

9331



FRASER VALLEY

FORM "J"

MISSION

FILE NO.

9331

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, Kakuzo

HOME ADDRESS: P.O. Box 234, Mission, B.C.

REGISTRATION NUMBER 13283 SEX: Male AGE: 52

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: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Suze

ADDRESS OF WIFE OR HUSBAND: P.O. box 234, Mission, B.C.

NAMES OF ANY LIVING CHILDREN: Minora Masayuki (M) Tomie (M)

ADDRESS OF CHILDREN: P.O. BOX 234, Mission, B.C.

AGE OF CHILDREN: 16, 10

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

1. LOCATION AND DESCRIPTION: Part 15 acres of the NW quarter of  
Section 20, Twp 17, in the District of New Westminster, B.C.  
Title No. 97038E

2. BUILDINGS AND OTHER IMPROVEMENTS: Six-room frame dwelling house,  
woodshed, barn, chicken house, rhubarb house, pickers house,  
garage

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

4. TAXES (Amount and where payable) \$43.32 for 1941, payable at Mission

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself. Will not be leased  
but will be looked after by Mr. Albert John <sup>C</sup>Xopland, Mission, B.C.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession  
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None  
9. IF FARM LAND STATE CROPS SOWN: Strawberries, raspberries, boysen berries, evergreen bl.berries, asparagus, rhubarb, gooseberries, red currants, fruit trees, chestnuts.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1

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.

Household furniture, kitchen utensils, chinaware, farm implements, carpenter tools, in the house at Mission, B.C. Key will be left

in care of my neighbour Mr. Albert John Kopland, Mission, B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: 1 horse will be sold

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)  
\$55 in War Savings Certificates, three \$5 War Savings Certificates  
belonging to my children Tommy, and Masa. \$100 Victory Bond in my  
possession

8. BANK ACCOUNTS: Bank of Commerce, Mission, B.C.

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

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 15th day of May 1942.

(Signature)

K. A. Saito

Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

DATE Dec. 7/42

Our File No. 9331

Full Name SAITO, Kakuzo  
(Surname in Block Letters)

Registration No. 13283

Male - Female  
(Check)

Age May 25, 1890

Former Address P.O. Box 234, Mission City, B. C.

Date Evacuated Oct. 13/42

Naturalized - Canadian-Born - National  
(Check)

Present Address Tashme, B. C.

*Aug 1/43*  
*New Denver, B.C.*

Single - Single  
(Check)

nee

Name of Wife (WATANABE) Suze #13282

Name of Husband

Name of Mother TAKAHASHI, Kiku (dec'd) Name of Father SAITO, Kakujiro (Dec'd)

Names of Children under 16 Tomie (M) 23/11/31

Masayuki (M) 9/11/25 #15577

Requested by E. Morrison

Registered with Custodian  
(Yes or No)

Additional Information Strawberry Grower. 15 acres & house 1/2 ton truck.



| 13263                               |                                                        | SAITO E-KUZO |            | 9331 |      |                                                                |
|-------------------------------------|--------------------------------------------------------|--------------|------------|------|------|----------------------------------------------------------------|
| COMPANY                             | POLICY NO.                                             | AMOUNT       | EXPIRATION |      |      | PROPERTY                                                       |
|                                     |                                                        |              | MONTH      | DAY  | YEAR |                                                                |
| Royal Insurance Co.<br>of Liverpool | <i>Blag. transferred to V.L.A. June 3/44</i><br>714439 | \$1500.      | Oct.       | 13   | 1945 | North-West 1/4 Sec. 29 in<br>Municipality of Mission,<br>B. C. |
|                                     |                                                        |              |            |      |      |                                                                |
|                                     |                                                        |              |            |      |      |                                                                |
|                                     |                                                        |              |            |      |      |                                                                |
|                                     |                                                        |              |            |      |      |                                                                |
|                                     |                                                        |              |            |      |      |                                                                |
|                                     |                                                        |              |            |      |      |                                                                |
|                                     |                                                        |              |            |      |      |                                                                |
|                                     |                                                        |              |            |      |      |                                                                |

No Fire Insurance policies were declared as being placed on either the house or household effects, however on October 16/42 the Royal Insurance Company policy #714439 was forwarded by F.S. Taylor of Mission covering \$1,000.00 on dwelling, \$500.00 household contents. The premium of \$30.00 had been paid by SAITO prior to his evacuation and the policy would not expire until October 13/45.

The \$1,000.00 coverage on the dwelling was transferred to the Veterans' Land Act and the refund of the unexpired portion of the premium \$22.25 was credited to the account under property adjustments.

The \$500.00 coverage on the household effects was cancelled on June 3/44 upon liquidation of the effects and refund of unexpired premium \$2.65 was credited to the account.

Certified Correct

*W.E. Harrison*  
.....

Dated: September 24, 1945



LIABILITIES SUMMARY

File No. 9331

September 24, 1945.

SAITO, Kakuzo

Reg.No.13283

SAITO declared no liabilities. However, two claims were filed against him:

- |                           |        |
|---------------------------|--------|
| 1. B. C. Electric Company | \$ .72 |
| 2. Mohawk Service         | 1.72   |

The former claim while not acknowledged was not disputed in a letter of January 14, 1943. In any case it was cancelled by the B. C. Electric Company as not being worth holding an account open for.

The latter account was paid from SAITO's account in accordance with the letter of August 8, 1944.

No other liabilities appear on this file or any file of his family.

Certified Correct

Dated: Sept.24/45

*W. E. Hansen*



REAL PROPERTY SUMMARY

Catalogue No.: S.S.B.(B.C.274 P)

File No.9331

Name: SAITO, Kakuzo

Reg. No.13283

Address: 3948 Beals Road, Mission, B.C.

Legal Description: Pt.(15 acres M/L) North West quarter, Section 20, Township 17, more particularly described as follows:- commencing at North East corner of North West quarter section thence west 10 chains, thence south 15 chains thence East 10 chains thence North 15 chains to the point of commencement. Municipality of Mission, District of New Westminster.

Classification: 15 acre property - 11 well cultivated, mostly small fruits. 4 acres ravine. Six room dwelling, fair condition. Barn poor, Henhouse, rhubarb house, packing shed in good shape.

Registered Owner: Kakuzo SAITO

State of Title - Clear.

Administration & Revenue: Leased by SAITO May 18/42 for duration for consideration 50% of crop. SAITO was not evacuated until October 13/42 which was after crop harvest except for blackberries. A. J. Copland remitted \$37.00 as SAITO's share and it was credited to his account on Nov.20/42. Revenues after January 1/43 accrued to V. L. A.

Sold to the Director, Veterans' Land Act for \$1571.00 Cash as of January 1, 1943.

Title delivered March, 1944.

Payment received May 12/44 and net proceeds of \$1590.25 was credited to the account on May 20/44 after receiving \$22.25 refund on Fire Insurance and paying \$3.00 L.R.O. fees. Legal fees of \$15.00 in connection with the sale were later charged to the account.

Chattels: Not involved in property sale.

Insurance: On buildings - transferred to V.L.A. and refund of \$22.25 received.  
On household effects - cancelled on June 3/44 and refund of \$2.65 received.

Certified a Correct Summary of File

Dated: Sept.24/45

*W.E. Lumsden*  
.....



## Farm Appraisal Report

Page 1

(Sheet 1) 30

File No. 24/20

Land Description Pt. N.W. 20-17-15 acres. From NE corner west 10 ch. then south 15 ch. then east 10 chains; then north 15 ch. to pt. of commencement.  
 Containing 15 acres Acres

Owner's Name Saito, E. Post Office Address Mission  
*end of 13 ch. Rd.*

Nearest Rail Point Mission Distance 1 1/2 miles

Market Town Mission Distance 1 1/2 miles

Church (give denomination) All denominations Distance Mission

Nearest School Cong. schools Distance Mission

State how property was identified: Established boundaries

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

Gravelled road to corner of property.

Is this district a good one? Run down. Good only when small fruits are high

Employment opportunity Fair. Local in berry season, nearby in mills, more remote logging

Predominating Nationality and religion: British now. Mixed sects.

Describe Fencing and its condition: Fair to good Value \$ Inc. in land

Water supply: Good well, with electric pump, and two creeks Value \$ Inc in land & bldgs.

## BUILDINGS ON FARM

| BUILDINGS     | DIMENSIONS | MATERIAL    | HEIGHT | ROOF                       | AGE | Foundation | REPAIR | VALUATION |
|---------------|------------|-------------|--------|----------------------------|-----|------------|--------|-----------|
| HOUSE         | 16 x 24    | log         | 10     | shgl                       | old | log        | fair   |           |
| add.          | 10 x 24    | lbr         | 7      | "                          | 15? | blk        | good   | 450.00    |
| add.          | 9 x 18     | "           | 7      | "                          | 10? | "          | "      |           |
| BARN          | 12 x 20    | shakes      | 9      | shks                       | old | "          | poor   |           |
| L addition    | 20 x 20    | "           | 8      | "                          | "   | "          | "      |           |
| run add.      | 9 x 12     | "           | 7      | "                          | "   | "          | "      | 30.00     |
| Garage        | 8 x 16     | lbr (rough) | 7      | "                          | 5   | "          | fair   | 20.00     |
| unsheds       | 12 x 20    | shks        | 8      | old and carrying no value) | "   | "          | "      |           |
| Poly house    | 16 x 20    | lbr.        | 7      | shks                       | old | blk        | good   | 60.00     |
| Rhubarb house | 22 x 36    | shakes      | 12     | "                          | 5   | "          | good   | 75.00     |
| Honhouse      | 18 x 40    | lbr.        | 6      | "                          | old | posts      | good   | 120.00    |
|               | x          |             |        |                            |     |            |        |           |

Total present day value \$ 755.00

Total Value Buildings add to farm \$ 700.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? ---

Describe the basement and chimneys: No basement. 2 brick chimneys-brackets.

No. rooms downstairs? 4 Upstairs? attic How finished shiplap and paper

Are buildings painted? No Condition of paint ---

Distance from nearest bush No bush near.

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



| ACRES                                                                                                | LEVEL, UNDULATING,<br>ROLLING OR HILLY           | SOIL<br>(State Depth)         | SUB-<br>SOIL | KIND AND<br>QUALITY OF CROP                                                                                                                    | VALUE<br>PER ACRE            | TOTAL             |
|------------------------------------------------------------------------------------------------------|--------------------------------------------------|-------------------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------|
| 11                                                                                                   | und. to hilly<br>south slope                     | good sdy<br>loam<br>8" to 12" | sdv. clay    | potatoes, peas, curr-<br>ants, strawberries,<br>rhubarb, blackberries,<br>Apples, plums, pears,<br>cherries, walnuts,<br>hazelnuts, chestnuts. | \$70.00                      | \$770.00          |
| Area which can be cultivated without cost other than for breaking.                                   |                                                  |                               |              |                                                                                                                                                |                              |                   |
|                                                                                                      | LEVEL, UNDULATING,<br>ROLLING OR HILLY           | SOIL<br>(State Depth)         | SUB-<br>SOIL |                                                                                                                                                | VALUE<br>PER ACRE            |                   |
|                                                                                                      |                                                  |                               |              |                                                                                                                                                |                              |                   |
| Area which can be cultivated after a reasonable amount of clearing timber,<br>stones, drainage, etc. |                                                  |                               |              |                                                                                                                                                |                              |                   |
|                                                                                                      | LEVEL, UNDULATING,<br>ROLLING OR HILLY           | SOIL<br>(State Depth)         | SUB-<br>SOIL | NATURE OF<br>RECLAMATION NECESSARY                                                                                                             | RECLAMATION<br>COST PER ACRE | VALUE<br>PER ACRE |
|                                                                                                      |                                                  |                               |              |                                                                                                                                                |                              |                   |
| Area Unsuitable for Cultivation.                                                                     |                                                  |                               |              |                                                                                                                                                |                              |                   |
|                                                                                                      | CHARACTER OF LAND E. G.<br>HILLY, SWAMPY, ROCKY. |                               |              | NATURE OF TIMBER IF ANY<br>AND WHETHER MARKETABLE                                                                                              | VALUE OF LAND<br>PER ACRE    |                   |
| 3                                                                                                    | ravine pasture, cleared and well<br>grassed      |                               |              |                                                                                                                                                | 30.00                        | 90.00             |
| 1                                                                                                    | deep ravines, too steep to<br>cultivate.         |                               |              | scrub and stumps                                                                                                                               | nil                          |                   |

Total value of Land \$ 860.00

Total added by buildings to value of farm \$ 700.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 40.00

Total value of farm \$ 1600.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
Owner still in occupation. Tillage excellent.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.  
Fruit farm, now well established, but will go back as soon as owner  
evacuated, which will be soon.  
Noxious weeds: None in evidence.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:  
Mun. and school \$40.95.  
Mun. Dist of Mission  
Mission, B.C.

Date: 13th. May. 1942  
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination  
of the whole farm made on the 12th day of May 1942.

Inspector's Signature

*[Signature]*

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



# Farm Appraisal Report

Remarks: This place is in a first class state of cultivation, and were the owner to remain in occupancy it would in my opinion carry a higher value, as all fruits seem well established. With his evacuation and the leasing of the place to an annual tenant, this aspect of the farm will deteriorate rapidly. Therefore I have not included existing small fruits in my valuation. They will disappear.

Buildings are fitted with electric lights, and there is an electric pump now installed, though this is a chattel and may not be left, when the owner moves out. Thus I cannot include it as a fixture.

Quality of soil, its present state of cultivation, general south slope, assisting in early ripening, plus the fact that there are 5 more acres in the unit than usually prevails thereabouts, makes it appear an attractive unit.

**(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.)

|                                                              | <u>Present Value</u> |
|--------------------------------------------------------------|----------------------|
| <b>15 trees including walnuts, chestnuts, apples, plums,</b> | \$                   |
| <b>prunes, cherries, grapes and currant bushes</b>           |                      |
| <b>are placed at a value to the farm of</b>                  | <b>\$ 40.00</b>      |
| <b>Other crops are;- Strawberries-3.5ac.</b>                 |                      |
| Logans 1. ac                                                 | \$                   |
| Black " 0.5 ac.                                              | \$                   |
| Rhubarb 1.25ac.                                              | \$                   |
| potatoes and                                                 | \$                   |
| vegs. not yet                                                | \$                   |
| planted 3.75                                                 | \$                   |
| Fruit trees-garden etc. 1.                                   | \$                   |
|                                                              | \$                   |
|                                                              | \$                   |
|                                                              | \$                   |
|                                                              | \$                   |
| <b>Total \$ 40.00</b>                                        |                      |

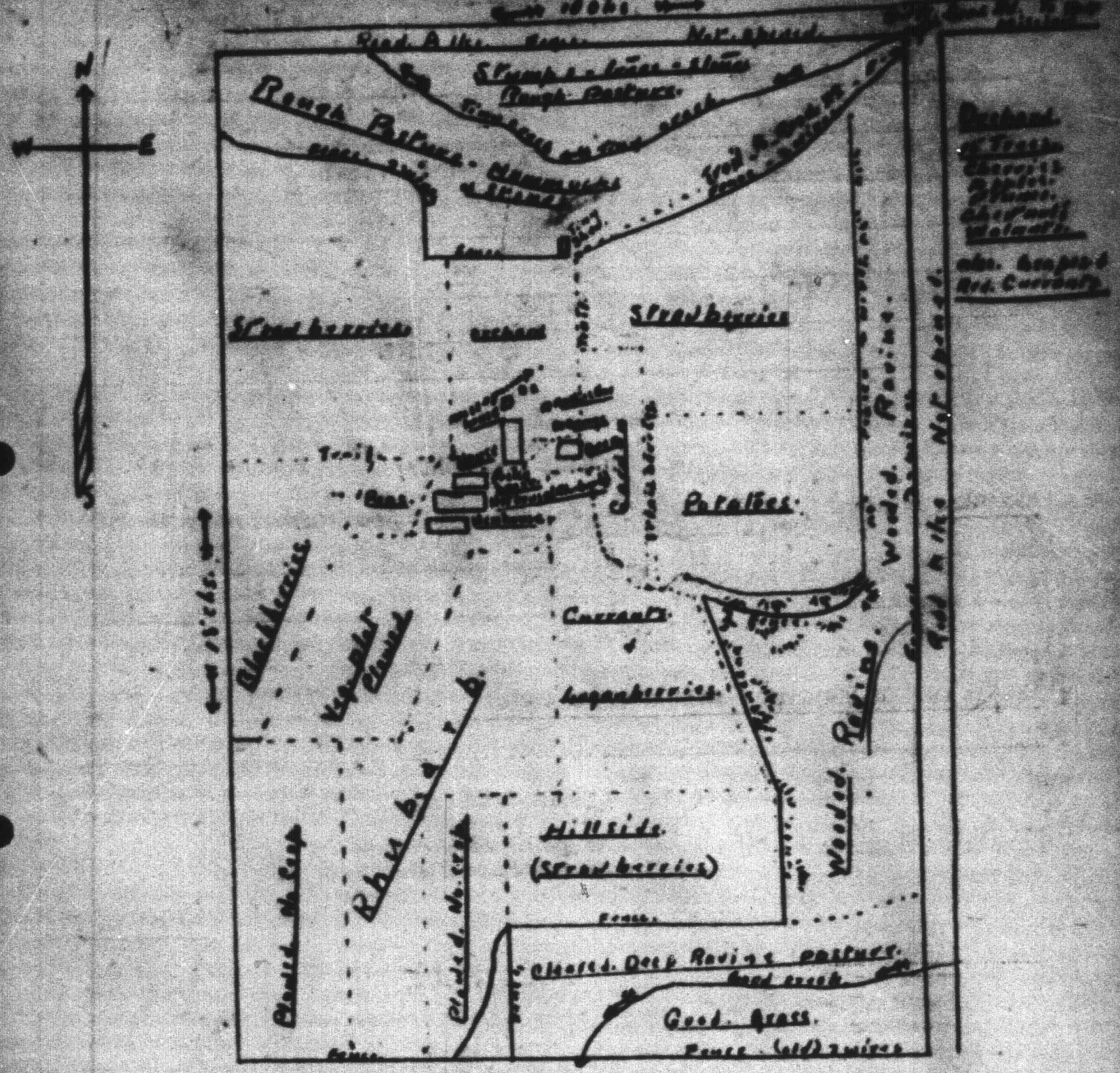
**Amount fruit trees add to value of farm \$**



Diagram of Property

Site K.

70.15 ac. S.E. 20-17. Commencing at N.E. corner of said S.E. 20-17, thence west 10 chains, thence south 10 chains, thence east 10 chains, thence north 10 chains to the point of commencement. No stretch in S.E. 20-17.



Wooded Ravine  
Blackberry  
Vig. plant  
Hillside  
Good Grass  
Pond

Scale - 2 ch. To inch.

Following careful review of this appraisal report, it is my opinion that the present value is \$ 1,000.00

Date 15th May 1942.

I. T. BARNET  
District Superintendent.



9331  
13223

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/274-P  
(JL-30)

Vancouver, B.C.

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

*Saito Kakuzo*

Dear Sir:-

Re: Part (15 acres more or less) of the  
North West  $\frac{1}{4}$ , Section 20, Twp. 17, more  
particularly described as follows: Commencing  
at the North East corner of said North West  
quarter Section, thence West 10 chains thence  
South 15 chains thence East 10 chains thence  
North 15 chains to the point of commencement  
MUNICIPALITY OF MISSION.

I beg to acknowledge receipt of Duplicate  
Certificate of Title No. 170787-E of the New Westminster  
Land Registry Office for the above parcel of land in the  
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque  
for \$ 19,426.23, in favour of The Secretary of State,  
forwarded to you and dated March 9th, 1944 is the  
amount of the purchase price in full of the above land  
arrived at as follows:-

Purchase Price

- \$ 1571.00 ✓

Less arrears of taxes to  
January 1st, 1943,

- \$ --

Amount paid to Secretary of State - 1571.00 /

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

Yours truly,

*W.K. Chandler*  
W.K. Chandler,  
LEGAL ADVISER.

WKC/W

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

MAY 12 1944

Date

Solicitor for  
The Secretary of State



R E P O R T  
ON EVACUATED JAPANESE PROPERTY

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

MUNICIPALITY: MISSION, B.C.

Date: 27th. Nov. 1942

NAME: SAITO, Kakuzo (Mr.)

REGISTRATION NO. 13283

ADDRESS: 3948, Beals Rd., Mission.

PROPERTY:

ACREAGE: 15

KIND OF CROPS: Strawb., Logab., Blkb., Asparagus, Rhubarb, Gooseb., Red & blk.

APPROXIMATE ACREAGE OF EACH:  $1\frac{1}{2}$ ,  $1\frac{1}{2}$ ,  $\frac{1}{2}$ ,  $\frac{1}{2}$ ,  $\frac{1}{2}$ ,  $\frac{1}{2}$ ,  $\frac{1}{2}$ ,  $\frac{1}{2}$ ,  $1\frac{1}{2}$ . Currants, Garden, Few fruit (trees).

HOUSE:  $1\frac{1}{2}$  storey VACANT: X OCCUPIED:

DESCRIPTION: Log-frame lean-to

ROOF: Shakes

SIZE: 30'x34'

NO. OF ROOMS: 6

CONDITION: Fair

OTHER BUILDINGS: Glass hothouse (6'x8'). Shed 18'x20'-fair  
Rhubarb house 20'x36'-fair. Chicken house-basement Rhub. house  
Open woodshed 12'x22'-poor. 20'x40'-fair  
Pumphouse 8'x8'-fair. Garage 10'x16'-fair. Barn 12'x42'-poor.

NAME OF LESSEE OR RENTOR: Dilapidated roothouse 10'x12'.

TERMS:

WATER: Well-pump in pumphouse ON:

OFF:

LIGHT: Yes ON:

OFF: X

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY: As per list attached.

Signed:

D. T. Wyllie  
H. J. Logan



Canada

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

**JAPANESE EVACUATION SECTION**

File No. 9331

Reg. No. 13283

506 Royal Bank Building,  
Vancouver, B. C.

Mr. Kakuzo SAITO,  
Tashiro, B. C.

JUN - 5 1944

Dear Sir:

Re: 1/4 Sec. of Mission, Part (15 acres more or less) of the N.W. 1/4 of Sec. 20, Twp. 17, more particularly described as follows:  
Commencing at the E.E. corner of said N.W. 1/4 Sec., thence  
W. 10 chains thence S. 15 chains thence E. 10 chains thence  
N. 15 chains to the point of commencement, D.N.W., C. of E. 52347.

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              | \$ 1571.00        |
| Add:                                                |                   |
| Unexpired insurance premium as at January 1st, 1943 | 22.25             |
|                                                     | <u>1593.25</u>    |
| Less:                                               |                   |
| Tax arrears to December 31st, 1942                  | \$ 3.00           |
| Registration fee                                    |                   |
| Encumbrance—Principal                               |                   |
| —Interest                                           | 3.00              |
| Net proceeds of sale                                | <u>\$ 1590.25</u> |

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

Yours truly,

F. G. SHEARS,  
Director.

R



1963

Jan. 1

Balance brought forward

\$ 37.00

\$ 37.00

Credit re Sale of Property

1990.25

Land Registry Office C/R

\$1.00

Sale of Furniture

25.00

\$1.00

\$1652.25

CR\$1651.25



PERSONAL PROPERTY SUMMARY

September 22, 1945

File No. 9331

Name: SAITO, Kakuzo

Reg. No. 13283

CHATELS: SAITO declared his chattels only in a general way, not itemizing same in his registration of May 15, 1942 but stating his neighbour, A. J. Copland, would look after them. Our fieldmen inventoried same and had Copland sign as being responsible on Nov. 27/42 after SAITO's evacuation on Oct. 13/42.

Letter of April 8/43 from Copland requesting permission to ship box of books to SAITO and informing us that certain farm equipment inventoried by the fieldmen was his.

Letter of May 18/43 from SAITO to Copland requesting shipment of preserves, etc. which was authorized on June 2, 1943.

Letter of Oct. 19/43 from Copland requesting permission to ship box of goods to SAITO.

Letter of Nov. 30/43 from Copland requesting permission to sell certain household effects to tenant, Mrs. Larson, for \$25.00 as authorized by SAITO November 23/43. Funds were forwarded to office and credited to account Dec. 18/43.

Letter of Nov. 23/43 from SAITO to Copland requesting shipment of certain effects if goods are to be auctioned.

Sept. 11/44 - List of goods abandoned as of no value.

Sept. 12/44 - Further goods to be shipped by Copland.

Sept. 13/44 - Itemized Auction Results - net proceeds credited to account \$27.56.

Mr. Copland took very good care of the chattels and was very co-operative in making shipments upon request of owner. The chattels on this file are therefore well accounted for.

SPECIFIED ARTICLES: No Specified Articles were brought under control by the Custodian belonging to SAITO. A half ton truck was mentioned on the R.C.M.P. report but this however must have been disposed of prior to date of Order-in-Council.

BONDS: SAITO declared having \$55.00 War Saving Certificates, 3 - \$5.00 Certificates belonging to children and \$100.00 Victory Bond in his possession. These were not brought under control by the Custodian.

BANK ACCOUNT: SAITO declared bank account at Mission which was not brought under control by the Custodian.

Certified Correct

Dated: Sept. 22, 1945

*W. E. Hudson*



File No. 9331

Date Sept. 13/44

SUMMARY

Name: SAITO, Kakezo. #13253

Address: 5941 Beale Rd. Mission BC

(1) - We have today moved to auction room at Albionford BC 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:

Nothing Outstanding

The tenant gave us the following explanation:



NAME SAITO, Kakuzo

REGISTRATION NO. 13283

FILE NO. 9331

The following chattels were sold by public  
 auction at Abbotsford, B. C. on September 13, 1944.

|                             |         |
|-----------------------------|---------|
| ✓ 3 Drawer dresser ✓        | \$ 1.25 |
| ✓ Child's desk              | 1.40    |
| ✓ Camp stove                | 0.75    |
| ✓ Square table ✓            | 0.25    |
| ✓ 3 Dining chairs           | 1.60    |
| Kitchen chairs and 2 others | 0.25    |
| ✓ Tools and sundries        | 0.75    |
| ✓ Tools and wedges ✓        | 0.25    |
| Chimney rods                | 1.00    |
| ✓ Shovels and tools ✓       | 0.25    |
| ✓ Tools and sundries        | 1.00    |
| ✓ Pump sprayer ✓            | 0.75    |
| ✓ Raspberry wire ✓          | 2.00    |
| ✓ Raspberry wire            | 0.75    |
| ✓ Raspberry wire            | 1.50    |
| ✓ Strawberry cultivator     | 2.00    |
| ✓ Brooder stove ✓           | 5.00    |
| ✓ 3 Saws ✓                  | 2.50    |
| ✓ Box of dishes             | 0.50    |
| ✓ Box of dishes             | 0.25    |
| ✓ Box of dishes             | 0.55    |
| ✓ Box of dishes             | 0.35    |
| ✓ Box of dishes             | 0.25    |
| ✓ Box of dishes             | 0.25    |
| ✓ Box of dishes             | 0.25    |
| ✓ Box of dishes             | 0.25    |
| ✓ Box of dishes             | 0.25    |
| ✓ Box of dishes             | 0.25    |
| Total                       | 26.40   |
| Carried Forward             |         |
| Less Expenses:              | \$      |
| Net Proceeds Credited:      | \$      |

~~Members of Custodian Staff Present:~~

~~Extracted from Auctioneering List No.~~

~~REMARKS:~~



NAME SATO, Kakuo

REGISTRATION NO. 13283

FILE NO. 9331

The following chattels were sold by public  
 auction at Abbotsford, B. C. on September 13, 1944.

|                         |                 |          |
|-------------------------|-----------------|----------|
|                         | Brought Forward | \$ 26.40 |
| ✓ Box of dishes         |                 | 0.25     |
| ✓ Tool box and contents |                 | 0.25     |
| ✓ Miscellaneous         |                 | 0.60     |
| ✓ Food chopper          |                 | 0.50     |
| ✓ Tongs and drier       |                 | 0.25     |
| ✓ Child's wagon         |                 | 0.25     |
| ✓ Small berry wire      |                 | 0.35     |
| ✓ Crowbar               |                 | 1.00     |
| ✓ Wrecking bar          |                 | 0.50     |
| ✓ Chicken wire          |                 | 2.50     |
| ✓ Japanese tubs         |                 | 0.50     |
| ✓ Cobbler's iron        |                 | 1.00     |
| ✓ Wash tub and sundries |                 | 0.50     |
| ✓ Gas lantern           |                 | 0.50     |
| ✓ Sundries              |                 | 0.50     |
| ✓ Sundries              |                 | 0.35     |
| ✓ Sundries              |                 | 0.25     |
| ✓ Sundries              |                 | 0.35     |
| ✓ Stove and egg crate   |                 | 0.50     |
| ✓ Long Kitchen table    |                 | 1.00     |

Total

Less Expenses: (Auctioneer's Fee: \$3.83  
 (Advertising: 1.82  
 (Moving: 5.09

Net Proceeds Credited:

\$ 38.30

\$ 10.74

\$ 27.56

Members of Custodian Staff Present. Mr. R. M. Anderson

Extracted from Auctioneering List No. Abbotsford 9

Remarks.



July 20, 1945.

(Temporary)

MEMORANDUM: Re Chattels - File 9331

Reconciling Inventory with lists of articles, apparently, shipped, and those sold is not possible, as Mr. Copeland shipped boxes, cartons, etc. containing wedding presents, etc. (which could be anything), while we sold a lot of "sundries", at auction on Sept. 13, 1944.

Did Copeland ship the articles?

More chairs were sold and shipped than were inventories.

2 Tables inventoried, apparently unsold - were these wedding presents? Or Sundries?

*gm*



DISPOSITION OF CHATELLETS LISTED ON INVENTORY OF NOV. 27, 1942

- Kitchen range sold 10/12/43  
 Long Table auction 13/9/44  
 X Dining Table  
 X Coffee Table  
 X 3 Beds, 2 Mattresses - 1 bed & spring sold 10/9/43 - 2 mattresses and a bed sold 11/9/44  
 Columbia Gramophone & Records shipped 12/9/44?  
 2 Cartons Kit. Utensils shipped 12/9/44?  
 X Oak Barrel sundries?  
 11 Chairs 4 chairs sold 10/14/43 - 7 chairs shipped 12/9/43?  
 Round Mirror shipped - see 12/9/44?  
 Square Table sold - auction 12/8/44  
 Dresser - " " " " " "  
 Linoleum Kit. Floor sold 10/14/43  
 - Carton Clothes & School-paints - see 12/9/44 shipped  
 X Kitchen Cabinet  
 2 Benches - see 3 chairs auction 13/9/44  
 - 5 framed pictures  
 1 Heater - camp stove auction 13/7/44  
 X 1 Lamp } Sold as sundries or shipped?  
 X 1 Suitcase }  
 X 1 Small Case }  
 12 Camp cots  
 1 chair - see 3 chairs auction 13/7/44  
 Garden seeder - 2 large & 1 small see 8/6/43  
 Watkins Duster - 2 large & 1 small see 8/6/43  
 Handcultivator - " " " " " " 8/6/43  
 X 3 1/2 bags lime } Sundries?  
 X 2-100 lbs. bags flour sulphur }  
 X 80 Strawberry crates }  
 X 7 Rhubarb crates }  
 X 60' gardenhose }  
 2 Burner coaloil stove abandoned 11/7/44  
 Small primus stove - auction 13/9/44  
 X Roll building paper } Sundries?  
 40 lbs. Go West poison abandoned 11/7/44  
 2 Galv. washtubs " " " " " " 12/7/44  
 - 2 cartons & 3 Boxes (marked 1 to 5) shipped 5/4/43 - 51? see 12/9/44 shipped  
 X 3 Boxes nails - mostly primus shipped May 12/43  
 Quantity old rasp. wire auction 12/9/44  
 1 Lacrosse Stick  
 1 Crowbar auction 12/9/44  
 Old sledge hammer - tools auction 13/7/44  
 Mattock - auction 12/7/44  
 Top of brooder & brooder stove (coal) - auction 12/7/44  
 Quantity Chicken netting - auction 12/9/44  
 Old double bed & spring - abandoned 11/7/44  
 3 Hand sprayers - 7 and 8 spray abandoned 11/7/44  
 Few carpenter tools - auction 13/7/44  
 Old gasoline lantern auction 13/7/44  
 X Roll tar paper } Sundries? auction  
 X 200' 2x4 lumber }  
 X Metal coaloil lamp }  
 - Box kit. utensils see 12/9/44 shipped  
 - 2 cartons dishes " " " " " "  
 Granite dispan auction 13/7/44  
 - 2 Cartons Xmas Dec. & Books see 12/7/44 shipped  
 - 1 Box old Clothes " " " " " "  
 - Box Books " " " " " "  
 4 small tubs - auction 12/7/44  
 1 large tub - auction 13/7/44  
 1 Large wrecking bar auction 13/7/44  
 3 crosscut saws auction 13/7/44  
 Old scoop shovel } auction 13/7/44  
 Long handle shovel }  
 Peevie } auction 13/7/44  
 6 Hoos }  
 Doublebitted axe }  
 Brush-hook }  
 1 Pump - auction 12/9/44  
 6 bales hay - abandoned 11/7/44  
 Old Pitchfork - auction 13/7/44  
 1 plough - abandoned 11/7/44  
 2 old ladders

(Over)



Name: SAITO, Mr. Kakuzo

December 2, 1942.

File: 9331

Reg. No. 13283

Address: 3948 Beals Rd., Mission, B.C.

LIST OF CHATTELS

Left in the care of Mr. A. J. Copland,  
510 Sawdust Road, Mission, B. C.

In Dwelling house (mainfloor):

Kitchen range "Model"  
Long table  
Dining table  
Coffee table  
3 Beds  
2 Mattresses  
Columbia gramophone and records  
Linoleum kitchen floor  
1 Suitcase  
1 Small case  
2 Cartons kitchen utensils  
1 Ctn. clothes and school paints

Oak barrel  
11 Chairs  
Round mirror  
1 Square table  
1 Dresser  
Kitchen cabinet  
2 Benches  
5 Framed pictures  
1 Heater  
1 Lamp

In Dwelling house (upstairs):

2 Camp cots  
1 Chair

In Pump house: 1 Pump

In Barn: 6 Bales hay  
1 Old pitchfork

In Shed:

Garden Seeder  
1 "Watkins" duster  
Hand cultivator  
2 100-lbs. bags flour  
3½ bags lime sulphur

Outside:

1 Plough  
1 Grindstone,  
2 Old ladders,  
1 Horse cultivator  
1 Springtooth cultivator

In Rhubarb House:

80 Strawberry crates  
7 Rhubarb crates  
60 Ft. garden hose  
2 Burner coal oil stove  
1 Small primus stove  
Roll building paper  
40 Lbs. "Go-Wesr" poison  
2 Galv. wash tubs  
2 Cartons and 3 Boxes (marked 1 to 5)  
contents unknown  
3 Boxes - nailed  
Quantity old raspberry wire  
1 Lacrosse stick  
1 Crow bar  
Old sledge hammer  
Mattock  
Top of brooder and brooder stove (coal)  
Quantity chicken netting  
Old double bed and spring  
3 Hand sprayers  
Few carpenter tools

Old gasoline lantern  
Roll tar paper  
200 Ft. of 2" x 4" lumber  
Metal coal oil lamp  
Box kitchen utensils  
2 Cartons dishes  
1 Granite dishpan  
2 Cartons Xmas decorations  
and books  
1 Box old clothes  
Box books  
4 small tubs  
1 Large tub  
1 Large wrecking bar  
3 Crosscut saws  
Old scoop shovel  
Long handle shovel  
Peavey  
6 Hoes  
Double bitted axe  
Brush hook

This represents all my chattels remaining in any protected  
area of British Columbia.

Date \_\_\_\_\_ Signed \_\_\_\_\_

Please sign and return one copy to this office.



SAITO, Kakuzo (Mr.)  
Reg. No. I3283.

3948, Beals Rd.,  
Mission, B.C.

List of chattels left in the care of Mr. A.J. Copland,  
510, Sawdust Rd., Mission.

In Dwelling house:- Mainfloor

|                                                       |                                            |                     |
|-------------------------------------------------------|--------------------------------------------|---------------------|
| Kitchen range "Model" <sup>Sold</sup>                 | Oak barrel                                 | Kitchen cabinet     |
| Long table                                            | <del>11 Chairs</del> <sup>4 w/ 10mm</sup>  | 2 Benches           |
| Dining table                                          | <del>Round mirror</del> <sup>SHIPPED</sup> | 5 Framed pictures   |
| Coffee table                                          | 1 Square table                             | 1 Heater            |
| 3 Beds & 2 mattresses <sup>w/ 2</sup>                 | 1 Dresser <sup>Sold</sup>                  | 1 Lamp              |
| <del>Columbia gramophone &amp; records</del>          | Linoleum Kit. floor                        | 1 Suitcase, 1 Small |
| <del>2 Cartons Kit. utensils</del> <sup>SHIPPED</sup> | 1 Carton clothes & school paints. (case)   |                     |
|                                                       | Upstairs                                   |                     |
| 2 Camp cots                                           | 1 Chair                                    | \$                  |

In Shed:-

|                      |                                    |                    |
|----------------------|------------------------------------|--------------------|
| Gardenseeder +       | Handcultivator +                   | 3 1/2 Bags lime #6 |
| 1 "Watkins" Duster + | 2 - 100 lbs. bags flour sulphur #6 |                    |

Rhubarbhouse: 80 Strawb. crates

|                                          |                                       |
|------------------------------------------|---------------------------------------|
| Upstairs                                 | Top of brooder & brooder stove (coal) |
| 7 Rhubarb crates                         | Quantity Chicken netting              |
| 60' Gardenhose                           | Old double bed & spring               |
| 2 Burner coaloil stove <sup>D</sup>      | 2 Hand sprayers                       |
| 1 Small primus stove                     | Few carpenter tools                   |
| Roll building paper                      | Old gasoline lantern                  |
| 40 lbs. of "Go-Weir" poison <sup>D</sup> | Roll tar paper                        |
| 2 Galv. washtubs <sup>D</sup>            | 200' of 2"x4" lumber                  |
| 2 Cartons & 3 boxes (marked 1 to 5)      | Metal coaloil Lamp                    |
| 3 Boxes nailed                           | Box kit. utensils                     |
| Quantity old rasp. wire                  | 2 Cartons dishes                      |
| 1 Lacrosse stick                         | 1 Granite dishpan                     |
| 1 Crowbar                                | 2 Cartons Xmas Dec. & books           |
| Old sledgehammer                         | 1 to 5 contents unknown               |
| Mattock                                  | 1 Box old clothes, Box books          |
|                                          | 4 Small & 1 large tubs                |
|                                          | 1 Large wrecking bar                  |
|                                          | 3 Crosscut saws                       |
|                                          | Old seep shovels                      |
|                                          | Long handle shovel                    |
|                                          | Peevee                                |
|                                          | 6 Hoes                                |
|                                          | Doublebitted axe                      |
|                                          | Brush-hook                            |
|                                          | (Miscellaneous tools - Sold)          |

In Bumphouse: 1 Pump. <sup>D</sup>

In Barn: 6 Bales hay, 1 old pitchfork.

Outside: 1 Plough, 1 Grindstone, 2 Old ladders, 1 Horse cultivator,  
+ 1 Springtooth cultivator. +

S. Sold By Auction 13/9/44. ABBOTSFORD  
D. DISCARDED

The above chattels have been left in my care and I will be  
responsible for their safekeeping

Signed: Albert J. Copland - .....

Witnessed on behalf of the Custodian: [Signature] .....

Date: Nov. 27/44 .....



INVENTORY OF CHATTLES BELONGING

to  
SAITO, Ka kuzo #13283  
Sawdust Rd. Mission B.C.

TO BE SHIPPED BY MR. COPLAND, TENANT.

- 9 Ctns., of Books and Magazines.
- 5 Ctns., of misc. Wedding Presents.  
( Silver ware etc. )
- 1 Gramophone. ✓
- 7 Chairs. ✓
- 1 Sm. Round Mirror. ✓

Signed.

*M. M. Anderson*

Sept 12/44.



INVENTORY OF CHATTELS BELONGING

to  
SA ITO, Kakuzo #13283  
Sawdust Rd. Mission B.C.

" I have today inspected the undermentioned articles  
and consider them valueless and should be abandoned. "

- ✓1 Two-Burner Coal Oil Stove.
- ✓Sm. Qu. of " Go-West. " ✓
- ✓2 Galv. Wash Tubs. ✓
- ✓1 Bouble Bed and Spring. ✓
- 1 Old Tank Spray ( worn out ) ✓
- Qu. of Hay. ✓
- ✓1 Old Plow. ✓
- ✓2 Mattresses. ✓

Signed.

*Wm. Anderson*

Sept 11/44.



9331

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

Dear Sir,

I, H. O. Saito of Mission City B.C., Serial no. ~~(13213)~~ 13213, owner of North West quarter of Section Twenty (20); Township Seventeen (17) Municipality of Mission and containing 15 Acres, have leased the above property to Albert J. Capland, farmer of Mission City B.C., at the rate of 50% of the net proceeds.

The said proceeds is to be paid to the Public Custodian, Royal Bank Building, Vancouver B.C.

The full particulars made out on Form. no. 177, Statutory Lease B-4-41. Signed in the presence of F. S. Taylor, Notary Public of Mission City B.C.

Yours truly,  
Takuyo Saito

Richardson

Mission City B.C.  
May 19, 1942.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
MAY 21 1942



9331

21st May, 1942.

Mr. Kakuzo Saito,  
P.O. Box 234,  
Mission, B.C.

Dear Sir:

We have your favour of the 19th instant,  
in which you advise that you have leased your farm  
property to Albert J. Copland.

In order that we may be in a position to  
properly look after your affairs, it is necessary  
that we have a copy of this lease, and we would,  
therefore, ask you to forward one to us.

Yours truly,

R. P. Alexander,  
Assistant Manager.

RDR:GF



July 10th, 1942.

The Registrar,  
Land Registry Office,  
Victoria, B. C.

Dear Sir:-

I enclose Certificates of Vesting affecting  
the lands owned by the parties below listed. If these are  
in order will you please file the same and advise me.

- 9/27/42
1. Sadao MAIKAWA
  2. Setsue KOBAYASHI & Shigeno KOBAYASHI
  3. Kiu UMETSU (2)
  4. Haruo KOMORI & Fujihiko KOMORI
  5. Sekinatsu ONISAKA
  6. Mitsuro Norman OIKAWA & Kayemon SHIKAZE
  7. Kakuzo SAITO
  8. Kiyoshi KINOSHITA
  9. Sukejiro HAKAMURA & Sumi HAKAMURA
  10. Shuichi FUKUNAGA

Yours truly,

IMcP:PB

R. P. Alexander  
Manager



July 14th, 1942.

The Registrar,  
Land Registry Office,  
New Westminster, B. C.

Dear Sir:

I enclose Certificates of Vesting affecting the  
lands owned by the parties below listed. If these are in  
order will you please file the same and advise me.

|                 |    |                                         |
|-----------------|----|-----------------------------------------|
| Our File # 3629 | -- | Setsue KOBAYASHI & Shigeno KOBAYASHI    |
| # 9320          | -- | Kiu UMETSU (2)                          |
| # 1758          | -- | Haruo KOMORI & Fujihiko KOMORI          |
| # 9332          | -- | Sekimatsu ONISAKA                       |
| # 9336          | -- | Mitsuro Norman OIKAWA & Kayemon SHIKAZE |
| # 9331          | -- | Kakuzo SAITO                            |
| # 4958          | -- | Kiyoshi KINOSHITA                       |
| # 2355          | -- | Sukejiro NAKAMURA & Sumi NAKAMURA       |
| # 3325          | -- | Shuichi FUKUNAGA                        |

In advising me of filing, will you please refer  
to our file number.

Yours truly,

R. P. Alexander,  
Manager.

IMcP:PB



9331

24th July, 1942.

Mr. F. S. Taylor,  
Notary Public,  
Mission City, B.C.

Dear Sir:

re: Kakuzo SAITO.

We understand you drew up a lease between  
the above Japanese and A. J. Copland of Mission, B.C.,  
and would appreciate your forwarding a copy to this  
office for our files.

Thanking you in anticipation, we are,

Yours truly,

Manager,  
Farm Department.

WEA:GF



P. O. BOX 184

*Richardson*  
PHONES: Home 11283, Office 43

*Anderson*

# F. S. TAYLOR

REAL ESTATE

INSURANCE

NOTARY PUBLIC

## INSURANCE

FIRE  
AUTOMOBILE  
BURGLARY  
ACCIDENT  
HEALTH  
MARINE  
AUTO ACCIDENT  
LIABILITY  
PLATE GLASS  
WIND STORM  
EARTHQUAKE  
PROMPT AND LIBERAL  
SETTLEMENT OF CLAIMS

MISSION CITY, B. C.

July 21st 1942

Manager,  
Farm Dept.,  
Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Bldg.,  
Vancouver, B. C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
AUG 1 1942

Dear Sir: Re: Your file No. 9331

As requested in your letter of the  
24th inst, I now enclose copy of lease between  
L.O. Saito and A.J. Copland.

Yours very truly,

*F. S. Taylor*





FIRE, LIFE, CASUALTY,  
AUTOMOBILE,  
INLAND TRANSPORTATION

AGENT

F. S. TAYLOR

AGENCY OF

ROYAL INSURANCE COMPANY  
LIMITED

OF LIVERPOOL, ENGLAND

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
OCT 17 1942

MISSION CITY, B. C.

October 16th. 1942.

Mr. S.M. Gibson,  
Office of the Custodian,  
506 Royal Bank Building,  
Hastings and Granville,  
Vancouver, B.C.

Dear Sir,

I enclose herewith Fire Insurance Policy  
No. 714439. for \$1500.00. covering the property owned by  
Mr. K.O. Saito, who was recently evacuated from Mission.  
This is for your records.

Yours very truly,

*F. S. Taylor*

*P.S. Premium has been paid by Saito.*



OFFICE OF THE CUSTODIAN  
JAPANESE SECTION



RECEIVED  
NOV 19 1942

9331

~~16-24-42~~  
Jato R.R.I. Mission City, B.C.  
Nov. 18/42.

Public Custodian  
Royal Bank Bldg.  
Vancouver

Dear Sir,

Ka Kugo 13283  
107th

Please find enclosed a  
money order for Thirty seven  
dollars (\$37.00) received for  
Blackberries sold, which belongs  
to K. O. Saito of Lashme Ave.  
Hope, B.C. Will you please send  
it to him. Yours truly,  
Albert J. Copland.



**BRITISH COLUMBIA SECURITY COMMISSION**  
**MARINE BUILDING**  
**VANCOUVER, B.C.**

Tashme, Hope, B. C.

January 7, 1943.

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

|                    |                   |
|--------------------|-------------------|
| EVACUATION SECTION |                   |
| Rec'd              | JAN 11 1943       |
| File No.           | 9331              |
| Ans.               | <i>[initials]</i> |
| Referred           | <i>Richards</i>   |

Dear Sir:

Re: Kakuzo Saito-Registration #13283

If Mr. Kakuzo Saito has a credit balance in  
your office please be kind enough to send him  
\$20.00.

Thanking you for this favour.

Yours truly,

JLS/RO

*John L. Sanders*  
Welfare Manager.



9331

12th January, 1943.

British Columbia Security Commission,  
355 Burrard Street,  
Vancouver, B.C.

Attention Mr. M.L. Brown.

Dear Sirs:

re: Kakuzo SAITO, #13283.

We have for acknowledgment letter dated  
January 7th, 1943, from Mr. John L. Sanders, Welfare  
Manager, Tashme, B.C., regarding subject Japanese.

For your information we have to advise  
that we are writing Mr. Saito direct in this connect-  
ion.

Yours truly,

R. D. Richardson,  
Farm Department.

RDR:GF



9331

12th January, 1943.

Mr. Kakuzo SAITO,  
Registration No. 13283,  
Tashme, B.C.

Dear Sir:

According to our records you owe taxes on your property for the years 1940, 1941 and 1942 amounting to over \$131.00, and also a small unpaid electric light bill for 72¢.

We are holding the amount of \$37.00 to your credit here, but before remitting you any funds we wish you to instruct us regarding payment of taxes and the light bill.

Yours truly,

R. D. Richardson,  
Farm Department.

RDR:GF



9331

12th January, 1943.

British Columbia Security Commission,  
355 Burrard Street,  
Vancouver, B.C.

Attention Mr. M.L. Brown.

Dear Sirs:

re: Kakuzo SAITO, #13283.

We have for acknowledgment the letter from  
Mr. John L. Sanders, Welfare Manager, Tashme, B.C.,  
regarding subject Japanese.

For your information we have to advise that  
we are writing Mr. Sanders direct in this connection.

Yours truly,

R. D. Richardson,  
Farm Department.

RDR:GF



**BRITISH COLUMBIA SECURITY COMMISSION**  
**MARINE BUILDING**  
**VANCOUVER, B.C.**

|             |            |
|-------------|------------|
| JAN 18 1943 |            |
| File No.    |            |
| Ans.        |            |
| Referred    | Richardson |

Tasline, Hope, B.C.  
January 14, 1943.

Dept. of the Secretary of State,  
Office of the Custodian,  
Japanese Evacuation Section,  
VANCOUVER, B.C.

Dear Sir:

Re: Kakuzo SAITO, #13283,  
File No. 9331.

According to your letter of the 13th inst.  
you wish to know whether Mr. Kakuzo Saito has paid  
his taxes for the years 1940, 1941 and 1942 and the  
unpaid electric light bill for .72¢.

*N.B. glnucripts*

Mr. Saito tells us that the taxes were paid  
up to date, however the light bill of .72¢ he is not  
sure.

Hoping that this will be satisfactory and  
that the sum of \$20.00 will be available to him, we  
are,

Yours very truly,

B.C. SECURITY COMMISSION,

*John L. Sanders*  
*per [Signature]*  
John L. Sanders,  
Welfare Manager.



9331

19th January, 1943.

British Columbia Security Commission,  
Marine Building,  
Vancouver, B.C.

Attention Mr. M.L. Brown.

Dear Sirs:

re: Kakuzo SAITO. #13283.

We have for acknowledgment a letter dated  
January 14th received from your Mr. J.L. Saunders  
relative to subject Japanese.

We would appreciate it if you would arrange  
to have Saito supply us with receipts covering taxes,  
which he claims to have paid for the years 1940, 1941,  
and 1942, as stated in Mr. Saunders' letter. Pending  
receipt of these we are withholding remitting any funds  
to him.

Yours truly,

R. D. Richardson,  
Farm Department.

RDR:GF



BY 1341

READ TERMS AND CONDITIONS ON BACK

SHIPPING RECEIPT, ISSUED BY THE BOARD OF TRANSPORT COMMISSIONERS FOR CANADA

**LIABILITY LIMITED TO \$50.00 UNLESS HIGHER VALUE IS DECLARED BY SHIPPER AND INSERTED HEREIN**  
 IN WHICH CASE AN EXTRA CHARGE IS MADE DEPENDING UPON VALUE DECLARED. NO EXTRA CHARGE IF VALUE DECLARED UNDER \$50.00.

THE POST OFFICE ACT GIVES THE POSTMASTER GENERAL THE EXCLUSIVE RIGHT OF CONVEYANCE OF LETTERS WITHIN CANADA. THIS INCLUDES CIRCULARS, ETC., ENCLOSED IN ENVELOPES, SEALED, OR READY TO BE SEALED AT THE POINT OF DESTINATION.

SEVERE PENALTIES ARE IMPOSED FOR VIOLATION OF THE ACT. THE COMPANY DOES NOT ACCEPT FOR TRANSPORTATION PACKAGES CONTAINING SUCH LETTERS OR CIRCULARS.



WHEN REMITTING, PURCHASE  
 CANADIAN NATIONAL EXPRESS  
 MONEY ORDERS AND FOREIGN CHEQUES  
 PAYABLE EVERYWHERE

PROFIT REPAID MADE IF LOST, STOLEN, OR DELAYED IN THE  
 MAIL. WHEN TRAVELLING, CARRY TRAVELLERS CHEQUES,  
 ISSUED BY CANADIAN NATIONAL EXPRESS.

**CANADIAN NATIONAL RAILWAY COMPANY—EXPRESS DEPARTMENT**

NOT NEGOTIABLE

Office at

Province of

File No.

Date

To

RECEIVED OF

(HEREIN CALLED THE SHIPPER)

VALUED AT

DOLLARS

ADDRESS

THE CANADIAN NATIONAL RAILWAY COMPANY—EXPRESS DEPARTMENT, HEREIN CALLED THE "COMPANY," AGREES TO CARRY AND DELIVER UPON THE TERMS AND CONDITIONS ON THE BACK HEREOF, TO WHICH THE SHIPPER HEREBY AGREES, AND, AS EVIDENCE OF SUCH AGREEMENT, ACCEPTS THIS SHIPPING RECEIPT.

THIS RECEIPT IS SUBJECT TO THE CLASSIFICATION ATTACHED BY THE BOARD OF TRANSPORT COMMISSIONERS FOR CANADA, AND ALL THE CLAUSES OF SAID CLASSIFICATION, AND IN ACCORDANCE WITH THIS AGREEMENT, ARE INCORPORATED HEREBY.

PRINTED IN CANADA

For the Company,

AGENT



R. R. I. Mission City B.C.  
April 8/43.

The Custodian of Japanese Evacuee property  
- Vancouver

|          |             |
|----------|-------------|
| Rec'd    | APR 10 1943 |
| File No. | 9531        |
| Ans.     | 16/4        |
| Referred | Green       |

Dear Sir,-

K.O. Saito wrote and asked  
us to send them box number three,  
a box of World Books. I am enclosing  
the express receipt to show that we  
have sent them.

Would you please check this off of your  
list of their things.

On their list you have a Garden seeder,  
Hand Cultivator, Spring tooth Cultivator,  
and "Wethers" Quater listed. These  
belong to us and not to Saito, so  
please cancel them off of your  
list.

Yours Truly;  
A. J. Copland.



9331

April 14th, 1943

Mr. A. J. Copland,  
R. R. #1,  
Mission City, B. C.

Dear Sir:-

Re: Kakuzo SAITO

Many thanks for your letter and enclosure of April 8th and the trouble you have gone to in shipping this Japanese some of his effects. In future we would request that you first refer to us any applications for such shipments as the B. C. Security Commission like to be advised of this.

We notice that the following items shown on our inventory are now claimed by you. Would you kindly let us know if this was due to an error by our fieldmen or whether you have subsequently purchased the items? For our record they are:

- 1 Garden Seeder
- 1 Hand cultivator
- 1 Springtooth cultivator
- 1 "Watkins" duster

Yours truly,

H. F. Green  
Protection Department

HFG:IF

*known  
3/20  
check into fieldmen*



MEMORANDUM

File No.: 9331

April 29th, 1943

To: Mr. R. W. Anderson

From: Mr. H. F. Green

Re: Kakuzo SAITO

I am attaching duplicate "JP" for this Japanese. Mr. Copland recently wrote that he had shipped to the Japanese Box No. 3, being a box of World Books. He then claimed that the following items were included in the inventory in error as they belonged to him.

- 1 Garden Seeder
- 1 Hand cultivator
- 1 Springtooth cultivator
- 1 "Watkins" duster.

I wrote asking whether this was due to an error on the part of the checking crew or whether he had subsequently purchased these things, but have had no answer. Would you look into this matter when time permits?

HFG:IF

Enc. Mr. Copland admits that he never read former inventory closely, and states that chattels listed above were bought from local merchant.

Saito had the use of same, and Copland never bothered to remove his belongings, since was working Jap's property too.

Mr. Copland realizes the situation, but trusts all will be O.K.

*RWA is satisfied with  
claim genuine*

Signed. *R. W. Anderson*

May 5/43.



Blud. 68,  
Tashme.  
Hape, O.C.  
May 18/43

Dear friends:

We like you to send  
the jam and preserving,  
since we are nearly  
exhausted of them. Also,  
a box of asparagus if you  
can. These kind of vege-  
tables are never sold in  
our stores. However they  
had on sale rhubarb once  
but they sell very fast.  
We bought only a pound.  
By C.O.D. will you send  
these please.

How busy you folks  
must be! Are the straw-  
berries all in blossom now?  
How is it like in Mission  
now? Will you drop us  
a few lines when time  
permits.



Very is the weather  
in my room like  
are you having  
quite a lot of rain?  
You have summer  
almost every day  
and lots of wine.  
Can you which we  
visited is almost an  
rich high. We are  
given another lot in  
which we can make  
a garden.  
Hope you folks are  
all in the best of health  
We are all in the best  
What the next time  
then. Goodnight.  
Your friend  
Alice





R.R.I. Mission City B.C.

May 23/43.

Custodian of Japanese Property  
Vancouver.

Dear Sir:-

We have just received this letter  
from K. O. Saito asking us to send him these  
articles.

Is it all right if we send them?  
We will gladly do so providing it is all  
right with you.

Yours Truly:  
A. J. Caplan.

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | MAY 23 1943 |
| File No.           | 9331        |
| Ans.               | 2/6/43      |
| Referred           | Green       |

out to Anderson



9331

August 30, 1943.

Mr. Kakuzo SAITO,  
Registration No. 13283,  
TASHIRE, B. C.

Dear Sir:

Re: Sale of Rural Property.

The Custodian has recently accepted an offer received from The Director, The Veterans' Land Act, to purchase a large number of Japanese-owned rural properties.

We are writing to advise you that a property which you own, or have an interest in, is included in this deal.

The sale was made effective as at January 1st last and adjustments will be made as at that date and rentals received in the current year will accrue to the Director of the Veterans' Land Act.

As this is a transaction of considerable size it will take some time to make all the necessary adjustments and receive payment. In due course, however, we will supply you with full details as it concerns your own particular property, showing the adjustments which have been made and the amount which will be placed to your credit.

We would suggest that further correspondence from you in regard to this matter should be delayed until we are in a position to supply complete information and make the proceeds of sale available to you, subject to the adjustments mentioned above, and to any legitimate claims filed with the Custodian.

In due course, therefore, you may expect to hear from us further in regard to this matter.

Yours truly,

*F. G. Shears*

F. G. Shears,  
Director.

FGS/PMH.



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

Oct 19/43.

B. C. Security Commission

Vancouver

B.C.



Dear Sir:-

We have had a letter  
from K.O. Saito asking us to  
send them their box number one.  
Is it all right with you if we  
forward it to them at no  
expense to you?

Yours Truly,

Albert J. Copland.

M. F. Saito



|                    |                 |
|--------------------|-----------------|
| EVACUATION SECTION |                 |
| Rec'd              | OCT 22          |
| File No.           | 235             |
| Ans.               |                 |
| Referred           | <i>Anderson</i> |

360 Homer Street,  
VANCOUVER, B.C.,  
October 21st, 1943.

Custodian of Alien Property,  
506 Royal Bank Bldg.,  
VANCOUVER, B.C.

Re: SAITO, K.O. #13283 Tashme *no file*

Attached is a letter from Albert J. Copland, R.R. #1,  
Mission, asking if he can ship Box No. 1 to Tashme at no expense to us.  
If you wish to give him permission to send these goods, it is certainly  
O.K. with us. I have no Custodian Release.

BRITISH COLUMBIA SECURITY COMMISSION

CWF:FF  
Encl.  
c.c. Gen. Files

*C.W. Fisher*  
C.W. Fisher  
Transportation

*See Oct 21/43*



9331

October 26, 1943.

Mr. Albert J. Copland,  
R. R. #1,  
Mission, B. C.

Dear Sir:

Re: SAITO, Kakuzo

In reply to a letter from you dated October 19th to the B. C. Security Commission, we wish to inform you that it will be quite in order for you to ship subject Japanese' chattels to him at Tashme in accordance with your letter.

Any future shipments made by you will also be quite in order as long as the Custodian is not held responsible for any charges incurred, but we would appreciate your notifying us of what is shipped in order that we may keep our files complete.

Yours truly,

R. D. Richardson.  
Farm Department.

WEA/MFP



R.R.I. Mission City, B.C.  
Nov. 30<sup>th</sup> 1943

The Custodian of Japanese Evacuee Property  
Vancouver  
B.C.

|                    |                   |
|--------------------|-------------------|
| EVACUATION SECTION |                   |
| Rec'd.             | DEC 1 1943        |
| File No.           | 9331              |
| Ans.               | <i>W.H.</i>       |
| Referred           | <i>D. Johnson</i> |

Dear Sir,-

*Mr.* We have had permission from  
Mr. H. O. Saito to sell the following: the kitchen  
range (Model); 4 chairs, 1 bedstead and spring  
and the linoleum which is on the kitchen floor at  
present.

Mrs. Larsen who occupies the house at  
present wishes to buy these and Mr. Saito  
said he considered \$25.00 for the lot a fair  
price.

Would this sale be in order with you  
and should the money be sent to Mr. Saito  
or to you?

I have advise regards this matter as soon as  
possible.

Yours Truly,  
Albert J. Copland.

6-1-44 36<sup>00</sup>



9331

December 6, 1943.

Mr. Albert J. Copland,  
R. R. #1,  
Mission City, B. C.

Dear Sir:

Re: Kakuzo SAITO.

In reply to your letter of November 30, 1943, this office has no objection to selling the kitchen range, four chairs, one bedstead and spring and the linoleum on the kitchen floor, if you have authority from Mr. Saito with the price stipulated and approved of by him.

If you have a letter from Saito to this effect please forward it to this office along with a cheque, at which time we will issue an official receipt.

Yours very truly,

W. E. Anderson,  
Farm Department.

WEA/EG



Blind. 68,

Tashone, S.C.

Nov 23/13.

Dear Mr. & Mrs. Copeland  
Robby and Lain:

Yesterday, Nov. 22,  
we received your letter  
of Nov. 4th.

Well you wanted to  
know where our house was  
in the picture we sent you.  
The house is on the right  
side of the boulevard which  
is to the extreme right of  
all the cabins and is just  
across the 9th avenue.

The avenues are numbered  
from the town side east-  
ward. (The picture was  
taken from the west) The  
total number of avenues is  
ten. The 1st avenue is on  
the outside of the first row of



hence, while the other animals  
are between every five other  
rows of houses. The rest  
none in our back yard and  
there is plenty of meat  
spices for gardens, etc.  
cucumbers, artichokes and others.  
We have great comfortable  
buildings a neat house  
in our back yard in which  
to store things in.  
We are all in the best  
of health and hope you  
are all the same. Hope  
these will become well  
soon and how terrible it  
is to be kept in bed day  
after day. We hear from  
Chicago very often and  
are getting along fine. A  
week ago we heard from



nickety at last, and says  
that he might be coming  
home for a holiday this  
winter. Today Tommy is  
12 but I don't think  
that he has grown as  
much as Bobby has.

It is much colder now  
but we never as yet have  
any big snow storms.

Next on this matter what  
Mrs. Larsen wanted to  
buy, we do not know  
any definite price so we  
would say an approximate  
price of \$25.00 for the lot.  
Also on the matter of what  
we especially value and  
would like sent up.

Our kitchen utensils which  
we brought are almost  
worn out so we would  
like you to send them.  
We didn't bring any



of your like cups, etc. as  
we had to buy them.  
Will you also send the  
round number, 4 of the  
claim, box of tools, <sup>perhaps</sup>  
it necessitated to roll them  
at the auction. If it is  
affected I hope you will  
send some of the more  
necessary items. I believe  
it is possible to send them  
just a few days ago  
of some a whole truck  
load of furniture being  
brought in front of our house  
during mid of our roll  
going to school as usual  
and seeing them day to  
the evidence  
Now is everything  
getting along good?  
Love



P.O. Mission City, B.C.

Dec. 12/43

The Custodian of Japanese Property

Vancouver B.C.

SAITO Kakuzo, 13283

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | DEC 16 1943 |
| File No.           | 9331        |
| Ans.               | Wa          |
| Referred           | Anderson    |

Dear Sir - Re the letter to you regarding selling Mrs. Sano's, the kitchen range, 4 chairs, lamp, and on the kitchen floor, a bedstead and a spring, property of K.O. Saito. Please find enclosed a Maynard for twenty-five dollars \$25.00 as payment in full for same article. Also find enclosed a letter from Saito at Tashiro regarding this matter. Please forward a receipt for same in full and a letter stating that these articles are now the property of Mrs. L. H. Sano in providing this is in order with you.

Yours Truly  
Albert J. Caplan.



MEMORANDUM

File 9331

May 20, 1944.

To: Mr. Anderson

From: Mr. Gibson

Re: SAITO, Kakuzo

Will you please advise if there are any chattels belonging to the above named on property situate on the NW $\frac{1}{4}$  of Sec. 20, Tp. 17, Municipality of Mission.

There is \$500.00 insurance coverage on household effects at this location and if the goods have been moved, the insurance can be cancelled.

SMG:JS

*cancel - 26/5/44*

*(12)*





*Royal Insurance Company Limited*  
OF LIVERPOOL, ENGLAND

*Fire Life Casualty Automobile Inland Transportation*

924 WEST HASTINGS STREET

VANCOUVER

7th June 1944.

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

Dear Sir:

Your File No. 9331./13283

SAITO, Kakuzo  
Ins. P. #714439 cancelled

Re: Policy No. 714439.

We acknowledge receipt of your letter of June 3rd requesting cancellation of the \$500.00 coverage on household effects under the above-numbered policy. We accordingly enclose herewith Endorsement which we have issued, together with our cheque, No. 4556 for the amount of return premium of \$2.65.

Yours truly,

F. H. LeCOUTEUR

MANAGER

FM/V  
Encl.

Per:

*John Marshall*



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6191

PLEASE REFER TO

FILE NO. 9331

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

|                    |            |
|--------------------|------------|
| EVACUATION SECTION |            |
| Rec'd              | SEP 2 1944 |
| File No.           | 9331       |
| Ans.               |            |
| Referred           | McAlister  |

August 15th, 1944

Mohawk Service,  
Mission City, B. C.

Dear Sirs:

re: K.O. SAITO  
Cedar Valley Rd.,  
Mission, B.C.

Enclosed herewith find our cheque No. 1533  
for \$1.72. This represents settlement in full of your  
claim against Kakuzo SAITO.

When acknowledging this letter please inform  
us what this claim represents as SAITO says he does not  
remember same and would like particulars.

Yours truly,

*A. McAlister*

A. McAlister,  
Claims Department.

AMcA:ND

Encl. //

|         |              |             |         |     |         |
|---------|--------------|-------------|---------|-----|---------|
| On      | March 1 1939 | Invoice No. | 994-32  | \$. | 84      |
| "       | July 26 1940 | "           | 1043-22 |     | 538     |
| "       | "            | "           | "       | \$  | 6.22    |
| "       | "            | "           | "       |     | 4.50    |
| Paid    |              |             |         |     |         |
| Balance |              |             |         |     | \$ 1.72 |

This is a ledger record, I cannot find a copy of the invoices  
anywhere, however it was some repairs for his truck.  
I hope and trust this will satisfy ~~this will sati-~~ the little  
man from Nippon.

Yours very truly,

*McAlister*



9331

September 5th, 1944

Mr. Kakuzo SAITO,  
Registration No. 13283,  
Tashme, B. C.

Dear Sir:

We have for acknowledgment your letter of the 8th of August, 1944, and we wish to inform you that we have paid the claim of \$1.72 which was lodged against you by the Mohawk Service, Mission City, B. C. We asked them for particulars of their claim as asked for by you and we are giving below their reply.

|                   |                           |      |        |
|-------------------|---------------------------|------|--------|
| *On March 1, 1939 | Invoice No. 994-32.....\$ | .84  |        |
| July 26, 1940     | Invoice No. 1043-22.....  | 5.38 | \$6.22 |
| July 26, 1940     | Paid.....                 |      | 4.50   |
|                   | Balance.....              |      | \$1.72 |

This is a ledger record, I cannot find a copy of the invoices anywhere, however it was some repairs for his truck."

This closes out all the claims which have been lodged against you.

Yours truly,

A. McAlister,  
Claims Department.

AMCA:ND



THE 5501

READ TERMS AND CONDITIONS ON BACK

MERCHANDISE RECEIPT, APPROVED BY THE BOARD OF TRADE

**LIABILITY LIMITED TO \$50.00 UNLESS HIGHER VALUE IS DECLARED BY SHIPPER AND INSERTED**

IN WHICH CASE AN EXTRA CHARGE IS MADE DEPENDING UPON VALUE DECLARED. NO EXTRA CHARGE IF VALUE DECLARED UNDER \$50.00.

THE POST OFFICE ACT GIVES THE POSTMASTER GENERAL THE EXCLUSIVE RIGHT OF CONVEYANCE OF LETTERS WITHIN CANADA. THIS INCLUDES CIRCULARS, ETC., ENCLOSED IN ENVELOPES, SEALED, OR READY TO BE SEALED AT THE POINT OF DESTINATION.

HEAVY PENALTIES ARE IMPOSED FOR VIOLATION OF THE ACT.

THE COMPANY DOES NOT ACCEPT FOR TRANSPORTATION PACKAGES CONTAINING SUCH LETTERS OR CIRCULARS.



WHEN REMITTING, PURCHASE  
MONEY ORDERS AND FOREIGN CHEQUES  
PAYABLE EVERYWHERE

PROMPT REFUND MADE IF LOST, STOLEN, OR DELAYED IN THE  
MAILS. WHEN TRANSPORTING MONEY ORDERS, FOREIGN CHEQUES,  
ISSUED BY CANADIAN BANK OF COMMERCE

## CANADIAN NATIONAL RAILWAY COMPANY—EXPRESS DEPARTMENT

NOT NEGOTIABLE

DATE 14/11/24 PROVINCE OF BC DATE 14 1924  
RECEIVED OF A. D. G. L. L. (HEREIN CALLED THE SHIPPER)

2 Boxes and 1 Can SAID TO CONTAIN 20/12

VALUED AT 20 DOLLARS

ADDRESS K. O. Dato

245 Pine St. Hope BC

86#  
Collie

WHICH THE CANADIAN NATIONAL RAILWAY COMPANY—EXPRESS DEPARTMENT, HEREIN CALLED THE "COMPANY," AGREES TO CARRY AND DELIVER UPON THE TERMS AND CONDITIONS ON THE BACK HEREOF, TO WHICH THE SHIPPER HEREBY AGREES, AND, AS EVIDENCE OF SUCH AGREEMENT, ACCEPTS THIS SHIPPING RECEIPT.

FOR THE COMPANY, [Signature]

THIS AGREEMENT IS SUBJECT TO THE CLASSIFICATION AUTHORIZED BY THE BOARD OF TRANSPORT COMMISSIONERS FOR CANADA, AND ALL THE CLAUSES OF SAID CLASSIFICATION, NOT INCONSISTENT WITH THIS AGREEMENT, ARE INCORPORATED HEREBY.

PRINTED IN CANADA



9331

2345

October 3rd, 1945.

Royal Insurance Company Ltd.,  
924 West Hastings Street,  
Vancouver, B. C.

Dear Sirs:

Re: Policy No. 714439

In reply to your letter of September  
21st, please be advised that this property was sold to  
the Director, Veterans' Land Act, and renewal of the  
above policy will therefore be unnecessary.

Yours truly,

W. E. Anderson,  
Administration Department.

WEA:O'B





# Royal Insurance Company Limited

OF LIVERPOOL, ENGLAND

*Fire Life Casualty Automobile Inland Transportation*

924 WEST HASTINGS STREET

VANCOUVER

21st September 1945.

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

Dear Sirs:

Re: Policy No. 714439 - The Secretary  
of State of Canada.  
Your File No. 9331. - *KO SAITO*

We wish to advise that the above policy, covering in the amount of \$1,000.00 on farm dwelling situate on part N.W.  $\frac{1}{4}$  of Section 20, Township 17, Municipality of Mission, B. C., expires on October 13, 1945. We shall accordingly appreciate your instructions regarding renewal of this document.

*Transferred to VLA*

Yours truly,

F. H. LeCOUTEUR

MANAGER

FM/V

Per:

*Amos Manshure*

## EVACUATION SECTION

Rec'd SEP 22 1945

File No. 9331

Ans. *W. G.*

Referred *Farm*

*sent to you*



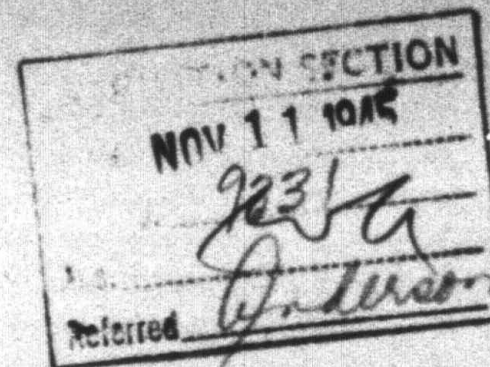
File No. 9331  
Reg. No. 13283

Keluso SAITO

| <u>Date</u>     | <u>Particulars</u>                                    | <u>Debit</u>     | <u>Credit</u>     | <u>Balance</u>      |
|-----------------|-------------------------------------------------------|------------------|-------------------|---------------------|
| 1944 May 20     | Balance as per statement sent                         |                  | \$1,651.25        |                     |
| June 10         | Return premium re cancellation of household Equipment | 2.65             |                   |                     |
| August 12       | Mohawk Service - payment of claim                     | 1.72             |                   |                     |
| September 23    | Cheque to you                                         | 50.00            |                   |                     |
| October 19      | Proceeds Auction Sale                                 |                  | 27.56             |                     |
| October 21      | Cheque to you                                         | 50.00            |                   |                     |
| November 21     | Cheque to you                                         | 50.00            |                   |                     |
| December 20     | Cheque to you                                         | 50.00            |                   |                     |
| 1945 January 22 | Cheque to you                                         | 50.00            |                   |                     |
| February 21     | Cheque to you                                         | 50.00            |                   |                     |
| March 21        | Cheque to you                                         | 50.00            |                   |                     |
| April 18        | Cheque to you                                         | 25.00            |                   |                     |
| April 23        | Cheque to you                                         | 50.00            |                   |                     |
|                 | Legal fees                                            | 15.00            |                   |                     |
| May 23          | Cheque to you                                         | 50.00            |                   |                     |
| June 22         | Cheque to you                                         | 50.00            |                   |                     |
| July 23         | Cheque to you                                         | 50.00            |                   |                     |
| August 22       | Cheque to you                                         | 50.00            |                   |                     |
| October 4       | Cheque to you                                         | 50.00            |                   |                     |
| October 29      | Cheque to you                                         | 50.00            |                   |                     |
|                 |                                                       | <u>\$ 741.72</u> | <u>\$1,681.46</u> | <u>CR \$ 939.74</u> |



New Denver, B.C.,  
November 8, 1945.



The Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
Vancouver, B.C.

Dear Sir:

I wish to acknowledge receipt of your statement setting forth your administration of my property in Mission and concerning the disposal of chattels which I left behind. I have also noted the statement of my account in your office, which you sent at the same time. I find these statements correct.

I also acknowledge the receipt of a cheque for \$50.00 for the month of October.

I would appreciate it very much if you could release from my account immediately an extra sum of \$50.00 so that I may buy some winter clothing. I trust that you will find it possible to grant this request and forward to me the cheque at your earliest convenience.

Yours truly,

*K. O. Saito*

Kakuzo Saito,

Reg. No. 13283  
File No. 9331



9331

REGISTERED

23rd October, 1945.

Mr. Kakuo SAITO,  
Registration No. 13283,  
New Denver, B.C.

Dear Sir:

Your file has come under review and we take this opportunity of giving you a brief summary of our administration of your affairs which vested in the Custodian.

Real property declared by you to the Custodian on the 15th May, 1942, and registered in your name, was leased by you on the 18th May, 1942, to Mr. A.J. Copland for consideration of 50% of the proceeds of the sale of crop. As you were not evacuated until the 13th October, 1942, the administration of your property, therefore, was left under your control by the Custodian until that time. On the 20th November, 1942, Mr. Copland remitted \$37.00 to this office representing your proportion under the lease from the sale of the blackberry crop. This sum was all that accrued to your account at this office from this leasehold, as you had apparently collected the balance yourself prior to your evacuation.

Your property was sold to the Director of Veterans' Land Act, the adjusting date of the sale being 1st January, 1943, and we have already supplied you with full details of the transaction. Legal fees of \$15.00 in connection with the conveyance of your property, have however, been charged to your account since sending you a statement of sale.

Two claims were filed against you at this office:-

|                       |        |
|-----------------------|--------|
| B.C. Electric Company | \$ .72 |
| Mohawk Service        | 1.72   |

The latter account was acknowledged by you on the 8th August, 1944, and the account paid from this office. The former account was cancelled by the B.C. Electric Company.

You declared a quantity of chattels left on your property at Mission which were to be looked after by Mr. Copland. Mr. Copland, at your request, made numerous shipments of goods and chattels to you from time to time. The Custodian removed all other saleable articles to Auction and the net proceeds derived from this sale amounting to \$27.56 were credited to your account, together with \$25.00 from sale of chattels sold privately, as requested by you, to Mr. Copland.

Upon the sale of your chattels, the insurance policy covering your household effects was cancelled by this office and a refund of the unexpired premium, namely \$2.65, was credited to your account here.

In your declaration to the Custodian, you declared a number of War Savings Certificates of your own and your children, together with a \$100.00

OVER



9331

REGISTERED

23rd October, 1945.

Mr. Kakuzo SAITO,  
Registration No. 13283,  
New Denver, B.C.

Dear Sir:

Your file has come under review and we take this opportunity of giving you a brief summary of our administration of your affairs which vested in the Custodian.

Real property declared by you to the Custodian on the 15th May, 1942, and registered in your name, was leased by you on the 18th May, 1942, to Mr. A.J. Copland for consideration of 50% of the proceeds of the sale of crop. As you were not evacuated until the 13th October, 1942, the administration of your property, therefore, was left under your control by the Custodian until that time. On the 20th November, 1942, Mr. Copland remitted \$37.00 to this office representing your proportion under the lease from the sale of the blackberry crop. This sum was all that accrued to your account at this office from this leasehold, as you had apparently collected the balance yourself prior to your evacuation.

Your property was sold to the Director of Veterans' Land Act, the adjusting date of the sale being 1st January, 1943, and we have already supplied you with full details of the transaction. Legal fees of \$15.00 in connection with the conveyance of your property, have however, been charged to your account since sending you a statement of sale.

Two claims were filed against you at this office:-

|                       |        |
|-----------------------|--------|
| B.C. Electric Company | \$ .72 |
| Mohawk Service        | 1.72   |

The latter account was acknowledged by you on the 8th August, 1944, and the account paid from this office. The former account was cancelled by the B.C. Electric Company.

You declared a quantity of chattels left on your property at Mission which were to be looked after by Mr. Copland. Mr. Copland, at your request, made numerous shipments of goods and chattels to you from time to time. The Custodian removed all other saleable articles to Auction and the net proceeds derived from this sale amounting to \$27.56 were credited to your account, together with \$25.00 from sale of chattels sold privately, as requested by you, to Mr. Copland.

Upon the sale of your chattels, the insurance policy covering your household effects was cancelled by this office and a refund of the unexpired premium, namely \$2.65, was credited to your account here.

In your declaration to the Custodian, you declared a number of War Savings Certificates of your own and your children, together with a \$100.00

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Victory Loan bond, as being in your possession. The above, however, together with your bank account, were not brought under control by the Custodian.

We have attached hereto a statement of your account at this office from the date you last received one. Remittances have been made monthly to you in the amount of \$50.00, and this procedure will be carried on while your funds last in accordance with the present policy. Your remittance for the month of October is attached.

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 monthly remittance cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

H.E. Anderson,  
Administration Department.

WEA:HA  
Enclosures (3)