was reduced by SAITO prior to his evacuation to \$139.58, which amount was settled by the Pacific Co-operative Union through cancellation of redeemable shares in the amount of \$135.72 and Sinking Fund Reserve - \$3.86.

No. 3 was a claim filed by the tenant for payments made by him on SAITO's water pump. Numerous chattels could not be located by our fieldmen and as they were left by the Japanese in Friesen's care the account was not considered.

No. 4, A Friesen also filed a claim for misrepresentation of acreage in crop as shown in the lease of the Japanese to him in 1942. This matter was fully investigated by our fieldmen and was eventually settled for \$70.00 from SAITO's and his wife's account.

This file reveals no other liabilities.

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

WEA:NA



PERSONAL PROPERTY SUMMARY

EXHIBIT No. 737-8

DATE Sept. 30/46

FILLED BY efra

File No. 2867

22nd November, 1946.

Re: Kaitaro SAITO - Reg. No. 13107

CHATELS: The above Japanese registered with this office on the 7th April, 1942, and declared a considerable quantity of farm tools and furniture being left on his property at Mission. He was evacuated on the 11th April, 1942, at which time it was found he had leased his chattels with his property prior to his evacuation.

On the 24th July, 1942, our fieldmen inspected the property and inventoried all chattels that could be found, and left same in the care of the lessee.

All chattels that could be found were removed and sold by public auction on the 7th February, 1945, for the net sum of \$9.48. A large number were missing and upon writing the former tenant, he answered that he had returned everything to the property when leaving it and they had been picked up for auction. We were unable to find anything further in view of the impossibility of identification and took no further action other than to refuse to make any payment to Friesen of an account of \$31.60 against SAITO's water pump in lieu of the missing goods.

ACCOUNTS RECEIVABLE: The Custodian negotiated the collection of \$61.24 from the Haas Hop Co. being crop lease consideration for 1942, and this sum was credited to the joint account of himself and his wife.

The B.C. Electric refunded to this office the sum of \$3.00 to the credit of SAITO, being his security deposit with them.

BONDS & INVESTMENTS: The above Japanese declared having a number of War Savings Certificates. These were not brought under control by the Custodian.

He also declared a share interest in the Western Canada Hop Co-operative, a Japanese concern. No action has been taken by the Custodian in this Association as yet.

His share interest in the Pacific Co-operative Union amounted to \$560.00 in non-redeemable shares and \$320.00 in redeemable shares. These latter shares issued in 1937 were redeemed at par on the 14th May, 1943, and the \$50.00 for same was credited to SAITO's account here. His 1938 to 1940 shares amounting to \$120.00 were cancelled by the Pacific Co-operative Union at par and credited to SAITO's debit in his account there together with \$15.72 of his 1941 shares. The balance of his 1941 shares amounting to \$134.28 should be redeemed early in 1947 and should be credited to him then. Interest on shares totalling \$9.20 was remitted to this office by the Pacific Co-operative Union from time to time and credited to his account here.

BANK ACCOUNT: SAITO also declared having a Bank account at Mission. This was not brought under control by the Custodian.

This file reveals no other personal property assets.

WEA:HA

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

REAL PROPERTY SUMMARY

Files 2705, 2867

V.L.A. B.C. 275-P

JAPANESE NAMES: Keitaro SAITO and Shizu SAITO - - Reg. Nos. 13107, 13106.

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

PROPERTY ADDRESS: No. 496, Cedar Valley Road, Mission, B. C.

LEGAL DESCRIPTION: Lots 15 and 16 of the South half of the South West quarter of Section 28 Township 17 Map 661 Municipality of Mission, D.N.W.

TITLE: In names of Ketaro SAITO and Shizu SAITO

ENCUMBRANCE: Vesting in Custodian 25028, 1st December 1942.

ASSESSED VALUE: 1942 - 9.7 acres.
Land \$640.00
Improvement \$700.00 Total \$1340.00 Taxes \$27.56.

CLASSIFICATION: Berry and Hop farm with dwelling. Owner in J.P. declaration, stated of farm 2 acres were in loganberries, 1 acre strawberries $\frac{1}{2}$ acre blackberries, $\frac{1}{2}$ acre rhubarb and 2 acres in hops. Also a 2 storey frame root house, a barn, picker house and garage. No inspection on behalf of Custodian appears to have been made.

HISTORY OF ADMINISTRATION: Owner leased the property to Abram FRIESEN for 10 months from 1st April 1942 for \$250.00, which rental was paid to owner. Lease was renewed for the year 1943 by the Pacific Co-operative Union, action for owner, for \$100.00. A claim for misrepresentation of area in crop in 1942 was made by the Lessee, and in settlement a credit of \$70.00 was allowed claimant.

Keitaro SAITO was lessee of a part of N.W. $\frac{1}{4}$, Sec. 20, Twp. 17 from W. Sawyer at a sum (including price of some equipment) of \$437.00 paid in full. The lease was cancelled at end of 1942.

SOLD: To The Director, The Veterans' Land Act for \$982.00 as at 1st January 1943.

Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the joint credit of Keitaro and Shizu SAITO - Sale price of land \$982.00, rental from A. Friesen 1943, \$100.00, Haas Hop Co., for hops, \$61.24, refund of insurance \$22.99, total \$1166.23; less allowed rent to The Director, The Veterans' Land Act \$100.00, debit re misrepresentation \$70.00, Certificate of Encumbrance \$1.00, registration fee \$3.00, and legal fee \$15.00, total debits \$189.00. Net amount released to credit \$977.23.

TITLE: Included in C. of T. 170738-E, and payment included in cheque to Custodian dated 9th March 1944.

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

DATED November 20th, 1945.

IN:ML

John Thompson

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 2867

MUNICIPALITY: MISSION.

Date: July 24, 1942.

NAME: SAITO, Keitaro

REGISTRATION NO. 13107.

ADDRESS: 496 Cedar Valley Rd., Mission, B.C.

PROPERTY:

ACREAGE: 9.7 about 7 acres cleared.

KIND OF CROPS: Logans. Straws. Rhub. Bl. Berr. Hops.

APPROXIMATE ACREAGE OF EACH: 2. $\frac{3}{4}$. $\frac{1}{2}$. $\frac{1}{2}$. 2.

HOUSE: 1 $\frac{1}{2}$ Storey. VACANT: OCCUPIED Yes, by Mr. J.A. Cameron.

DESCRIPTION: Frame, shingled. ROOF: Shingle.

SIZE: 16' x 26'. NO. OF ROOMS 5.

CONDITION: Fair.

OTHER BUILDINGS: Pickers hse. & garage 26' x 35' (poor). Root hse. 40' x 45' Barn 12' x 15' (poor)

NAME OF LESSEE OR RENTOR: A. Friesen, 464 Cedar Valley Rd., Mission, B.C.

TERMS: \$250.00 through P.C.U. cash paid. From April 1/42 until Feb. 1/42.

WATER: Electric pump. ON: OFF:

LIGHT: Yes. ON: OFF:

REMARKS: Mrs. A.J. McCormick who was renting the house from Mr. Friesen has moved, and Mrs. J.A. Cameron & family have rented it. House was evidently left in a very filthy condition, but Mrs. Cameron has it looking very clean & neat now. Mrs. Cameron is paying \$10.00 per month to Mr. Friesen.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In House. (downstairs)
(being used)

Wardrobe.
Wash stand.
4 Kitchen chairs. 2 ~~new~~
Bed. 1 ~~spring~~
2 Tables. (homemade, no value)

In House. (upstairs)

Gramophone.
Wash stand. (containing 2 trays & 3 bakelite boxes)
2 Tables. (homemade, no value)
3 Straw suitcases. (contents unknown) / ~~sell~~

In locked room in woodshed.

2 Heaters. (old) / ~~sell~~
Hand sprayer.
5gal. Stone crock.
Peavey.
Crow bar.
Stump hole digger.
2 shovels.
Manure fork.

In Stable.

Halter & bridle. (fair)

In the barn.

Axe.
5 Hoes.
4 Strawberry knives.

In Pickers hse.

2 Beds.
Box. (containing lge. photographs).
Kitchen range.

In Garage.

Cross cut saw. (old)
2 Potato diggers.
Scythe. (old, very poor)
Step ladder.

In Barn.

Wash tub.
7 Hop baskets. (homemade)
2 Cook Stoves. (old)
Wicker chair. (old)
Spring tooth cultivator.
Plow.
Bed.

3 4 ~~Wooden~~ barrels. (fair)

Lge. quantity of hop post in field
(being used)

Long pole to lower hop wire.
Quantity of hop wire in fields,
(being used)

Mr. Friesen has the following
chattels at his own home.

Wagonbarrow. 1 section drag harrow
2 kitchen chairs.

There are numerous homemade
strawberry trays scattered
around the farm.

Signed:

J. Morrison
H. Logan

Friesen Jr. says that the Haas Hop company has some of the hop baskets.

Extracts from Lease. OK

File #2867.

Lessor: Keitaro SAITO

Lessee: Abram FRIESEN

Date: 2nd April, 1942.

Term: 10 months from 1st April, 1942, with option to extend lease for 1943, arrangements to be made with P.C.U.

Consideration: \$250.00, paid.

Property:

Land: Lot 16 of Block 15, Subdivision of S. $\frac{1}{2}$ of S.W. $\frac{1}{4}$ of Section 28, Township 17, containing 9.7 acres more or less, Municipality of Mission, New Westminster District.

House: Included, as well as buildings. ✓

Chattels: Included. ✓

BC-275-P

BC/275-P

S.S. Form No. 43
(Sheet 1)

COPY

Farm Appraisal Report

File No. J.J. 98

Land Description $\frac{1}{2}$ of S.W. $\frac{1}{4}$ Sec. 28, T. 17, Blocks 15 & 16.

Containing 9.72

Acres

Owner's Name E. and Mrs. S. Saito

Post Office Address R.R. MISSION, R.O.

Nearest Rail Point MISSION

Distance 1 mile

Market Town

Distance 1 "

Church (give denomination) All denominations

Distance 1 "

Nearest School Mission

Distance 1 "

State how property was identified: By Map and roads

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

Has access to main road; hard surfaced; good condition.

Is this district a good one? No - fair to poor.

Employment opportunity Seasonal

EXHIBIT No.

DATE

FILED BY

Predominating Nationality and religion: British - Protestant

Describe Fencing and its condition: Fenced two sides, barbed wire, poor.

Value \$ -

Water supply: From wood cribbed well; electric pump into house

Value \$ -

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 24	Frame	12'	Shingles	10 yrs	Concrete	fair	\$ 500.00
	8 x 8	"	8'	"	"			
	x							
BARN and	24 x 48	"	14'	"	10 "	Sills on	"	300.00
Hubbard House	16 x 48	"	10'	"		blocks		
BARN	x							
	x							
GRANARY	x							
Garage and	22 x 22	"	9'	Shakes	Old	Sills on	poor	50.00
shed	10 x 16		8'	"		ground		
	x							
	x							

Total present day value \$ 850.00

\$ 550.00

Total Value Buildings add to farm

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? Habitable

\$

Describe the basement and chimneys: No basement; brick chimney from ground.

No. rooms downstairs? 3 Upstairs? 2 How finished boarded inside - V-joint

Are buildings painted? No Condition of paint -

Distance from nearest bush Small clump of bush nearby.

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

Cultivated Land

BC/275-P

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
9.	Hilling and steep slopes	Light clay 2"; some surf- face stones & gravel.	Clay and gravel	Straw, legums, hops; stubarb, grain- fair.	\$80	480.00
1	Steep slope	ditto.	ditto	Grain and summer fallow	\$40	80.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unavailable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
12	Barren - brush			-	-	

Total value of Land \$ 470.00

Total added by buildings to value of farm \$ 530.00

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

Total value of farm \$ 1000.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
 Farm in good state of cultivation at present. Occupied by owner until recently.
 Neighbour states farm now rented. Tenant not seen.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
 Small fruits, stubarb, vegetables.

Noxious weeds: - not serious.

Give approximate detail and 1942 taxes - \$27.56
 amount of all annual taxes and
 names of Taxing Authorities: Mission Municipality.

Date: May 7th, 1942
 Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination
 of the whole farm made on the 5th day of May 1942.

Inspector's Signature

"R.W. BROWN"

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

Farm Appraisal Report

Remarks: The soil on this farm is a light clay gravally loam of average depth, on a clay loam and gravel. The land is mostly rolling, but is steep in places which makes cultivation difficult. Fertility is fair at present, and has been maintained by commercial fertiliser. Farm should be partly seeded to cover crop each year. Fenced two sides but in poor condition. Domestic water from wood cribbed well and pumped into home by electricity. Strawberry, loganberry and rhubarb crops are in fair shape. Hops have not yet come through. Dwelling is in fairly good shape, and shed and garage poor. The large building used to force rhubarb would not be made much use of by a white man unless converted into a chicken house. I would think that anyone but an Oriental would find it difficult to make a living and payments from this farm unless willing to grow small fruits, etc. Electric light in house. Cedar Valley Road runs along west boundary and Beale Road along south.

(FOR ORCHARD LANDS ONLY)

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

Attached plan embraces two other Japanese holdings - Roll Nos. 27/1 and 27/4.

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.)

ACREAGE OF CROPSPresent Value

2 acres Logan.

1 " Strawberries

.5 " Rhubarb

1.75 " Hops

Some fruit trees

5.75 acres in grain, summerfallow and vegetable crops; canes and

plants have not been valued.

Total \$

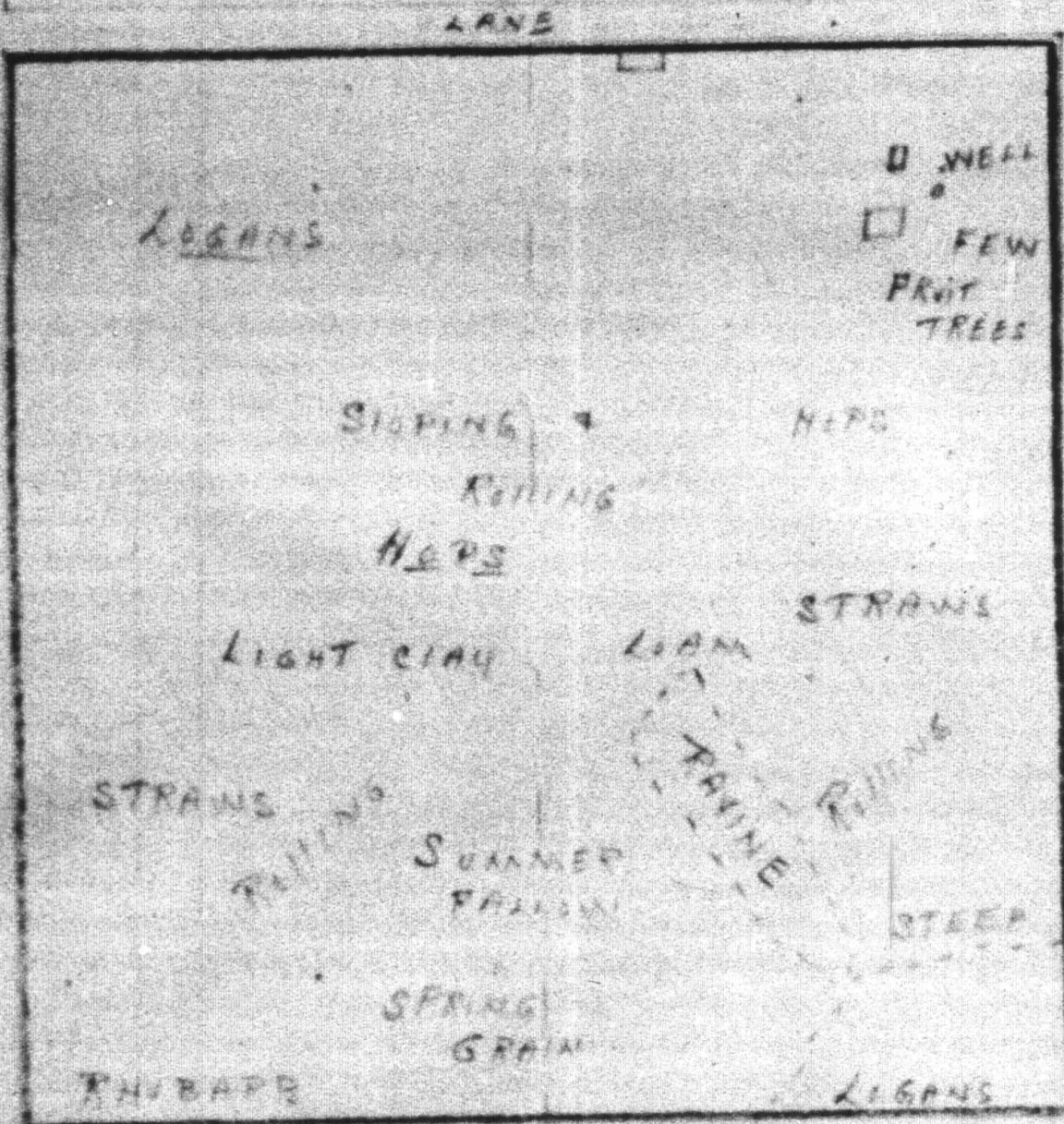
Amount fruit trees add to value of farm \$

Diagram of Property

SCALE - 2 CM = 1'

N

CEDAR VALLEY ROAD



SW 1/4 Sec 28 T17N R15E

9.72 ACRES

FW SPRING

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

value is \$ 1000

Date 20th May 1942

W. B. Bunch

District Superintendent.

2367

30th July, 1942.

Mr. A. Friesen,
464 Cedar Valley Rd.,
Mission, B.C.

Dear Sir:

re: Kaitaro SAITO.

We have a copy of your lease covering the above Japanese property, and note that you have the use of the chattels left thereon. We would appreciate your making a complete list of same and forwarding it to this office, stating your responsibility for their safe-keeping.

Thanking you in anticipation of an early reply, we are,

Yours truly,

Manager,
Farm Department.

RDR:OF

2867

JAMES M. CAMPBELL
BARRISTER SOLICITOR
NOTARY

Green.

Mr. Richardson

MISSION CITY. B. C.

September 18th. 1942

The Custodian
Japanese Evacuation Section
VANCOUVER, B.C.

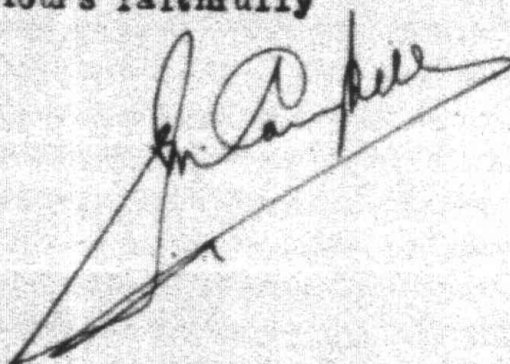
OFFICE OF THE COMMISSIONER
JAPANESE SECTION
RECEIVED
SEP 21 1942

Dear Sir:-

Re Ketaro Saito and Abram Friesen
both of Mission City. B.C.

I enclose herewith copy of a list of chattels on loan from
Ketaro Saito to Abram Friesen. The list came by mail from some place
unknown to me - there was nothing else in the envelope. I had Friesen
sign the original list.

Yours faithfully



List of Chattels on Loan from KENJIRO SAITO of Mission City, B.C.

to ABRAHAM FRIESEN of Mission City, B.C.

Location:- Lot 16 of Block 15 of S $\frac{1}{2}$ of S.W. $\frac{1}{4}$ of 28-19
Moply of Mission.

1 plow
1 section harrow
1 hand cultivator
1 stone boat
4 hoes 2
1 crow bar
2 spades 1 2
1 cook stove
1 heating stove ✓
5 kitchen chairs 1
1 gramophone
1 bed with mattress ✓
1 small table ✓
stove pipes
2 tubs
2 saws
1 scythe
4 sieves
60 strawberry stands
piles of useless junk.

1 mattock
2 potato forks
3 barrels ✓
3 ladders

shovel

Abraham Friesen

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 21 1942

According to present tenant a
lot of the articles listed here have been
stolen.

A. E. H.

IN THE MATTER OF FARM LEASE APRIL 2nd. 1942

KETARO SAITO

vs

ABRAM FRIESEN

DEPOSITION

EXPLANATION

I, Abram Friesen of Mission City in the Province of British Columbia, Fruit Farmer, do solemnly declare:-

1. That on the 2nd. day of April A.D. 1942 I leased from Ketaro Saito of Mission City aforesaid, Lot 16 of Block 15 of the South half of the South West quarter of Section 28 Township 19 containing 9.7 acres more or less in the Municipality of Mission for a term of 10 months from the first day of April A. D. 1942, at a rental of \$250.00.

2. That at the time of entering into the said lease the said Ketaro Saito represented to me that the growing crops on the said land consisted of the following:-

Strawberries	1	acre
Loganberries	2	"
Rhubarb	0.50	"
Blackberries	0.50	"
Total	4.00	"

and it was on that basis that I paid the aforesaid rental of \$250.00.

3. That I now find the aforesaid acreages have been exaggerated.

4. That on or about the 31st. day of August A. D. 1942 in company with Henry Teewe of Mission City aforesaid, I carefully measured all of the growing crops of the various kinds on the said land and found that there were:-

5 plots of strawberries totalling 32,616 sq. ft.	or	0.75	acres
1 " loganberries " 51,786 "	or	1.20	"
1 " rhubarb " 10,431 "	or	0.24	"
1 " blackberries " 7,776 "	or	0.18	"
Total		2.37	"

being all of the acreage in growing crops on the said lands.

5. That the shortage in acreage on the said lands of the various kinds of crops is as follows:-

Strawberries	0.25	acres
Loganberries	0.80	"
Rhubarb	0.26	"
Blackberries	0.29	"
Total	1.60	"

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 Mission City in the Province of British Columbia this 18th day of September A. D. 1942.

Abram Friesen

John A. P. [Signature]
A Commissioner for taking affidavits
within British Columbia

STATUTORY

DECLARATION

I, Henry Towns of Mission City in the Province of British Columbia, Fruit Farmer, do solemnly declare:-

1. That on or about the 21st. day of August A. D. 1942 in company with Abram Friesen, Lessee of Lot 16 of Block 15 of the South half of the South West quarter of Section 26 Township 17 in the Municipality of Mission, I measured up all the plots of the various kinds of growing crops on the lands aforesaid and found that there were:-

3 plots of strawberries totalling	52,616 sq. ft.	or	0.75 acres
1 " loganberries "	51,786 "	or	1.20 "
1 " raspberries "	10,451 "	or	0.24 "
1 " blackberries "	7,776 "	or	0.18 "
Total			2.37 "

being all of the acreage in growing crops on the said lands.

2. That I took particular care with my measurements and computations and am satisfied that they are correct.

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 Mission City in the Province of British Columbia this 18th. day of September A. D. 1942.

H. Towns

J. M. Campbell

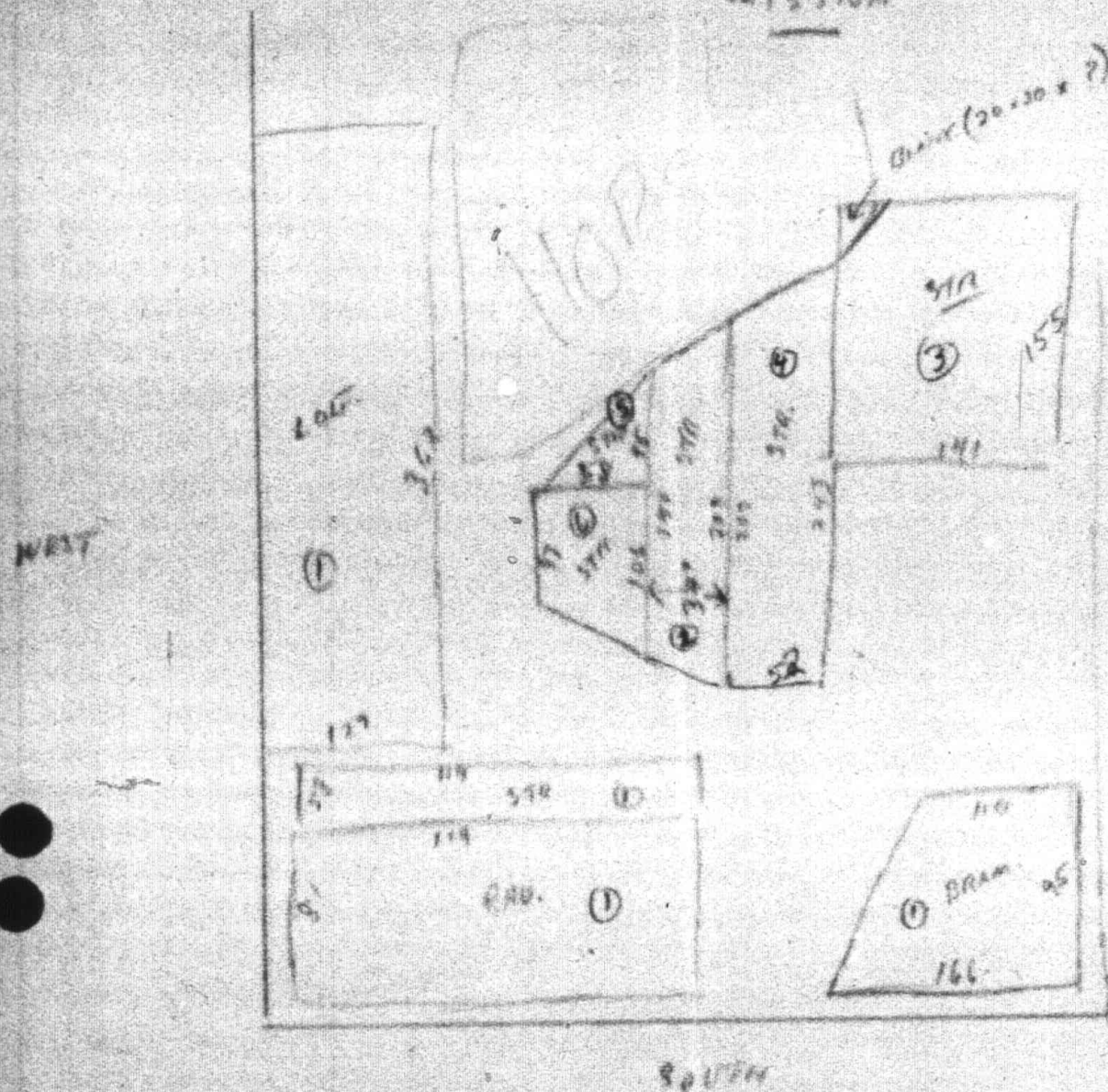
A Commissioner for taking affidavits within British Columbia

K. SAITO

NORTH

ABRAM FRIJOL

CEDEAR VALLEY RD
MISSION



EAST

NOTE

STRAW

- NO. ④
- NO. ⑤
- NO. ⑥

PLANTED BY FRIJOL

LOGANS

① 362
129
3258
729
363
467984 ft.
1.074 acres

RND.

① 119
81
119
954
9657 ft.
.221 acres

ABRAM.

① 138
95
690
1242
13110 ft.
.3009 acres

STRAW

① 119
58
958
595
6902 ft.

②

180
34
720
540
6120 ft.

③

185
141
155
620
155
21855 ft.

TOTAL
STRAW
6902
6120
21855
34877 ft.
.8006 acres

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 30 1942

Richardson
Anderson
c/o Mr. Joe Fritz,
RR # 1,
Nobleford, Alta.,
Nov. 27, 1942.

Mr. R. D. Richardson,
Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

re your file # 2867

In reference to your letter of the 21st instant,
I wish to advise you that the \$ 30.00 yearly rent for
the property which I have leased from Mr. W. Sawyer has
been paid up till October 1942.

As I did not wish to continue this agreement, I made
arrangement with Mr. Sawyer for its termination, just before
the evacuation.

Verify from Sawyer

Yours truly,

Keitaro Saito

Keitaro Saito,
Reg. No. 13107

Mission City. B.C. Dec. 1942. 1942.
R.R. No. 1.

Mr. R.D. Richardson
Harm. Dept.
606 Royal Bank Building
Vancouver
B.C.

EVACUATION SECTION
Rec'd DEC 24 1942
File No. 2867
Ans. not mtd.
Referred <u>Richardson</u>

Dear Mr. Richardson:-

In answer to your letter.
Re. Keitaro Saito's lease on my property. It is
quite correct. He paid ~~me~~ up until Oct. of this year.
He still had two years to go but said he would
like to break the contract after this year.

yours truly
W. Sawyer.

Is this okay?
Sua

C/73 & 2867

March 1, 1943.

Mr. Keitaro SAITO,
Registration No. 13107,
c/o Mr. Joe Fritz,
Nobleford, Alberta.

Dear Sir:

Re: John I. Haas Hop Company

The John I. Haas Hop Company has now reported to us.
Insofar as you are concerned, they state that the dry weight
of hops taken from your farm amounted to 800.5 lbs.

They have sent us a statement as follows covering your
account:

	<u>DEBIT</u>	<u>CREDIT</u>	<u>BALANCE</u>
48 lbs. hooks @ 8¢ per lb.	3.84		
10 lbs. coir yarn @ 8¢ per lb.		.80	
50 lbs. bluestone @ 17¢ per lb.		8.50	
50 lbs. buisol @ 14¢ per lb.		7.00	
5 lbs. perenox @ 15¢ per lb.		.75	
Sept. 800.5 lbs. hops @ 6¢ per lb.		48.03	CR 61.24

Your account with us has been credited accordingly with
the sum of \$61.24.

Yours truly,

R. P. Alexander,
Manager.

RPA:EA

2867.

May 13th, 1943.

Mr. Keitaro SAITO,
Registration No. 13107,
c/o Mr. Joe Fritz,
R. R. #1,
Nobleford, Alberta.

Dear Sir:

Re: Lots 15 and 16, South $\frac{1}{2}$ of S.W. $\frac{1}{4}$,
Section 28, Township 17, Map 661,
at Mission, B. C.

According to information supplied to this office by the Registrar in New Westminster, their records show that Title to the land described above is in the names of "Ketaro Saito and Shizu Saito". As you declared your ownership of the land when you registered your assets with the Custodian on April 7, 1942, and as your wife is Shizu Saito, it seems obvious to us that there has been some small error in the records of the Land Registry Office in showing your name as "Ketaro" (Ketarie?) instead of Keitaro Saito. If you agree, and we have every reason to believe that you do agree, please go to a notary public or a justice of the peace, take to him the declaration which you will find attached, and sign it in his presence. He will then sign as a witness as is required by the authorities. You will appreciate the fact that we must be very careful in seeing to it that our records are absolutely correct, and this is the reason we are asking you for this declaration. Please return the declaration to us as soon as possible.

On the other hand, if we have made a mistake and you are in fact not interested in the property mentioned above, please write us accordingly immediately.

Yours truly,

A. G. McArthur,
Administration Department.

Des.
DAD/P.
Encl.

EVACUATION SECTION

Rec'd. JUN 5 1943

File No. 2867

Ans. Dad.

Referred *Dad and*

CANADA

PROVINCE OF BRITISH COLUMBIA

TO WIT:

In the matter of Lots 15 and 16 of the South..

..... half of the South West 1/4, Section 28, Township..

..... 17, Map 661 at Mission, B. C.:.....

(description of lands as in title)

I, Keitaro Saito presently residing
 ..e/o Geo. Fritz (R. R. #1) Nobleford, Alberta formerly residing
 ..(R. R. #1) Cedar Valley Rd., Mission, British Columbia a person of Japanese race reg-
 istered with the Royal Canadian Mounted Police under number 13197 solemnly
 declare

1. That I am the person described as Keitaro Saito
 on Certificate of Title number 128328-B
 to the lands above described.

And I make this solemn declaration conscientiously believing it to be true
 and knowing it to be of the same force and effect as if made under oath and by
 virtue of the Canada Evidence Act.

Declared before me at *Wethersburg*
 in the Province of *Alberta*
 this *29th* day of *May* A.D. 1943

Keitaro Saito

Gaul S. Mossman
 A Notary Public in and for the Province of *Alberta*

My Commission held and enjoyed during

 of the Province of Alberta for the time being

2867

July 13, 1943.

Mr. Keitaro SAITO,
Registration No. 13107,
c/o Mr. Joe Frits,
Nobleford, Alberta.

Dear Sir:

Re: Settlement of Crop Claims

The Custodian's office has received quite a number of claims from tenants who leased farm properties from persons of the Japanese race and whose growing crops were sold to the tenant under written agreement which contained specific acreage said to be under cultivation.

The claims filed with the Custodian have been based on the difference between the acreage specified in the agreement which you signed, and the actual acreage of crops under cultivation.

We have gone into this matter very carefully and the difference in acreage has been established by actual measurements. Legal opinion which we have obtained on your behalf advises us that the agreement you signed would leave you liable for the full amount of the claim. However, we have been able to secure the consent of the tenants to the reduction of their claims to 70% of the full amount.

The amount claimed against you for a difference of 1.61 acres amounted to \$100.00, and a settlement on the basis of 70% which amounts to \$70.00 has been charged to your account. This letter is being sent to you so that you may be aware of the circumstances of this charge.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

2867

July 13, 1943.

Mr. Keitaro SAITO,
Registration No. 13107,
c/o Mr. Joe Frits,
Mobleford, Alberta.

Dear Sir:

Further to our letter of this morning in connection with the matter of crop settlement, you will be pleased to hear that we have been successful in collecting \$100.00 rent due to you for 1943 by Mr. Abram Priessen and the two transactions resulted in a net amount obtained by us for you of \$30.00. This sum of \$30.00 has been placed to the credit of your account with the Custodian.

Yours truly,

R. P. Alexander,
Manager.

RP:MA

2867

1st October, 1943.

Mr. A. F. Friesen,
R.R. #1,
Mission City, B.C.

Dear Sir:

re: Keitaro SAITO.

Answering your letter (undated) re Bestty Electric Motor, by which we suppose you mean the electric well pump, we do not appear to have received payment of \$30.00 you mentioned and presume it has been paid direct to Mr. Saito. Will you kindly advise us as to this and let us have the date of payment, as any money accruing to evacuated Japanese should have been paid direct to the Custodian.

As to the sale of this electric pump, the Custodian's policy in regard to liquidating has not definitely been decided upon, but will be settled in the not too distant future. Therefore, in view of your equity we shall no doubt give you special consideration in the matter of purchase.

Yours truly,

H. F. Green,
Protection Department.

WJI:GF

*Suggest note on duplicate J.P. inventory
that Friesen claims equity*

Telegraphic Address
Cable Address
PACCO

PHONES
Mission Office 65: Plant 55
Matsqui, 5411

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B.C.
November 23rd, 1943.

EVACUATION SECTION	
NOV 24 1943	
Rec'd	
File No.	7867
Ans.	Na
Referred	Anderson

Mr. W. Anderson,
Office of the Custodian,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Mr. A. F. Friesen has paid a total of \$31.60 to Beatty Bros. on an electric pump located on the property of K. Saito. Mr. Friesen is in our office now and is wondering if this pump is going to be sold with the goods and chattels of Mr. Saito. If that is the case he would like you to protect him on these payments that he has made. Mr. Friesen holds the receipts that he received from Beatty Bros. and would like to have first chance to purchase this pump or if that is not possible he would like your office to mail him a cheque to the amount of \$31.60 in return for the receipts that he holds.

If we can do anything to help along in this matter please advise us and oblige.

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per

A. B. Shimek

General Manager.

JES/EK

9331

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 2867/2705.
13107/13106.
Reg. No.

506 Royal Bank Building,
Vancouver, B. C.

JUN 8 1944

Mr. Keitaro SAITO, and Mrs. Shima SAITO,
c/o Gus Pearson,
R. R. #1,
Schlaford, Alberta.

Dear Sir:

Re: 496 Cedar Valley Road, Mission, B. C.
Hm. of Mission, Lots 15 & 16 of the S. $\frac{1}{2}$ of the S.W. $\frac{1}{4}$
of Sec. 28, Tp. 17, Rng 661, Dis. of New Westminster,
C. of B. 90608.

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	- - - - -	\$ 982.00
Add:		
Unexpired insurance premium as at January 1st, 1943	- - - - -	22.99
		<u>\$ 1004.99</u>
Less:		
Tax arrears to December 31st, 1942	- - - - -	\$
Registration fee	- - - - -	3.00
Encumbrance—Principal	- - - - -	
—Interest	- - - - -	3.00
Net proceeds of sale	- - - - -	<u>\$ 1001.99</u>

This amount has been placed to your credit and a statement of your ^{Joint} 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

1961	Debits	Credits	Balance
Jan. 1		Credit re Sale of Property	\$1002.99
		Land Registry Office c/e	\$ 1.00
Mar. 4		Eastern Can. Imp Co-Op. proceeds from hops	61.26
		P. C. B. crop claim	70.00
			\$71.00
			\$1063.25
			CR \$992.25

R.R. #1 46 Pearson
Wobelford Alta
Jan. 31st 1945

Mr. J. G. Shears.
Director
Office of Custodian
506 Royal Bank Bldg.
Vancouver, B.C.

File No 2867
Registration No. 13107.

EVACUATION SECTION	
Recd	FEB 11 1945
File No	2867-2785
Spec	<i>[Signature]</i>
Referral	<i>[Signature]</i>

Dear Sir:

Going through your statement and letter with regards to my affairs, we came to conclusion that there must be some mistake on the account on your statement dated June 8/44.

You will note that you have charged me \$70.⁰⁰ that is P.C.W. Crop claim on March 4/43 and this transaction cleared by itself of the 1942 business.

And then it appears on Mr. Alexander Managers letter dated July 13th 1943, that you have collected \$100.⁰⁰ 1943 rent on the same date and says you obtained \$30.⁰⁰ net amount which resulted by two transactions and credited it to me.

This is rather wrong because this means that you have charged me \$70.⁰⁰ twice.

You should have credited me full \$100.⁰⁰

Please go through all the business and correct the account to the satisfaction of both yourself and myself would be very much appreciated.

Yours Truly K. Saito

KEITARO SAITO

File No. 2867

Date Feb 7/45

SUMMARY

Name: Heitor Sato

Address: Moscow

(1) - We have today moved to auction room at Moscow effects as per enclosed list at a total cost of \$_____ as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at _____ where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$_____ for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

These articles picked up without inventory.
There appears to be numerous articles
missing however and will try and locate
for later sale.

The tenant gave us the following explanation: _____

W. L. Lenson

NAME SAITO, Kaitaro

REGISTRATION NO. 13107

FILE NO. 2867

The following chattels were sold by public
auction at Mission, B. C. on February 7, 1944.

Table	\$ 0.50
2 Boxes	0.25
Chest of drawers	1.50
Barrel	0.75
Suitcase	0.25
Couch	0.25
Wedge	0.30
Barrel and shovel	1.40
Barrel	1.00
Top wire	0.25
Wheelbarrow	2.00
2 Chairs	1.60
1 Spring	0.25
Heater	1.75
Barrel heater	0.25

Total

\$ 12.30

Less Expenses: (Auctioneer's Fee: \$1.23
(Advertising: 0.20
(Moving: 1.39

\$ 2.82

Net Proceeds Credited:

\$ 9.48

Members of Custodian Staff Present. Mr. W. E. Anderson

Extracted from Auctioneering List No. Mission 16

Remarks.

2867

February 19th, 1945.

Mr. Keitaro SAITO,
Registration No. 13107,
c/o Gus Pearson,
R. R. No. 1,
Nobleford, ALBERTA.

Dear Sir:

We have for acknowledgement your letter of the
31st ultimo.

We have checked over your account as requested
and find that the statement of account of funds which we
hold jointly to the credit of yourself and your wife sent
to you June 8th, 1944, showing a credit balance of \$992.23,
is correct.

The \$100.00 you refer to was collected by this
office but as the date of the sale of your property to the
Director, Veterans' Land Act, was effective January 1st, 1943,
it was necessary for us to pay over to the purchaser the \$100.00
received for the 1943 rental.

We trust that this information will clarify the
question in your mind.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH

2867

April 4th, 1945.

Mr. Keitaro SAITO,
Registration No. 13107,
c/o Gus Pearson,
R. R. No. 1,
Nobleford, ALBERTA.

Dear Sir:

Re: Pacific Co-operative Union
Redeemable Shares

We have to advise that the following redeemable share certificates, registered in your name, have been redeemed and the proceeds credited to your accounts:

1938	C 764	S 1609-12	\$40.00
1939	C 1020	S 2251-4	<u>40.00</u>
			\$80.00

Less amount written off against amount owing to Pacific Co-operative Union	<u>80.00</u>
	\$ Nil

If you are holding any other certificates for redeemable shares, please send them into this office, so that they will be on hand for redemption when due.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH

Mableford, Alta.
April 16/45

The Canadian Office
Vancouver B. C.

1230
257
948

Sir;—

EVACUATION SECTION	
APR 21 1945	
Rec'd.	
File No.	2867
From	RDR on
Reference	Farm

Receiving your letter of April 4th I have found out that you have placed my share proceeds to the debt I have had to the Pacific Co-operative Union.

Now I would like to ask for the 1937 share money of \$50.00 collected for me from the said Co-op in 1943 Spring & the hop returns of \$11.24 collected from the Western Canada Hop. Growers Union in 1943 Spring, of which were all placed to our credit accounts by your office totaling the sum of \$111.24. I have these receipts & stated letter in my hand. I understand that our property has been sold & if so I would also like to ask you to send me about \$200.00 from the total of land sales letter which I have received from you last June. totaling \$1001.99.

As my wife is in a sickly condition & attended by doctor and in need of medical aid, therefore I am in a very bad financial condition. It will be greatly appreciated if your most earliest attention to be paid for I am in a very urgent need. Yours truly
K. Sait #13107

2867
2705

April 23rd, 1945.

Mr. Keitaro SAITO,
Registration No. 13107,
c/o Gus Pearson,
R. R. No. 1,
Nobleford, ALBERTA.

Dear Sir:

We have for acknowledgement your letter of the 16th instant.

We enclose herewith two cheques, one in the amount of \$65.44 payable to yourself and the other for \$200.00 payable to yourself and your wife, Shizu SAITO.

The cheque payable to you personally for \$65.44 covers in full your credit balance at this time as per the enclosed statement. The one for \$200.00 payable jointly is being charged to the joint account of yourself and your wife as the proceeds of the sale of your real property, which was owned jointly, was credited to you both as per our statement to you of June 8th last which showed a credit balance of \$992.23.

The \$61.24 from the Western Canada Hop Co-operative Union was received by this office and credited to the joint account and was included in our statement to you of June last referred to.

In future when requesting funds from the joint account, kindly have the request signed by your wife as well as yourself.

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (3)
RDR:OH

2867

30th November, 1945.

Mr. Abram Friesen,
P.O. No. 1,
Mission, B.C.

Dear Sir:

Re: Keitaro SAITO - Reg. No. 13107

The above Japanese left in your care a quantity of chattels and the Custodian is desirous of liquidating them. A few of the chattels were found on SAITO's property, but we were informed that you had the balance on the property where you are now located.

The items referred to are:-

Gramophone
Hand sprayer
5 gallon stone crock
Peavey
Crow bar
Stump hole digger
Shovel
Manure fork
Axe
3 Hoes
4 Strawberry knives
Kitchen range
4 Kitchen chairs
Spring tooth cultivator
Plough
Section of harrow
Halter and bridle

Please advise if these are in your possession, and if so are you interested in purchasing same.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

2867

5th December, 1945.

Abram F. Friesen, Esq.,
227,
R.N. No. 1,
Mission, B.C.

Dear Sir:

Re: Keitaro SATO - Reg. No. 13107

We wish to acknowledge your letter of the 30th November, regarding chattels of the above Japanese. We note that you state the chattels listed in our letter were picked up and removed to auction.

A quantity of chattels were picked up and they are listed as follows:-

Table
2 Hoss
Chest of drawers
Barrel
Suitcase
Couch
Wedge
Barrel and shovel
Barrel
Hop wire
Wheelbarrow
2 Chairs
1 Spring
Heater
Barrel heater

The chattels listed in our letter of the 30th November, are in addition to these. Please advise what became of them.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

227

R.R. 1, Mission, B.C.

November 30th, 1945.

Mr. W.E. Anderson
Administration Department
Office of the Custodian
506 Royal Bank Building
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	DEC 3 1945
File No.	2867
Appr.	
Ref'd	Anderson

Dear Sir: Re: Keitaro Saito- your file 2867.

In answer to your letter of the above date.

These chattels you mention were picked up by a Mr. Frank Howath, Auction Room, Mission, B.C. who apparently was Mr. A.E. Hartley's driver at the time. He was driving Mr. Hartley's truck. I suggest that you contact this gentlemen for further information. To my recollection these articles were picked up in the fall of 1944.

There is also the matter of the pump which was only partly paid for on this Japanese farm. I paid the balance of \$33.00 to Mr. W.J. Windebank, Plumber of Mission. I feel that you should compensate me for this amount. I have all the receipts.

May I hear from you as soon as convenient regarding this.

Yours very truly,

Abram F. Friesen

Abram F. Friesen

EVACUATION SECTION

DEC 10 1945

File No.

Victoria City B.C.

Dec. 7. 1945.

Dear Sam

In reference to the Kuntaro
Sento ~~chicken~~ we are sorry to
say that we gave up the farm in
the fall of 1943 and that a
H. Teichgrub took over the place.

The few things that we had
in our possession had been taken
back to the farm or picked up for
auction and what became of it
then is beyond us. We had nothing
to do with it after our lease was
up so H. Teichgrub might be able to
explain the rest.

I thank you.

Abram Frie

2867 & 2705

10th January, 1946.

Mr. & Mrs. Keitaro SAITO,
Registration Nos. 13106 & 13107,
c/o Mr. G. Pearson,
R.R. No. 1,
Hobbsford, Alta.

Dear Sir and Madam:

We wish to acknowledge receipt of Mr. SAITO's letter to which was attached his four 1940 Pacific Co-operative Union shares. Mr. SAITO had a considerable debt with the Pacific Co-operative Union, and in settlement of it, the Pacific Co-operative Union cancelled the 1938, 1939 and 1940 shares and also \$15.72 of the 1941 shares. Therefore no proceeds will be forthcoming to this office until next year, at which time the balance of the 1941 shares totalling \$134.28 will become due.

Attached hereto is a Custodian cheque in the amount of \$500.00 from your joint account at this office.

The Custodian is desirous of making a review of your files, but in view of the tremendous volume of requests it is likely to be some time before it can be completed. In the meantime we trust these funds will meet your needs, and upon completion of the review of your files, your credit balance will be forwarded to you.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encl.

21st December, 1946.

REGISTERED

Mr. Keitaro SAITO,
Registration No. 13107,
c/o G. Pearson,
R.R. No. 1,
Nobleford, Alta.

Dear Sir:

We received your recent letter regarding the distribution of funds from the Mission Japanese Farmers' Association, which were credited to your account here as you had applied for repatriation to Japan.

In view of your decision to remain here, we are attaching hereto Custodian cheque in the amount of \$200.74, representing your credit balance at this office, and the attached statement of your account shows details of entries made since the date when you last received one, and on which you will note that your \$55.89 is credited.

Your Pacific Co-operative Union shares up to and including 1940 shares have been redeemed at par from time to time, and the proceeds were credited to your account at the Pacific Co-operative Union. Next month your 1941 shares will be redeemed and at that time the sum of \$134.28, plus accruing interest should be available to you.

It is noted that you still have the Title of the property registered jointly with your wife in your possession, and we request that you send it to this office without delay as it has been cancelled at the Land Registry Office.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:RA

2667

6th Feb. 1947.

Mr. Keitaro SAITO,
Registration No. 13107,
c/o Mr. G. Pearson,
R.R. No. 1,
Hobbsford, Alta.

Dear Sir:

Your fifteen 1941 Pacific Co-operative Union shares have now been redeemed at par for \$150.00, against which the sum of \$15.72 was written off by the Co-operative in cancellation of your debit account with them, leaving a balance of \$134.28.

We are enclosing herewith Custodian cheque in the amount of \$137.52, representing the above balance plus accrued interest on your redeemable and unredeemable shareholding in the amount of \$3.24.

Yours truly,

W.E. Anderson,
Office of the Custodian.

HA
Encl. (cheque)

FILE NO. 2867

Picture Butte, Alta.
May 18, 1949.

Department of the Secretary of State
Office of the Lieutenant,
Per Mr. Allan,
Vancouver, B.C.
Dear Sir:

EVACUATION SECTION	
Rec'd	MAY 21 1949
File No.	2867
Att.	
Initialed	Allan

In regards to your letter of May fifth concerning the small amount of money accounted in my name in the Japan and Canada Trust Savings Company.

I regret to inform you that I am unable to forward you definite proof or information to identify and claim the amount due me. Due to the fact that the sum was deposited in the Trust Savings over thirty odd years ago, I have misplaced my pass book. However, to my knowledge, the sum of money I deposited at the time was approximately five to ten dollars.

Please forward any correspondence to the above address.

Thanking you.

FORMER ADDRESS:
c/o Mr. G. Pearson,
R.R. No. 1,
Edmonton, Alta.

Yours truly,
Keitaro Saito.
Reg. # 13107

2867

25th May, 1949.

Mr. Keitaro SAITO,
Regn. No. 13107,
Picture Butte, Alta.

Dear Sir:

We enclose herewith Custodian cheque in the
amount of \$5.73, being balance of your account in
the Japan & Canada Trust Savings Co.

Please acknowledge receipt.

Yours truly,

Office of the Custodian.

HA
Encl.

Mr. Riser

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. **100**

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: **Keitaro SAITO**
Mrs. Saito

2. Registration Number: **13107**
13106

3. Present Address: **c/o J. Molenaar, Noblerford, Alta.**

4. Address Prior To Evacuation: **Cedar Valley Road**
Mission City, B. C.

*Property leased to Rhoson Friesen 11 months Apr 1/42 for 250⁰⁰
-leased by Pacific Corp Union for term 1945 for 100⁰⁰
leased chattels with property
Friesen pd \$160 to Beauty Bros & Co pump*

EXHIBIT No. **737-1**
DATE **Sept. 30/48**
FILED BY **A. G. Vester**

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

~~SE-1/4-1/4-1/4-1/4~~

**Lots Fifteen (15) and Sixteen (16) of the South Half of the
South West Quarter of Section Twenty-eight (28) Township
Seventeen (17) Map Six Hundred and Sixty-one (661)
in the District of New Westminster.**

- (a) Nearest Post Office adjacent to land. **Mission B. C.**
- (b) Number of acres: **10.00**
- (c) When purchased: **1920**
- (d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Bushland

No Buildings

(e) Purchase Price **\$ 1250.00**

6. IMPROVEMENTS:

(a)	Clearing.....	10	acres at \$	200	per acre \$	2000.00	
(b)	Fencing					\$	
(c)	Tillage	9 1/2	acres			\$	
(d)	Drainage	area of	600'			\$	
(e)	Weed Eradication					\$	
(f)	Planting	2	ac.	hops	400.00	\$	
		1	"	Strawberries	150.00		
(g)		2	"	Logan "	150.00	\$	
		1	"	Rhubarb "	50.00		
(h)		1	"	Evergreen "	25.00	\$	
							<u>775.00</u>
				Total	775.00	\$	2775.00
							<u>\$ 2775.00</u>
				Carried Forward		\$	\$ 4025.00

9. Appraisal or Valuation (by Custodian):

Lands	\$ 470.00
-------------	-----------

Improvements	\$ 530.00
--------------	-----------

Total	\$1000.00
-------	-----------

10. Rental Value per Year: \$ 300.00 (see lease)

11. Fire Insurance on Buildings:

(List amount on each building):

..... Hot house.....\$ 500

with New England Fire Ins. Co.

..... Dwelling \$1000

" Insurance Co.

.....\$

.....\$

12. Documents in Support:

(a) Photographs:

(b) Deeds Certificate of Title # 128328 E
#-6255300

(c) Agreements to Purchase

(d) Leases **Ketaro Saito to ABRAHAM FRIESCH**

(e) Insurance Policies # 6251725 New England Fire Ins. Co.
6255300

(f) Correspondence

(g) Tax Assessment for 1940 & 41 for Mission City

(h) **Statement of sale of property from Customer**
Dated June 8, 1944

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1\$ 3868.00

Parcel 2\$

Parcel 3\$

Parcel 4\$

TOTAL:

\$ 3868.00

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
1. Cooking Range	1937	\$40.00	\$20.00 NA	All the listed property were still in fair condition
1 Heater	1935	20.00	10.00 NA	
2 Table	1922/30	10.00	6.00 NA	
1 Cultivator	1924	15.00	7.00 NA	
1 Plough	1930	15.00	7.00 NA	Practically new
2 Sec. Spike Harrow	1935	16.00	8.00 NA	
1 Fruit ladder	1940	8.00	5.00 NA	
1 Step ladder	1940	3.00	1.00 NA	
1 River Peeper	1936	2.50	1.00 NA	Coiled & All soiled up in good shape Only 3 years service All new posts
1 Sledge hammer	1934	2.00	1.00 NA	
1 Blasting hole digger	1923	3.00	1.50 NA	
1000 lbs. Raspberry wine	1929	40.00	SWRP 15.00	
2500 lbs. Hop wine ? wine	1939	160.00	SWRP 80.00	All in fair condition
252 Hop posts	1939	75.00	SWRP 50.00	
12 Hop baskets	1940	12.00	6.00 NA	
8 Camp Stoves	1940	32.00	15.00 NA	
2 Hay forks	1933	4.00	1.50 NA	

Part of claim 6926

235 10

145

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

-6-

PAYMENTS RECEIVED FROM CUSTODIAN ON
PERSONAL PROPERTY

<u>Item:</u>	<u>Year:</u>	<u>Month:</u>	<u>Amount.</u>
			NIL
Total:			\$ <u>235.00</u>
Total Claim for Personal Property			\$ 235.00
Deduct Payments from Custodian			\$ NIL
Net Loss on Personal Property			\$ <u>235.00</u>

I Certify the above to be True and Correct.

Witness

K. Saito
Signature of Claimant.

1
CASE NO. 737.

IN THE MATTER OF THE "INQUIRING ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

(HIS HONOUR JUDGE R. M. EDMANSON, SUB-COMMISSIONER)

Lethbridge, Alberta,
September 30th, 1948.

IN THE MATTER OF THE CLAIM OF
(MR. & MRS.) KEIICHI SAITO.

PROCEEDINGS AT HEARING.

APPEARANCES:

G.E.A. RICE Esq., K.C., appearing for the
Dominion Government.

H.G. VIRTUE, Esq., K.C., appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANDFORD,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

2
K. SAITO,
In Chief

THE SECRETARY: Case No. 737, Keitaro Saito.

KEITARO SAITO, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Mr. Saito, you and your wife are living together?

A Yes.

Q And you have put in one claim for both you and
your wife?

A: Yes.

10 Q Now, this summary of evidence contains a statement
of the land that you own?

A: Yes.

Q And the improvements?

A: Yes.

Q And the buildings?

A: Yes.

Q And also the personal property you left behind?

A Yes.

Q And did you sign that (indicating)?

A Yes.

Q Now, is this a true statement of your property
as set out in the form?

A: Yes, it is.

20 Q Are the values you have put on your property
fair values?

A: Yes, I think
they are fair values.

Q Now, your 10 acres of land near Mission you
bought in 1920, I believe?

A Yes.

Q And it was all bushland and no improvements and
no buildings?

A: Yes, it all bush,
large stumps.

Q And you cleared the whole ten acres and planted
it in hops and berries and rhubarb and so on?

3
K. Saito,
In Chief.

A Yes.

Q And you figure that cost you \$2775.00?

A Yes.

Q And you bought buildings which you value at
\$1200.00?

A: Yes.

Q And when you were evacuated you thought the land
and the clearing and the buildings and the whole
thing was worth \$4850.00?

10 MR. RICE: May I interrupt. I can't understand this
line of questioning of my learned friend, your
Honour; he was objecting to me a few minutes ago
wasting the time of the Court. He has put in the
summary of evidence and he is now cross-examining
his own witness. I don't see how you are gaining
much.

THE SUB-COMMISSIONER: Really he is confirming it by
direct evidence.

20 MR. VIRTUE: I am just touching the high spots, as I
understand that during the past week or so you
thought that the examination should not be too
skinny.

THE SUB-COMMISSIONER: I do not think it should be skinny
myself.

MR. VIRTUE: And I am trying to conform to your Honour's
wishes, and I also feel that this should go on the
record.

Q Was \$4850.00 a reasonable value for your property
at the time you were evacuated?

A Yes, I think it is a fair value.

30 Q Do you know that that property was sold by the

4
K. Saito,
In Chief.

Custodian for \$982.00?

A: Yes, I do.

Q What do you think of that price?

A Well, when I bought the bushland I bought it for \$1850.00, so that I think that was a very cheap price.

Q The price by the Custodian?

A The price obtained by the Custodian was very low.

Q Very low?

A: Yes.

10 Q Now, this list of personal property, did you leave all that stuff behind when you were evacuated?

A Yes, they were all left behind.

Q Are the prices you have put on that stuff you left behind reasonable prices?

A I think it is fair prices.

MR. VIRTUE: I will put that in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: Q: Now, I show you a lease made on the 2nd of April, 1942; that was just before you were evacuated?

A: Yes.

20 Q Is that your signature (indicating)?

MR. REE: Is that the lease made to Friesen?

MR. VIRTUE: The lease to Abram Friesen.

A Yes.

Q That is your signature?

A Yes, that is my signature.

Q And you rented this land to him for ten months for \$250.00?

A: That is only for the crops.

30 Q Well, that is a common answer. At any rate, you signed the lease. I will put that in.

5
K. Saite,
In Chief.

(LEASE MARKED EXHIBIT NO. 2).

MR. VIRTUE: I want to put in, sir,--I will show it to my learned friend,--a fire insurance policy taken out on April 7th, 1942, for \$1000.00 on the house only.

(POLICY MARKED EXHIBIT NO. 3).

MR. VIRTUE: And another one on the rect house only, rect house, one storey frame shingle, \$500.00.

MR. RICE: What date is that?

10 MR. VIRTUE: The same date.

(POLICY MARKED EXHIBIT NO. 4).

MR. VIRTUE: Thank you.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

20 I am submitting that the chattels that were sold by the Custodian were sold for their fair market value. I am submitting that chattels belonging to the claimant were turned over to persons other than the Custodian and the Custodian is not responsible for their loss, and if the Custodian is responsible in any manner, I submit the claim made to the same is exorbitant.

I tender the following documents as exhibits:
Farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 5).

MR. RICE: An assessment notice for the year 1943 for the District of Mission, assessing the land at \$640.00, improvements, \$700.00.

(STATEMENT MARKED EXHIBIT NO. 6).

30 MR. RICE: Two summaries respecting the real estate,

K. Saito,
Cross Exam.

one showing its history, the other the sale.

(SUMMARIES MARKED EXHIBIT NO. 7).

MR. RICE: A summary respecting personal property.

(SUMMARY MARKED EXHIBIT NO. 8).

MR. RICE: An analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 9).

CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form dated the 7th of April, 1942 (indicating); is that your signature?

A Yes, that is my signature.

Q And I show you a card completed apparently by your wife Shizu Saito; is that her signature?

It is in Japanese.

A: Yes, that is

her signature in Japanese.

Q That is her signature in Japanese?

A Yes.

MR. RICE: I will tender both of these documents, your Honour, as one exhibit, the J.P. form of the claimant and the card of the claimant's wife to the effect that she has no property whatsoever in any protested area in British Columbia.

(DOCUMENTS MARKED EXHIBIT NO. 10).

MR. RICE: Q: When you leased your property to Mr. Friesen you turned your chattels over to him too, did you not? The farming equipment?

A No, the chattels were all left in the house.

Q Well, the farming tools, wasn't Mr. Friesen to have the right to use those?

A No, I didn't lend the farming utensils.

7
K. Saito,
Cross Exam.

Q What did you do with the farming utensils?

A They were left in a shed where I kept all my farming utensils.

Q Well, I will read to you from this lease that you have produced as Exhibit 2. On page 2, the third paragraph from the top,

"It is further understood and agreed that the rental price hereinbefore reserved also covers the rental of the dwelling with the household furnishings and any farm implements or tools which the Lesser may leave in the care of the Lessee and the Lessee agrees to be responsible for the proper care of the said furniture, farm implements or tools."

Did you leave any implements at all in Mr. Friesen's care?

A: No, I did not.

Q Didn't Mr. Friesen have the use of the house and the barn?

A: Yes. While he was there during the term of the lease he was living in the house and using the barn.

Q He was living in the house and using the barn. And where were your household effects and chattels?

A They were all left in the tool shed and I gave a list to the Custodian at Mission, and then after that I left.

Q Did you leave any household effects in the house?

A I left the kitchen range. The things I left are listed in that list I was just shown.

THE SUB-COMMISSIONER: Where did he leave them?

A They were just left as they stood in the house.

K. Saito,
Cross Exam.

MR. RICE: Q: They were just left as they stood in
the house? A: Yes.

Q And the farm tools, where did you say you left
these, in the tool shed? A: They were left
in a little shed built on the side of the house.

Q Was it locked? A: No, it wasn't locked.

Q Friesen took possession as you left there, did he?

A Yes, he went in soon after I left.

Q And did you intend Friesen to look after the chattels
in the house and the tools in the shed?

A I never told him he could use them, but as he went
there perhaps he did use them.

Q You left your stove and everything else in the
house for the use of Friesen, apparently, did you not?

A I just left them as they were.

Q Beg pardon? A: I just left them as
they were.

Q I see. My learned friend wishes it noted that he
is claiming for 1000 pounds of raspberry wine and
2500 pounds of hop wine. That is all.

MR. VIRTUE: I just want to refer to the farm appraisal
report. "Roads: Has access to main road; hard-
surfaced; good condition." "Water supply: From
wood cribbed well; electric pump into house."
"Is dwelling habitable without repairs?" Answer,
"Habitable." "Farm in good state of cultivation
at present. Occupied by owner until recently.
Neighbour states farm now rented. Tenant not seen."
Suitable for small fruits, rhubarb, vegetables.

And on page 3, "Fertility is fair at

9
K. Saito,
Discussion.

present, and has been maintained by commercial
fertilizer." "Strawberry, loganberry and rhubarb
crops are in fair shape." "Dwelling is in fairly
good shape." Then this valuator lists some seven
or eight acres in berries, grain and so on, and
he says, "3.75 acres in grain, summerfallow and
vegetable crops; canes and plants have not been
valued." That is all, thanks.

(Witness aside)

10

(PROCEEDINGS ADJOURNED SINE DIE)

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

SPH
"S. R. HOWARD" Official Reporter.

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

SUB-COMMISSIONER.

20

30

Defence Brief

Kaitaro SAITO

File No. 2867

Case No. 737

LETHBRIDGE
30 Sept. 48
V.L.A.

REAL PROPERTY CLAIM

1. Real Property Claim

\$4850.00 ✓

Appraised at

\$1000.00

Sold for

\$982.00 ✓

Witness: R. W. Brown, Appraiser.

PERSONAL PROPERTY CLAIM

2. Chattels

\$235.00

18/7/49

Heater # 10.- Sold Auc # 175

Rasp wire 15.- } Morrison & Logan
Hap wire 80.- } listed these items
Hap posts 50.- } 24/7/42 as being
in use

Misc 70.- RNM

● Unstated quantity of Hap wire
sold at Auction for 25¢. As
unknown quantity & small
receipts, this has been ig-
nored for purposes of
Defence Brief.

RNM/mw

No Agency

All these goods were left under the
custody, control or management of
someone other than the Custodian,
appointed by the owner of the
property.

Trans 7 line 3 of sec. 2 En 2 (Crown)
Rental covered dwelling & furnishings
& all farm implements, which were
left by claimant and as they stood when
he was evicted.

Submission: Real property sold
for its fair market value. That
the chattels that were sold by the
Custodian were sold for their fair
market value. That chattels belong-
ing to the claimant were turned over
to persons other than the Custodian
and the Custodian is not responsible
for their loss, and if the Custodian
is responsible in any manner, the
claim made is exorbitant.

No agency apparent as orig. Jap.
lease expired & Cstn re-leased
without a chattel check-up.