

8273

BUSINESS

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, Senjuro

HOME ADDRESS: (Bonson Road,)
P.O. Box 86, Pitt Meadows, B.C.

REGISTRATION NUMBER 14124 SEX: Male AGE: 56

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: Kane 8291

ADDRESS OF WIFE OR HUSBAND: (Bonson Road)
P.O. Box 86, Pitt Meadows, B.C.

NAMES OF ANY LIVING CHILDREN: 4247 Tatsuo (M) 4249 Sane (M) 2223 Masao (M) 4367 Kikue (F)

Hitoshi (M) Yoshinisa (M)

ADDRESS OF CHILDREN: (Bonson Road)
P.O. Box 86, Pitt Meadows, B.C.

AGE OF CHILDREN: 26 yrs. 24 yrs. 18 yrs. 15 yrs. 13 yrs. 11 yrs.

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

1. LOCATION AND DESCRIPTION: 2nd house from corner of Hammond Road on
Bonson Road, West Side, Lot No. 2. 10 acres.

2. BUILDINGS AND OTHER IMPROVEMENTS: House, Barn, Woodshed, 2 packing
sheds. 10 acres under cultivation

3. INSURANCE (Give particulars; state where policies are) \$500.00, on house, Hal
Menzies, Haney, B. C. Agent. for Company.

4. TAXES (Amount and where payable) About \$29.00 payable Pitt Meadows Municipal
Hall. 1941 paid

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

Clear Title.

6. OCCUPANCY AND LEASES (If vacant so state) Still occupied by owner. Will be
vacant when he leaves. Future crop sold a money

received. New lease to be arranged through
Pacific Co-operative, Mission B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS IN SAFE DEPOSIT BOX IN

Bank of Montreal, Haney, B.C.

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

9. IF FARM LAND STATE CROPS SOWN: 7 acres of strawberries, 3 acres of

Asparagus.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: P.O. Box 86, on Bonson Road, Pitt Meadows

B.C. 4 room dwelling. Frame.

2. LANDLORD'S NAME AND ADDRESS: Myself.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

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

None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: 7 acres of strawberries,

3 acres of Asparagus.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

None

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

None

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

CLAIM ON ANY SUCH PROPERTY: None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

17-20-1-24 paid 4-26-34
Southern Produce, Penticton B.C. \$102.90, Yoichi Kitagawa, Red Pass
Camp, \$500.00. Yosnokiemi Kitayawa Mission, B.C. \$150.00, Hikoze Nakamura
446 E. Cordova St., Vancouver, \$60.00. Being loans.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

\$50.00 Victory Bond, \$5.00 War Savings Certificate, \$150.00 Shares in
Western Hop Growers, Mission, B. C, in my own possession.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$3000.00 Sun Life Insurance Co. Vancouver, 20 yr.
endowment policy, Beneficiary my wife, Kane. \$2500.00 Canada
Mutual Benefit Co. Beneficiary my wife, Kane. Policies in my possession.

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 8th day of May 1942.

A. M. Cornish

Witness

(Signature)

S. Saito

FOR DEPARTMENTAL USE

✓
INFORMATION FROM R.C.M.P.

Date

Apr. 19/43.

Our File No. 8273

Full Name

SAITO, Senjuro

(Surname in Block Letters)

Registration No.

14124

✓
Male - Female
(check)

Age

Dec. 5, 1885

Former Address

P.O. Box 86, Pitt Meadows, B.C.

Date Evacuated

May 11/42

✓
Naturalized - Canadian-Born - National
(check)

Present Address

North Kamloops, B.C.
Westwood, B.C.

1/3/46

✓
Married - Single
(check)

Name of Wife

me!
(TSUNOKI) Kane

Name of Husband

Name of Father

SAITO, Junichiro
(Japan)

Name of Mother

SAITO, Kikue
(Deid)

Names of Children under 16

Kitashi (M) 29/3/29

Toshikisa (M) 7/12/32

Requested by

C. Girard

Registered with Custodian

Yes
(Yes or No)

Additional Information

Farmer

Owner of 53 acres - house 1 tractor 1938 - 1
ton Ford 1941 1/2 ton Ford.

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B.(B.C.508 P)

File #8273

Name: SAITO, Senjuro (Mr.)

Reg. No.14124

Address: Bonson Rd., Pitt Meadows, B.C.

Legal Description: Lot 2 of a 50 acre ptn. Lot 282, Group 1,
Map 3546, Municipality of Pitt Meadows,
District of New Westminster.

Classification: 10 acre farm all well cultivated. Three room
house - very poor, woodshed and 2 packing sheds
of little value.

Registered Owner: Senjuro SAITO

State of Title: Clear.

Administration & Revenue:

Leased by SAITO from Apr.1/42 to Jan.31/43	\$500.00
Lease extended by Custodian under Collateral Agreement to Sept.30/43	\$200.00
(Latter accrued to V.L.A.)	

Sold to The Director, Veterans' Land Act for \$761.00 (cash)
as of January 1, 1943.

Title delivered January, 1944.

Payment received Jan.24/44 and net sum of \$724.10 credited to
account on Jan.27/44 after paying Tax Arrears \$38.70,
Reg.Fees \$3.00 and receiving refund on Insurance \$4.80.

Chattels: Not involved in sale of property.

Insurance: Transferred to V.L.A.

Note: Mention is made of property in wife's name being sold
through Hal Menzies' office to Wm. Speigler prior to
registration. The balance under A/S was collected through
this office and credited to her account.

Certified Correct



Farm Appraisal Report

File No. JL 387

Land Description Lot 2 of a 50-ac. ptn. of Lot 282, Gp. 1, Map 3546, N.W.D.

Containing 10 Acres

Owner's Name SAITO, Sangoro Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows, B.C. C.P.R. Distance 1/2 mile

Market Town New Westminster, B.C. Distance 15 miles

Church (give denomination) C. of E. and United Distance 1/2 mile

Nearest School Pitt Meadows Distance 1/2 mile

State how property was identified: Map and road check and enquiry.

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

Fronts on Bonson Road, gravelled.

EXHIBIT No. 115-3

DATE May 12, 1948

Is this district a good one? Fair, mostly small holdings in area.

Employment opportunity Fair at Hammond mills and Haney brick plant.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: No fencing.

Value \$

Water supply: 35' dug well cribbed part way. Goes dry.

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	12 x 24	frame	8'	shkl.	10	cedar blk. poor	"	200.00
Leanto	12 x 24	"	8'	"	"	"	"	-
Woodshed	20 x 24	pole & shk.	8'	shk.	"	poles in grnd.	"	-
BARN	x	"	"	"	"	mud sills	"	-
Packing shed	12x12	frame	8'	"	"	poles in grnd.	"	-
BARN	24x24	pole & shk.	12'	"	"	poles in grnd.	"	-
Leanto	9x24	rgl. bds.	8'	"	"	"	"	-
Leanto	12x24	rough boards and roof of shake,	"	"	"	"	"	-
2 Packing Sheds	9x15	poles in ground	"	"	"	"	"	-
	x							
	x							
	x							

Total present day value \$ 200.00

Total Value Buildings add to farm House only \$ 175.00

Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make it

habitable? House needs jacking up, chimney rebuilt and new foundation -

better to tear down and rebuild. \$

Describe the basement and chimneys: No basement, 1 brick on bracket, poor.

No. rooms downstairs? 4 Upstairs? - How finished Lumber lined.

Are buildings painted? No. Condition of paint -

Distance from nearest bush Unexposed.

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

Cultivated Land

BC/508-P

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
10	level <i>100 acres</i>	12" - 18" lt. sd. y. lm.	gravel & sand	small fruit, asparagus and orchard	60.00	600.00
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 Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 600.00

Total added by buildings to value of farm \$ 175.00

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

Total value of farm \$ 775.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property at present is in very fair state of cultivation, mostly in strawberries, is leased for crop for this year for \$500.00 to R. Bouffard of Hammond with option of renewal next year.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Small fruit and poultry when proper buildings are erected.

Noxious weeds: Very few, thistles.

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

Corp'n Dist. of Pitt Meadows.
Land assessed at \$1200.00
Improvements 1600.00
\$2800.00 1942 Taxes \$33.60

Date: 26th June, 1942.

Place:

New Westminster, B.C. I certify that the above report is based on a personal examination
of the whole farm made on the 25th day of June, 1942.

Inspector's Signature

"L.B. FLUBLY"

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

Farm Appraisal Report

Remarks: This property fronts on Bonson Road a short distance to the south, from Hammond Road. There is a very poor set of buildings on the property and which should all be destroyed, the house might be habitable for a few years more, the chimney has a bad cant to it, and whole building has a sag. The land is a very light sandy loam, but appears in good tiith, and strawberries look healthy, but commercial fertilizers have kept it this way. Crop for this year has been sold to R. Bouffard of Hammond for \$500.00. If weather had been good he would have made a nice profit from the 6.35 acres in berries. Owner is away from property.

(FOR ORCHARD LANDS ONLY)

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

1 cherry, 37 trees, apples and plums.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

6.35 ac. Strawberries, 1st & 3rd year plants. \$

2.70 ac. Asparagus, 1st year planting. \$

.30 ac. Fallow \$

.65 ac. Buildings and orchard. \$

\$

\$

\$

\$

\$

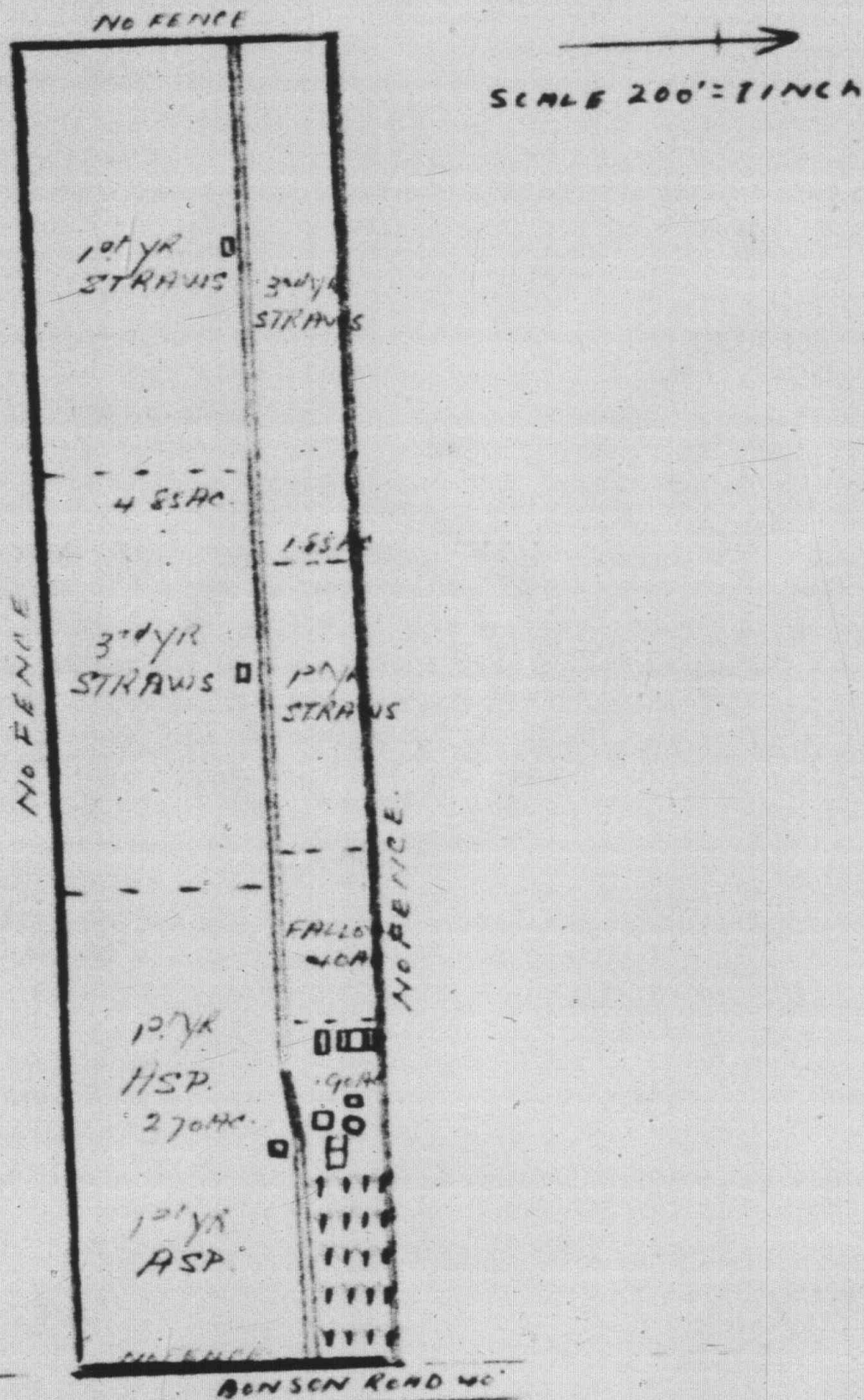
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

SENGORO SHITO

Lot 2 of a 50.00 AC Ptn of Lot 282 4/1 Ref 3546 M.V.D.
10.00 ACRES



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

value is \$ 700.00

Date 29th June, 1942.

"I. T. BARNET"

District Superintendent.

Canada

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

JAPANESE EVACUATION SECTION

File No. 6273
Reg. No. 14124

506 Royal Bank Building,
Vancouver, B. C.

APR 14 1944

Mr. Sanjuro SAITO
North Kamloops, B. C.

Dear Sir:

Benson Road, Pitt Meadows, B. C.
Re: Lot 2 of a 50 acre portion of Lot 282, Group 1,
Map 3546, District of New Westminster.

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	\$ 761.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 4.80
	\$ 765.80
Less:	
Tax arrears to December 31st, 1942	\$ 38.70
Registration fee	3.00
Encumbrance—Principal	
—Interest	\$ 41.70
Net proceeds of sale	\$ 724.10

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

Yours truly,

F. G. SHEARS,
Director.

1963		Debit	Credit	Balance
Jan. 1	Balance brought forward		\$182.79	\$182.79 Cr.
	Credit re Sale of Property <i>7-72</i>		724.10	
	Land Registry Office C. of E.	1.00		
Feb. 17	P.C.U. cheque returned re Rotollier		50.00	
Mar. 11	Maple Ridge Co-op. crop returns		9.72	
Dec. 16	Cheque to you	100.00		
1962				
Jan. 12	Cheque to you	100.00		
Feb. 12	Cheque to you	41.81		
		<u>\$242.81</u>		
			<u>\$966.61</u>	
				<u>CR \$723.40</u>

Extract from Lease.

File #8273.

Lessor: Senjuro SAITO.

Lessee: Raymond BOUFFARD.

Date: 15th April, 1942.

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

Consideration: \$500.00, paid.

Property:

Land: Lot 2 of a subdivision of N.E. part of Lot 282 containing 10 acres more or less. Municipality of Pitt Meadows.

House: Included, also buildings.

Chattels: Live stock and farm implements.

*Lease extended by Collateral Agreement to
30th Sept. 1943. \$200. - payable 31st July 1942.*

*Lease & Collateral Agreement handed to
S.S. 18 22/7/43.*

C O P Y

HAL ENZIES

Real Estate and Insurance

September 25th, 1942

The Custodian of Alien Property,
Japanese Section,
Vancouver, B. C.

Dear Sir:

File No. 12903. Mr. Alexander.

In reply to your letter of September 21st., the parties to whom I sold the property now occupied by the Japanese Hall at Pitt Meadows were Senjuro Saito and Kinya Hinatsu, who later requested me to convey it to the Pitt Meadows Japanese Farmers Association, but I was unable to do so as the association was not incorporated.

The only Japanese therefore to whom I would be responsible are Saito and Hinatsu.

I am enclosing for your information a copy of the Agreement of Sale which you may retain and which contains the particulars of the transaction.

As I said in my letter of September 18th the property is now fully paid for and at the request of Saito and Hinatsu, and other members of the group who call themselves the Pitt Meadows Japanese Farmers Association, I have been holding the title in my own name. I am paying taxes and other charges against the property out of the revenues retained therefrom.

I hope this supplies the information that you require.

Yours truly,

H. Menzies

P.M.

3362 ✓
8273
12903

2nd October, 1942.

Messrs. Kinya Hinatsu & Sanjuro Saito,
c/o Tully Bros.,
Oakville, Man.

Dear Sirs:

re: Lot 2 of Lot 2 of Lot 3 of
Lot 12 Block 6 N. Range 1 E.
(Pitt Meadows Japanese Hall)

We have received a letter from Mr. Hal
Menzies of Honey, from whom the above property was
purchased, stating that the property is fully paid
off but has never been transferred from his name as
the Pitt Meadows Japanese Farmers Association, for
whom he believes you were acting, was not an incor-
porated body. Kindly advise us if this is correct.

As the Land Registry Office filing fee
amounts to \$4.40 for registering this property, we
suggest that you forward this amount to this office
so that we may have the Deed registered in your joint
names.

Please give this matter your early atten-
tion.

Yours truly,

R. D. Richardson,
Farm Department.

WRA:OF

8273

December 15, 1942.

Mr. Senjuro SAITO,
Registration No. 14124,
North Kamloops, B. C.

Dear Sir:

Thank you for your letter dated December 8th.
Your truck was sold for \$410.00 and a statement covering particulars will be sent to you shortly.

I am requesting the Accounting Department at this time to issue a cheque payable to your order for the sum of \$200.00.

We wish to draw your attention to the fact that we have received a tax notice from the Corporation of the District of Pitt Meadows calling for payment on your behalf of taxes of \$33.60 on land described as Block 49, Lot 2, N. E. Part D. L. 282, and we would appreciate your advising us whether or not this claim is in order.

We have received from the Corporation of the District of Mission tax notice for 1942 calling for payment of \$27.56 on land described as S $\frac{1}{2}$ S. W., Tp 17, Sec. 28, Lots 15 and 16. In this connection we note that relative tax statement is made out in the names of S. and K. Saito.

Your comments will be very much appreciated.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

See file 867
Shiga

North Kamloops B.C.

Dec. 18, 1942

File No. 8273

Reg. No. 14124

EVACUATION SECTION	
Rec'd	DEC 23 1942
File No.	8273
Ans.	
Referred	Anderson

Department of the Sec. of State
Office of the Custodian
506 Royal Bank Bldg.
Vancouver, B.C.

Dear sir,

Thank you for your letter dated December 15. We have not received the cheque yet but hoping to in the near future.

In request to your letter for tax due to collect from the Corporation of the District of Pitt Meadows of \$38.60 on land described as Block 49, Lot 2, N.E. Part D.L. 282. As for the payment we do not want to pay it this year as will you leave it unpaid.

We and the rest of the family had 50 acres of land of which 45 acre were under cultivation. It was under small fruits and vegetables and which was all cleared from weeds. But now from what I heard the whole place is under weeds and the next year they won't get any crop worth while of the place. I don't know whether you know anything about farming ~~but~~ once a cultivated but

field is under weeds its not really worth anything.
To bring it back to normal again it'll take 5 yrs
or more and of real hard labor.

— We left the protected area on a self supporting
scheme. We paid our fare out here and also brought
most of our farm implements but arriving we
find out that we cant even rent or lease land so
when Canada is so short of product I dont know
why the government cant let us do farming or
some other industry then we can again work for
the good of Canada. Which we'd like to do.

I would be pleased if you can give us
a written permission to rent some land even a
few acres so we can grow our own vegetables. Because
the way things stand we cant even find ourselves
a good home. We are now living in a small house
with a family of eleven without a garden. There
were better homes but it had some land so we couldnt
rent it. So I hope you'll look into this matter
for us.

The district here North Kamloops would not
allow Japanese children to enter school so we had
to send the children to the city of Kamloops and
now we are paying for their education which
amounts to over a hundred dollars a year.

If you think these points arent ~~the~~ true
we are willing to prove it if you'll come down
here and investigate.

3 I'm quite sure when you finish reading my letter that you'll agree with me and not blame us for not wanting to pay our taxes. But this doesn't mean that we won't pay our taxes forever. As soon as we are given permission to return to our evacuated home we will pay them right up to date just as soon as we start working on the farm. The taxes were all paid in full to the year 1941.

You also stated that you received from the Corporation of the District of Mission tax for 1942 calling for payment of \$27.56 on land described as S $\frac{1}{2}$ S.W., Tp 17, Sec. 28, Lots 15 and 16. In this connection we have nothing. We do not own any land outside the District of Pitt Meadows. But there was S. and K. Sants living in Mission so I ~~think~~ think it must be he? mistake of address.

Hoping you'll do your utmost best for us.

I remain

Yours truly
S. Sants.

8273

April 7, 1943.

Mr. Senjuro SAITO,
Registration No. 14124,
North Kamloops, B. C.

Dear Sir:

Re: North West Policy No. 193904.

We have been advised by the North West Insurance Company that the above numbered policy covering for \$2,000.00 on property located on Subdivision of E. 1/2 of the S.E. 1/4 of Section 11 being on the West Side of Baynes Road between 4th and Townline Roads, Pitt Meadows, expires on April 30th next.

I understand that this property which did belong to you was sold to Mr. W. M. Speigler at some time prior to your registration and that you have no further interest in same.

Assuming that my information is correct, we will allow this policy to lapse and the protection under same will not be maintained unless we hear from you to the effect that you are still interested in the property and that you wish the insurance to be renewed.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MAD

Mr. K. W. Wright,
Counsel to the Custodian

JAPANESE HALL PROPERTY AT PITT MEADOWS
SENJURO SAITO and KINJAY HINATSU

This property situated in the village of Pitt Meadows consists of two acres, which the owners purchased from myself in November 1939 for \$200.00, paying half down. They completed the payment a year later and a Deed was then prepared to the Pitt Meadows Japanese Farmers Association, but as they were not incorporated, and didn't wish to go to the expense at that time, the Conveyance was never completed, the Title remaining in my name.

At the request of your office I have prepared a Deed to the original purchasers, Saito and Hinatsu, and which is in order following the Agreement of Sale. I am enclosing for your information a copy of this document, the Certificate of Title, is, I presume, on file at the Land Registry Office at New Westminster, the original Agreement of Sale wasn't registered.

I have, with the consent of your office, negotiated direct with Mr. Saito regarding the sale of the property. On June 7th, 1944, Mr. Saito replied stating that he had consulted with Mr. Hinatsu and the rest of the shareholders, and that they would not be interested in any offer less than \$3500.00. I am enclosing a copy of this letter for your files.

I had had an offer from the Catholic Church of \$1000.00 which I understood later would be raised to \$2000.00. I had an interview with the priest recently and he left me with the impression that the \$2000.00 offer could still be confirmed, but that the church would want the whole property. I tried to get an offer for \$2000.00 for the hall alone, or \$2500.00 for the whole property, but was unsuccessful so far.

I obtained the services of a photographer and took photographs of the buildings, which I enclose for your information, which includes a photograph of the interior showing how the hall is now fitted up for church services.

I took a carpenter to review the possibility of either converting the hall into a duplex dwelling or dismantling for the purposes of reconstruction, but neither of these seemed feasible if the purchaser had to pay as much as the Catholic Church appeared to be ready to pay for the building as is as you will see by the photographs.

The property contains the hall proper, a building 24 x 50 with a full basement with a seven foot ceiling, the ceiling in the main hall being 10 feet. The building is finished on the outside with shiplap and siding to the belt-course, and shingled on the basement walls, and shingles on the roof. Inside the basement is finished with shiplap and the main hall with V joint. The foundations and the basement floor are of concrete. The one end of the basement has been finished off in two rooms, kitchen and bedroom. The building has been built for about 5 years and has not been painted either inside or out.

About half an acre of land has been cleared and contains 4 fruit trees. Another small building is located on the South East Corner of the property, is 18 x 20 feet with 3 rooms, finished on the outside with short lengths of fir siding and V joint on the inside. There is a small woodshed 10 x 14 behind the cottage lightly constructed of shiplap. There is a larger woodshed 20 x 12, also light construction, behind the main hall. The cabin has not been painted and has been built about the same length of time as the hall.

After going carefully over the property I do not see any possibility of obtaining the price that Mr. Saito suggests. I had thought that the church could probably be induced to raise their offer to \$2500.00 for the whole property. It should be easy to sell the cabin and one acre, practically all of which would be uncleared as the centre line would come very close to the cabin, for \$500.00, and \$2000.00 would be the most we could expect to realize for the hall from any purchaser, I would however, put the whole property at \$2500.00. If these buildings were near a good sized town they would of course be much more saleable as the big basement could be used for some sort of storage, but Pitt Meadows is a small two store village that offers little use for such a structure.

I am enclosing a new Conveyance referred to above and also for your information the original Agreement of Sale, and the Conveyance that was prepared for the Pitt Meadows Japanese Farmers Association.

Yours truly,

"H. Menzies"

Appraiser

HM:SP

February 7th, 1945

MEMORANDUM

TO: MR. F. C. SHIRAS

FROM: MR. K. W. WRIGHT

RE: Japanese Hall Property at Pitt Meadows
Senjuro SAITO and Kinva HINATSU

Will you be good enough to list this case on the agenda for the next meeting of the Rural Advisory Committee.

Copy of Mr. Menzies' report was forwarded to you this morning and I will have the Deed Mr. Menzies sent in, recorded in the Registry Office. This Deed is in favour of the above named Japanese, but the property belongs to the Pitt Meadows Japanese Farmer's Association (unincorporated).

You will note that the Catholic Church was interested in purchasing the hall. There is also a small cabin nearby and this might be disposed of separately. If we decide upon this course, it will be necessary to advertise the property and consideration must be given to the inclusion of the hall building in the advertisement.

As I understand it, this building was not used as a church by the Japanese, but the photographs clearly indicate that the Catholic Church has installed an altar. Permission has not been granted to offer church properties, but I believe if the Committee so recommends, the Custodian will entertain the idea of calling for tenders on school building.

I thought we might discuss the situation generally at the Board Meeting as this case is typical of several problems in the rural areas.

K. W. WRIGHT

KWW/JF

February 23rd, 1945

MEMORANDUM

TO: MRS. HARROP

FROM: MR. K. W. WRIGHT

RE: Minutes Advisory Committee Meeting Held at
New Westminster, February 13th, 1945
Japanese Hall Property at Pitt Meadows
Senjuro SAITO and Kiwa HIRAHARA

Mr. Hennes' report together with the photographs and the sketch of the property obtained from the Registry Office were presented to the Advisory Committee at the meeting held at New Westminster, February 13th, 1945.

Mr. Hennes stated that the Reeve of the Municipality has been approached and they may be interested in securing the large building for school purposes.

The Catholic Church was also interested and if they acquired the property, they would want the small cabin nearby as a residence for the caretaker.

We have not yet received instructions from Ottawa relative to the sale of school properties and under all the circumstances it was agreed that this parcel should not be advertised for sale and that the matter should be brought to the attention of the Committee for further report at the next regular meeting.

KWR/JF

K. W. WRIGHT

File No. 12902, 1362, 8772 (2nd)

April 20, 1945

MEMORANDUM

TO: MR. F. G. SHEARS

FROM: MR. K. V. WRIGHT

RE: Japanese Hall Property at Pitt Meadows
Sanjuro SAKO and Kiyo HINATSU

At the last meeting of the Rural Advisory Committee, we presented a copy of Mr. Hunsicker's report and it was decided not to offer the property for sale until we had a ruling from the City Advisory Board in connection with School Properties.

Since that time we have clarified the title, having obtained a Deed from Halbert Hunsicker to Sanjuro SAKO and Kiyo HINATSU. The property is recorded in their names and there is no reason why we should not convey from these individuals and place the funds to the credit of the Pitt Meadows Japanese Farmer's Association.

Will you be kind enough to put this case on the agenda for the meeting on Friday next.

K. V. WRIGHT

KV/JF

Pitts Reg. 12502, 3351, 6271 (Enc)

April 10th, 1945

TO: MR. C. E. PIERCE
FROM: MR. L. F. WRIGHT

Re: Japanese Hill Property at Pitt Meadows

Kindly refer to my memo of the 4th instant addressed to Mr. Shure.

This matter was brought to the attention of the Advisory Board at the meeting held at New Westminster last Friday. The Board approved offering this property for sale by tender and I would therefore be obliged if you would include this in the list of properties to be offered in the near future. I would like the first notice to appear on Saturday next, if possible, so that the tenders may close at the end of the first week in May.

The Advisory Committee were of the opinion that if we effect a sale of the property the money should be deposited in a joint account to the credit of the two registered owners "In Trust" for the Pitt Meadows Japanese Farmer's Association.

L. F. WRIGHT

LFW/27

April 12th, 1945.

MEMORANDUM

TO: MRS. A. MACARTHEUR

FROM: MR. K. W. WRIGHT

RE: Lot "B", Blk. 2 of Lot 3 of Lot 12 of Sec. 36, Blk 6N,
Range 1 East, Map 6326, SWD, Municipality of Pitt Meadows.

This property is included in the advertisement being inserted in the local papers on the 14th, 16th and 17th with tenders to close at Twelve Noon on May 5th, 1945.

Where necessary, will you kindly have your administration department attend to the matter of advising tenants to allow inspection and also notify any prospective purchasers of the advertisement.

Mr. Anderson advises us that there are few home made wooden benches in the hall. These have not been included in our advertisement and he suggests that they might be sold to the purchaser of the building as they might not sell at auction for sufficient to cover the cost of removal.

The chattels stored in the basement should be removed prior to sale of the property.

GW/0'B

K. W. WRIGHT

MEMORANDUM

File Nos.: 12902
3362
8271

April 25th, 1945.

TO: Accounting Department
FROM: Mr. R. D. Richardson

Re: Pitt Meadows Japanese Farmers'
Association

Joint Acct. (Kinya HINATSU - Reg. No. 14253)
(Senjiro SAITO - Reg. No. 14124) In Trust

Please be advised that the title to the property known as the Pitt Meadows Japanese Farmers' Association is registered in the names of the above-mentioned Japanese (Tenants in Common).

It will be in order, therefore, to change the name of the account number 12902 from Pitt Meadows Japanese Farmers' Association to read as above-captioned. The present name of the account may be used as reference until the correct interest is established.

The above-mentioned change will be effective from the commencement of our account.

RDR:OH

Extract from Mr. Wright's Memo to 3rd Division of 7th May 1946

MISSION							
PARCEL B							
Enclosure File 15618)							
5439)							
Property	Valuation	Tenderer	Am't.	Encl.	Remarks		
3976 Cherry Street	\$2400 ?	D. Hoffner	\$2500.00	\$250.00 Cheque	obtain report re title, judgements		
		F. Horvath	\$2500.00	\$250.00 Cheque	mortgages - exceed offer		
PIT WEALONS							
PARCEL B							
Enclosure File 12902							
336.2							
347.3							
Community Hall on Advent Road	\$2500.00 and \$3625.00	D.R. Gosselin	\$1000.00 & contents of Hall	no enclosure	reject	check valuation	
		James Moore	\$1000.00	\$101.00 Cheque	reject		
		St. Patrick's Rectory	\$1500.00	\$150.00 Cheque	reject		
SURREY							
PARCEL J							
Enclosure File 12457							
4935							
5157							
410 Scott Road	\$5450.00	J.H. Simpson	\$1400.00	\$140.00 Cheque			
		M. Newfeld	\$2400.00	\$240.00 Cheque			
		Boulder Settlement	\$3700.00	no enclosure			
DELTA							
PARCEL J							
Enclosure File 9600							
Bulley Road	\$1600.00	G.B. Cooper	\$400.00	\$40.00 Cheque			
		Manonville Distresses	\$750.00	\$75.00 n/o			
		Boulder Settlement	\$900.00	no enclosure			

12902, 3302, 6273

May 15, 1945.

REGISTERED

Rev. S. Thos. Finnegan,
St. Patrick's Rectory,
Hailey, B.C.

Dear Sir:

Re: Parcel "B",
Advent Road, Pitt Meadows.
B/2/12/10/304/115/5328.

Your letter of May 2nd, 1945 enclosing
cheque for \$150.00 and offer to purchase the above property
for the sum of \$1500.00 has been received and considered.

We are not able to accept this tender and
are returning your cheque herein. No acceptable tender has
been received on this property and we are now prepared to
consider revised offers.

This property has been independently appraised
and the Custodian will not be interested in any sum less than
\$3000.00.

A similar letter to this is being sent to
other persons who submitted tenders and if you desire to revise
your offer, subject to prior sale and other bids which may be
received, we will be pleased to consider same.

Yours truly,

F. S. Cheare,
Director.

FOOTED
encl.

12902, 3362, 8273

May 15, 1949.

Mr. Robert W. Davidson,
Pitt Meadows, B.C.

Dear Sir:

Re: Parcel B, Advertised Apr. 14/49.
Advent Road, Pitt Meadows.
B/2/3/12/36/B68/512/5125.

Your letter of April 23rd, 1949 submitting
an offer to purchase the above property for the sum of \$1000
cash has been received and considered.

We are not able to accept this tender. No
acceptable tender has been received on this property and we are
now prepared to consider revised offers.

This property has been independently appraised
and the Custodian will not be interested in any sum less than
\$3000.

A similar letter to this is being sent to other
persons who submitted tenders and if you desire to revise your
offer, subject to prior sale and other bids which may be received,
we will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

FGB:AS

12902, 3362, 8273

May 15, 1945.

REGISTERED

Mr. James Moore,
1185 Burnaby Street,
Vancouver, B.C.

Dear Sir:

Re: Parcel "H",
Advent Road, Pitt Meadows.
B/2/3/12/36/164/115/6125.

Your letter of May 3rd, 1945 enclosing
cheque for \$101.00 and offer to purchase the above property
for the sum of \$1013.00 has been received and considered.

We are not able to accept this tender and
are returning your cheque herein. No acceptable tender has
been received on this property and we are now prepared to
consider revised offers.

This property has been independently
appraised and the Custodian will not be interested in any bid
less than \$3000.00.

A similar letter to this is being sent to
other persons who submitted tenders and if you desire to
revise your offer, subject to prior sale and other bids which
may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

FGS:ac
encl.

Evac. File 8273

June 16th, 1945

MEMORANDUM

TO: FILE NO. 12902

MINUTES OF ADVISORY COMMITTEE MEETING
HELD AT NEW WESTMINSTER, FRIDAY,
JUNE 15, 1945

RE: Pitt Meadows Japanese Farmer's Association
Community Hall, Advent Rd., Pitt Meadows

Mr. Wright reported that this property was advertised for sale on April 14th, 16th and 17th last, and the following tenders received:

D. R. Goodwin	1000.00
James Moore	1010.00
St. Patrick's Rectory	1500.00

This property was appraised by Mr. Ansell at \$3,625.00, but this valuation seemed out of line and another appraisal was obtained.

All tenders had been rejected and the purchasers advised that the Custodian would not be interested in any sum less than \$3,000.00.

Mr. Menzies recommended that the property be listed for sale with all the Real Estate Agents at Haney and expressed the opinion that the parcel should sell for at least \$2,500.00.

The Board approved acting upon Mr. Menzies' recommendation and suggested that future offers be submitted to them in due course.

K. W. WRIGHT

KWW/JF

Advertisement appearing in the Vancouver News Herald
on 14th April, 1945, the Vancouver Sun on 16th April, 1945
and the Vancouver Daily Province on 17th April, 1945.

File No. 8273

DEPARTMENT OF THE SECRETARY OF STATE

Office of the Custodian

REAL PROPERTY FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading With The Enemy (1943) hereby offers for sale by public tender such interests as are vested in him in the following properties:

CITY OF VANCOUVER

PARCEL A: Lot 8, Block 80, District Lot 196, New Westminster District, Plan 196, known as 840 East Cordova Street, upon which is situate a one-storey frame factory building.

PARCEL B: Lots 17 and 18 in the West 1/2 of Subdivision "C" of District Lot 328, Group 1, New Westminster District, Plan 2204, known as 1635 Kent Street upon which is situate a chicken house and shed. Building used as dwelling not included.

NORTH VANCOUVER

PARCEL C: Lot 17, Block 4 of Blocks 2 and 5, District Lot 616, Group 1, New Westminster District, Plan 1990, being a Vacant Lot on 17th Street between William and Rupert Avenues.

WEST VANCOUVER

PARCEL D: Lot 6, Block 12 of Blocks 7 to 12, District Lot 775, Group 1, New Westminster District, Plan 4595, known as 2152 Marine Drive, upon which is situate a dwelling with a store front.

MATSQUI

PARCEL E: Part (The North West 1/4 of 29.975 acres more or less) of the North 1/2 of the South East 1/4 of Section 11, Township 14, as shown and lettered "B" on sketch deposited 1110, Save and Except part 7.6 acres as shown on sketch deposited No. 5250, Group 1, Municipality of Matsqui, in the District of New Westminster, being a Farm Property of 22.475 acres, more or less, near Mt. Lehman Road upon which is situate a five-room dwelling and outbuildings.

PARCEL F: Lot 2 of the North West 1/4 of Section 16, Township 16, Map 2298, Municipality of Matsqui, in the District of New Westminster, being a Farm Property of 44 acres, more or less, on Ware Road, Abbotsford, upon which is situate a six-room dwelling, barn and poultry house.

MISSION

PARCEL G: Lots 12 and 13 of the North 1/2 of the South East 1/4 of Section 29, Township 17, Map 2849, Municipality of Mission, in the District of New Westminster, being a farm property of 10 acres more or less, known as 2878 Cherry Street, on which is situate a dwelling, barn and outbuildings.

PITT MEADOWS

PARCEL H: Lot "B", Block 2 of Lot 3 of Lot 12 of Section 36, Block 6 North, Range 1 East, Map 6328, Municipality of Pitt Meadows, in the District of New Westminster, on Advent Road, containing 2 acres more or less on which is situate a community hall and cottage.

SURREY

PARCEL I: Lot 3 of the North West 1/4 of Section 30, Township 2, Map 1607, Municipality of Surrey in the District of New Westminster, being a Farm Property of 6.3 acres, more or less, known as 410 Scott Road, upon which is situate a 7-room dwelling, chicken houses and sheds.

DELTA

PARCEL J: Lot 40 of the North East 1/4 of the North East 1/4 of Section 25, Township 4, Map 1416, Municipality of Delta, in the District of New Westminster, on Bailey Road, on which is situate a one-story frame hall building.

Tenders for the purchase of such interests in the above described properties as are vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
 2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
 3. A certified cheque payable to the order of the Secretary of State as Custodian for ten per cent (10%) of the amount offered must accompany each tender. The deposit will be forfeited as liquidated damages if the tender is accepted and not completed by the purchaser immediately upon his being required to do so by the Custodian.
 4. Each tender must be in a separate sealed envelope addressed to The Office of the Custodian, 509 Royal Bank Building, 575 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate."
 5. The balance of the purchase price shall be paid in cash.
 6. All adjustments shall be made as of the date of conveyance.
 7. The property is sold subject to existing leases and encumbrances, if any.
 8. The property is offered for sale without any warranty whatever by the Custodian as to location or condition of buildings or improvements or the existence or non-existence of any encroachments.
 9. The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
 10. Neither the highest nor any tender will necessarily be accepted.
- Cheques in respect of unaccepted tenders will be returned in due course.

Tenders will be received by the undersigned up to Noon, Pacific Daylight Saving Time, on the 5th day of May, 1945. Further particulars may be obtained during office hours any day up to Noon on the 5th day of May, 1945, and arrangements made with the undersigned to inspect the said premises.

DATED AT VANCOUVER, BRITISH COLUMBIA, this 14th day of April, 1945.

THE CUSTODIAN

509 Royal Bank Building,
575 West Hastings Street,
Vancouver, B.C.

12902
3362
8273

June 20, 1946.

Hal Menzies, Esq.,
Haney, B. C.

Dear Sir:

Re: Spec. Ad. April 14/45.
Harris Road, Pitt Meadows, B.C.
B/2/3 of 12/36/B6N/KLE.

Further to our letter of May 8th we have to advise you that we are prepared to recommend the acceptance of your offer, on behalf of your clients, Mike Halas and Benjamin Schlick, of \$2,500.00 for the above described property. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$2,250.00.

We note that you request this property to be registered in the names of Mike Halas, millworker, of Pitt Meadows, B. C., and Benjamin Schlick, merchant, of Pitt Meadows, B. C., both British Subjects. Kindly advise whether this is to be a Joint Tenancy or a Tenancy in Common.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, they will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

The tenants will then be advised that the property has been sold, subject to the existing tenancies, and the owners will then be in a position to assume control of this property.

Yours truly,

F. C. Shears,
Director.

GP:MB

Spec. Ad. April 14/45.
Files Nos. 12902, 3362 & 8273
Harris Road, Pitt Meadows, B. C.
B/2/3 of 12/36/D6R/MLE/6328

September 13, 1946.

THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at July 27, 1946)

	DEBIT	CREDIT
Purchase price	\$2,750.00	
Cheques received		\$2,750.00
Seller's proportion of taxes for 1946 - 207/365 x \$21.20		12.02
Registration fees on deed - \$2,750.00	10.00	
Insurance premium \$48.00 (Ex. 28/1/49) - Unearned portion	40.00	
Balance owing by purchaser		37.98
	\$2,800.00	\$2,800.00

BALANCE OWING BY PURCHASER \$37.98

for file 8273
File Nos. 12902, 3362
and 8273.
Special Ad.

September 27th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Kiyo HINATSU
Senjuro SAITO
Hun. of Pitt Meadows
Lot "W", Blk. 2 of Lot 3 of Lot 12,
of Sec. 36, Blk. 6N., R. 7E., Map 6328,
B. C. S.

With reference to the above property which was recorded in the New Westminster Land Registry Office, August 7th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 208445-E, dated August 7th, 1946, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 208446-E, dated August 7th, 1946, registering the property in the name of The Roman Catholic Archbishop of Vancouver (Deed).
3. Duplicate of Transmission dated August 2nd, 1946.
4. Duplicate of Deed dated August 2nd, 1946 - Secretary of State to The Roman Catholic Archbishop of Vancouver.
5. Certificate of Indefeasible Title number 208446-E, dated September 21st, 1946, covering the above property in the name of The Roman Catholic Archbishop of Vancouver.

D. A. Cramer

DAC:JS

Atch.- Transmission application.

- Deed application.
- Transmission (duplicate)
- Duplicate Deed.
- Cert. of Title No. 208446-E.

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/508P
File No. (JL-387)

Vancouver, B.C.

January 18th, 1944.

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

8273 SAITO, Langoro, Reg # 14124

Dear Sir:-

Re: Lot 2 of a 50 ac. per. of Lot 282,
Gp. 1, Map 3546.
MUNICIPALITY OF PITT MEADOWS

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 1661182 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 \$ 18,223.64, in favour of The Secretary of State,
forwarded to you and dated January 12th, 1944. is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price

- \$ 761.00

Less arrears of taxes to
January 1st, 1943,

- \$ 38.70

Amount paid to Secretary of State -

722.30

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

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

JAN 24 1944

Date

Solicitor for
The Secretary of State

*Release
L.*

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 8273

MUNICIPALITY: Pitt Meadows.

Date: May 27th. 1942.

NAME: SAITO. Senjuro,

REGISTRATION NO. 14124.

ADDRESS: No #. Bonson Road, Pitt Meadows, B.C.

PROPERTY:

ACREAGE: 10.

KIND OF CROPS:

Strawberries. Asparagus.

APPROXIMATE ACREAGE OF EACH: 7.

2.

HOUSE:

VACANT:

OCCUPIED Yes. Lessee's help.

DESCRIPTION 1 Story wooden frame shack. ROOF: Shingle.

NO. OF ROOMS 3.

SIZE: 18 x 24.

CONDITION: Poor, Just a shack.

OTHER BUILDINGS: Barn. 2 Packing houses. Woodshed.

NAME OF LESSEE OR RENTOR: Raymond Bouffard. 2448 Lougheed Highway.

TERMS: \$500.00 Financed by Pacific Co-operative Union. \$250.00 Cash,
Balance in September 1942.

WATER: Well.

ON:

OFF:

LIGHT: None.

ON:

OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY
None.

Signed:

I. C. Bardwell.

14124

SAITO, Senjuro

8273

[illegible]

WE have

INSURANCE SUMMARY

File #8273

August 23, 1945

Re: SAITO, Senjuro

Reg.No.14124

Sun Life Assurance Company

Policy #499166
\$3,000.00 - 20 year endowment
Beneficiary - Wife

Canadian Mutual Benefit Association

Amount of policy - \$2,500.00
Beneficiary - Wife

Not administered by this office.

Minor son (Hitoshi) - policy not declared.
Confederation Life Association:
Policy X 563553
Minor son (Yoshihisa)
Confederation Life Association:
Policy X 564896

Certified Correct

Date:

W.E. Cameron
.....

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. SENJURO SAITO

File No. 3273

Weswood B.C.

Reg. No. 14120

Company Sun Life Insurance Co.,

Agency Vancouver

Policy No. 499166

Premium - \$ 124.80

Payable: ^X Annually, Semi-annually or monthly

Month August

Day 1st

REMARKS:

Letter sent 24/8/43

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name *Re* Hitoshi Saito *Aug 13*

File No. *N/A* 8273 *Seijiro*

Reg. No. 14124 *Saito*
(Father)
Whitwald K

Company Confederation Life Asc.

Agency Vanc.

Policy No. X563 553

Premium - \$ 30.61

Payable: Annually, Semi-annually or monthly

Month Feb

Day 12

REMARKS:

24/8/43

Letter sent

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name *Yoshihisa Saito*

File No. N/R

Reg. No.

Company *Confederation Life Asc.*

Agency *Vanc.*

Policy No. *564 896*

Premium - \$ *30.47*

Payable: Annually, Semi-annually or monthly

Month *March* Day *9*

REMARKS:

Letter sent 24/9/43

CLAIMS SUMMARY

File: 8273

August 29, 1945.

Name: Senjuro SAITO

Reg. No. 14124

This man declared no liabilities, and no claims have been registered against him.

DEBTORS

The following claims were declared by this man when registering with this office:

1. Southern Produce Company, Penticton, B. C. \$102.90

(Upon contacting this debtor, it was found that \$77.90 was owing to Senjuro SAITO. Settlement was made through this office for \$44.90, with the creditor's consent, on February 18, 1944, and the money credited to Senjuro SAITO's account.)

2. Yaichi KITAGAWA File 14300 \$500.00

Still owing see letter Sept 15/45
(Saito written, but no reply.)

3. Yoshikichi KITAGAWA (Minor) File 5439 \$150.00

Still owing see letter Sept 15/45
(No action taken)

4. Hikojo NAKAMURA, 446 E. Cordova, File 10144 \$60.00

Still owing see letter Sept 15/45
(No action taken)

Additional Debtors as per letter Sept 15/45

4603 KENI KISHIYAMA, formerly of Redmond 88.75

7483 KIMOE YAMURA, formerly of Hammond 30.00

*Not Signed by
Y. Kitagawa on
this file under
date Dec 3.45.*

SUNDRY ASSETS SUMMARY

File #8273

August 23, 1945

Re: SAITO, Senjuro

Reg.No.14124

Above Japanese declared the assets as follows as being in his possession. They did not require administration by this office:

\$50.00 Victory Bond

\$ 5.00 War Savings Certificate

\$150.00 Shares in Western Hop Growers Association
(Now under control of Custodian)

Certified Correct

W.E. Landon

CHattel SUMMARY

File #8273

August 23/45

Re: SAITO, Senjuro

Reg.No.14124

None declared.

March 22, 1943 offer to purchase Planting machine. Owner wired but offer rejected. Informed March 31, 1943 of Sale direct.

Letter and list from B.C.Security Commission March 1, 1944 showing furniture and farm tools, etc. shipped to Japanese at Kamloops and also balance being sold by owner who was allowed down.

Certified Correct

W.E. Hanson
.....

MEMORANDUM

To: File 14124

March 23, 1944.

From: Specified Articles Department

Re: SAITO, Senjuro - Reg. 14124

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1939 Ford No. T27 License No. (41) C 2080	\$500.00

Sold to: Johnston Motors

Date: September 4, 1942.

Selling Price: \$410.00 /

Admin. Expenses \$27.21

Harker

Net proceeds of \$382.79 credited to account Dec 29/42.

W E Hanson

Rec. No. _____

PROVINCE OF BRITISH COLUMBIA.
"MOTOR-VEHICLE ACT."

Licence No. C 2080
Year 1941

NOTICE OF TRANSFER OF MOTOR-VEHICLE.

To the Commissioner of Provincial Police, Victoria, B.C.:

Notice is hereby given that the motor-vehicle (Name Ford, style Truck),
the particulars whereof are set forth in Motor-vehicle Licence No. C 2080, B.C., which is attached hereto, has this day
been transferred by the undersigned G. W. McPherson, Deputy of the Custodian, as the vested owner
vehicle under the provisions of the Interest of the said motor
to the undersigned Johnston Motor Co., Ltd. (Christian name in full.)
(Christian name in full.)
(Surname.)
(Surname.)
and that the garage or place where the said motor-vehicle will hereafter be kept is at _____

and that the said motor-vehicle will be used for the purposes of _____

Dated this 4 day of September, 1942, at Vancouver, B.C.

Signature of transferor (G. W. McPHERSON)
Place of residence of transferor 536 Royal Bank Building, Vancouver, B. C.
(Number.) (Street.) (City or town.)

Signature of transferee (G. W. McPHERSON)
Place of residence of transferee _____
(Number.) (Street.) (City or town.)

THE PRESCRIBED FEE OF SEVENTY-FIVE CENTS IS ATTACHED HERETO of the Secretary
of State and/or Custodian

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO.

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

September 8, 1942.

Watchman in Charge,
Custodian's Motor Vehicles,
Vancouver, B. C.

Dear Sir:

Will you please hand over to the bearer of
this letter, T27 Johnston Motor Co. Ltd., and obtain
his signature on the foot of this letter.

Yours faithfully,

M. Sullwai

R. G. Bell.

(For Authorized Deputy of the Secretary
of State and/or Custodian)

RGB:MS

Received from the Custodian of Enemy Property.

T 27

Johnston Motor Co. Ltd.
Geo. D. Simpson
Purchaser.

EXHIBIT No. 115 @ 5
DATE May 12, 1948
FILED BY Mr. Cobus

ROYAL CANADIAN MOUNTED POLICE EXHIBIT REPORT

Detachment Seizure No. T 27

Re: SAITO Shohe "(Senjaro)" Box 86, Pitt Meadows, B. C.

On March 9, 1942, I H. F. Price RCMP

Came into possession of the following goods by:

LICENSE NO. (41) C2080	TIRE NUMBERS	4
MAKE & MODEL 39 Ford, one ton		
SERIAL NO.		
ENGINE NO. 12380J		
SPEEDMETER READING 29095		
CONDITION		

appears fair condition

EXTRA EQUIPMENT

None

DESCRIPTION & CONDITION
VERIFIED

"S. Saito" #14293
Signature of Owner
Japanese Registration No.

Handed over to representative of Custodian
whose signature in receipt thereof appears
hereunder

"K. G. McBride"
March 9, 1942

DATE:

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

June 9, 1948.

[Signature]

115 - 6
EXHIBIT No. _____
DATE May 12, 1948
FILED BY Mr. Cobus.

USED CAR APPRAISAL RECORD

Name T 27

Address good condition

Paint	\$ 4.00	Make
Tires "3 good 1 fair"		"Ford 85
Body and Fenders	4.00	one ton"
Glass	✓	
Top	✓	Body Style
Nickelling	✓	"Hake
Radiator	✓	122"
Running Boards	✓	
Mats & Kick Pads	✓	Year
Upholstery	2.00	"38
Hardware	✓	
Motor Expense	✓	License
Transmission	✓	"C2080
Rear Axle	✓	41"
Universal Joints	✓	Serial
Clutch	✓	1-2380J
Steering	✓	
Brakes	8.00	Mileage
Tighten Up	4.00	"29095"
Muffler	✓	
Sundries		
Wash & Clean Motor	2.50	Remarks
Clean Interior	2.00	"No spare"
Oil & Grease, Change)		700x17
Oil & Check Over)	4.50	
Total	22.00	

Mod. interested in

Selling Price \$500.00

Salesman

Less Repairs

Date

Appraised by "H. Grone"

Allowance

For immediate acceptance only.

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

June 9, 1948.

H. Grone

115 - 1

EXHIBIT No. _____
DATE May 12, 1948
FILED BY Mr. Cobus

R. R. #1,
Kamloops, B. C.
May 12, 1948.

Mr. Tatsuo Saito.

Dear Sir:

This will be your authority to represent me in connection with my claims on my 1939 Ford truck and my property in the Municipality of Pitt Meadows before the Royal Commission hearing of Japanese property claims at Kamloops.

Yours truly,

"S. Saito."

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

June 9, 1948.

L. McLaughlin

March 23rd, 1942,
Pitt Meadows, B.C.

B.C. Security Commn.,
Marine Bldg.,
VANCOUVER, B.C.

Dear Sir:

I was in Vancouver today and called at your office for information and also to require a permit to drive and get our truck out from Hastings Park, but your office staff asked me to go to the Barracks of the R.C.M.P. but from there again I was asked to go to the Federal Bldg. and there they told me to write to you of my situation so I hope you will do your utmost for me.

We own three farms all in Pitt Meadows and each farm about 2 3 miles apart and we also have two tractors operating on our farm but without transportation we can't get from farm to farm to keep up our work. We have between 40 and 50 acres under cultivation. We also hauled vegetables to Vancouver and soon the asparagus will be out and then the berries which we mostly take to Empress Cannery and Canadian Cannery, both in Vancouver. Last year we took our asparagus to wholesalers on Water St which we hope to do again this year if possible. And the asparagus will be ready in a couple of weeks. So if we are allowed to operate one truck it would mean that we could have our farm all ready for the crop but without a truck it is impossible to have it cultivated for crop. We owned two trucks one we turned over to the Custodian and the other we sold. My parents were naturalized in 1914 and my brothers and I are Canadian born so I hope again that you will do your very best to help me.

Thanking you,

Yours truly,

S. Saito.

12935 and 8273

November 9, 1942

Mr. Senjuro SAITO
Registration No. 14124
Westwold, B. C.

Dear Sir:

Re: The Mutual Aid Group

A number of individuals have called our attention to the fact that they were members of a Mutual Aid Group, which had a membership of eleven individuals of the Japanese race (of all of whom we have a record), and that you and Mr. Kinya HINATSU acted as Treasurers or Auditors of the group in question.

It is our understanding that Mr. Keizo YAMADA, Mr. Kunizo MORI, and Mr. Shikazo OSATO each drew \$500.00 apiece.

Applications have been received by us from other members of the Mutual Aid Group for the Custodian to take steps to obtain refunds of their contributions.

We are not entirely familiar with the by-laws (if any) of the Mutual Aid Group and do not know whether or not the three Japanese individuals mentioned above are obligated to make the refund at this time.

We would appreciate receiving your advice, and if it is the desire of all of the members of the Mutual Aid Group that some adjustment be made and if the three individuals who gained by the enterprise are obligated to make refunds are able to do so and are willing to do so, the Custodian's Office will be glad to assist further in this connection and is willing to receive refunds from Messrs. Yamada, Mori, and Osato and to distribute refunds thereby obtained amongst all of the members of the Mutual Aid Group.

RPA:MDE

R. P. Alexander
Manager

Yours truly,

There is one point we would like to raise in this connection, and that is that if each one of the eleven members contributed \$50.00 each - or a total of \$550.00 - and only \$500.00 was drawn, what disposition was made in each instance of the \$50.00 difference? Your assistance in this connection will be appreciated, not only by the Custodian, but by each member of the Mutual Aid Group in question.

8273

North Kamloops B.C.
Dec 8, 1942.

Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 12 1942

Dear sirs,

I received a letter from you saying that you sold our 1 ton Ford V8, 1939 model truck quite awhile back.

I wrote to you a few times previously but without request. But at one time you said you were holding the money for claims against us if any. I'm sure that you haven't any claims against us so will you look into this matter and send us the money at your earliest convenience.

He also had pretty tough luck this year so hoping you'll do your best. I remain

Yours truly
S. Saito

14124

727

541000

✓

File No. 8273.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 14 1942

14th December, 1942.

MEMORANDUM: To Mr. R.P. Alexander.

Re: Truck number T27 - S. Saito.

Will you kindly note original letter from S. Saito requesting money received from the sale of his truck. This truck was sold for \$410.00 and as there were no liens this amount is held to his credit.

As far as this department is concerned there is no reason why Mr. Saito should not receive at least a portion of this amount. Therefore will you kindly give this request your attention.

MS/mf
Attach.

Wm. S.

AMC

77/3/43

I wish to tender my
application to purchase the
Strawberry Planter with the
fertilizer attachment for the
sum of One Hundred & Twenty
Five Dollars.

This machine when new in
the fall of 1941 cost, according
to Massey Harris Ltd. \$158.⁰⁰ and
I feel this is a very fair
price now.

A. W. McElini
P. R. 1. Cleve on R. C.

File No. 8273.

23rd March, 1943.

MEMO - MR. SHEARS.

re: Senjuro BAITO.

Although subject Japanese declared no chattels, he has a strawberry planting machine stored on property that was sold prior to his evacuation at Pitt Meadows. Attached hereto please find an offer to purchase said machine for \$125.00, which, according to the agent who handles this type of machine, is a very good price.

Mr. A. McKin, who makes this offer, is a big strawberry grower on Lulu Island, and it will be necessary to have a decision on this made before the end of this week, or it will be too late for the planting season.

WEA:GF

W. H. Carson

8273

29th March, 1943.

Mr. Senjuro SAITO,
Registration No. 14124,
North Kamloops, B.C.

Dear Sir:

Although at the time of your registration with this office you declared no chattels, we are now informed that there is a strawberry planting machine, which you purchased in the Fall of 1941 for the sum of \$158.10, stored on your former property at Pitt Meadows. We have received an offer to purchase this machine for \$125.00; according to the agent in Vancouver this is a good price, and we, therefore, would appreciate your authorization to sell.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

Exclusive Connection
with
**WESTERN UNION
TELEGRAPH CO.**
Cable Service
to all the World
Money Transferred
by Telegraph

CANADIAN NATIONAL TELEGRAPHS

CLASS of SERVICE DESIRED	
Full-Rate Message	<input checked="" type="checkbox"/>
Day Letter	<input type="checkbox"/>
Night Message	<input type="checkbox"/>
Night Letter	<input type="checkbox"/>

Patrons should mark an X opposite the class of service desired. OTHERWISE THE MESSAGE WILL BE TRANSMITTED AS A FULL-RATE TELEGRAM

D E GALLOWAY ASSISTANT VICE PRESIDENT TORONTO ONT

RECEIVER'S No

TIME FILED

CHECK

Send the following message, subject to the terms on back hereof, which are hereby agreed to

VANCOUVER B C
31st MARCH 1943

SENJURO SAITO,
REGISTRATION NO 14124
NORTH KAMLOOPS B C

HAVE OFFER HUNDRED TWENTYFIVE DOLLARS STRAWBERRY PLANTING
MACHINE STOP ADVISED GOOD PRICE WIRE ACCEPTANCE

CUSTODIAN OFFICE
VANCOUVER

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

North Kamloops, B.C.

March 31, 1943.

The Custodian
Vancouver, B.C.

Dear sir,-

Re your telegram to stow
planter.

I have found a better sale out
here & have sold it already.

Thanking you very much for your
wire.

Yours very truly
S. Sato

#14124.

Sold to Skunk Creek

Low Bal.

442.51

Can 4.

582.79

Hotel

50.00

Wage & board

9.75

442.51

April

200

EVACUATION SECTION	
Rec'd	APR 2 1943
File No.	8273
Ans.	<i>no</i>
Referred	Anderson

out to Gibson

May 3, 1943.

MEMORANDUM - MISS RUTHERFORD

Note on our file No. 5273 indicates that truck T-27, belonging to Senjuro SAITO, Police Registration No. 14124, was sold for \$110.00. Extract on file describes this truck as a 1939 Ford V8 one-ton truck. Please confirm the year as police record gives this car as a 1941 half-ton Ford, crediting Mr. Saito with owning in all one truck, one 1939 one-ton Ford, and one 1941 half-ton Ford.

me

THANK

For Mr. Alexander

May 4, 1943.

Truck T-27 is described, in the R.C.M.P. Exhibit Report as a one-ton 1939 Ford truck. The report of the appraiser describes it as a 1938 one-ton Ford truck. The license G2080 is not on file. The serial number is 12380J.

The Motor License Branch reports that G2080 was issued to Senjuro Saito on a 1939 Ford truck, serial number 12380J, weight 3,710 pounds.

On March 23, Saito wrote that he owned two trucks, one turned over to the Custodian, the other sold. Does the police record give any license numbers on the other two trucks owned by Mr. Saito?

J. Maclean
me

4/10/43
me

8273

December 10, 1943.

Mr. Senjuro SAITO,
Registration No. 14124,
North Kamloops, B. C.

Dear Sir:

We wish to acknowledge your letter of December 3, 1943, and in accordance with your request for funds we have enclosed a cheque in the amount of \$100.00 from your credit balance held here. This leaves a sum of \$141.51 in your personal account.

Regarding the payment representing balance owing by Mr. Speigler on your wife's property sale, the amount of \$651.26 was credited to your wife's account, being \$600.00 balance and \$51.26 interest. Any funds drawn from this account will have to be at your wife's request.

In order to conserve your cash assets and make funds which we have to your credit available to you over as long a period of time as possible, it is against the policy of the office to remit more than \$100.00 at any one time, unless for special or medicinal purposes, which we request be recommended by the B. C. Security Commission.

Yours truly,

W. E. Anderson,
Farm Department.

Enc. (cheque)
WEA/EG

8273

February 14, 1944.

Mr. Senjuro SAITO,
Registration No. 14124,
North Kamloops, B. C.

Dear Sir:

We have contacted Mr. Jack Ward of Penticton, B. C., as requested by you regarding the settlement of your claim against him for berries shipped.

Mr. Ward advises that they took a considerable loss on this fruit because of the berries spoiling. He advises that it is the usual practice in such cases of spoilage to allow credits and, with this in mind, he has offered settlement in full payment of \$44.90.

This seems reasonable and we would appreciate you advising us whether or not you are in agreement.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

EVACUATION SECTION

Rec'd FEB 21 1944

File No. 8273

Ans. WEA

Referred Anderson

File No. 8273.

The Office of the Custodian,
506 Royal Bank Bldg.,
Hasting and Granville.,
Vancouver, B. C..

North Kamloops, B. C.,
Feb. 18, 1944.

Dear Sir,

In regard to Mr. Jack Ward's offer to make settlement at forty-four dollars(\$44.90), I will take that amount if he cannot do any better. But I think this is a fine time for him to ask for an adjustment.

Thanking you very much for your effort in collecting this claim for me I remain,

Yours truly

S. Saito
Reg. No. 14124

Shipped by Tatsuo Saito #14204 from 3/1/44
Wm. Spiegler's Home Baynes Rd
Pitt Meadows B.C.
To his Father. S. T. Saito

Kamloops B.C.

- | | |
|----------------------------|---------------------------|
| 1. Cln. Buster spray. | 2. boxes Jars. Preserving |
| 1 wooden box tools | 1 bin Knives Decorations. |
| 2 Plant Sprays. | 2 Bussies. |
| 1 Scale | 1 bin misc |
| 1 Tea box clothing | 2 Rolls cable |
| 2 Pcs Shelt (Shut) | 1 Roll wire |
| 1 Suit Case | 1. Hand Cultivator |
| 1 Pump | |
| 2 Leaks Edw Tools. | |
| 1 Roll Belt | |
| 1 Bde Basket (6) | |
| 1 Trunk. | |
| 1 bin Pots & Pans | |
| 2 boxes chinaware | |
| 1 Steel Pulley | |
| 1 bin misc effects | |
| 1 Steel tool Box. | |
| 1 Box. Bedding | |
| 1 broken Glass (2 Marjors) | |
| 1 box wool | |

To be sold at
Pitt Meadows

1. Team Horses
2 sets Harness
1 Harrow
1 Plough

30/2/44

B.C. Security Commission
Per M. B. Macdonald

4247
4249
8273

March 4th, 1944

Mr. Raymond Bouffard,
2448 Loughheed Highway, B. C.

Dear Sir:-

Re: SAITO, Tatsuo
SAITO, Shohe
SAITO, Senjuro

We understand that sometime ago the Saito family left with you a used truck tire and wheel which you have since had vulcanized. When Tatsuo Saito was down here the other day, he was proposing to collect from you for this tire but desisted on the advise of Constable Davidson that dealings of this kind have to be put through authorized tire dealers. In view of the circumstances, however, under which the tire was left with you and since you have since had it vulcanized, we believe there would be no objection to our arranging the deal direct with you. Tatsuo Saito puts its value at between \$30.00 and \$35.00 and we suggest that you send us your cheque for whatever sum in excess of \$30.00 you consider a fair price. If you are unwilling to pay this price, please let us know how much you think the tire is worth.

Yours truly,

R. F. Green
Protection Department

HFG:IF

NOTE TO FILE:- Tatsuo Saito will be satisfied with \$25.00 though he thinks the tire is really worth more.

Send money to Senjuro *[Signature]*

MEMORANDUM

File Nos.: 4247
 4249
 8273

March 4th, 1944

To: FILE

From: Mr. Green

Re: SAITO, Tatsuo
 SAITO, Shohe
 SAITO, Senjuro

Mr. Tatsuo Saito called on 2/3/44 and advised as follows.

(1) His father (file 8273). Nothing was declared but things were left in the care of Mr. Spiegler. These have all been shipped to his father as per list attached to B. C. Security Commission's letter of March 1st.

(2) Brother and self (files 4247 & 4249). He confirmed that everything has now been taken with them or sold, except truck tire left with Mr. Bouffard for which he has asked us to collect. This is being attended to.

HFG:IF



The Guardian
Vancouver, B.C.

Dear sir,

Mr. Jiro Kamijima of Oak
Bluff, Man. & formerly of Fall Meadow,
has asked me to write you that
have you cancel the debt he owed
me, which he had reported with
you, he said he had received a
letter in regards to this debt.

He has paid me back in full
last fall. I do not think I have
reported this debt with you as
he is my brother in law.

Thanking you advance.

Yours very truly,
Sergius Saito

P.R. #1

Kamloops, B.C.

May 3, 1944.

MAY 5 1944

8273

A.M.A.

Illustrated

sent to Anderson

50027

42/8

File # 8273

R.R. # 1,

Kamloops, B.C.

Sept. 5, 1945

EVACUATION SECTION	
Rec'd	SEP 7 1945
File No.	
Ans.	7-156
Referred	Anderson

The Custodian
Vancouver, B.C.

Dear sir:-

Re your letter of Aug. 31st.

The three names mentioned in your letter still owes me the same amount. & has not done anything to pay me. So if you can collect for me I would appreciate it very much.

Re. Naichi Kitagawa's no reply to me. I do not remember your letter except the one inquiring about his address, which I think I replied or seen to it when in Vancouver. His name is spelled Naichi, & is to ~~Gosobichi~~ brother of Gosobichi Kitagawa. They both live in Alberta now.

I did not report these person with you but would like you to collect for me if possible.

Mr. Keiji Kishiyama formerly of Fed. ~~Workers~~ & now living in Slocomb, B.C.

Mr. Kinoto Yamamura (not sure of Christian name) formerly of Port Hammond & now working in the orchard somewhere.

in Ontario

Thanking you very much
for your inquiry

Yours truly,
S. Saito

#14124

Keiji Kishiyama \$88.75

Kinoto Yamaura \$30.50

8273

4th October, 1945.

Mr. Senjuro SAITO,
Registration No. 14124,
North Kamloops, B.C.

Dear Sir:

We wish to acknowledge your letter of the 5th September, relative to monies owing to you.

1. Yaichi KITAGAWA - \$500.00

We are today writing for his confirmation of this debt. His address is care of Mr. W. Weiland, Iron Springs, Alberta, and we would suggest that you write him requesting an authorization for this Department to transfer funds to your account.

2. Yoshikichi KITAGAWA - \$150.00

This fellow has debts lodged against him far in excess of his assets and there appears to be little likelihood of your collecting this account from this office.

3. Hikojo NAKAMURA - \$60.00

This fellow also has debts far in excess of his assets, but however, his wife has funds and sometime ago stated that it was her intention to write you regarding the debt. They are at this time located at New Denver and we would suggest that you write to them there, as there is no further action that this office can take.

4. Keiji KISHIYAMA - \$88.75

We are today writing for a confirmation of this debt and upon receipt of same a transfer of the funds will be made, at which time you will be notified.

5. Kinoo YAMAURA - \$30.00

This fellow has debts far in excess of his credit balance at this office. His address is Slooan Extension, B.C., and we would suggest that you contact him direct as there is no further action that this office can take.

Yours truly,

W.E. Anderson,
Administration Department.

WTA:HA

✓
8273 & 4603

27th November, 1945.

Mr. Senjuro SAITO,
Registration No. 14124,
North Kamloops, B.C.

Dear Sirs

Further to our letter of the 4th October, please be advised that we have now received a reply from Keiji KISHIYAMA, regarding the \$88.75 said to be owing you by him.

Mr. Kishiyama has authorized the payment of this amount to you upon receiving your personal receipt for the money.

Please forward to this office as soon as possible your receipt for \$88.75, in which please state that the debt has now been paid in full. Upon receipt of which, at this office, the funds will be credited to your account and will be available to you.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

8273

17th January, 1946.

Mr. Senjuro SAITO,
Registration No. 14124,
R.R. No. 1,
Kamloops, B.C.

Dear Sirs

We wish to acknowledge receipt of your letter of the 20th December, in which you stated that Noburo YAMASAKI, under a Mutual Aid Group, owes you and three other members, the sum of \$100.00 each. We have today written to him asking him for his confirmation, and upon receipt of it, this matter will be taken care of from this office.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

8273 & 12902

4th April, 1946.

Mr. Senjuro SAITO,
Registration No. 14124,
R.R. No. 1,
Kamloops, B.C.

Dear Sir:

A letter sent by you to Mr. Hal Menzies has been forwarded to this office for our attention, and your request for the shipment of dishes from the Pitt Meadows Japanese Hall is noted. In view of the tremendous volume of shipments our fieldmen are coping with at the present time, shipment to you of the dishes you want is impossible, and this matter will therefore, have to be left in abeyance.

The Japanese Hall premises, although it has been advertised for sale, in accordance with the Canadian Government's policy of liquidation, has not as yet been sold. If a sale is effected however, you will be fully advised of the results upon completion of same.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

12902, 3362, 8273.

May 31st, 1946.

MEMORANDUM

To: Mr. Shears,

From: Ian Macpherson.

The property described in attached Vesting Order is known as Pitt Meadows Japanese Farmers Association property. On July 14th, 1943, we registered a Certificate of Vesting in the name of the association, and as this association is unregistered, the Vesting filed is of no effect. The title stands in the names of Sanjuro SAITO and Kiyoa HINATSU who acquired title by purchase of Deed from Hal Henslee. Attached is submitted for your approval, a new Vesting in the names of the registered owners. There is no written evidence on file or known by us to exist of a trust in favour of the association, although such trusts documentary or otherwise may exist as the building used by the association is on the land. The Vesting Certificate submitted may be filed to permit the transmission of sale at present being negotiated. Thereafter the proceeds may be dealt with as you may consider proper.

IM:ML

12902
1962
8-73

12th July, 1946.

Hal Hennies, Esq.,
Raney, B.C.

Dear Sir:

Re: Special Ad. April 14, 1945
Harris Road, Pitt Meadows, B.C.
B/S/S of 12/36/864/R4E

On July 2nd we acknowledged receipt of \$2,500.--, the full amount of your offer to purchase the above property on behalf of Mike Kalas and Benjamin Schlick. We advised you at that time that this offer was subject to acceptance by the Custodian at Ottawa. This is in accordance with our published policy that no tender is necessarily accepted and the Custodian reserves the right to cancel at any time prior to delivery by him of conveyance.

The file in connection with this property has been fully reviewed. Negotiations for purchase were also being carried on on behalf of the occupants of this building at the same time your offer was received.

In view of the present tenancy the matter of obtaining possession might be difficult for any party other than the organization who have the use of the building.

In view of these circumstances it has not been considered advisable to complete the acceptance of your offer and our cheque for \$2,500.-- is enclosed herein.

Yours truly,

F. G. Shearo,
Director.

FGS/PJH
encl.

506 Royal Bank Building,
Vancouver, B.C.

12th July, 1946.

12902

3362

8273 ✓

K.W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. Wright:

Re: Property at Pitt Meadows
D/2/3 of 12/36/BCU/PLE

After your telephone call this morning I 'phoned Mr. Hal Mensies at Nancy and was advised that he was on his way to New Westminster.

I left the office immediately and went to New Westminster and had a confidential chat with Mr. Mensies. There is no doubt that Mensies had contacted some officers of the Roman Catholic Church and that he was endeavouring to effect a purchase of this property on their behalf.

He had written to the Archbishop and while not receiving a direct reply, he was contacted by the local Priest and asked for the proceedings to be followed, saying that the Archbishop desired to purchase the property. Mensies advised him to submit their offer and to enclose a cheque for 10%.

On the basis of that advice, Mr. Mensies telephoned me and stated that he was forwarding an offer to this office on behalf of the Roman Catholic Church. Mr. Mensies was advised a couple of days later by the local Priest that the Church authorities were dealing direct with the Custodian, but apparently some Church Officer placed the offer through Cahoun's Real Estate office.

Mensies submitted an offer which he had received from another client. In the first instance it was not his expectation that it would be accepted as he anticipated that we would already have received a direct offer from the Roman Catholic Church, from which he would be entitled to a commission.

Seeing that this offer did not come direct but was put through his competitor and received at a later date than his offer on behalf of his other client, Mensies was really in a favourable position.

12902
3362
8273

K.E. Bright, Esq.

However, Mr. Mensies is quite agreeable to any arrangement I can make that appears to be desirable and I am satisfied that if the Roman Catholic authorities become the purchasers, Mr. Cahoun will be agreeable to accepting half of the commission, the other half being paid to Mr. Mensies.

I find that the Archbishop who resides in Vancouver is out of town, but I have just contacted Rev. Father Carrol at Hammond, who apparently has full authority in regard to this matter. I explained the position of the Custodian to him and I intimated that it might be helpful if they could see their way to revise their offer somewhat and without hesitation Father Carrol said that if they could secure this property they would be prepared to pay the sum of \$2,750.-

In view of this I presume that it will be the wish of Ottawa that we should proceed along these lines and I am enclosing herein a copy of a letter which I have written to Mr. Mensies rejecting the offer received on behalf of his other clients.

Yours very truly,

F. G. Shears,
Director.

FGS/PMH
encl.

File 8273

EVACUATION SECTION	
Rec'd	NOV 23 1948
File No.	727
Ans.	
Referred	

Hammond B.C.

Nov. 22/48

Dear Sir:

No doubt you will find through your file that this matter was settled 2 years ago. The tire in question was a second hand tire of course and I agreed to pay Mr. Sito \$15.00 if the tire would stand recap; but after an inspection it was found that it had rim out; therefore it was useless to me. Mr. Sito ^{son} was over here also a couple years ago, and I discuss the matter with him and he seemed to be satisfied that the tire was no good that is all there was to it. I have been dealing with Mr. Sito and his son for a number of years and I find him straight honest people, therefore I only do likewise. I don't want them to think that I am trying to gift them for the small amount of \$15.00.

Yours truly,

Raymond Bouffard,

Hammond B.C.

EVACUATION SECTION

Rec'd 17 1949

File No. 8273

Ans.

Referred

H. H. H.

R. R. # 1,
Kamloops B.C.,
Oct. 13, 1949.

The Custodian,
Royal Bank Bldg.,
Vancouver, B. C.

10300

Dear Sir:

Could you please let me know if you can possibly collect for me the debt of five hundred dollars (\$500.00) from Mr. Yoichi Kitagawa which I had reported to you for claims from him, back in 1942 at evacuation time. Later, since he wrote me and requested to have this claim against him, cancelled, I asked him to make arrangements for whatever payments he could make and report them to you but as yet I received no answer from him.

If there is nothing you can do in this matter could you please advise me as to what can be done.

Thanking you I remain.

Yours very truly,

Senjuro Saito

8273 & 14300

November 5, 1949.

Mr. Senjuro Saito,
R. R. #1,
Kamloops, B. C.

Dear Sir:

In reply to your letter of October 17, asking whether Yaichi Kitagawa had paid anything on the Note held by you, we have to inform you that nothing has yet been paid by Kitagawa who has not replied to our letters at any time.

We are, however, holding funds in his account in excess of the \$500.00 claimed by you and we are writing to him again today by Registered Mail.

In the meantime, if you have any letters from Kitagawa admitting the debt to you and indicating that he has not paid any part of it, please let us have this by return mail in order that we may copy them for our files. The originals will be returned to you. A stamped, addressed envelope is enclosed for your reply.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AG
Enc. envelope

Nov 10/49
Saito's son called with the
original of his letter and stated that he
had not lost the letters from Kitagawa to produce, but
that Senjuro Saito would send in an affidavit
dated Dec 1, 49 covering the amount
due on the note.
N.B. If and when the transfer is
made the note should be
sent to Yaichi Kitagawa
Alth

14300, 8273

November 5, 1949.

REGISTERED MAIL

Mr. Yaichi Kitagawa,
Macleod, Alberta.

Dear Sir:

We wrote to you on June 3 asking whether you had received any payment from your brother Yosokichi relative to his mortgage debt to you but you have not seen fit to reply.

We also asked whether you had paid any money to Senjuro Saito on your note for \$500.00. We have recently received a letter from Mr. Saito stating that you have still failed to pay any part of your indebtedness to him and we therefore now give you notice that the Custodian will transfer \$500.00 from your account to that of Senjuro Saito on or before the 30th day of November 1949, unless in the meantime we receive proof from you that this debt has been paid.

No further notice will be given you in this connection.

Yours truly,

AGM/AC

A. G. McArthur,
Office of the Custodian.

8273, 14300

November 15, 1949.

Mr. Senjuro Saito,
R. R. #1,
Kamloops, B. C.

Dear Sir:

Re: Yaichi Kitagawa and his Note for \$500.00

We have now received a letter from Yaichi Kitagawa asking that \$500.00 be transferred to your account in full payment of his note payable to you dated October 14, 1941.

We wish to inform you that this sum is being credited to your account and the note is being returned to Yaichi Kitagawa marked "Paid in Full".

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

14300 A 8273

November 16, 1949.

REGISTERED MAIL

Mr. Yaichi Kitagawa,
Macleod, Alberta.

Dear Sir:

We wish to acknowledge your letter of November 10, in which you state that you received, some time ago, from your brother, Yosokichi, payment in full of his mortgage debt to you.

As requested by you we are paying Senjuro Saito \$500.00 from your account in settlement of your Note dated October 14, 1941, and return the Note herewith.

This transfer from your account leaves a balance of \$16.97, for which we enclose Custodian cheque.

Yours very truly,

B. Good,
Comptroller.

AGM/AC
Enc. note
cheque \$16.97

File No. 8273

STATE OF ACCOUNT
Sekiato Saito - Regn. No. 14124

15th Feb. 1949

DATE	PARTICULARS	DEBIT	CREDIT	BALANCE
1942	Transferred from car account		\$382.79	
Dec. 16	Cheque to you	\$200.00		
1943				
Jan. 1	Credit re sale of property, Loc 2 / Bk 282		724.10	
	Land Registry office, Cert. of Encumbrance	1.00		
Feb. 1	P.C.U. cheque returned re Photocollar		50.00	
Mar. 11	Maple Ridge Co-op. crop returns		9.72	
Dec. 14	Cheque to you	100.00		
1944				
Jan. 12	Cheque to you	100.00		
Feb. 12	Cheque to you	41.81		
1945				
Apr. 23	Legal fees in connection with sale of property	15.00		
July 8	Cert. of Encumbrance	1.00		
Aug. 21	Full settlement of account by Shikazo Osata		50.00	
Dec. 17	" " " " Koji Kuriyama		88.75	
1946				
Feb. 21	Cheque to you	138.75		
		\$597.56	\$1305.36	\$707.80

IN THE MATTER OF THE SINGHES ACT
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

Kamloops, B.C.

May 12, 1948

IN THE MATTER OF THE CLAIM OF
SEIJURO SAITO

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.S. McTAVISH, Esq.,

appearing for the
Dominion Government.

A.E. COBUS, Esq.,

appearing for the
Claimant

J.R. COLLEY, Esq.,

Secretary to Kamloops
Sub-Commission.

G.W.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

20

MR. COBUS: Your honour, the next claim is that of Senjuro Saito. The last witness will be the witness in this case as well, so he might be re-sworn.

TATSUO SAITO, a witness called on behalf of the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. COBUS:

10 Q: Witness, I produce to you a document. Is that signature the signature of your father, Senjuro Saito? A: Yes.

MR. COBUS: This document, your honour, is addressed to Mr. Tatsuo Saito and is dated May 12, 1948, and reads: "This will be your authority to represent me in connection with my claims on my 1939 Ford truck and my property in the Municipality of Pitt Meadows before the Royal Commission hearing of Japanese property claims at Kamloops." It is signed "S. Saito."

I file that as the first exhibit.

(LETTER MARKED EXHIBIT NO. 1)

MR. COBUS: I would ask leave to amend the claim by increasing the value of the realty to \$2500.00, crediting the Custodian with \$761.00, leaving a net claim for realty of \$1739.00. As to personalty, I would ask leave to amend the estimated value of the Ford truck to \$800.00, crediting the Custodian with \$410.00, leaving a net personalty claim of \$390.00. The total claim is

\$2129.00.

Q: Witness, I produce to you a statement concerning the real property which is the subject matter of this claim. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature? A: Yes, that is my signature.

Q: And are the contents of that statement true to the best of your knowledge and recollection?

A: Yes.

10 Q: Witness, you, of your own personal knowledge, know the property? A: Yes, I do.

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

(STATEMENT MARKED EXHIBIT NO. 2)

MR. COBUS: Would my friend produce the Farm Appraisal Report? (Handed to Mr. Cobus)

Q: This property was located, witness, a half a mile from Pitt Meadows, B.C., is that correct?

A: Yes, about that, yes.

20 (FARM APPRAISAL REPORT MARKED EXHIBIT NO. 3)

MR. COBUS: Referring to the statement concerning the real property, your honour, it is a property of ten acres totally cultivated, six and a half acres being in strawberries, three acres in asparagus, and a half an acre used for orchard and buildings. It was purchased about 1921 at a cost of \$800.00. At the time of purchase it was all bush land and there were no improvements on it. The claimant states the estimated value at the date of sale would be \$2500.00. He lists the

major improvements made on the property other than buildings, clearing of ten acres which were cleared before 1936 by his own labour, and he estimates the cost of clearing to be \$2500.00. There was a fence built across the frontage, a 45 foot well was dug and cribbed, and about fifty mixed fruit trees were planted, at a cost of approximately \$75.00. All the fruit trees were bearing trees.

10

He lists a house and lean-to as having been built on the property in 1921; notes that the buildings needed repair but were habitable for pickers in the summer time. He values the buildings at \$300.00. He shows, too, a barn on the property and three packing sheds which he values at \$100.00.

20

In his comments on the appraiser's report he says that the well never went dry while they lived on the farm, and that the well provided ample water supply. He admits the buildings were old, but were serviceable for the purposes for which they were used. He adds that the appraiser mentions the fruit trees, but does not show them in the valuation of the property. He states that the acreage made up a very good small fruit growing farm and comments that the location was a quarter of a mile from Pitt Meadows, B.C. The property would be worth, in his opinion, at least \$2500.00 when sold by the Custodian for

30 \$761.00

Q: Witness, I produce to you a statement concerning the automobile for which a claim is being made. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature on it? A: Yes, that is my signature.

Q: Are the statements contained therein true to the best of your knowledge and recollection? A: Yes, that is right.

10 MR. COBUS: I file the personal chattels form as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 4)

MR. COBUS: The claim for personalty is for a 1939 Ford truck, one ton, purchased in 1939 new for about \$1200.00. He estimates the value at the date of evacuation to be \$800.00. The truck was turned in to the R.C.M.P. at Hastings Park in March, 1942.

Would my learned friend produce the R.C.M.P. receipt? (Handed to Mr. Cobus)

20 Q: Witness is that receipt for the automobile for which your father is now claiming?

A: Yes, that is right.

Q: That is your father's signature? A: No, that is my brother. He took the truck in.

Q: Your brother took the truck in? A: Yes.

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

(RCMP RECEIPT MARKED EXHIBIT NO. 5)

30 MR. COBUS: I would point out that the make and model are reported thereon as a '39 Ford one ton, with a speedometer reading of 29,095 miles. The

condition appears -- "fair condition."

The claimant adds to his statement that the engine had been reconditioned in 1941 and the truck was in good shape and in excellent operating condition when delivered to the police. He believes it would be worth at least \$800.00 when sold by the Custodian in September, 1942 to Johnson Motors for \$410.00.

10

I would ask my learned friend to admit that the truck in question was sold to Johnson Motors for \$410.00.

MR. McTAVISH: That appears to be correct, your honour.

MR. COBUS: Would my friend produce the appraisals from his file?

MR. McTAVISH: I have what purports to be a used car appraisal record. It is appraised by -- what appears to be -- "H. Grove."

MR. COBUS: I file this appraisal record on behalf of my learned friend.

20

(APPRAISAL RECORD MARKED EXHIBIT NO. 6)

MR. COBUS: I would ask my learned friend if he has an appraisal by McDermott Motors Limited in Vancouver.

MR. McTAVISH: That is the only record of any appraisal with regard to this truck your honour.

MR. COBUS: I would ask my learned friend to undertake to produce any other appraisals if they become available.

Your witness.

30

MR. McTAVISH: It is submitted, your honour, that the real property was sold for its fair market value.

T. Saito
Discussion

It is submitted that the truck was sold for its fair market value.

There are no questions in either case, your honour; both of them are purely questions of value.

THE COMMISSIONER: That is all.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

10

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

Gordon Hambleton
G. Hambleton
Official Reporter

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

J.R. Archibald
Sub-Commissioner.

20

30

DEFENCE BRIEF

Genjuro SAITO

File No. 8273

Case No. 115

KAMLOOPS
May 12, 1948
V.L.A.

Sheet A-32 Line-5

Claims:

1. Real Property - Lot 2 of a 50 acre portion of Lot 282 Group 1 Map 3546. Municipality of Pitt Meadows in the District of New Westminster.
2. Ford Truck - Engine No. 12380J: Seizure No. T-27. One ton, 1939 model.

Claim 1:-

Claim amended. See page 2 of Transcript.
Claim for realty is now standing at 2500.00

Note that claimant's name is Genjuro Saito.
Title was in the name of Gengoro Saito.
We have on file a proper Declaration by the claimant to cover this point, declared at Kamloops Nov. 29th 1944.

Witness was claimant's son, appearing by the claimant's written authority. See p.2.

As to the water supply, it might be useful to call the present tenant, if he is available and provided his evidence is favourable.

This claim would appear to be a straight question of valuation.

Claim 2:-

Claim amended. See p. 2.
Claim for truck now stands at \$ 800.00

See page 6 Line 16-18. The appraiser's name is H. Grone, not "Grove".

Now at Line 21 Mr. Cobus asks for an appraisal of McDermott Motors. Actually Grone's appraisal is the appraisal of McDermott Motors. Grone was their Sales Manager. Grone will be put in the witness book.

Truck was appraised at \$ 500.00

Truck was sold for \$ 410.00

This claim also appears to be a straight question of value.

FRS/mw
June 22/48

Name of Claimant **SAITO, Senjuro**
 Custodian File **8273**

Case **115**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					761	1005.80				1005.80
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
410	102.50									102.50
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										1108.30

8273

October 11th, 1950.

Mr. Senjuro SAITO,
772 Bergstrom Road,
R. R. #1,
Cloverdale, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 115

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... **\$1,108.30.**

Cheque in your favour is enclosed for **\$1,057.90** and we have paid the Co-Operative Committee .. **\$ 50.40** for legal fees as authorized by you.

Yours truly,

FGS/js
1 encl.

F.G. Shears
Director